BEFORE THE NATIONAL GREEN TRIBUNAL

WESTERN BENCH, PUNE

ORIGINAL APPLICATION NO. 20 OF2020

Mr. Tanaji Balasaheb Gambhire … Applicant

Versus

Union of India & Ors. … Respondents

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49.	**QQ & QQ-1**	Copies of the STP reports of Sai Dwarka Phase I and II and Sai Dwarka Phase III and IV.	
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Mumbai:

Dated this day of October 2021

Advocates for Respondent No.12

`BEFORE THE NATIONAL GREEN TRIBUNAL

WESTERN BENCH, PUNE

ORIGINAL APPLICATION NO. 31 OF2020

Mr. Tanaji Balasaheb Gambhire ... Applicant

Versus

Union of India & Ors. ... Respondents

AFFIDAVIT IN REPLY ON BEHALF OF THE RESPONDENT NO.12

I, Vishal Pawar, partner of the Maa Sankalp Buildcon LLP of the Respondent No.12, having my office at Shop No. 25, B-Wing KPCT Mall, Fatimanagar, Near Mega Mart, Opposite Parmar Nagar, Wanowrie- 411013, do hereby state on solemn affirmation as under:

1. I am the partner of the Maa Sankalp Buildcon LLP of the Respondent No.12 having my address as mentioned above and I am competent, authorized and able to depose the present Affidavit. I have perused and made myself conversant with the contents and record pertaining to the present Application and I am even otherwise, well aware of the facts and circumstances of the present case from personal knowledge as also from the office records available with the Respondent No.11 and thus am competent to depose the instant Affidavit. I say that I am filing the present Affidavit in Reply for the limited purpose of opposing the reliefs as sought for by the Applicant in the captioned Application. I crave leave to file a further detailed affidavit/additional affidavit along with supporting documents if the circumstances so warrant.

2. The answering Respondent is the Project Proponent with regards two projects namely, "Sai Dwarka Phase-I and II" being developed on land bearing survey No. 40/1/1, 40/1/2 and 40/1/3/1 and "Sai Dwarka Phase III and IV" being developed on

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land bearing survey No. 40/1/3/2, 40/1/4 and 40/1/5 of village Yewalewadi, Taluka Haveli, District Pune (**"said Projects"**) and is arrayed as Respondent No.12.

3. At the outset, Respondent No.12 denies each and every averment made in the present Application which is contrary to and/or inconsistent with that which is stated in the present Affidavit and humbly submits that nothing contained in the Memo of Application shall be deemed to have been admitted by or on behalf of the Respondent No.12, merely for want of specific traverse. I clarify and submit that the averments made herein are in the alternative and without prejudice to one another.

4. At the further outset, the Respondent No.12 states that it has filed an Interlocutory Application, raising preliminary issues, challenging the maintainability of the captioned Original Application on the following grounds;

   a) Preliminary issue relating to limitation in filing of the captioned Original Application;

   b) Preliminary issue relating to the locus of the Applicant in filing the captioned Original Application;

   c) Preliminary issue relating to issues raised which are beyond the Jurisdiction of this Hon'ble Tribunal;

   d) Preliminary issue relating plural remedies raised in the captioned Original Application.

   The Respondent No.12 adopts the contentions and averments made in the said I.A, in verbatim. However, the same is not being reproduced in the present Affidavit in Reply for the sake of repetition. The interlocutory Application shall be treated as a part of the instant Affidavit in Reply. Further, the Respondent No.12 submits that the Interlocutory Application, be decided prior to dealing with the merits of the Original Application.

5. At the further outset, the Respondent No.12 states that all the allegations raised by the original Applicant in the captioned original application has already been adjudicated by the authorities in the following manner and the Original Application

is filed merely with an a *mala-fide* intention to cause inconvenience to the Respondents ;

5.1. On 29th June 2019 the Original Applicant filed a complaint with respect to the said project raising identical issues as raised in the captioned application with the environment department. Hereto annexed and marked as **Exhibit "A"** is a copy of the complaint made by the original application dated 29th June 2017.

5.2. On 29th August 2019, the Environment Department, Government of Maharashtra issued show cause notice under Section 5 of the Environment Act to the Respondent No.12 bearing no. Comp-2019/CR-24/SEIAA with respect to Sai Dwarka Phase I and II and Sai Dwarka Phase III and IV. Hereto annexed and marked as **Exhibit "B"** is a copy of the show cause notice issued by the Environment Department dated 29th August 2019.

5.3. In or around November 2019 the Respondent No.12 preferred a reply to the show cause notice issued by the Environment department. Furthermore, the Respondent No.12 physically presented its case in the chamber of the Secretary, Environment Department on 11th November 2019, placing the true and correct facts relating to the said projects on record. Hereto annexed and marked as **Exhibit "C"** is a copy of the reply made by the Respondent No.12 to the show cause notice issued by the Environment Department dated November 2019.

5.4. On 26th November 2019, the Environment Department, Government of Maharashtra after due deliberation was pleased to withdraw the aforementioned show cause notice. In the said withdrawal notice, after scrupulously going through documents produced and personal hearing, the authority has categorically and unambiguously observed;

5.4.1. M/s. Maa Sankalp Buildcon LLP has two separate and distinct plots under development 'survey Nos. 40/1/1, 40/1/2 and 40/1/3/1 as part I

and 40/1/3/2,40/1/4 and 40/1/5 as part 2 of Yewalewadi, Taluka Haveli, District Pune.

5.4.2. The two plots have separate demarcation, independent layout sanctions and building permissions.

5.4.3. On verification of record, it can be concluded that the total built up area with respect to sanctions in furtherance of which the Respondent No.12 has commenced construction with respect to the two projects is less than the threshold limit of 20,000 sq.mtr. Hence, there is no violation of EIA notification 2006.

5.4.4. No construction to be carried out over exceeding 20,000 sq.mtrs. unless environment clearance is obtained and consent to establish is obtained.

5.4.5. In light of what is stated above, there is no violation on behalf of the Respondent No.12 with respect to EIA notification.

Thus, the authority after duly applying its mind and verifying that there is no Environment Violation at the behest of Respondent No.12 was pleased to withdraw the show cause notice dated 29th August 2019 by a detailed speaking order. Hereto annexed and marked as **Exhibit "D"** is a copy of the withdrawal notice dated 26th November 2019.

6. The Respondent No.12 states that on 5th October 2021, the Respondent has obtained Environment Clearance for Sai Dwarka Phase I and II and Sai Dwarka Phase III and IV. Therefore, as on date the Respondents have valid and subsisting Environment Clearance and the captioned Original Application is rendered infructuous in light of the facts that the Respondents have obtained Environment Clearance.

7. Without prejudice to the submissions made above and the Interlocutory Application made by the Respondent No.12, The Respondent No.12 shall now proceed to place

the true and correct facts on record which as such disentitles the Original Applicant from any relief as prayed in the Original Application;

Brief introduction of the Respondent No.12/Project Proponent;

7.1. The Respondent No.12 is the project proponent in respect of two construction projects carried out in the name and style of "Sai Dwarka Phase-I and II" being developed on land bearing survey No. 40/1/1, 40/1/2 and 40/1/3/1 and "Sai Dwarka Phase III and IV" being developed on land bearing survey No. 40/1/3/2, 40/1/4 and 40/1/5 of village Yewalewadi, Taluka Haveli, District Pune, which is the subject matter of the captioned Original Application and with regards which, the Original Applicant has raised various issues relating to environmental violations. Respondent No.12 is a limited liability partnership BEARING registration No. LLPIN-AAL-8904 and is one of the reputed and well respected corporate groups in Pune, having been at the forefront of real estate and hospitality development in the city of Pune and having footprint in hospitality projects, infrastructure projects, healthcare, etc. The Respondent No.12 has to its credit, a number of completed and ongoing real estate, commercial and hospitality projects in and around the city of Pune.

Brief description of the said projects;

7.2. The Respondent No.12 around the year 2013 envisaged construction of two different and distinct residential projects, namely "Sai Dwarka Phase-I and II" being developed on land bearing survey No. 40/1/1, 40/1/2 and 40/1/3/1 and "Sai Dwarka Phase III and IV" being developed on land bearing survey No. 40/1/3/2, 40/1/4 and 40/1/5 of village Yewalewadi, Taluka Haveli, District Pune;

Sai Dwarka Phase I and II;

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7.3. On 6th September 2013, the Respondent No.12 entered into a Development Agreement with the owners of the land bearing new S No. 40, Hissa No 1/3/2, new S No. 40, Hissa No 1/4 and new S No. 40, Hissa No 1/5, total measuring around 1H **("Land of Sai Dwarka Phase I and II")** for carrying out construction of a residential project in the name and style of Sai Dwarka Phase I and II.

7.4. On 11th November 2013, the Respondent No.12 carried out demarcation with respect to Land of Sai Dwarka Phase I and II. Hereto marked and annexed as **Exhibit-E** is a copy of the Demarcation certificate dated 11th November 2013 with respect to Land of Sai Dwarka Phase I and II.

7.5. On 1st April 2014, the Respondent No.12 amalgamated the Land of Sai Dwarka Phase I and II so as to comply with the municipal requirements. Hereto marked and annexed as **Exhibit-F** is a copy of the approved amalgamated land with respect to Land of Sai Dwarka Phase I and II.

7.6. On 1st April 2014, the Respondent No.12 obtained a layout plan as per the then prevailing laws with respect to Sai Dwarka Phase I and II. On perusal of the said lay out plan it is abundantly clear that Sai Dwarka Phase I and II is provided with its own amenity space, garden, parking, club house, open area etc as mandated by the applicable municipal laws.

7.7. On 1st April 2014 the Respondent No.12 obtained commencement certificate with respect to Sai Dwarka Phase I and II. Hereto marked and annexed as **Exhibit-G** are copies of commencement certificate dated 1st April 2014.

7.8. On 29th October 2014, the Respondent No.12 on behalf of the owners of the Land of Sai Dwarka Phase I and II, obtained a non-agriculture certificate with respect to the Land of Sai Dwarka Phase I and II. In order to commence construction of Sai Dwarka Phase I and II. Hereto marked and annexed as

Exhibit-H is a copy of the Non-Agriculture order with respect to Land of Sai Dwarka Phase I and II.

7.9. On 14th July 2015, the Respondent No.12 obtained plinth certificate with respect to Sai Dwarka Phase I and II. Hereto marked and annexed as **Exhibit-I** is a copy of the plinth certificate dated 14th July 2014.

7.10. On 23rd November 2015, the Respondent No.12 obtained commencement certificate with respect to Sai Dwarka Phase I and II. Hereto marked and annexed as **Exhibit-J** is a copy of the commencement certificate dated 23rd November 2015.

7.11. On 13th May 2016, the Respondent No.12 obtained plinth certificate with respect to Sai Dwarka Phase I and II. Hereto marked and annexed as **Exhibit-K** is a copy of the plinth certificate dated 13th May 2016.

7.12. On 3rd May 2017, the Respondent No.12 obtained sanctioned lay out plan with respect to the Land of Sai Dwarka Phase I and II. Hereto marked and annexed as **Exhibit-L** is a copy of the sanctioned lay out plan dated 3rd May 2017 with respect to Land of Sai Dwarka Phase I and II.

7.13. On 3rd May 2017, the Respondent No.12 obtained commencement certificate with respect to Sai Dwarka Phase I and II. Hereto marked and annexed as **Exhibit-M** is a copy of the commencement certificate dated 3rd May 2017.

7.14. On 16th June 2017, the Respondent No.12 obtained plinth certificate with respect to Sai Dwarka Phase I and II. Hereto marked and annexed as **Exhibit-N** is a copy of the plinth certificate dated 16th June 2017.

7.15. On 13th July 2017, the Respondent No.12 obtained demarcation with respect to the Land of Sai Dwarka Phase I and II with regards amenity space and construction area. Hereto marked and annexed as **Exhibit-O** is a copy of the Demarcation layout with respect to Land of Sai Dwarka Phase I and II.

7.16. On 9th March 2018, the Respondent No.12 obtained commencement certificate with respect to Sai Dwarka Phase I and II. Hereto marked and annexed as **Exhibit-P** is a copy of the commencement certificate dated 9th March 2018.

7.17. On 9th March 2018, the Respondent No.12 obtained sanctioned lay out plan with respect to the Land of Sai Dwarka Phase I and II.

7.18. On 31st May 2018, the Respondent No. 12 handed over the amenity space with regards Land of Sai Dwarka Phase I and II to the Pune Municipal Corporation. Hereto marked and annexed as **Exhibit-Q** is a copy of the handover agreement dated 31st May 2018.

7.19. On 13th March 2020, the Respondent No.12 obtained sanctioned lay out plan with respect to the Land of Sai Dwarka Phase I and II.

7.20. On 24th August 2020, the Respondent No.12 obtained sanctioned layout plan with respect to Land of Sai Dwarka Phase I and II.

7.21. On 24th August 2020, the Respondent No.12 obtained commencement certificate with respect to Sai Dwarka Phase I and II. Hereto marked and annexed as **Exhibit-R** is a copy of the commencement certificate dated 24th August 2020.

7.22. Thus, on perusal of the aforementioned facts it is apparent that Sai Dwarka Phase I and II is an independent residential project comprising of Building A,B and C having a total proposed built up area (FSI + NON-FSI) of 22642.94 sq mtrs. It is pertinent to note that though the proposed construction is over 20,000 sq mtrs, as on date, the Respondent No.12 has carried out construction in pursuance of sanction dated 9th March 2018 which permits construction of total builtup area (FSI + NON-FSI) 19429.71 sq mtrs bearing No. CC/3294/17, which is below 20,000 sq mtrs. It is pertinent to note that

undisputedly, the Respondent No. 12 has not carried out construction over 20,000 sq mtrs with respect to Sai Dwarka Phase I and II as is seen from the Original Application, more specifically paragraph 8 (b) (Page 7 of the Original Application). Hereto marked and annexed as **Exhibit-S** is a copy of the Architects Certificate showing the current status of construction.

Sai Dwarka Phase III and IV;

7.23. On 6th September 2013, the Respondent No.12 entered into a Development Agreement with the owners of the land bearing new S No. 40, Hissa No 1/1, new S No. 40, Hissa No 1/2 and new S No. 40, Hissa No 1/3/1, total measuring around 1H ("Land of Sai Dwarka Phase III and IV) for carrying out construction of a residential project in the name and style of Sai Dwarka Phase III and IV.

7.24. On 9th January 2014, the Respondent No.12 obtained a layout plan as per the then prevailing laws with respect to Sai Dwarka Phase III and IV. On perusal of the said lay out plan it is abundantly clear that Sai Dwarka Phase III and IV is provided with its own amenity space, garden, parking, open area etc as mandated by the applicable municipal laws.

7.25. On 9th January 2014, the Respondent No.12 obtained commencement certificate with respect to Sai Dwarka Phase III and IV. Hereto marked and annexed as **Exhibit-T** is a copy of the commencement certificate dated 9th January 2014.

7.26. On 29th October 2014, the Respondent No.12 on behalf of the owners of the Land of Sai Dwarka Phase III and IV, obtained a non-agriculture certificate with respect to the Land of Sai Dwarka Phase III and IV. In order to commence construction of Sai Dwarka Phase III and IV. Hereto marked and annexed as **Exhibit-U** is a copy of the Non-Agriculture order with respect to Land of Sai Dwarka Phase III and IV.

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7.27. On 18th May 2015, the Respondent No.12 obtained plinth certificate with respect to Sai Dwarka Phase I and II. Hereto marked and annexed as **Exhibit-V** is a copy of the plinth certificate dated 18th May 2015.

7.28. On 20th October 2015, the Respondent No.12 obtained commencement certificate with respect to Sai Dwarka Phase III and IV. Hereto marked and annexed as **Exhibit-W** is a copy of the commencement certificate dated 20th October 2015.

7.29. On 17th March 2017, the Respondent No.12 obtained plinth certificate with respect to Sai Dwarka Phase III and IV. Hereto marked and annexed as **Exhibit-X** is a copy of the plinth certificate dated 17th March 2017.

7.30. On 31st March 2017, the Respondent No.12 obtained sanctioned layout plan with respect to Land of Sai Dwarka Phase III and IV.

7.31. On 31st March 2017, the Respondent No.12 obtained commencement certificate with respect to Sai Dwarka Phase III and IV. Hereto marked and annexed as **Exhibit-Y** is a copy of the commencement certificate dated 31st March 2017.

7.32. On 12th May 2017, the Respondent No.12 obtained demarcation with respect to the Land of Sai Dwarka Phase III and IV with regards amenity space and construction area. Hereto marked and annexed as **Exhibit-Z** is a copy of the Demarcation layout with respect to Land of Sai Dwarka Phase I and II.

7.33. On 9th March 2018, the Respondent No.12 obtained sanctioned layout plan with respect to Land of Sai Dwarka Phase III and IV.

7.34. On 9th March 2018, the Respondent No.12 obtained commencement certificate with respect to Sai Dwarka Phase III and IV. Hereto marked and annexed as **Exhibit-AA** is a copy of the commencement certificate dated 9th March 2018.

7.35. On 31st May 2018, the Respondent No. 12 handed over the amenity space with regards Land of Sai Dwarka Phase III and IV to the Pune Municipal Corporation. Hereto marked and annexed as **Exhibit-BB** is a copy of the handover agreement dated 31st May 2018.

7.36. On 21st February 2019, the Respondent No.12 obtained completion certificate with regards building E and F in Sai Dwarka Phase III and IV. Hereto marked and annexed as **Exhibit-CC** is a copy of the completion certificate dated 21st February 2019.

7.37. On 13th March 2020, the Respondent No.12 obtained sanctioned lay out plan with respect to the Land of Sai Dwarka Phase III and IV.

7.38. On 24th August 2020, the Respondent No.12 obtained sanctioned layout plan with respect to Sai Dwarka Phase III and IV. Hereto marked and annexed as **Exhibit-DD** are copies of the sanctioned layout plans with respect to the Land of Sai Dwarka Phase III and IV.

7.39. On 24th August 2020, the Respondent No.12 obtained commencement certificate with respect to Sai Dwarka Phase III and IV. Hereto marked and annexed as **Exhibit-EE** is a copy of the commencement certificate dated 24th August 2020.

7.40. Thus, on perusal of the aforementioned facts it is apparent that Sai Dwarka Phase III and IV is an independent residential project comprising of Building D, E and F having a total proposed built up area (FSI + NON-FSI) of 22368.06 sq mtrs. It is pertinent to note that though the proposed construction is over 20,000 sq mtrs, as on date, the Respondent No.12 has carried out construction in pursuance of sanction dated 9th March 2018 which permits construction of total builtup area (FSI + NON-FSI) 19315.42 sq mtrs bearing No. CC/3296/17, which is below 20,000 sq mtrs. It is pertinent to note that

undisputedly, the Respondent No. 12 has not carried out construction over 20,000 sq mtrs with respect to Sai Dwarka Phase III and IV as is seen from the Original Application, more specifically paragraph 8 (b) (Page 7 of the Original Application). Hereto marked and annexed as **Exhibit-FF** is a copy of the Architects Certificate showing the current status of construction.

7.41. Therefore, on perusal of the aforementioned facts, it can be safely concluded that Sai Dwarka Phase I and II and Sai Dwarka Phase III and IV are two different, distinct and independent project having its independent amenity space, parking area, open space, clubhouse, STP amongst others. Furthermore, admittedly, as on date the construction with respect to Sai Dwarka Phase I and II and Sai Dwarka Phase III and IV is below 20,000 sq mtrs.

Hereto marked and annexed as **Exhibit-FF-A** is a copy of the table showing the construction details of Sai Dwarka Phase I & II and Sai Dwarka Phase III & Iv.

Allegations with regard to environment clearance:

7.42. The Respondent No.12 states that the violation as alleged by the Original Applicant with respect to the Respondent No.12 carrying out construction of the said project without obtaining a valid environment clearance ("**E.C.**"), is absolutely false, baseless and contrary to the facts, as well as the law. The law relating to an E.C. with respect to construction is reproduced herein below for the sake of ready reference;

7.42.1. As per EIA notification issued on 14th September 2006 ("**EIA notification**") an Environmental Clearance is required to be obtained for construction activity beyond the threshold of 20,000 sq. mtrs.

Scheme of the EIA Notification 2006 and requirement EC

On 14th September 2006, the earlier EIA Notification was superseded by the EIA Notification, 2006. Clause 2 of the EIA Notification, 2006 sets out the requirement of obtaining prior Environmental Clearance in respect of industries enumerated in the Schedule to the Notification. Clause 2 reads as follows:

*"2. **Requirements of prior Environmental Clearance (EC)**:- The following projects or activities shall require prior environmental clearance from the concerned regulatory authority, which shall hereinafter referred to be as the Central Government in the Ministry of Environment and Forests for matters falling under Category 'A' in the Schedule and at State level the State Environment Impact Assessment Authority (SEIAA) for matters falling under Category 'B' in the said Schedule, before any construction work, or preparation of land by the project management except for securing the land, is started on the project or activity:*

(i) All new projects or activities listed in the Schedule to this notification;

(ii) Expansion and modernization of existing projects or activities listed in the Schedule to this notification with addition of capacity beyond the limits specified for the concerned sector, that is, projects or activities which cross the threshold limits given in the Schedule, after expansion or modernization;

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(iii) Any change in product - mix in an existing manufacturing unit included in Schedule beyond the specified range."

In the Schedule to the said Notification, items 8(a) and 8(b) relate to building and construction projects which says that any construction in excess of 20,000 sq. mtrs. built-up area for covered construction would require prior Environmental Clearance. Entry 8(a) of the Schedule reads as follows:

Project or Activity		***Category with threshold limit***		***Conditions if any***
		A	***B***	
1		***Mining, extraction of natural resources and power generation (for a specified production capacity)***		
(1)	***(2)***	***(3)***	***(4)***	***(5)***
		Building / Construction projects / Area Development projects and Townships		
8(a)	*Building and Construction Projects*		*≥ 20000 sq. mtrs. and < 1,50,000 sq. mtrs. of*	*# (built up area for covered construction; in the case of facilities*

			built-up area #	*open to the sky, it will be the activity area)*

Admittedly the actual/proposed/sanctioned construction of the Respondent No.12 with respect to the said two projects are much below 1,50,000 sq. mtrs. Therefore, only an EC is required from the SEIAA for carrying out construction activity beyond the stipulated threshold limit of 20,000 sqmtrs.

SAI DWARKA PHASE-I & II

7.43. The Respondent No.12 states that the construction with respect to Sai Dwarka Phase I and II has been carried out in pursuance of sanction plan No.CC/3294/17 dated 9th March 2018. It is pertinent to note that the said sanction plans permitted construction upto the limit of 19429.71 sq.mtrs which is below the threshold limit of 20,000 sq.mtrs. Thus, the Respondent No.12 is not required to obtain environment clearance for carrying out such construction.

7.44. In or around the year 2019, the Respondent No.12 proposed to amend the plans with respect to Sai Dwarka Phase I and II. The Respondent No.12 obtained revised sanction Plan (Exhibit-). The said sanction plans permitted the Respondent No.12 to carry out construction upto a total built up area of 22642.94 sq.mtrs. which is over the threshold limit of 20000 sq.mtrs as stipulated in the EIA notification. Therefore, the Respondent No.12 promptly applied for grant of EC with respect to Sai Dwarka Phase I and II on 8th August 2019;

7.44.1. On 4th October 2019, the State Environment Appraisal Committee ("**SEAC**") was pleased to consider the Respondent No.12's application for grant of EC in its 95th meeting with the respect to Sai Dwarka Phase I and II. In the said meeting the SEAC directed the Respondent No.12 to furnish information/documents necessary for analysing issues relating to environment including air, water, land, soil, ecology, bio diversity and social aspects. Hereto marked and annexed as **Exhibit-GG** is a copy of the 95th Minutes of Meeting of SEAC dated 4th October 2019.

7.44.2. On 28th December 2019, the SEAC III was pleased to consider in its 100th meeting, the Respondent No.12's application for grant of EC with the respect to Sai Dwarka Phase I and II. In the said meeting it was noticed that the Respondent No.12 was issued show cause notice under Section 5 of the Environment Protection Act ("**EP Act**") by the environment department, Government of Maharashtra on 29th August 2019, which was withdrawn by Environment Department on 26th November 2019. Furthermore it was noted that the Respondent No.12 has complied with all the directions as issued by the SEAC in its 95th meeting and after due deliberation the SEAC was pleased to recommend the Respondent No.12's proposal for grant of EC. Hereto marked and annexed as **Exhibit-HH** is a copy of the 100th Minutes of Meeting of the SEAC dated 28th December 2019.

7.44.3. On 5th August 2021, the State Level Environment Impact Assessment Authority ("**SEIAA**") was pleased to consider the proposal for Sai Dwarka Phase I and II and was pleased accord Environment Clearance subject to certain conditions. Hereto marked and annexed as **Exhibit-HH-1** is a copy of the 226th meeting of the SEIAA dated 5th August 2021 granting Environment Clearance to the said project.

7.44.4. On 5th October 2021, the SEIAA was pleased to grant Environment Clearance to the Respondent for carrying out construction of Sai Dwarka Phase I and II beyond the threshold limit of 20,000 sq mtrs. Hereto marked and annexed as **Exhibit-HH-2** is a copy of the Environment Clearance granted by the SEIAA dated 5th October 2021.

SAI DWARKA PHASE- III & IV

7.45. The Respondent No.12 states that the construction with respect to Sai Dwarka Phase III and IV has been carried out in pursuance of sanction plan No.CC/3296/14 dated 9th March 2018. It is pertinent to note that the said sanction plans permitted construction upto the limit of 19315.42 sq.mtrs which is below the threshold limit of 20,000 sq.mtrs. Thus, the Respondent No.12 is not required to obtain environment clearance for carrying out such construction.

7.46. In or around the year 2019, the Respondent No.12 proposed to amend the plans with respect to Sai Dwarka Phase III and IV. The Respondent No.12 obtained revised sanction Plan (Exhibit-). The said sanction plans permitted the Respondent No.12 to carry out construction upto a total built up area of 22368.06 sq.mtrs. which is over the threshold limit of 20000 sq.mtrs as stipulated in the EIA notification. Therefore, the Respondent No.12 promptly applied for grant of EC with respect to Sai Dwarka Phase I and II on 8th August 2019;

7.46.1. On 4th October 2019, the State Environment Appraisal Committee ("**SEAC**") was pleased to consider in its 95th meeting, the Respondent No.12's application for grant of EC with the respect to Sai Dwarka Phase III and IV. In the said meeting the SEAC

directed the Respondent No.12 to furnish information/documents necessary for analysing issues relating to environment including air, water, land, soil, ecology, bio diversity and social aspects.

7.46.2. On 28th December 2019, the SEAC III was pleased to consider the Respondent No.12's application for grant of EC in its 100th meeting with the respect to Sai Dwarka Phase III and IV. In the said meeting it was noticed that the Respondent No.12 was issued show cause notice under Section 5 of the Environment Protection Act ("**EP Act**") by the environment department, Government of Maharashtra on 29th August 2019, which was withdrawn by Environment Department on 26th November 2019. Furthermore it was noted that the Respondent No.12 has complied with all the directions as issued by the SEAC in its 95th meeting and after due deliberation the SEAC was pleased to recommend the Respondent No.12's proposal for grant of EC. Hereto marked and annexed as **Exhibit-II** is a copy of the SEAC's 100th meeting dated 28th December 2019.

7.46.3. On 5th August 2021, the State Level Environment Impact Assessment Authority was pleased to consider the proposal for Sai Dwarka Phase III and IV and was pleased accord Environment Clearance subject to certain conditions. Hereto marked and annexed as **Exhibit-II-1** is a copy of the 226th meeting of the SEIAA dated 5th August 2021 granting Environment Clearance to the said project.

7.46.4. On 5th October 2021, the SEIAA was pleased to grant Environment Clearance to the Respondent for carrying out construction of Sai Dwarka Phase III and IV beyond the threshold limit of 20,000 sq mtrs. Hereto marked and annexed as **Exhibit-II-2** is a copy of the Environment Clearance granted by the SEIAA dated 5th October 2021.

7.47. In light of what is stated above, it is abundantly clear that an EC is required only if and when a project proponent proposes to construct over the threshold limit of 20,000 sq mtrs. In the instant case, admittedly, the Respondent No.12 qua Sai Dwarka Phase I and II Respondent No.12 has carried out construction in pursuance of sanction dated 9th March 2018 which permits construction of total builtup area (FSI + NON-FSI) 19429.71 sq mtrs bearing No. CC/3294/17 and qua Sai Dwarka Phase III and IV the Respondent No.12 has carried out construction in pursuance of sanction dated 9th March 2018 which permits construction of total builtup area (FSI + NON-FSI) 19315.42 sq mtrs bearing No. CC/3296/17. Therefore, undisputedly the Respondent No.12 has constructed in furtherance of sanctions where the permissible limit was below the threshold of 20,000 sq mtrs. *(Paragraph 8 (b), Page 7 of the Original Application)*. Thus, the Respondent No.12, as per extant law, is not required to obtain an EC for carrying out such construction.

7.48. Without prejudice to the aforementioned submission, the Respondent No.12 submits that even if it is assumed that the construction with respect to the said projects was carried out in furtherance of the amended sanctions which envisages construction over the threshold limit of 20,000 sq mtrs,, the said projects are not in violation as admittedly the construction completed till date is below the threshold limit of 20,000 with regards the said projects;

7.48.1. The Hon'ble Bombay High Court *in judgment dated 6 March 2013 in Writ Petition (L) No. 470 of 2013,* had the occasion to examine whether EC is required to be obtained prior to completion of construction activity upto 20,000 sq. mtrs. The Bombay High Court after considering all relevant aspects, categorically held that no EC is required as long as the construction is below the threshold limit set in the EIA notification of 20000 sq. mtrs. Relevant portion

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of the judgment is produced hereinbelow, for sake of ready reference;

> *"17. We do, however, find some substance in the last submission made by the learned counsel for the petitioner that even if the petitioner is required to obtain CRZ clearance from MCZMA again on the basis that the built up area of the project will exceed 20,000 sq. meters, the petitioner is entitled to get the same reliefs which this Court has been granting in case of many other parties where similar prayer was made. In Writ Petition No.1916 of 2012 (Vardhman Developers Limited vs. Union of India & Ors.) and Writ Petition No.2809 of 2012 (Nahur Vivekanand Cooperative Housing Society Ltd. & Anr. vs. Union of India & Ors). We have rejected a similar contention urged on behalf of the respondent authorities that when the project proponent cannot undertake construction project for more than 20,000 sq. meters of built up area without obtaining prior environmental clearance, the project proponent cannot be allowed to commence the construction within the limits of 20,000 sq. meters, without obtaining prior environmental clearance. This Court has held that when clearances are required only for projects with built up area exceeding 20,000 sq. meters, redevelopment projects for residential buildings*

should not be unnecessarily delayed even to the extent of construction upto 20,000 sq. meters when the developer is ready to give undertaking not to exceed the construction beyond 20,000 sq. meters without first obtaining environmental clearance. This Court has noted that the Authorities take considerable time for taking a decision on the application for environmental clearance or for CRZ clearance. In the meantime the redevelopment projects are being delayed. This Court has been granting relief in such cases on the basis that even if ultimately the authorities were to reject the applications for clearance, there will be no illegality in so far as the developer has made construction upto 20,000 sq. meters."

7.48.2. Furthermore, on 24th March 2014 the Hon'ble Bombay High Court in *W.P No.654 of 2014*, relying on the case detailed out hereinabove, reiterated that no EC is required for residential or commercial project where construction is below 20000 sq. mtrs.

7.48.3. In pursuance of the order of the Hon'ble Bombay High Court in *W.P No.654 of 2014*, the Principal Secretary, Environment Department has issued a circular No. ENV/ 2013/ CR 39/ TC-1 dated 21st April 2015, where it is categorically observed that when a construction is proposed for an area less than 20000 sq. mtrs. EC is not required. The aforesaid circular is valid, legal and subsisting and has not been challenged in any proceeding. Hereto annexed and marked as **Exhibit "JJ"** colly is a copy of the judgment dated 24.03.2014 and circular dated 21.04.2015.

7.48.4. It is an undisputed fact that the Respondent No. 12, till date, has not crossed the threshold limit of 20,000 sq. mtrs. However, the applicant has filed the captioned Original Application on the basis that the Respondent No.12's construction is a violation case though admittedly the construction carried as on date with respect to the said projects is below the threshold limit of 20,000 sq mtrs. Thus, the Original Applicant appears to have proceeded on the basis of mistake of law and *per se* the Original Application is not maintainable as the Respondent No.12 has admittedly obtained Environment Clearance with respect to the said projects and is permitted to carry out construction beyond 20,000 sq mtrs.

7.49. Therefore, in these premises it can be safely concluded that the allegation raised in the Original Application is absolutely misplaced and flawed. The Respondent No.12's project namely Sai Dwarka Phase I & II and Sai Dwarka Phase III & IV are not in violation of provisions relating to EC and in fact, as on date, have a valid and subsisting Environment Clearance for the said projects.

Allegations with regards to consent to operate("CTO") and consent to establish ('CTE"):

7.50. The Respondent No.12 states and submits that the allegations raised by the Original Applicant with regards not obtaining CTO and CTE is completely false, baseless and contrary to law and facts.

7.51. On 17th March 2020, the Maharashtra Pollution Control Board (**"MPCB"**) was pleased to grant consent to establish for construction of housing project with respect to Sai Dwarka Phase I & II under Section 25 of the Water (Prevention and Control of Pollution) Act, 1974 and under Section 21 of the Air

(Prevention and Control of Pollution) Act, 1981 and authorization under the Hazardous and other Waste (M & T & M) Rules 2016. Such consent is granted for a period of 5 years or up till the commissioning of the project. Thus, as on date the Respondent No.12 has a valid and subsisting consent to establish with respect to Sai Dwara Phase I & II. Hereto annexed and marked as **Exhibit "KK"** is a copy of the consent to establish with respect to Sai Dwarka Phase I and III dated 17th March 2020.

7.52. On 17th March 2020, the Maharashtra Pollution Control Board (**"MPCB"**) was pleased to grant consent to establish for construction of housing project with respect to Sai Dwarka Phase III & IV under Section 25 of the Water (Prevention and Control of Pollution) Act, 1974 and under Section 21 of the Air (Prevention and Control of Pollution) Act, 1981 and authorization under the Hazardous and other Waste (M & T & M) Rules 2016. Such consent is granted for a period of 5 years or up till the commissioning of the project. Thus, as on date the Respondent No.12 has a valid and subsisting consent to establish with respect to Sai Dwarka Phase I & II. Hereto annexed and marked as **Exhibit "LL"** is a copy of the consent to establish with respect to Sai Dwarka Phase III and IV dated 17th March 2020.

7.53. The Respondent No.12 submits that the said projects (Sai Dwarka Phase I and II and Sai Dwarka Phase III and IV) are in their construction phase. Therefore, as the construction is not complete/commissioned, in law, the Respondent No.12 is not required to obtain consent to operate at this point in time. Thus, the allegation raised with respect to consent to operate is absolutely false and misplaced.

7.54. Without prejudice to the aforementioned submissions, the Respondent No.12 states that a bare perusal of the permissions granted to the said projects in question indubitably reveal that the said projects are purely residential in nature. As such, the provisions of the Water (Prevention and

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Control of Pollution) Act, 1975 ("Water Act") and the Air (Prevention and Control of Pollution) Act, 1981 ("Air Act") would not be applicable to such a residential project which is not an industry, operation and/ or process within the meaning of the above mentioned acts.

7.55. The issue of applicability of the provisions of the Water Act and Air Act to residential projects and the consequential requirements of prior Consent to Establish and Consent to Operate for residential projects was considered by the Hon'ble Delhi High Court in the matter of *DPCC Vs Splendor Landbase in LPA No. 895 of 2010* and connected matters wherein vide judgment dated 23rd January 2012, the Hon'ble Delhi High Court was pleased to hold that no prior Consent to Establish and Consent to Operate would be required in respect of residential projects and in that regard, was pleased to declare void, action initiated by the Delhi Pollution Control Committee. It is trite to state that when a High Court interprets a Central Legislation and there isn't a contrary view expressed by any other High Court, in that case the interpretation given by the former High Court is applicable to the entire country. Hereto marked and annexed as **Exhibit-MM** is a copy of the judgment and order dated 23rd January 2012.It is submitted that the projects in question, being purely residential projects, would also be governed/covered by the said judgment of the Delhi High Court.

7.56. Therefore, the allegation raised by the Original Applicant with respect to not obtaining consent to operate and consent to establish has no legs to stand on as the same are made relying on flawed, facts and law.

Allegations with regards not obtaining Ground Water Test and illegal Ground Water Extraction:

7.57. The Respondent No.12 states and submits that the allegation with respect to ground water extraction for the purpose of carrying out construction activity is completely false and baseless. It is pertinent to note that the area where

the said projects are being developed i.e. Yewlewadi has extremely low ground water table. Thus, it is impossible to use the ground water for construction purpose.

7.58. The Respondent No.12 further states that it has, at all times, used tanker water for the purpose of construction of Sai Dwarka Phase I as well as II and Sai Dwarka Phase III and IV. Hereto annexed and marked as **Exhibit "NN"** is a copy of the water tanker bills with respect to Sai Dwarka Phase I and II and Sai Dwarka Phase III and IV. Thus, the allegations raised by the Original Applicant with respect to illegal ground water extraction is completely false, frivolous and misleading.

Allegations with regards to non installation of Rain Water Harvesting system:

7.59. The Respondent No.12 states that the allegations raised by the Original Applicant with respect to non-installation of rainwater harvesting system is contrary to fact and realty. The Respondent No.12 states that being an environment conscious company, the Respondent No.12 has installed requisite rain water harvesting system with respect to Sai Dwarka Phase I and II and Sai Dwarka Phase III and IV. Hereto annexed and marked as **Exhibit "OO"** is a copy of the photographs showing rain water harvesting system in Sai Dwarka Phase I and II and Sai Dwarka Phase III and IV.

Allegations with regards Soil preservation and Soil testing:

7.60. The Respondent No.12 submits that the allegation with respect to not conducting soil testing and non-preservation of soil is completely false and baseless. The Respondent No.12 submits that it has carried out necessary soil testing in the year 2013 prior to initiating construction of the said projects and has in fact ensured maximum use and preservation of soil as per the analysis in the soil test reports. Hereto annexed and marked as **Exhibit "PP"**

is a copy of the soil test report dated 20th December 2013 and 31st January 2015.

7.61. The Respondent No.12 further submits that being an environment conscious company, the Respondent No.12 has preserved the top soil and judiciously used the same for providing landscaping, greenery, land filling and levelling in Sai Dwarka Phase I and II and Sai Dwarka Phase III and IV.

Allegations with regards to non installation of Sewage Treatment Plant ("STP") and Solid Waste Management ("SWM"):

7.62. The Respondent No.12 states that the allegation raised by the Original Applicant with respect to non-installation of STP and SWM is completely false, baseless and contrary to facts. The Respondent No.12 states that Sai Dwarka Phase I and II and Sai Dwarka Phase III and IV have their own independent and operational STPs. The STP for both the projects is completely operational. Hereto annexed and marked as **Exhibit "QQ & QQ-1"** are copies of the STP reports of Sai Dwarka Phase I and II and Sai Dwarka Phase III and IV.

Allegations with regards illegal Installation and operation of DG Sets:

7.63. The Respondent No.12 submits that the allegation with respect to illegal installation and operation of DG sets is completely false and baseless. The Respondent No.12 states that it has valid consent to operate DG sets with respect to Sai Dwarka Phase I and II as well as Sai Dwarka Phase III and IV. Furthermore, the Respondent No.12 has provided the DG sets with acoustic box to prevent noise pollution. Thus, the Respondent No.12 has installed and is operating DG sets with respect to Sai Dwarka Phase I and II and Sai Dwarka Phase III and IV as per extant law and norms, Hereto annexed and

marked as **Exhibit "RR"** are copies of photographs of DG sets with respect to Sai Dwarka Phase I and II and Sai Dwarka Phase III and IV.

Allegations with regards to non-installation of Solar System:

7.64. The Respondent No.12 states and submits that the allegation raised by the Applicant with regards to non-installation of solar system is completely false and baseless. The Respondent No.12 states that as a matter of practice, it installs latest solar system in all its projects including Sai Dwarka Phase I and II and Sai Dwarka Phase III and IV. Hereto annexed and marked as **Exhibit "SS"** are copies of photographs showing solar systems on site with respect to Sai Dwarka Phase I and II and Sai Dwarka Phase III and IV.

3rd party rights created in Sai Dwarka Phase I and II and Sai Dwarka Phase III and IV :

7.65. Without prejudice to whatever stated above, it is submitted that the Original Applicant is seeking reliefs in the Original Application in respect of the said projects wherein people are already residing and valuable third party rights have been created and today such third party purchasers are occupying and using their respective units.

7.66. The Respondent No.12 submits that any order passed in the captioned Original Application will have direct and material bearings upon the vested rights of such third party flat purchasers. Despite the same, such purchasers are not arrayed as parties herein and thus, no reliefs which would material deal with their rights ought to be granted *in asentia*, and as such, the present Original Application suffers from the lacuna of non joinder of necessary parties.

8. Respondent No.12 states that the answering Respondent will not be dealing with the Original Application in seriatim more particularly since the entire bogey of allegations and contentions raised in the Original Application have been dealt with and answered in terms of the above. The Respondent No.12, however, expressly craves leave to file an additional Affidavit dealing with the Memo of Application in a paragraph-wise manner, if the circumstances so warrant. Nothing shall be deemed to have been admitted by the present Respondent, unless expressly admitted herein, merely for want of specific traverse.

9. Respondent No.12 states that the issues and grievances raised by the Original Applicant stand fully answered in terms of all that is stated hereinabove and thus, the Original Applicant has failed to make out a cogent and compelling case for grant of any reliefs by this Hon'ble Tribunal.

10. The Respondent No.12 further submits that the answering Respondent has filed a Miscellaneous Application/Interlocutory Application seeking dismissal of the Original Application challenging the maintainability of the same. Respondent No.12 states and submits that this Hon'ble Tribunal be pleased to decide such Application at the outset prior to proceeding further in the Original Application.

11. The Respondent No.12 submits that the Original Applicant has presented a case, replete with bald allegations, surmises and conjectures and has failed to make out a cogent and compelling case for grant of reliefs by this Hon'ble Tribunal. In the premises therefore, the answering Respondent submits that the Original Application be dismissed by this Hon'ble Tribunal with the imposition of cos

Solemnly affirmed at Pune)

Dated this 18th day of October 2021)

Before me,

NOTED AND REGISTERED
AT SERIAL NUMBER 3892/2021

18 OCT 2021

Advocates for Respondent No.12

Respondent No.12

BEFORE ME
Mr. Vishal Suresh Pawar
Adv. VIKAS OTTATRAYA KOORE
NOTARY GOVT. OF INDIA
S. No. 51/4, Shri Swami Samarth Kunj,
Kirtane Baug, Mundhwa, Pune - 36

EXHIBIT – A

4th Floor, E-71, Preet Vihar, New Delhi-110092. Contact No. 9560466009,
E-mail:nitinlonkar@gmail.com

NITIN LONKAR
ADVOCATE

Exhibit-A

NOTICE/ COMPLAINT

(R.P.A.D/SPEED POST)

Dated: - 29/06/2019

To,

1. **UNION OF INDIA**
   Through Secretary,
   Ministry Of Environment and Forest
   Paryavaran Bhawan, CGO Complex,
   Lodhi Road, New Delhi –110001

2. **CHIEF SECRETARY,**
   Government of Maharashtra,
   Annex Building, Mantralaya, Mumbai -400032

3. **THE PRINCIPAL SECRETARY, ENVIRONMENT DEPARTMENT**
   Government of Maharashtra,
   Room No. 217, 2nd Floor, Annex Building,
   Mantralaya, Mumbai-400032

4. **STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY- MAHARASHTRA (SEIAA)**
   Through Member Secretary
   15th Floor, New Administrative Building,
   Mantralaya, Mumbai-400032

5. **STATE EXPERT APPRAISAL COMMITTEE-III MAHARASHTRA (SEAC-III)**
   Through Member Secretary
   15th Floor, New Administrative Building,
   Mantralaya, Mumbai-400032

6. **MAHARASHTRA POLLUTION CONTROL BOARD**
   Through Member Secretary,
   Kalptaru Point, 3rd Floor, Near Sion Circle,

4th Floor, E-71, Preet Vihar, New Delhi-110092. Contact No. 9560466009,
E-mail:nitinlonkar@gmail.com

NITIN LONKAR
ADVOCATE

Opp. Cine Planet Cinema, Sion (E), Mumbai-400022

7. **MAHARASHTRA POLLUTION CONTROL BOARD**
Through Regional Officer
Jog Centre, 3rd Floor, Mumbai-Pune Old Highway,
Wakadewadi, Pune-411003

8. **PUNE MUNICIPAL CORPORATION**
Through Municipal Commissioner
Main Building, Shivaji Nagar, Pune-411005

9. **BUILDING PERMISSION DEPARTMENT-PMC**
Through City Engineer, Pune Municipal Corporation,
Shivaji Nagar, Pune-411005

10. **COLLECTOR OF PUNE**
As Collector and President of District Environment protection Committee-Pune, Collector office, Bund garden, Pune-411001

11. **POLICE COMMISSIONER PUNE**
Police Commissioner Office,
Near Sadhu Waswani Chowk,
Pune-411001

12. **M/s. MAA SANKALP BUILDCON LLP**
A limited liability partnership firm with LLPIN –AAL-8904,
Having registered office at– Shop No. 25, B-Wing KPCT Mall, Fatimanagar, Near Mega Mart, Opposite Parmar Nagar, Wanawadi, Pune 411013,
E-mail: vishalp111@gmail.com
Through its Partners
12A. Vishal Suresh Pawar,
12B. Hemat Pishorilal Malik

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E-mail:nitinlonkar@gmail.com

NITIN LONKAR
ADVOCATE

SUBJECT: - Intentional violation of D. C. Rule of Pune Municipal Corporation, Maharashtra Regional &Town Planning Act-1966,EIA Notification-2006 r/w Environment (Protection) Act-1986 along with Water (Prevention and Pollution Control) Act-1971 and Air (Prevention and Pollution Control) Act-1984 for carrying out illegal building construction in project ***"Sai Dwarika"*** without prior Environmental Clearance and without Consent to Establish and further enjoyment of premises without Consent to operate by M/s. Maa Sankalp Buildcon in their Residential project situated at Survey No. 40/1/1, 40/1/2 & 40/1/3/1 as Part-1, 40/1/3/2, 40/1/4 & 40/1/5 as Part-2 of Village-Yewalewadi, Taluka-Haveli, District-Punewithin the limit and jurisdiction of Pune Municipal Corporation (PMC).

Sir/ Madam,

1. Under the instruction of my client Mr. Tanaji Balasaheb Gambhire presently R/o- 296, Shukrawar Peth, Laxmi Apartment, Flat No-16, White House Lane, Near Shivaji Maratha High School, Pune-411002, I have to address you by this notice as under;
2. That my client is RTI Activist and Environment Protection Activist residing in Pune. It is important to bring to your notice that very serious violations under various act causing damage to "Natural Resources, Air Pollution, Water Pollution"and various permissions are obtained by from government authority by misleading them are

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E-mail:nitinlonkar@gmail.com

NITIN LONKAR
ADVOCATE

committed by the Project Proponent (PP). These acts have caused and are still causing irreparable damage and degradation to environment and ecology in substantial manner. My client would like to inform this entire scam to your knowledge & notice for investigation and further strongest action against the Noticee No. 12 -Builder/ Developer/ Project Proponent with earnest intention to prevent such illegal activities in view to stop further damage to the environment and ecology.

3. PARTICULARS OF PROJECT UNDER CHALLENGE AND PROJECT PROPONENT: -

a. That, the project under challenge is the residential project situated at Survey No. 40/1/1, 40/1/2 & 40/1/3/1 as Part-1, 40/1/3/2, 40/1/4 & 40/1/5 as Part-2 of Village-Yewalewadi, Taluka-Haveli, District Punewithin the limit and jurisdiction of PMC as local authority and PMC is the sanctioning authority.

b. That the development of the present project is undertaken by the M/s. Maa Sankalp Buildcon LLP on total land area 20000 Sq. Mtrs (10000 Sq. Mtrs. for Part-1 & 10000 Sq. Mtrs. for Part-2) and PP is the responsible for all the illegality as he is the beneficiary from the project. It is important to note here PP is the profit making company.

c. That the present development is traded in name and style of "***Sai Dwarika***", but PP have not disclosed this name in

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NITIN LONKAR
ADVOCATE

any of the permission obtained from government authority.

d. That the project proponent is responsible for all illegal activity committed during the construction phase as well as for the damage caused to environment and ecology due to this project activity.

4. CONSTRUCTION BEING CARRIED OUT WITHOUT ANY ENVIRONMENTAL CLEARANCE AND CONSENT TO ESTABLISH IN BLATANT VIOLATION OF THE ENVIRONMENTAL LAWS, POLLUTION CONTROL ACT AND EIA NOTIFICATION, 2006.

a. As per the EIA notification 2006 dated 14.09.2006, it is mandatory to obtain the prior environment clearance from SEIAA and Consent to Establish from MPCB before commencement of any construction work on part of Project proponent. But the project proponent has started and completed most of the construction activity.

Table No.1: - Actual Construction carried out at site without Environmental Clearance and Consent to Establish.

Description	EC Permission	Completed	Under Construction	Total Proposal
Part-ABC Buildings	0	2	1	3
Part-DEF Buildings	0	2	1	3
Part-ABC Flats	0	209	0	209
Part-DEF	0	206	0	206

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NITIN LONKAR
ADVOCATE

Flats				
Part-ABC Built-Up Area	0	20000	1012.8	21012.8
Part-DEF Built-Up Area	0	20000	892.61	20892.61

- Area in Sq. Mtrs.
- Total Buildings in the project are 6
- Total Flats in the project are 415
- Total BUA of the Project is 41905.41 Sq. Mtrs.

5. VIOLATIONS OF PROJECT PROPONENT & AUTHORITIES: -

a. That the PP has misleaded on account of two different projects.

b. That BUA of project was more than 41900 Sq. Mtrs. but PP did not applied for Environment clearance from SEIAA and also not applied for consents from MPCB

c. PP has not obtained any prior Environment Clearance from SEIAA or MoEF

d. PP has not obtained any prior Consent to Establish from MPCB.

e. That the PP has completed part project in mid of 2018, but did not applied for consent to operate and put the project under enjoyment without Consent to Operate.

f. PP carried out construction activity without Environment Impact Assessment.

g. PP has extracted huge quantity of ground water from two bore wells forconstruction of project

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NITIN LONKAR
ADVOCATE

h. PP is illegally extracting Ground water without any permission from competitive authority for operational purpose.

i. PP has not made any test for ground water contamination and quality of water and there is serious ground water contamination.

j. PP has not provided any solid waste management system and waste generated is dumped to PMC waste yard creating burden on public systems and solid waste is generating various greenhouse gases and there is no scientific disposal of the solid waste generated from project.

k. PP has not provided any energy conservation system for energy saving like solar system

l. PP has not provided any rain water harvesting system for ground water recharge.

m. PP has not preserved top layer of fertile soil and there is no soil test for contamination.

n. PP has not made tree plantation as per the norms.

o. PP has provided swimming tank giving additional burden on the ground water.

p. PP has installed 2 DG sets at project site and operation of DG set is causing air pollution.

q. Huge quantity of sewage water is generated and there is no scientific treatment of sewage water as PP has not installed.

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r. PP is creating huge burden on the environment due to day to day waste generation by consumption of natural resources and it is causing huge burden on the public facilities and services on account of environment damage.

s. That the PP has committed the illegal activities and given rise to the violation of environmental protection enactments and further caused degradation of environment & ecology intentionally.

t. PP has not complied the conditions of commencement certificate mandating prior environment clearance and consents from the MPCB.

u. PP has not complied the conditions of commencement certificate related to the installation of environment infrastructure to avoid the degradation.

v. PP has made illegal tree cutting.

w. There is no approach road for fire engine.

x. PP has not provided the slope in the ratio of 1:10

y. PP has not provided site margin as per the DC Rules

z. PP has not provided fire and safety system at site.

aa. PP in connivance with PMC officer has violated the provisions of Environment enactment and PMC officers are also equally responsible.

bb. PP has violated the principle of sustainable development by not installing pollution control devices.

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cc. PP has caused traffic congestion in the area due to this project and cause to air pollution on account of emission from the vehicles.

dd. PP has not made any environment management plan

ee. PP has caused substantial damage to environment and ecology more than Rs. 300 Crores, which shall be recovered from PP.

ff. PP is unapologetic and PP has adopted careless and reckless attitude towards the environment protection.

gg. Thus it is mandatory to stop the project construction permanently till the compliance / rectification of the above illegal act and removal of the defects from the construction.

6. SANCTIONS GRANTED BY THE PMC IN ILLEGAL MANNER TO OVERCOME THE REQUIREMENT OF PRIOR ENVIRONMENT CLEARANCE FROM SEIAA AND CONSENT FROM MPCB:

a. That the PP has obtained original sanction vide No. YEV/0014/13 on 09.01.2014 & another Original sanction vide No. YEV/0013/13 on 01.04.2014.

b. That the PP has obtained first sanction vide No. YEV/0014/13 on 20.10.2015 & another first sanction vide No. YEV/0013/13 on 23.11.2015.

c. That the PP has obtained first sanction vide No. YEV/0014/13 on 15.12.2016 & another first sanction vide No. YEV/0013/13 on 15.12.2016.

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d. That the PP has obtained first sanction vide No. YEV/0014/13 on 31.03.2017 & another first sanction vide No. YEV/0013/13 on 03.05.2017.

e. That the PP has obtained first sanction vide No. YEV/0014/13 on 09.03.2018 & another first sanction vide No. YEV/0013/13 on 09.03.2018.

f. That the PP has obtained plinth check certificate for the ABC building on 17.03.2017 vide no. PCC/1228/16.

g. That the PP has obtained the occupancy certificate for the building E & F on 21.02.2019 vide no. OCC/1463/18. And other buildings are illegally occupied.

h. That the PP has obtained two separate sanctions for the same project and there is no boundary or any separation of project from each other, entire project is developed in single premises.

i. That the tactic adopted by the PP is to overcome the requirement of environment clearance and consents. However PP cannot save himself from obtaining the requirement of prior EC, as the total BUA of each sanction for individual plots also is more than 20000 Sq. Mtrs. and it is mandatory on part of PP to obtain the Prior EC and Prior Consent, which he has not obtained.

j. As the construction of the said project had started after 14.09.2006, therefore it was mandatory to obtain the prior EC but PP have not obtain any such EC and Consent from the MPCB.

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k. That the construction of buildings project is the recurring activity enlarging its scope from land preparation to the full potential construction of Built up area.

l. That the PP has increased the scope of project from excavation of land for basements to 41900 Sq. Mtrs. till today.

m. That the PMC has imposed the condition no. 10 for obtaining environmental clearance vide its commencement certificate No. CC/0291/17 dated 03.05.2017 with *"10. As stated as per order 12thDecember 2012 of Hon'ble Environment Department for planning proposal of total construction area of more than 20000 Sq. Meter it is mandatory to obtain no objection certificate of Environment Department of Central Government. Wherever necessary it is mandatory to file no objection certificate of Maharashtra Pollution Control Board at the time of construction permission."*

n. That the PMC has imposed the condition no. 19 for obtaining environmental clearance vide its commencement certificate No. CC/3852/16 dated 31.03.2017 with *"19. As stated as per order 12thDecember 2012 of Hon'ble Environment Department for planning proposal of total construction area of more than 20000 Sq. Meter it is mandatory to obtain no objection certificate of Environment Department of Central Government. Wherever necessary it is mandatory to file no objection certificate of*

Maharashtra Pollution Control Board at the time of construction permission."

o. That the construction is recurring activity as it increases the scope of the project from excavation to the full potential construction.

p. Despite there being clear cut condition to obtain the EC, PP has not obtained the EC intentionally and consents too.

q. Therefore the entire construction of the project is to be stopped and not to issue any occupancy and completion certificate to the project.

7. TOTAL BUA OF THE PROJECT IS MORE THAN 20000 SQ. MTRS.

a. As per the sanction dated 08.05.2017 for buildings A, B & C, total BUA is 21012.8 Sq. Mtrs. as shown below:

Total Built up area for buildings A,B& C vide Sanction dated 08.05.2017	
Description	Area
FSI-A	3885.12
FSI-B	2980.61
FSI-C	3607.08
Balcony	1570.17
Terrace	1799.07
Staircase	968.94
Lift	28.42
Lift M. R.	54.2
Passage	2660.49
Parking	3458.7
Refugee Area	175
Club House	150
Total BUA	**21012.8**

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b. As per the sanction dated 31.03.2017 for buildings D, E & F, total BUA is 20892.61 Sq. Mtrs. as shown below:

Total Built up area for buildings D, E& F vide Sanction dated 31.03.2017	
Description	Area
FSI-A	3613.37
FSI-B	2907.62
FSI-C	3954.83
Balcony	1571.34
Terrace	1805.89
Staircase	1017.44
Lift	28.42
Lift M. R.	54.2
Passage	2482.17
Parking	3457.33
Refugee Area	172.93
Club House	150
Total BUA	**20892.61**

c. That the both the part of project have total BUA more than 20000 Sq. Mtrs. independently and therefore it was mandatory to obtain the prior EC from concern authority, but PP intentionally and deliberately has made the jugglery and farce of two separate sanctions and two separate project. In fact it is single project.

d. That the PP has intentionally shown two separate development to get escape from the violation of EIA Notification-2006 and mandatory obtaining of prior Environment clearance and consent from MPCB.

e. Therefore PP has committed the violation of EIA Notification-2006 r/w Environment (Protection) Act-1986 and also PP has made violation of Water (Prevention and Pollution Control) Act-1971 and Air (Prevention and Pollution Control) Act-1984.

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8. PP HAS COMMITTED INTENTIONAL VIOLATION OF EIA NOTIFICAITON-2006:

a. That, the MoEF & CC issued Environment Impact Assessment Notification on 14.09.2006 i.e. EIA Notification-2006 under Environment (Protection) Act-1986 mandating prior environment clearance for the building construction project activity listed at item-8 in the schedule of notification having total built up area more than 20000 Sq. Mtrs.

b. That the PP is failed to obtain the prior environment clearance in the present case despite to total BUA is 41900 Sq. Mtrs. and carried out construction and operation of premises without permission and unscientific disposal of wastes.

c. Therefore PP has committed violation of EIA Notification-2006.

9. PP HAS NOT OBTAINED PRIOR CONSENT TO ESTABLISH AND CONSENT TO OPERATE FROM MPCB:

a. That, it is mandatory on part of PP to obtain the prior consent to establish under section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.

b. That, it is mandatory on part of PP to obtain the prior consent to operate under section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.

c. That the project involve the use of fresh water, generation of solid waste, consumption of energy etc. therefore it is necessary to assess the impact on air and water and there should be remedial measure to this account and thus Consent to Establish and Consent to operate is important.

d. But PP has not obtained any prior consent to establish and consent to operate for this project under challenge.

e. That, the PP is extracting the ground water for construction and also discharging polluted water to the sewer line of PMC.

f. That, the PP is using DG sets which are emitting polluted gases causing pollution of the air.

g. Therefore the construction activity undertaken by the PP is in total violation of the Pollution Control laws.

10. NO PERMISSION FOR GROUND WATER EXTRACTION, NO GROUND WATER TEST AND NO PERMISSION FOR CONSTRUCTION OF BASEMENTS

a. That, the PP has not obtained any permission for ground water extraction and for construction of basement from the Competent Authority. In fact there is no permission

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for ground water extraction and for construction of basements.

b. That, the PP has drilled 2 bore wells from which PP is extracting water for construction and daily without any permission from the authority.

c. It was obligatory on part of PP to check ground water level & its quality alongwith permission to draw ground water. PP has not obtained any such permission for extraction of ground water, also, not conducted any ground water test.

d. It is submitted that, the PP without any environment assessment to the use of fresh water consumption and its reuse by treatment is continuously extracting water from two bore wells. PP is using 200000 Liters of fresh water per day and failed to make scientific treatment of waste water generated and thus PP has committed serious violation.

11. NO INSTALLATION OF RAIN WATER HARVESTING SYSTEM:

a. That the damage to the ground water level should be recovered by rain water harvesting at the project site. But PP has not done any rain water harvesting.

b. That the rain water from the project site is directly connected to the storm water line of PMC and precious rain water is not conserved as there is no remedial measure due to non-assessment of environmental impact.

c. That the PP was supposed to made provision of minimum 8 rain water harvesting pits, but PP not made any provision of the rain water harvesting pit.

d. That the entire plot is concretized and there is no space for rain water percolation into the ground to recover the ground water level.

e. That the rain water harvesting is one of the major environment infrastructure which is not installed by the PP, and thus PP has caused the damage to the environment and committed the violations of environmental laws.

12. NO SOIL PRESERVATION AND NO SOIL TEST BY PP:

a. It is important to note that, no construction activity without fencing is permitted under EIA Notification-2006 prior to Environment Clearance.

b. That, the PP without obtaining prior environment clearance and consent to establish, started the excavation of the project land by doing illegal cutting of trees, even the total allowed BUA potential was more than 20,000 Sq. Mtrs. as per DC Rules.

c. That, the PP has made deep excavation of an area admeasuring more than 6000 Sq. Mtrs. against the prosed ground coverage of 2990 (1495+1495) Sq. Mtrs. up to 6 Mtrs.

d. That, the earth structure at the project site is 1 Mtrs soil, 3 Mtrs Murum and 2 Mtrs. basalt.

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e. That, the PP has made exaction of soil to the tune of 6000 Sq. Mtrs x 1 Mtrs = 6000Cu. Mtrs., excavation of Murum to the tune of 6000 Sq. Mtrs x 3 Mtrs = 18000Cu. Mtrs., and excavation of basalt to the tune of 6000 Sq. Mtrs x 2.Mtrs = 12000Cu. Mtrs.

f. That, the PP has not preserved the soil for development of recreational open spaceand that the PP has not used top soil excavated for development of recreational space and for plantation of the trees.

g. That, the PP has to make soil test for various analysis, but PP has not made any soil test.

h. That, the topsoil excavated during construction activity should be stored for use in horticulture / Land scape development within the project site, but PP has not stored and not used top soil for said purposes.

i. That, the PP has not conducted the soil & ground water test to find threat to water quality due to leaching of heavy metals & toxic contamination.

j. Therefore, this is violation of environment protection norms.

13. HUGE QUANTITY OF FRESH WATER CONSUMPTION, WATER And HUGE QUANTITY OF SOLID WASTE GENERATED AND THERE IS NO TREATMENT OF WASTES WATER AS THERE IS NOINSTALLATION OF SEWAGE TREATMENT PLANT (STP) AT PROJECT

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SITE&NO TREATMENT OF SOLID WASTE AT PROJECT.

a. PP himself has admitted that, the population of the project is 415 x 5 = 2075 persons plus 25 staff persons. Therefore total population is 2100 persons.

b. That as per DC rules average water requirement per person is 135 litres per day, therefore total water consumption is 283500 litres.

c. That the waste water generated is the 80% of the total fresh water consumption, therefore the total waste water generated is 226800 litres per day.

d. That as per standard rule of waste management rules average solid waste generated per person is 0.45 Kg per day, therefore total solid waste generated is = 0.45 Kg per day per person x 2100 persons= 945 Kg per day.

e. That, as per the present use of the commercial building and occupant load, the following quantities are calculated noted:

Sr.	Description	Quantity per day
1	Fresh water consumed	283500 liters
2	Waste water generated	226800 litres
3	Solid waste generated	945 Kg

f. That, there is Fresh water consumption of 283500 liters per day, Waste water generated is 226800 liters per day and Solid waste generated is 945 Kg per day.

g. That, as per the mandatory conditions of environmental norms, there shall be provision for waste water and

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sewage water treatment at the project site as it reduces the demand of fresh water and treated water can be used for the flushing and gardening purpose within the project site, but PP failed to provide WTP and STP at project site and generating 226800 Liters of sewage and waste water from project and damaged the natural resources of water by extracting ground water on daily basis and thus PP has committed serious violation.

h. That, as per the mandatory conditions of environmental norms, there shall be provision for solid waste management by providing compost pits or organic composter at site to avoid the load on the local infrastructure of the PMC, but PP failed to provide any such waste management system at site and generating 945 Kg of solid waste at site and sending it to PMC without any scientific segregation and treatment and thus PP has committed serious violation.

i. That, the PP has not obtained any consent to establish and consent to operate from MPCB to support his STP operation.

j. That, the PP is generating 226800 Liters of waste and sewage water from the project operation and there is no treatment and this is the serious damage to the environment and ecology.

k. That, the PP is discharging the sewage water directly to the PMC sewage line and increasing load on the local infrastructure for public.

l. Therefore PP is causing serious water pollution and infringed the provisions of Water Act and liable for Actions under the EPA and Pollution control Act.

m. Therefore PP is causing damage to the environment and ecology on recurring basis as the waste generated are per day without any treatment.

n. Therefore, this is violation of pollution control & prevention norms.

14. ILLEGAL INSTALLATION AND OPERATIONS OF THE DG SETS

a. That,the PP has installed three DG sets having cumulative capacity of 1500 KVA for electric supply and there is no permission obtained for installation and operations of these DG Sets.

b. That,the DG Sets operation is releasing NOx, Sox, CO etc and causing air pollution with release rate of 200 mg/Nm3.

c. That,the DG Sets are making noise more than 60 dB (A) and there is no proper acoustic enclosures to control noise of the DG Sets.

d. That, the PP is causing noise pollution in the surrounding area due to operation of the DG Sets

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e. That, therefore PP is causing serious Air pollution and infringed the provisions of Air Act and liable for actions under the EPA and Pollution control Act.

f. Therefore, this is violation of environment protection norms.

15. NO ENERGY CONSERVATION, NO SOLAR PANELS INSTALLATION AND NO SOLAR WATER HEATER INSTALLATION.

a. That the project have 415 of residential units and average energy consumption per month per unit is 200 units. Therefore total energy consumed is 83000 Kw.

b. That the project have two bore wells with two pumps of 7.5 having 800 units per month energy consumption andsix water pumps for five buildings of 3 HP each for water lifting from underground tank to terrace tank and average energy consumption of each pump per month is 600 units. Therefore total energy consumption for water supply is (800x2) (600x6) = 5200 Kw.

c. Also project have common area lighting, street lighting & lifts etc. and average consumption of same is 1500 Kw per month.

d. Therefore this project have average Consumption per month is more than 89700 KW.

e. That the energy generation of in Maharashtra is on Coal based power plants and these plants emits huge CO& other greenhouse gases in air and it releases tremendous

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heat in the air causing pollution and also these power plants consumes huge water for power generation. Therefore it the PP would have impact assessment then it should have alternative remedy of solar panels and solar water heaters, but PP have not done any assessment and have not taken any measures.

f. Therefore PP is causing substantial irreparable damage to the environment & ecology.

16. 10% RECREATIONAL OPEN SPACE IS NOT DEVELOPED AS PER NORMS

a. It is mandatory on part of the PP to develop the 10% open space reserved for the recreational purpose with tree plantation, but PP has not plated the trees as required and violated the environmental norms.

b. As the trees are absorbing the CO from the atmosphere and giving us oxygen and it is one of the remedial measures for compensating the damage caused to the environment on account of present development.

c. Therefore the present development is not the sustainable development and has caused substantial damage to the environment and ecology.

17. DEATH OF CONSTRUCTION WORKER:

a. That the of brick squared were negligently piled up on the terrace for further construction which fell on the labour camp which caused death of labour.

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b. Instead of charging both PP & Contractor, the police officer best known reason absolved the builder/PP and FIR was only lodged against the contractor.

c. Also it seems that, PP as well as contractor is negligent about the safety of labors and the safety norms are not appointed and also safety officer is not appointed at site.

d. Also it seems that, the PP has not paid labour Cess with government.

18. SUBSTANTIAL DAMAGE TO ENVIRONMENT AND ECOLOGY ON ACCOUNT OF ILLEGAL CONSTRUCTION:

a. That the PP has carried out the construction of total BUA more than 41900 Sq. Mtrs. by consuming huge quantity of the building material prepared from natural resources like Cement, metal/ aggregates, steel, timber, water, fuel, bricks, sand, aluminum, copper for wirings, marble, stainless steel, PCV etc. for the construction of the project without any impact assessment and caused irreparable damage to the environment and ecology in substantial nature.

b. That, the GHG emission especially carbon from the material process and its use during the construction and operation phase is huge and it has adverse impact on the environment and therefore the prior impact assessment is required for the better protection and improvement of the environment due to the activity of the PP. But PP intentionally failed to prepare such Impact Assessment

and further neglected to implement such assessment in his project and caused huge damage to environment.

c. That, the PP has made excavation of four basements and this is one of the major damage to the environment.

d. That, the PP is extracting the ground water from two (2) number of bore wells.

e. That, the PP is not doing any treatment on the solid waste and it is directly dumped to the PMC dumping location by overburdening the PMC infrastructure.

f. That, the PP has used traditional clay bricks and PP has not used any scientific construction method.

g. That, the environmental issues are very complex and its restoration is more difficult than complexity. But PP has callous attitude for environmental protection and adopted careless, reckless, attitude with unapologetic behavior and manipulated the government authorities, therefore exemplary damages having deterrent effectmust be imposed on this PP to teach lesson.

h. Therefore considering the serious violations of non-obtaining of Environment Clearance, Consent to Establish, Consent to Operate, CGWA permission, Non-installation of pollution control devices, Non-plantation of tree, Non-installation of STP, Non-installation of Solid waste treatment unit, construction of commercial buildings on prohibited roads& residential zone, illegal ground water extraction, illegal operation of DG Sets,

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construction of four illegal basement damaging ground water level etc., the amount of environmental damage required to be imposed on PP for restoration of this area should be more Rs. 300 Crores.

i. That the above conduct of the PP towards intentional environmental compliance shows that, PP is unapologetic and PP have adopted careless and reckless methods in environment protection, as PP has not obtained any EC, not obtained any consent to Establish, not availed benefits of EIA 14.03.2017, expanded project without obtaining EC & Consent and operated project without consent to operate.

j. Therefore PP is liable for imposition of heavy, exemplary & deterrent environment compensation.

19. That this entire illegal activity shows the inherent lack of coordination between the local authority/ sanctioning authority, SEAC, SEIAA, Environment Department and MPCB and this act cannot be neglected to protect environment. Therefore concerns officers are forewarned by this notice to take appropriate actions on immediate basis against the project proponent for his default, otherwise my client will proceed to prosecute these officers. Please take serious note.

20. THEREFORE IT IS REQUESTED TO THE GOVERNMENT AUTHORITY TO TAKE APPROPRIATE

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ACTION AGAINST THE PP FOR RESTORATION AND RESTITUTION OF THE ENVIRONMENT AND ECOLOGY DAMAGED BY HIM INTENTIONALLY

a. You Noticee No. 1, 2, 3, 4, 5, 6, & 7 are called upon to take action as per the Environment Acts and Pollution Control Acts on Noticee No. 12-PP.

b. You Noticee Nos. 8 & 9 are called upon to take appropriate steps to demolish the illegal structure and to stop further construction.

c. All Noticee are brought to the notice that there is inherent lack of coordination between different departments of government and the same is not in the interest of environment and public, therefore you all may initiate appropriate actions within your power to protect the environmental degradation under taken by Noticee No. 12-PP.

d. You Noticee no. 12-PP is called upon to stop the operation and construction activity at site with immediate effect, until rectification of all environmental anomalies.

Therefore PP have committed Intentional violation of D. C. Rule of Pune Municipal Corporation, Maharashtra Regional &Town Planning Act-1966,EIA Notification-2006 r/w Environment (Protection) Act-1986 along with Water (Prevention and Pollution Control) Act-1971 and Air (Prevention and Pollution Control) Act-1984 for carrying out illegal building construction in project "***Sai Dwarika***" without

ANNEXURE-A-26

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NOTICE/ COMPLAINT

(R.P.A.D/SPEED POST)

Dated: - 29/06/2019

To,

1. **UNION OF INDIA**
   Through Secretary,
   Ministry Of Environment and Forest
   Paryavaran Bhawan, CGO Complex,
   Lodhi Road, New Delhi –110001

2. **CHIEF SECRETARY,**
   Government of Maharashtra,
   Annex Building, Mantralaya, Mumbai -400032

3. **THE PRINCIPAL SECRETARY, ENVIRONMENT DEPARTMENT**
   Government of Maharashtra,
   Room No. 217, 2nd Floor, Annex Building,
   Mantralaya, Mumbai-400032

4. **STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY- MAHARASHTRA (SEIAA)**
   Through Member Secretary
   15th Floor, New Administrative Building,
   Mantralaya, Mumbai-400032

5. **STATE EXPERT APPRAISAL COMMITTEE-III MAHARASHTRA (SEAC-III)**
   Through Member Secretary
   15th Floor, New Administrative Building,
   Mantralaya, Mumbai-400032

6. **MAHARASHTRA POLLUTION CONTROL BOARD**
   Through Member Secretary,
   Kalptaru Point, 3rd Floor, Near Sion Circle,

T.C. Barnwal

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Opp. Cine Planet Cinema, Sion (E), Mumbai-400022

7. **MAHARASHTRA POLLUTION CONTROL BOARD**
Through Regional Officer
Jog Centre, 3rd Floor, Mumbai-Pune Old Highway,
Wakadewadi, Pune-411003

8. **PUNE MUNICIPAL CORPORATION**
Through Municipal Commissioner
Main Building, Shivaji Nagar, Pune-411005

9. **BUILDING PERMISSION DEPARTMENT-PMC**
Through City Engineer, Pune Municipal Corporation,
Shivaji Nagar, Pune-411005

10. **COLLECTOR OF PUNE**
As Collector and President of District Environment protection Committee-Pune, Collector office, Bund garden, Pune-411001

11. **POLICE COMMISSIONER PUNE**
Police Commissioner Office,
Near Sadhu Waswani Chowk,
Pune-411001

12. **M/s. MAA SANKALP BUILDCON LLP**
A limited liability partnership firm with LLPIN –AAL-8904,
Having registered office at– Shop No. 25, B-Wing KPCT Mall, Fatimanagar, Near Mega Mart, Opposite Parmar Nagar, Wanawadi, Pune 411013,
E-mail: vishalp111@gmail.com
Through its Partners
12A. Vishal Suresh Pawar,
12B. Hemat Pishorilal Malik

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SUBJECT: - Intentional violation of D. C. Rule of Pune Municipal Corporation, Maharashtra Regional &Town Planning Act-1966,EIA Notification-2006 r/w Environment (Protection) Act-1986 along with Water (Prevention and Pollution Control) Act-1971 and Air (Prevention and Pollution Control) Act-1984 for carrying out illegal building construction in project "***Sai Dwarika***" without prior Environmental Clearance and without Consent to Establish and further enjoyment of premises without Consent to operate by M/s. Maa Sankalp Buildcon in their Residential project situated at Survey No. 40/1/1, 40/1/2 & 40/1/3/1 as Part-1, 40/1/3/2, 40/1/4 & 40/1/5 as Part-2 of Village-Yewalewadi, Taluka-Haveli, District-Punewithin the limit and jurisdiction of Pune Municipal Corporation (PMC).

Sir/ Madam,

1. Under the instruction of my client Mr. Tanaji Balasaheb Gambhire presently R/o- 296, Shukrawar Peth, Laxmi Apartment, Flat No-16, White House Lane, Near Shivaji Maratha High School, Pune-411002, I have to address you by this notice as under;
2. That my client is RTI Activist and Environment Protection Activist residing in Pune. It is important to bring to your notice that very serious violations under various act causing damage to "Natural Resources, Air Pollution, Water Pollution"and various permissions are obtained by from government authority by misleading them are

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committed by the Project Proponent (PP). These acts have caused and are still causing irreparable damage and degradation to environment and ecology in substantial manner. My client would like to inform this entire scam to your knowledge & notice for investigation and further strongest action against the Noticee No. 12 -Builder/ Developer/ Project Proponent with earnest intention to prevent such illegal activities in view to stop further damage to the environment and ecology.

3. PARTICULARS OF PROJECT UNDER CHALLENGE AND PROJECT PROPONENT: -

a. That, the project under challenge is the residential project situated at Survey No. 40/1/1, 40/1/2 & 40/1/3/1 as Part-1, 40/1/3/2, 40/1/4 & 40/1/5 as Part-2 of Village-Yewalewadi, Taluka-Haveli, District Punewithin the limit and jurisdiction of PMC as local authority and PMC is the sanctioning authority.

b. That the development of the present project is undertaken by the M/s. Maa Sankalp Buildcon LLP on total land area 20000 Sq. Mtrs (10000 Sq. Mtrs. for Part-1 & 10000 Sq. Mtrs. for Part-2) and PP is the responsible for all the illegality as he is the beneficiary from the project. It is important to note here PP is the profit making company.

c. That the present development is traded in name and style of ***"Sai Dwarika"***, but PP have not disclosed this name in

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any of the permission obtained from government authority.

d. That the project proponent is responsible for all illegal activity committed during the construction phase as well as for the damage caused to environment and ecology due to this project activity.

4. CONSTRUCTION BEING CARRIED OUT WITHOUT ANY ENVIRONMENTAL CLEARANCE AND CONSENT TO ESTABLISH IN BLATANT VIOLATION OF THE ENVIRONMENTAL LAWS, POLLUTION CONTROL ACT AND EIA NOTIFICATION, 2006.

a. As per the EIA notification 2006 dated 14.09.2006, it is mandatory to obtain the prior environment clearance from SEIAA and Consent to Establish from MPCB before commencement of any construction work on part of Project proponent. But the project proponent has started and completed most of the construction activity.

Table No.1: - Actual Construction carried out at site without Environmental Clearance and Consent to Establish.

Description	EC Permission	Completed	Under Construction	Total Proposal
Part-ABC Buildings	0	2	1	3
Part-DEF Buildings	0	2	1	3
Part-ABC Flats	0	209	0	209
Part-DEF	0	206	0	206

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Flats				
Part-ABC Built-Up Area	0	20000	1012.8	21012.8
Part-DEF Built-Up Area	0	20000	892.61	20892.61

- Area in Sq. Mtrs.
- Total Buildings in the project are 6
- Total Flats in the project are 415
- Total BUA of the Project is 41905.41 Sq. Mtrs.

5. VIOLATIONS OF PROJECT PROPONENT & AUTHORITIES: -

a. That the PP has misleaded on account of two different projects.

b. That BUA of project was more than 41900 Sq. Mtrs. but PP did not applied for Environment clearance from SEIAA and also not applied for consents from MPCB

c. PP has not obtained any prior Environment Clearance from SEIAA or MoEF

d. PP has not obtained any prior Consent to Establish from MPCB.

e. That the PP has completed part project in mid of 2018, but did not applied for consent to operate and put the project under enjoyment without Consent to Operate.

f. PP carried out construction activity without Environment Impact Assessment.

g. PP has extracted huge quantity of ground water from two bore wells forconstruction of project

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h. PP is illegally extracting Ground water without any permission from compctitive authority for operational purpose.

i. PP has not made any test for ground water contamination and quality of water and there is serious ground water contamination.

j. PP has not provided any solid waste management system and waste generated is dumped to PMC waste yard creating burden on public systems and solid waste is generating various greenhouse gases and there is no scientific disposal of the solid waste generated from project.

k. PP has not provided any energy conservation system for energy saving like solar system

l. PP has not provided any rain water harvesting system for ground water recharge.

m. PP has not preserved top layer of fertile soil and there is no soil test for contamination.

n. PP has not made tree plantation as per the norms.

o. PP has provided swimming tank giving additional burden on the ground water.

p. PP has installed 2 DG sets at project site and operation of DG set is causing air pollution.

q. Huge quantity of sewage water is generated and there is no scientific treatment of sewage water as PP has not installed.

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r. PP is creating huge burden on the environment due to day to day waste generation by consumption of natural resources and it is causing huge burden on the public facilities and services on account of environment damage.

s. That the PP has committed the illegal activities and given rise to the violation of environmental protection enactments and further caused degradation of environment & ecology intentionally.

t. PP has not complied the conditions of commencement certificate mandating prior environment clearance and consents from the MPCB.

u. PP has not complied the conditions of commencement certificate related to the installation of environment infrastructure to avoid the degradation.

v. PP has made illegal tree cutting.

w. There is no approach road for fire engine.

x. PP has not provided the slope in the ratio of 1:10

y. PP has not provided site margin as per the DC Rules

z. PP has not provided fire and safety system at site.

aa. PP in connivance with PMC officer has violated the provisions of Environment enactment and PMC officers are also equally responsible.

bb. PP has violated the principle of sustainable development by not installing pollution control devices.

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cc. PP has caused traffic congestion in the area due to this project and cause to air pollution on account of emission from the vehicles.

dd. PP has not made any environment management plan

ee. PP has caused substantial damage to environment and ecology more than Rs. 300 Crores, which shall be recovered from PP.

ff. PP is unapologetic and PP has adopted careless and reckless attitude towards the environment protection.

gg. Thus it is mandatory to stop the project construction permanently till the compliance / rectification of the above illegal act and removal of the defects from the construction.

6. SANCTIONS GRANTED BY THE PMC IN ILLEGAL MANNER TO OVERCOME THE REQUIREMENT OF PRIOR ENVIRONMENT CLEARANCE FROM SEIAA AND CONSENT FROM MPCB:

a. That the PP has obtained original sanction vide No. YEV/0014/13 on 09.01.2014 & another Original sanction vide No. YEV/0013/13 on 01.04.2014.

b. That the PP has obtained first sanction vide No. YEV/0014/13 on 20.10.2015 & another first sanction vide No. YEV/0013/13 on 23.11.2015.

c. That the PP has obtained first sanction vide No. YEV/0014/13 on 15.12.2016 & another first sanction vide No. YEV/0013/13 on 15.12.2016.

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d. That the PP has obtained first sanction vide No. YEV/0014/13 on 31.03.2017 & another first sanction vide No. YEV/0013/13 on 03.05.2017.

e. That the PP has obtained first sanction vide No. YEV/0014/13 on 09.03.2018 & another first sanction vide No. YEV/0013/13 on 09.03.2018.

f. That the PP has obtained plinth check certificate for the ABC building on 17.03.2017 vide no. PCC/1228/16.

g. That the PP has obtained the occupancy certificate for the building E & F on 21.02.2019 vide no. OCC/1463/18. And other buildings are illegally occupied.

h. That the PP has obtained two separate sanctions for the same project and there is no boundary or any separation of project from each other, entire project is developed in single premises.

i. That the tactic adopted by the PP is to overcome the requirement of environment clearance and consents. However PP cannot save himself from obtaining the requirement of prior EC, as the total BUA of each sanction for individual plots also is more than 20000 Sq. Mtrs. and it is mandatory on part of PP to obtain the Prior EC and Prior Consent, which he has not obtained.

j. As the construction of the said project had started after 14.09.2006, therefore it was mandatory to obtain the prior EC but PP have not obtain any such EC and Consent from the MPCB.

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k. That the construction of buildings project is the recurring activity enlarging its scope from land preparation to the full potential construction of Built up area.

l. That the PP has increased the scope of project from excavation of land for basements to 41900 Sq. Mtrs. till today.

m. That the PMC has imposed the condition no. 10 for obtaining environmental clearance vide its commencement certificate No. CC/0291/17 dated 03.05.2017 with *"10. As stated as per order 12th December 2012 of Hon'ble Environment Department for planning proposal of total construction area of more than 20000 Sq. Meter it is mandatory to obtain no objection certificate of Environment Department of Central Government. Wherever necessary it is mandatory to file no objection certificate of Maharashtra Pollution Control Board at the time of construction permission."*

n. That the PMC has imposed the condition no. 19 for obtaining environmental clearance vide its commencement certificate No. CC/3852/16 dated 31.03.2017 with *"19. As stated as per order 12th December 2012 of Hon'ble Environment Department for planning proposal of total construction area of more than 20000 Sq. Meter it is mandatory to obtain no objection certificate of Environment Department of Central Government. Wherever necessary it is mandatory to file no objection certificate of*

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Maharashtra Pollution Control Board at the time of construction permission."

o. That the construction is recurring activity as it increases the scope of the project from excavation to the full potential construction.

p. Despite there being clear cut condition to obtain the EC, PP has not obtained the EC intentionally and consents too.

q. Therefore the entire construction of the project is to be stopped and not to issue any occupancy and completion certificate to the project.

7. TOTAL BUA OF THE PROJECT IS MORE THAN 20000 SQ. MTRS.

a. As per the sanction dated 08.05.2017 for buildings A, B & C, total BUA is 21012.8 Sq. Mtrs. as shown below:

Total Built up area for buildings A,B& C vide Sanction dated 08.05.2017	
Description	Area
FSI-A	3885.12
FSI-B	2980.61
FSI-C	3607.08
Balcony	1570.17
Terrace	1799.07
Staircase	968.94
Lift	28.42
Lift M. R.	54.2
Passage	2660.49
Parking	3458.7
Refugee Area	175
Club House	150
Total BUA	**21012.8**

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b. As per the sanction dated 31.03.2017 for buildings D, E & F, total BUA is 20892.61 Sq. Mtrs. as shown below:

Total Built up area for buildings D, E& F vide Sanction dated 31.03.2017	
Description	Area
FSI-A	3613.37
FSI-B	2907.62
FSI-C	3954.83
Balcony	1571.34
Terrace	1805.89
Staircase	1017.44
Lift	28.42
Lift M. R.	54.2
Passage	2482.17
Parking	3457.33
Refugee Area	172.93
Club House	150
Total BUA	**20892.61**

c. That the both the part of project have total BUA more than 20000 Sq. Mtrs. independently and therefore it was mandatory to obtain the prior EC from concern authority, but PP intentionally and deliberately has made the jugglery and farce of two separate sanctions and two separate project. In fact it is single project.

d. That the PP has intentionally shown two separate development to get escape from the violation of EIA Notification-2006 and mandatory obtaining of prior Environment clearance and consent from MPCB.

e. Therefore PP has committed the violation of EIA Notification-2006 r/w Environment (Protection) Act-1986 and also PP has made violation of Water (Prevention and Pollution Control) Act-1971 and Air (Prevention and Pollution Control) Act-1984.

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8. PP HAS COMMITTED INTENTIONAL VIOLATION OF EIA NOTIFICAITON-2006:

a. That, the MoEF & CC issued Environment Impact Assessment Notification on 14.09.2006 i.e. EIA Notification-2006 under Environment (Protection) Act-1986 mandating prior environment clearance for the building construction project activity listed at item-8 in the schedule of notification having total built up area more than 20000 Sq. Mtrs.

b. That the PP is failed to obtain the prior environment clearance in the present case despite to total BUA is 41900 Sq. Mtrs. and carried out construction and operation of premises without permission and unscientific disposal of wastes.

c. Therefore PP has committed violation of EIA Notification-2006.

9. PP HAS NOT OBTAINED PRIOR CONSENT TO ESTABLISH AND CONSENT TO OPERATE FROM MPCB:

a. That, it is mandatory on part of PP to obtain the prior consent to establish under section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.

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b. That, it is mandatory on part of PP to obtain the prior consent to operate under section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.

c. That the project involve the use of fresh water, generation of solid waste, consumption of energy etc. therefore it is necessary to assess the impact on air and water and there should be remedial measure to this account and thus Consent to Establish and Consent to operate is important.

d. But PP has not obtained any prior consent to establish and consent to operate for this project under challenge.

e. That, the PP is extracting the ground water for construction and also discharging polluted water to the sewer linc of PMC.

f. That, the PP is using DG sets which are emitting polluted gases causing pollution of the air.

g. Therefore the construction activity undertaken by the PP is in total violation of the Pollution Control laws.

10. NO PERMISSION FOR GROUND WATER EXTRACTION, NO GROUND WATER TEST AND NO PERMISSION FOR CONSTRUCTION OF BASEMENTS

a. That, the PP has not obtained any permission for ground water extraction and for construction of basement from the Competent Authority. In fact there is no permission

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for ground water extraction and for construction of basements.

b. That, the PP has drilled 2 bore wells from which PP is extracting water for construction and daily without any permission from the authority.

c. It was obligatory on part of PP to check ground water level & its quality alongwith permission to draw ground water. PP has not obtained any such permission for extraction of ground water, also, not conducted any ground water test.

d. It is submitted that, the PP without any environment assessment to the use of fresh water consumption and its reuse by treatment is continuously extracting water from two bore wells. PP is using 200000 Liters of fresh water per day and failed to make scientific treatment of waste water generated and thus PP has committed serious violation.

11. NO INSTALLATION OF RAIN WATER HARVESTING SYSTEM:

a. That the damage to the ground water level should be recovered by rain water harvesting at the project site. But PP has not done any rain water harvesting.

b. That the rain water from the project site is directly connected to the storm water line of PMC and precious rain water is not conserved as there is no remedial measure due to non-assessment of environmental impact.

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c. That the PP was supposed to made provision of minimum 8 rain water harvesting pits, but PP not made any provision of the rain water harvesting pit.

d. That the entire plot is concretized and there is no space for rain water percolation into the ground to recover the ground water level.

e. That the rain water harvesting is one of the major environment infrastructure which is not installed by the PP, and thus PP has caused the damage to the environment and committed the violations of environmental laws.

12. NO SOIL PRESERVATION AND NO SOIL TEST BY PP:

a. It is important to note that, no construction activity without fencing is permitted under EIA Notification-2006 prior to Environment Clearance.

b. That, the PP without obtaining prior environment clearance and consent to establish, started the excavation of the project land by doing illegal cutting of trees, even the total allowed BUA potential was more than 20,000 Sq. Mtrs. as per DC Rules.

c. That, the PP has made deep excavation of an area admeasuring more than 6000 Sq. Mtrs. against the prosed ground coverage of 2990 (1495+1495) Sq. Mtrs. up to 6 Mtrs.

d. That, the earth structure at the project site is 1 Mtrs soil, 3 Mtrs Murum and 2 Mtrs. basalt.

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e. That, the PP has made exaction of soil to the tune of 6000 Sq. Mtrs x 1 Mtrs = 6000Cu. Mtrs., excavation of Murum to the tune of 6000 Sq. Mtrs x 3 Mtrs = 18000Cu. Mtrs., and excavation of basalt to the tune of 6000 Sq. Mtrs x 2.Mtrs = 12000Cu. Mtrs.

f. That, the PP has not preserved the soil for development of recreational open spaceand that the PP has not used top soil excavated for development of recreational space and for plantation of the trees.

g. That, the PP has to make soil test for various analysis, but PP has not made any soil test.

h. That, the topsoil excavated during construction activity should be stored for use in horticulture / Land scape development within the project site, but PP has not stored and not used top soil for said purposes.

i. That, the PP has not conducted the soil & ground water test to find threat to water quality due to leaching of heavy metals & toxic contamination.

j. Therefore, this is violation of environment protection norms.

13. HUGE QUANTITY OF FRESH WATER CONSUMPTION, WATER And HUGE QUANTITY OF SOLID WASTE GENERATED AND THERE IS NO TREATMENT OF WASTES WATER AS THERE IS NOINSTALLATION OF SEWAGE TREATMENT PLANT (STP) AT PROJECT

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SITE&NO TREATMENT OF SOLID WASTE AT PROJECT.

a. PP himself has admitted that, the population of the project is 415 x 5 = 2075 persons plus 25 staff persons. Therefore total population is 2100 persons.

b. That as per DC rules average water requirement per person is 135 litres per day, therefore total water consumption is 283500 litres.

c. That the waste water generated is the 80% of the total fresh water consumption, therefore the total waste water generated is 226800 litres per day.

d. That as per standard rule of waste management rules average solid waste generated per person is 0.45 Kg per day, therefore total solid waste generated is = 0.45 Kg per day per person x 2100 persons= 945 Kg per day.

e. That, as per the present use of the commercial building and occupant load, the following quantities are calculated noted:

Sr.	Description	Quantity per day
1	Fresh water consumed	283500 liters
2	Waste water generated	226800 litres
3	Solid waste generated	945 Kg

f. That, there is Fresh water consumption of 283500 liters per day, Waste water generated is 226800 liters per day and Solid waste generated is 945 Kg per day.

g. That, as per the mandatory conditions of environmental norms, there shall be provision for waste water and

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sewage water treatment at the project site as it reduces the demand of fresh water and treated water can be used for the flushing and gardening purpose within the project site, but PP failed to provide WTP and STP at project site and generating 226800 Liters of sewage and waste water from project and damaged the natural resources of water by extracting ground water on daily basis and thus PP has committed serious violation.

h. That, as per the mandatory conditions of environmental norms, there shall be provision for solid waste management by providing compost pits or organic composter at site to avoid the load on the local infrastructure of the PMC, but PP failed to provide any such waste management system at site and generating 945 Kg of solid waste at site and sending it to PMC without any scientific segregation and treatment and thus PP has committed serious violation.

i. That, the PP has not obtained any consent to establish and consent to operate from MPCB to support his STP operation.

j. That, the PP is generating 226800 Liters of waste and sewage water from the project operation and there is no treatment and this is the serious damage to the environment and ecology.

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k. That, the PP is discharging the sewage water directly to the PMC sewage line and increasing load on the local infrastructure for public.

l. Therefore PP is causing serious water pollution and infringed the provisions of Water Act and liable for Actions under the EPA and Pollution control Act.

m. Therefore PP is causing damage to the environment and ecology on recurring basis as the waste generated are per day without any treatment.

n. Therefore, this is violation of pollution control & prevention norms.

14. ILLEGAL INSTALLATION AND OPERATIONS OF THE DG SETS

a. That,the PP has installed three DG sets having cumulative capacity of 1500 KVA for electric supply and there is no permission obtained for installation and operations of these DG Sets.

b. That,the DG Sets operation is releasing NOx, Sox, CO etc and causing air pollution with release rate of 200 mg/Nm3.

c. That,the DG Sets are making noise more than 60 dB (A) and there is no proper acoustic enclosures to control noise of the DG Sets.

d. That, the PP is causing noise pollution in the surrounding area due to operation of the DG Sets

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e. That, therefore PP is causing serious Air pollution and infringed the provisions of Air Act and liable for actions under the EPA and Pollution control Act.

f. Therefore, this is violation of environment protection norms.

15. NO ENERGY CONSERVATION, NO SOLAR PANELS INSTALLATION AND NO SOLAR WATER HEATER INSTALLATION.

a. That the project have 415 of residential units and average energy consumption per month per unit is 200 units. Therefore total energy consumed is 83000 Kw.

b. That the project have two bore wells with two pumps of 7.5 having 800 units per month energy consumption andsix water pumps for five buildings of 3 HP each for water lifting from underground tank to terrace tank and average energy consumption of each pump per month is 600 units. Therefore total energy consumption for water supply is (800x2) (600x6) = 5200 Kw.

c. Also project have common area lighting, street lighting & lifts etc. and average consumption of same is 1500 Kw per month.

d. Therefore this project have average Consumption per month is more than 89700 KW.

e. That the energy generation of in Maharashtra is on Coal based power plants and these plants emits huge CO& other greenhouse gases in air and it releases tremendous

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heat in the air causing pollution and also these power plants consumes huge water for power generation. Therefore it the PP would have impact assessment then it should have alternative remedy of solar panels and solar water heaters, but PP have not done any assessment and have not taken any measures.

f. Therefore PP is causing substantial irreparable damage to the environment & ecology.

16. 10% RECREATIONAL OPEN SPACE IS NOT DEVELOPED AS PER NORMS

a. It is mandatory on part of the PP to develop the 10% open space reserved for the recreational purpose with tree plantation, but PP has not plated the trees as required and violated the environmental norms.

b. As the trees are absorbing the CO from the atmosphere and giving us oxygen and it is one of the remedial measures for compensating the damage caused to the environment on account of present development.

c. Therefore the present development is not the sustainable development and has caused substantial damage to the environment and ecology.

17. DEATH OF CONSTRUCTION WORKER:

a. That the of brick squared were negligently piled up on the terrace for further construction which fell on the labour camp which caused death of labour.

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b. Instead of charging both PP & Contractor, the police officer best known reason absolved the builder/PP and FIR was only lodged against the contractor.

c. Also it seems that, PP as well as contractor is negligent about the safety of labors and the safety norms are not appointed and also safety officer is not appointed at site.

d. Also it seems that, the PP has not paid labour Cess with government.

18. SUBSTANTIAL DAMAGE TO ENVIRONMENT AND ECOLOGY ON ACCOUNT OF ILLEGAL CONSTRUCTION:

a. That the PP has carried out the construction of total BUA more than 41900 Sq. Mtrs. by consuming huge quantity of the building material prepared from natural resources like Cement, metal/ aggregates, steel, timber, water, fuel, bricks, sand, aluminum, copper for wirings, marble, stainless steel, PCV etc. for the construction of the project without any impact assessment and caused irreparable damage to the environment and ecology in substantial nature.

b. That, the GHG emission especially carbon from the material process and its use during the construction and operation phase is huge and it has adverse impact on the environment and therefore the prior impact assessment is required for the better protection and improvement of the environment due to the activity of the PP. But PP intentionally failed to prepare such Impact Assessment

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and further neglected to implement such assessment in his project and caused huge damage to environment.

c. That, the PP has made excavation of four basements and this is one of the major damage to the environment.

d. That, the PP is extracting the ground water from two (2) number of bore wells.

e. That, the PP is not doing any treatment on the solid waste and it is directly dumped to the PMC dumping location by overburdening the PMC infrastructure.

f. That, the PP has used traditional clay bricks and PP has not used any scientific construction method.

g. That, the environmental issues are very complex and its restoration is more difficult than complexity. But PP has callous attitude for environmental protection and adopted careless, reckless, attitude with unapologetic behavior and manipulated the government authorities, therefore exemplary damages having deterrent effectmust be imposed on this PP to teach lesson.

h. Therefore considering the serious violations of non-obtaining of Environment Clearance, Consent to Establish, Consent to Operate, CGWA permission, Non-installation of pollution control devices, Non-plantation of tree, Non-installation of STP, Non-installation of Solid waste treatment unit, construction of commercial buildings on prohibited roads& residential zone, illegal ground water extraction, illegal operation of DG Sets,

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construction of four illegal basement damaging ground water level etc., the amount of environmental damage required to be imposed on PP for restoration of this area should be more Rs. 300 Crores.

i. That the above conduct of the PP towards intentional environmental compliance shows that, PP is unapologetic and PP have adopted careless and reckless methods in environment protection, as PP has not obtained any EC, not obtained any consent to Establish, not availed benefits of EIA 14.03.2017, expanded project without obtaining EC & Consent and operated project without consent to operate.

j. Therefore PP is liable for imposition of heavy, exemplary & deterrent environment compensation.

19. That this entire illegal activity shows the inherent lack of coordination between the local authority/ sanctioning authority, SEAC, SEIAA, Environment Department and MPCB and this act cannot be neglected to protect environment. Therefore concerns officers are forewarned by this notice to take appropriate actions on immediate basis against the project proponent for his default, otherwise my client will proceed to prosecute these officers. Please take serious note.

20. THEREFORE IT IS REQUESTED TO THE GOVERNMENT AUTHORITY TO TAKE APPROPRIATE

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ACTION AGAINST THE PP FOR RESTORATION AND RESTITUTION OF THE ENVIRONMENT AND ECOLOGY DAMAGED BY HIM INTENTIONALLY

a. You Noticee No. 1, 2, 3, 4, 5, 6, & 7 are called upon to take action as per the Environment Acts and Pollution Control Acts on Noticee No. 12-PP.

b. You Noticee Nos. 8 & 9 are called upon to take appropriate steps to demolish the illegal structure and to stop further construction.

c. All Noticee are brought to the notice that there is inherent lack of coordination between different departments of government and the same is not in the interest of environment and public, therefore you all may initiate appropriate actions within your power to protect the environmental degradation under taken by Noticee No. 12-PP.

d. You Noticee no. 12-PP is called upon to stop the operation and construction activity at site with immediate effect, until rectification of all environmental anomalies.

Therefore PP have committed Intentional violation of D. C. Rule of Pune Municipal Corporation, Maharashtra Regional &Town Planning Act-1966,EIA Notification-2006 r/w Environment (Protection) Act-1986 along with Water (Prevention and Pollution Control) Act-1971 and Air (Prevention and Pollution Control) Act-1984 for carrying out illegal building construction in project ***"Sai Dwarika"*** without

4th Floor, E-71, Preet Vihar, New Delhi-110092. Contact No. 9560466009,
E-mail:nitinlonkar@gmail.com

NITIN LONKAR
ADVOCATE

prior Environmental Clearance and without Consent to Establish and further enjoyment of premises without Consent to operate by M/s. Maa Sankalp Buildcon in their Residential project situated at Survey No. 40/1/1, 40/1/2 & 40/1/3/1 as Part-1, 40/1/3/2, 40/1/4 & 40/1/5 as Part-2 of Village-Yewalewadi, Taluka-Haveli, District-Pune within the limit and jurisdiction of Pune Municipal Corporation (PMC).

Take further note that any dereliction in the duty would definitely invite appropriate legal action and the responsible officers would be made by name parties on their failure to take appropriate legal action despite having brought the violations to notice. Should you fail to stop the construction activity, I have definite instructions to proceed against you all before appropriate fora, tribunal and or court of law.

Hope good counsel prevails upon you all.

NITIN LONKAR
(ADVOCATE)

T. C Bambhise

4th Floor, E-71, Preet Vihar, New Delhi-110092. Contact No. 9560466009,
E-mail:nitinlonkar@gmail.com

NITIN LONKAR
ADVOCATE

prior Environmental Clearance and without Consent to Establish and further enjoyment of premises without Consent to operate by M/s. Maa Sankalp Buildcon in their Residential project situated at Survey No. 40/1/1, 40/1/2 & 40/1/3/1 as Part-1, 40/1/3/2, 40/1/4 & 40/1/5 as Part-2 of Village-Yewalewadi, Taluka-Haveli, District-Pune within the limit and jurisdiction of Pune Municipal Corporation (PMC).

Take further note that any dereliction in the duty would definitely invite appropriate legal action and the responsible officers would be made by name parties on their failure to take appropriate legal action despite having brought the violations to notice. Should you fail to stop the construction activity, I have definite instructions to proceed against you all before appropriate fora, tribunal and or court of law.

Hope good counsel prevails upon you all.

NITIN LONKAR
(ADVOCATE)

TRUE COPY

EXHIBIT- D

EMS SPEED POST
EM946703708IN

GOVERNMENT OF MAHARASHTRA

No.Comp-2019/CR-24/SEIAA
Environment Department,
217(Annex), Mantralaya,
Mumbai-400 032
Date:23/08/2019

To,

M/s. MAA SANKALP BUILDCON LLP
Shop No. 25, B-Wing KPCT Mall,
Fatimanagar, Near Mega Mart,
Opp. Parmar Nagar, Wanwadi, Pune-411013.

Subject: - Proposed Directions u/s 5 of the Environmental (P) Act, 1986 r.w. EIA Notification-2006 dated 14.9.2006

Reference: - Complaint / Notice of Mr. Tanaji Balasaheb Gambhire through Advocate Nitin Lonkar dated 29.06.2019 and Email from Complainant Dated-23.07.2019

WHEREAS, it was obligatory on your part to obtain prior Environment Clearance from the Competent Authority, as per the EIA Notification, 2006, dated 14.9.2006, before starting any building construction activity.

AND WHEREAS, we are in receipt of above referred wherein following issues are raised by the complainants in respect of your building construction project "Sai Dwarika" situated at Survey No 40/1/1, 40/1/2 & 40/1/3/1 as Part-1, 40/1/3/2, 40/1/4 & 40/1/5 as Part-2 of Village-Yewalewadi, Taluka-Haveli, District-Pune.

a) That the PP has mislead on account of two different projects comprising of 6 buildings, 415 flats and total BUA of 41900 Sq. Mtrs..

b) That BUA of project was more than 41900 Sq. Mtrs. but PP did not applied for Environment clearance from SEIAA and also not applied for consents from MPCB

c) PP has not obtained any prior Environment Clearance from SEIAA or MoEF

d) PP has not obtained any prior Consent to Establish from MPCB.

e) PP carried out construction activity without Environment Impact Assessment

f) PP has extracted huge quantity of ground water from two bore wells for construction of project without any permission from competitive authority.

g) PP has not made any test for ground water contamination and quality of water and there is serious ground water contamination.

h) PP has not provided any solid waste management system and waste generated is dumped to PMC waste yard creating burden on public systems and solid waste is generating various greenhouse gases and there is no scientific disposal of the solid waste generated from project.

महापालिका आयुक्त
पुणे महानगरपालिका

i) PP has not provided any energy conservation system for energy saving like solar s...

j) PP has not provided any rain water harvesting system for ground water recharge.

k) PP has not preserved top layer of fertile soil and there is no soil test for contamination.

l) PP has not made tree plantation as per the norms.

m) PP has installed 2 DG sets at project site and operation of DG set is causing air pollution.

n) Huge quantity of sewage water is generated and there is no scientific treatment of sewage water as PP has not installed.

o) PP is creating huge burden on the environment due to day to day waste generation by consumption of natural resources and it is causing huge burden on the public facilities and services on account of environment damage.

p) That the PP has committed the illegal activities and given rise to the violation of environmental protection enactments and further caused degradation of environment & ecology intentionally.

q) PP has not complied the conditions of commencement certificate mandating prior environment clearance and consents from the MPCB.

r) PP has not complied the conditions of commencement certificate related to the installation of environment infrastructure to avoid the degradation.

s) PP has made illegal tree cutting.

t) There is no approach road for fire engine.

u) PP has not provided the slope in the ratio of 1:10

v) PP has not provided site margin as per the DC Rules

w) PP has not provided fire and safety system at site.

x) PP in connivance with PMC officer has violated the provisions of Environment enactment and PMC officers are also equally responsible.

y) PP has caused traffic congestion in the area due to this project and cause to air pollution on account of emission from the vehicles.

z) PP has not made any environment management plan.

aa) PP has caused substantial damage to environment and ecology more than Rs. 300 Crores. which shall be recovered from PP.

bb) PP is unapologetic and PP has adopted careless and reckless attitude towards the environment protection.

cc) Thus it is mandatory to stop the project construction permanently till the compliance / rectification of the above illegal act and removal of the defects from the construction.

AND WHEREAS, as per the Complaint / Notice above referred, you have not obtained mandatory prior Environment Clearance, Consent to Establish and Consent to Operate in proposed Residential Building Construction Project at Survey No. 40/1/1, 40/1/2 & 40/1/3/1 as Part-1, 40/1/3/2, 40/1/4 & 40/1/5 as Part-2 of Village-Yewalewadi, Taluka-Haveli, District-Pune. This amounts to violation of the EIA Notification-2006 r/w Environment (Protection) Act-1986 along with Water

NOW THEREFORE, in view of the above non-compliances, you are hereby directed to show cause as under: -

a) Why your building construction activity shall not be stopped forthwith for the violation of Environment Impact Assessment Notification dated 14.09.2006, issued by the ministry of Environment & Forest, Government Of India, for not obtaining prior Environmental Clearance from the Competent Authority / Government of Maharasntra?

b) Why further legal action shall not be initiated against you under the provisions of the Environment (Protection) Act, 1986 and Rules made there under.

Take notice that, you are hereby directed to submit your reply within a period of 15 days from the receipt of this Proposed Directions, after receipt of your reply, you may call for personal hearing so as to take appropriate decision in the matter, failing which, this office has no option than to initiate legal action against you including stoppage of your construction activity, which please be noted.

(Anil Diggikar)
Principal Secretary,
Environment Department &
Member Secretary- SEIAA Maharashtra

Copy to:

Pune Municipal Corporation Through Commissioner

Shivajinagar, Pune-411 005

You are the sanctioning authority of the aforesaid project therefore you are hereby requested to take appropriate actions against project proponent and also to submit the documents related to Project.

Enclosed: Copy of Complaint / Notice of Mr. Tanaji Balasaheb Gambhire through Advocate Nitin Lonkar dated 29.06.2019 is attached herewith

O.W.NO. 6215 17/9/19

बांधकाम विकास विभाग झोन क्र.२ पुणे महानगरपालिका आवक क्रमांक:- ४३३६ दिनांक:- २७/९/२०१९

स्वागत कक्ष पुणे महानगरपालिका पुणे-४११००५ आवक क्रं. ९०९०९८ दिनांक. ९/९/१९ विभाग आकाश कार्यालय

अधिक्षक अभियंता बांधकाम विकास विभाग पुणे महानगरपालिका

शहर अभियंता कार्यालय पुणे महानगरपालिका आवक क्र.: ९८९२ दिनांक: ३/९/१९ जा.क. ९०२०९ २७/९/२०१९

C.E

TRUE COPY

Exhibit-C

MAA SANKALP
BUILDCON LLP

To,

Principal Secretary,

217, Environment Department,

Mantralaya, Mumbai - 32

Sub - Your Letter bearing No No. Comp -2019/CR-24/[illegible]A dated 29/08/2019 for proposed Directions u/s 5 of Environment (P) Act, 1986 w.r to EIA Notification, 2006 dated 14/09/2006

Sir,

Point a - We at first sight reject the claim made that the Total BUA is 41,900 sqm. We support to our statement with documents as under -

1. We have two separate project adjacent to each other which are wrongly consider as one single project

2. The S.No.of first project is 40/1/1,40/1/2,40/1/3/1 while S. No. of the second project is 40/1/3/2,40/1/4,40/1/5. since two separate pieces of land are adjacent they can't be treated as one single project.

3. We have separately registered Development agreements - attached as annexure 1

4. We have separate N A Orders issued - attached as annexure 2

5. We have separate Demarcations - attached as annexure 3

6. We have separate layout sanctions - attached as annexure 4

7. We have separate identified Amenity spaces and separate documents for handover to Pune Municipal Corporation - attached as annexure 5

8. We have separate Building permissions where the latest revision clearly mentioned Total BUA which is < 20,000 sqm - attached as annexure 6

Thus basic claim of having one single plot in itself is false and baseless. The documents in the support are attached.

The further queries based on the claimed made in **Point** a above thus are reduced to a limitation. We still would like to bring to notice as to what systems are being implemented in protection of environment.

Office B-3, KPCT Mall, Adjacent to Vishal Mega Mart, Fatima Nagar Pune - 411013
Site Add.: Sai Dwarika Sr. No. 40, Yevlewadi, Pune - 411048
Mob.. +91 8888526170. E-mail maasankalpbuildcon@gmail.com / Saidwarika123@gmail.com

MAA SANKALP BUILDCON LLP

Point b - as stated above we are not required to apply for Environment Clearance for either of the Plot until its Total potential BUA as per the EIA Notification 2006 does not exceed 20,000 sq. In fact any application for potential area less than 20,000 sqm is not eligible for applying for Environment Clearance.

Point c - More particularly explained in **Point a** above

Point d - Since the Total Potential was less than 20,000 sqm, we were not required to apply for Consent to Establish. We assure that if potential BUA exceeds 20,000 sqm in any further revision we shall apply for Environment Clearance as well shall apply to MPCB for consent to Establish and Consent to Operate as we are law abiding people for any one or both the plots.

Point e - More particularly explained in **Point a** above

9. **Point f** - We would like to clarify that the water for construction was obtained by way of Tankers. We have the bills in support attached as annexure 7

10. **Point g** - We hereby confirm that proper drainage system is provided along with the Sewage Treatment Plant and with proper connectivity for excess treated water and therefore question of ground water contamination does not arise at all attached as annexure 8 mentioning the details of STP

11. **Point h** - The in-situ treatment for Bio-degradable solid waste is already proposed and orders for the same are given before hand. The copy of the same is available on records. The dry waste is proposed to be handed over to SWACH, an authorised agency with PMC

Point i - The solar water system are proposed. In addition Solar PV is also proposed along with LED lights for parking and common areas and hence the claim of not proposing energy conservation systems is false

Office B-3, KPCT Mall, Adjacent to Vishal Mega Mart, Fatima Nagar Pune - 411013
Site Add.: Sai Dwanka Sr. No. 40, Yevlewadi, Pune - 411048
Mob : +91 8888526170. E-mail :maasankalpbuildcon@gmail.com / Saidwanka123@gmail.com

MAA SANKALP
BUILDCON LLP

12. **Point j** - RWH is proposed for ground water recharge. The Geo Hydro Report is attached in support of study carried over for RWH attached as annexure 9

Point k - The top soil layer of about 300 mm is preserved in open space in garden area.

13. **Point l** - The tree plantation is proposed and underway 1 tree for every 80 sqm of net plot area. The photographs of the same are attached as annexure 10

Point m - DG sets are proposed as back up for lifts, common lighting areas and proper stack height is maintained.

Point n - refer to Point g above

Point o - refer to Point h above

Point p - No illegal activities are committed and we deny the claim made

Point q - refer to Point d

Point r - We would like to point out that we have proposed and executing all the requirement of Environment Clearance such as STP, OWC, RWH, Plantation, Energy conservation etc and the same is mentioned above in respective points. The ECBC report prepared is attached as annexure 11

14. **Point s** - No tree cutting is done at site. The photographs of the existing trees and Garden NOC is attached as annexure 12. the photographs of the existing trees are attached as annexure 10

Office B-3, KPCT Mall, Adjacent to Vishal Mega Mart, Fatima Nagar Pune - 411013
Site Add.: Sai Dwarika Sr. No. 40, Yevlewadi, Pune - 411048
Mob : +91 8888526170. E-mail maasankalpbuildcon@gmail.com / Saidwarika123@gmail.com

MAA SANKALP
BUILDCON LLP

Point t - The fire Tender Movement plan is attached as annexure 13

Point u - There does not exist any RCC ramps and hence the claim is denied

Point v - The copy of sanction plans for both the plots is attached as annexure 14

Point w - The claim is denied

Point x -The claim is denied in totality

Point y - We have provided sufficient parking area and clear road approaching the parking area. There exists no crossing inside the proposed scheme which is very obvious from the FTM drawing provided.. the carbon sink as desired is being created.

Point z - The same is prepared and attached as annexure 15

Point aa - We fail to understand the amount claimed considering the various environment protection services proposed.

Point bb - The claim is denied. Refer to Point r above which more particularly mentions about various services proposed in support of sustainable environment.

Point cc - In the scenario of various services provided, we do not expect stoppage of work for any reason.

Lastly we assure you that we are environment caring people who are totally aware about the procedure of obtaining Environment Clearance.

We have already assured that we shall obtain Environment Clearance if we became eligible for the same under any future revision.

Office B-3, KPCT Mall, Adjacent to Vishal Mega Mart, Fatima Nagar Pune - 411013
Site Add : Sai Dwarka Sr. No. 40, Yevlewadi, Pune - 411048
Mob : +91 8888526170. E-mail: maasankalpbuildcon@gmail.com / Saidwarka123@gmail.com

Thanking you in anticipation and expecting your kind cooperation

Regards,

For

Maa Sankalp Buildcon LLP

Vishal Pawar, Partner

TRUE COPY

To



Principal Secretary
Environment Department &
Member Secretary - SEIAA,
217 (Annex), Mantralaya,
Mumbai - 400032

EXHIBIT-D

Exhibit-D

Government of Maharashtra

No. Comp-2019/CR- 24/SEIAA
Environment Department
217 (Annex), Mantralaya,
Mumbai- 400 032.
November 26, 2019.

To,
M/s MAA SANKALP BUILDCON LLP,
Shop No.25, B-Wing KPCT Mall,
Fatimanagar, Near Mega Mart,
Opp. Parmar Nagar, Wanwadi,
Pune- 411 013.

Subject:- Withdrawal of Proposed Directions dated 29.8.2019 issued under Section 5 of the Environment (P) Act, 1986 r.w. EIA Notification dated 14.09.2006.

Ref. :-

1) Complaint Notice of Mr. Tanaji Balasaheb Gambhire through Adv. Nitin Lonkar dated 29.06.2017.

2) Show cause Notice/Proposed Directions u/s 5 of the Environment (P) Act, 1986 r.w. EIA Notification dated 14.09.2006 issued to you vide letter dated 29.08.2019.

3) Representation submitted by M/s Maa Sankalp Buildcon LLP. vide its letter dated November,2019.

4) Personal hearing conducted in the chamber of the Secretary, Environment Department on 11.11.2019.

We refer to the Show Cause notice/proposed directions at reference (2) dated 29.08.2019 issued to you under section 5 of the Environment (P) Act 1986 r.w. EIA Notification dtd. 14.09.2006 whereby and whereunder you were asked to show cause as to why your building construction activity in respect of project "Sai Dwarika" situated at Survey No. 40/1/1, 40/1/2 & 40/1/3/1 as Part-1, 40/1/3/2, 40/1/4 & 40/1/5 as Part-2 of Village-Yewalewadi, Taluka-Haveli, District- Pune should not be stopped forthwith for the violation of EIA Notification dated 14.09.2006, and why further legal action should not be initiated against you under the provisions of Environment (P) Act 1986 and Rules made thereunder.

We also refer to the representation made by Maa Sanakalp Buildcon LLP under reference (2) above and also the personal hearing conducted in the chamber of the Secretary, Environment Department on 11.11.2019 in connection with our said show-cause notice dated 29.8.2019.

After going through the documents submitted by you alongwith your representation dated November, 2019 and the submissions made during the personal hearing conducted on 11.11.2019, it has been observed that the project proponent Maa Sankalp Buildcon LLP has started the activity of construction in respect of a residential project called "Sai Dwarika" on land bearing Survey No. 40/1/1, 40/1/2 & 40/1/3/1 as Part-1, 40/1/3/2, 40/1/4 & 40/1/5 as Part-2 of Village-Yewalewadi, Taluka-Haveli, District- Pune.

Based on the complaint/Notice of Mr. Mr. Tanaji Balasaheb Gambhire through Advocate Nitin Lonkar dated 29.06.2017 this office had served the Show Cause Notice under reference (2) above to Maa Sankalp Buildcon LLP. On the basis of the reply it is observed that the project called "Sai Dwarika" has been constructed on Survey No. 40/1/1, 40/1/2 & 40/1/3/1 as Part-1, 40/1/3/2, 40/1/4 & 40/1/5 as Part-2 of Village-Yewalewadi, Taluka-Haveli, District- Pune. The said project was started construction activities after obtaining all the necessary permissions and sanctions from the appropriate authorities.

It is evident from the record that M/s Maa Sankalp Buildcon LLP has two plots under development at Survey Nos. 40/1/1, 40/1/2 & 40/1/3/1 as Part-1, 40/1/3/2, 40/1/4 & 40/1/5 as Part-2 of Village-Yewalewadi, Taluka-Haveli, District- Pune. It appears that these two plots are having separate demarcation, independent layout sanctions and Building permission and from PMC bearing No.CC3296/17 dtd.9/3/2018 and CC3294/17 dtd. 9/3/2018.

It is seen from the records of this office project proponent and its reply on record, the total BUA construction for the above said plots as per the sanctions is 19357.20 Sq. Mtrs. and 19469.98 Sq. Mtrs. which is less than 20000 Sq. Mtrs. and hence there is no violation as per the EIA Notification, 2006. However, in case the sanction exceeds 20000 Sq. Mtrs. limit, the developers is required to obtain EC from the appropriate authority. No construction to be made for any construction exceeds 20000 Sq. Mtrs unless Environmental Clearance is obtained and consent to establish is obtained by the developer.

It is clear from the record that the project proponent has made total BUA construction for the above said plots as per the sanctions is 19357.20 Sq. Mtrs. and 19469.98 Sq. Mtrs. which is less than 20000 Sq. Mtrs. and hence there is no violation as per the EIA Notification, 2006. Therefore, there is no case of violation of the Environment (P) Act, 1986 r.w. EIA Notification dated 14.9.2006. Therefore, the Show Cause Notice/Proposed Directions u/s 5 of the Environment Act needs to be withdrawn and dismiss the complaint.

Hence, the Show cause Notice/Proposed Directions u/s 5 of the Environment (P) Act, 1986 r.w. EIA Notification dated 14.09.2006 issued by this office under its communication dated 29.8.2019 as per ref. (2) is hereby withdrawn and dismissed the complaint.

(Anil Diggikar)
Principal Secretary
Environment Department

TRUE COPY

'क' पुरावा

मौजे :- रेवदमवाडी

तालुका :- हवेली

जिल्हा :- पुणे

सि. स. नं. की. अ. गं. ७२३८/१३.

मोजणीचे कारण :-

अर्जदार श्री आणखी जाबत माँक्ष मौजे रेवदमवाडी ता. हवेली जि. पुणे यांचे मालकीचे सि.नं. ७०१७३, ७०१७४, ७०१७५ पैकी मोजणी कामी केलेला अर्ज.

अर्जदारचे म्हणणे मोजणी करुन हद्दी कायम करुन मिळणेबाबत.

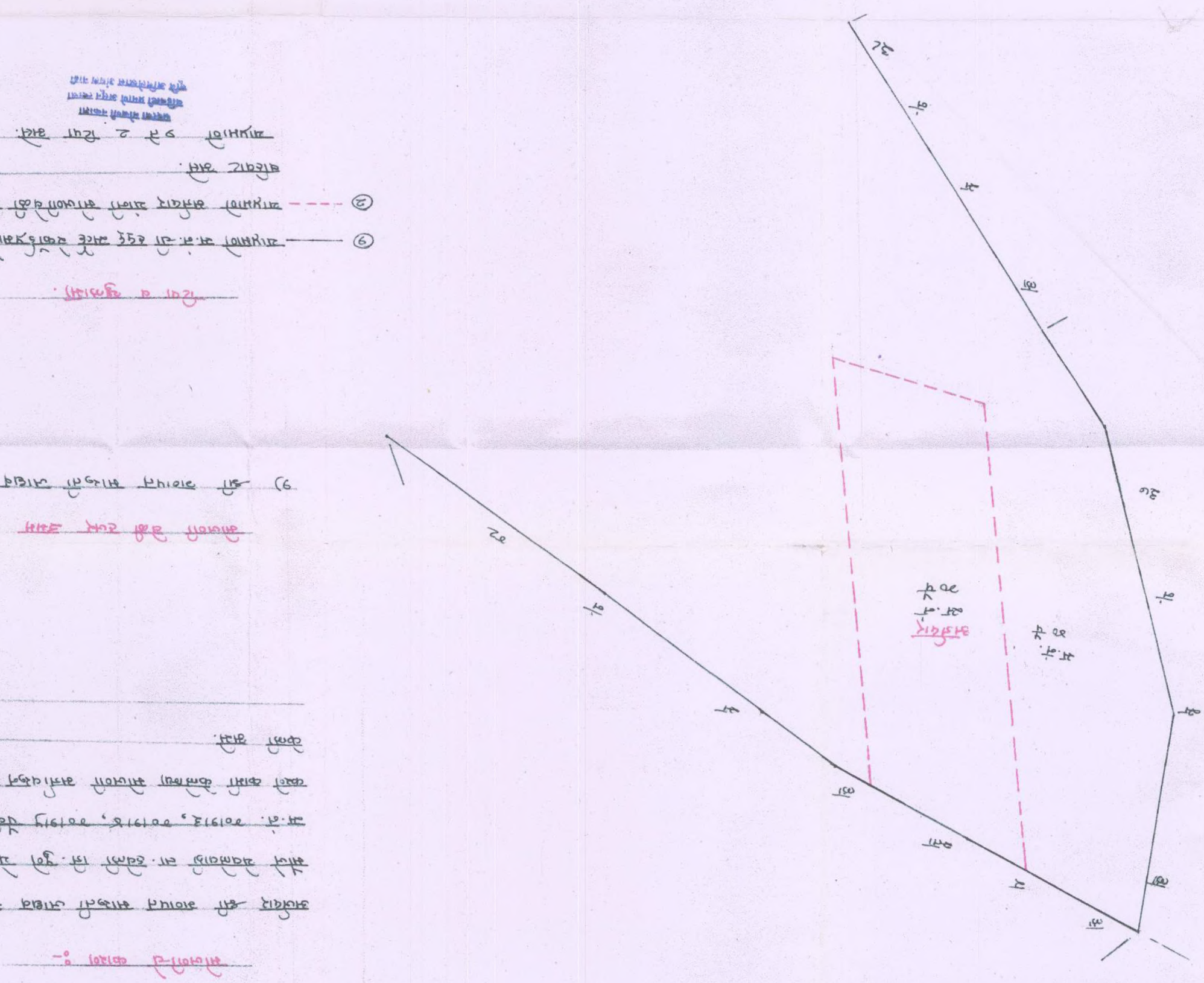
रेवदमवाडी ब्लॉक टपरे नकाशा

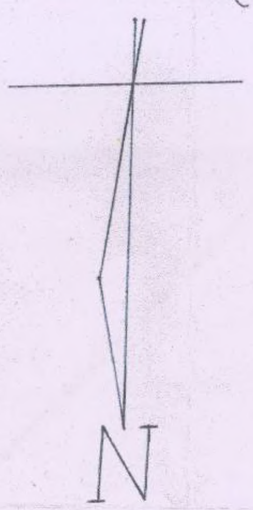
१) श्री आणखी मालमत्ता आहे.

२) ---- आमच्याही अर्जदार यांनाही वरीलप्रमाणे कायदेशीर हद्दी कायम करुन मिळणेबाबत अर्ज केलेला आहे.

३) ---- आमच्याही मालमत्तेच्या हद्दी कायम करुन मिळणेबाबत अर्ज केलेला आहे.

आमचा पत्ता :- ७ ने २ रिदा आहे.





प्रमाणक :- १:१०००

भोगवटादार :- माँक्षमाँ

भोगवटादार पैठणकर :- ९९१९९१२०९३

EXHIBIT-F

FLOOR AREA STATEMENT (IN SQ.M)

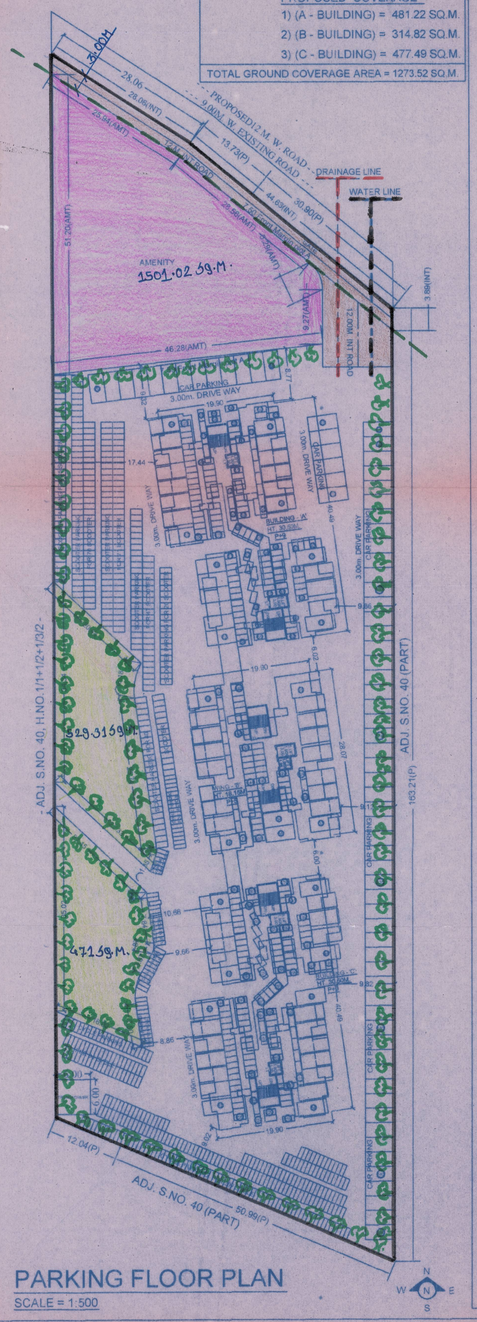
TYPE OF BLDG	BLDG. HT.	FLOOR	TN.NO.	TN.NO. LIG/MIG	TOTAL TN.NO.	GROUND COVERAGE	RESI - F.S.I.	TO BE LIG/MIG	TOTAL RESI - F.S.I.	BALC. AREA PERMISIBLE	ENCLOSE BALCONY	OPEN BALC. LIG/MIG	TOTAL BALCONY	TERRACE	STAIRCASE			LIFT	LIFT M.R.	PASS.	REQUIRED OPEN SPACE	PROVIDED OPEN SPACE	REQUIRED AMINITY SPACE	PROVIDED AMINITY SPACE
															FIRE STAIRCASE	STAIRCASE	TOTAL							
BUILDING - A	30.50	P+9	47	17	64	481.22 SQ.M.	2239.44 SQ.M.	707.79 SQ.M.	2947.23 SQ.M.	442.08 SQ.M.	307.36 SQ.M.	103.65 SQ.M.	411.01 SQ.M.	426.16	151.47 SQ.M.	156.06 SQ.M.	307.53 SQ.M.	9.31	15.68	877.41	1000.00 SQ.M.	1000.52 SQ.M.	1500.00 SQ.M.	1501.02 SQ.M.
BUILDING - B	18.15	P+5	19	--	19	314.82 SQ.M.	1328.29 SQ.M.	----	1328.29 SQ.M.	199.24 SQ.M.	198.25 SQ.M.	----	198.25 SQ.M.	273.47	88.26 SQ.M.	94.40 SQ.M.	182.66 SQ.M.	9.41	15.68	202.29				
BUILDING - C	30.50	P+9	47	18	65	477.49 SQ.M.	2237.24 SQ.M.	749.43 SQ.M.	2986.67 SQ.M.	448.00 SQ.M.	309.01 SQ.M.	108.27 SQ.M.	417.28 SQ.M.	426.16	151.47 SQ.M.	156.06 SQ.M.	307.53 SQ.M.	9.31	15.68	877.41				
TOTAL AREA			113	35	148	1273.52 SQ.M.	5804.97 SQ.M.	1457.22 SQ.M.	7262.19 SQ.M.	1089.32 SQ.M.	817.41 SQ.M.	209.13 SQ.M.	1026.54 SQ.M.	1125.79	391.20 SQ.M.	406.52 SQ.M.	797.72 SQ.M.	28.03	47.04	1957.11	1000.00 SQ.M.	1000.52 SQ.M.	1500.00 SQ.M.	1501.02 SQ.M.

AREA OF COVERAGE

PERMISSIBLE GR. COVERAGE =1/2X NET PLOT AREA
1/5 X 7110.50 = 1422.10 SQ.M.

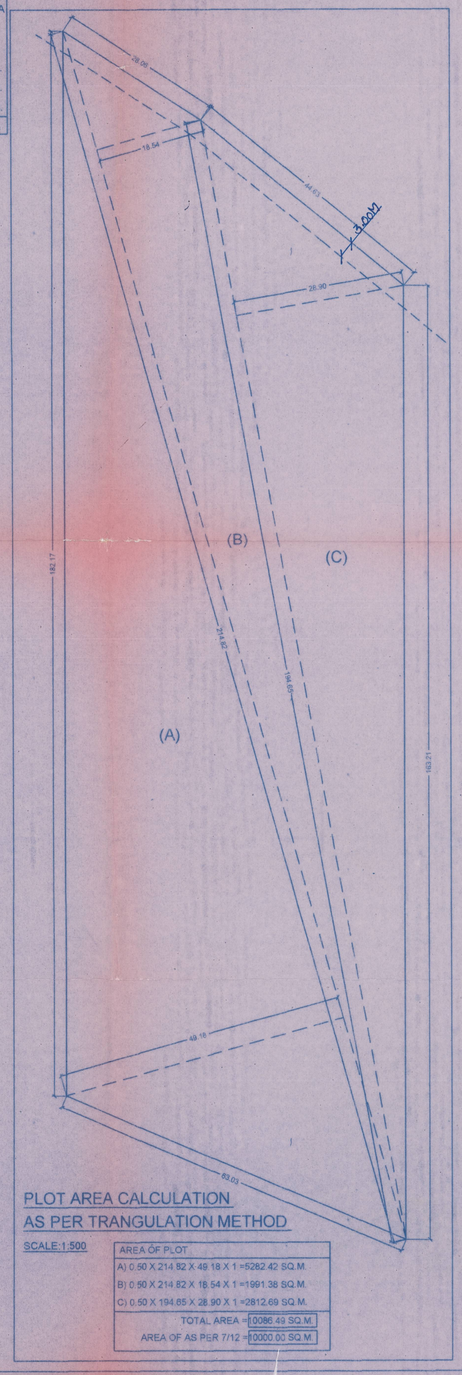
PROPOSED COVERAGE -
1) (A - BUILDING) = 481.22 SQ.M.
2) (B - BUILDING) = 314.82 SQ.M.
3) (C - BUILDING) = 477.49 SQ.M.

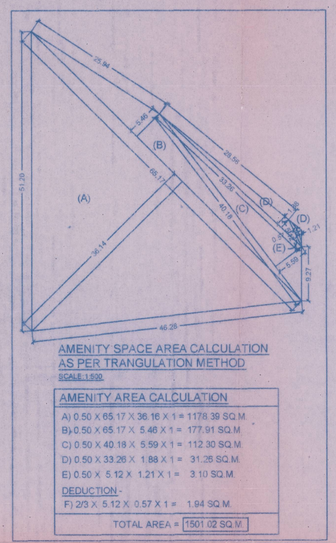
TOTAL GROUND COVERAGE AREA = 1273.52 SQ.M.



PARKING FLOOR PLAN

SCALE = 1:500





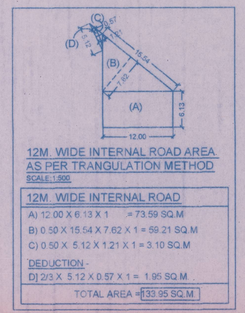
AMENITY AREA CALCULATION

A) 0.50 X 65.17 X 36.16 X 1 = 1178.39 SQ.M.
B) 0.50 X 65.17 X 5.46 X 1 = 177.91 SQ.M.
C) 0.50 X 40.18 X 5.59 X 1 = 112.30 SQ.M.
D) 0.50 X 33.26 X 1.88 X 1 = 31.25 SQ.M.
E) 0.50 X 5.12 X 1.21 X 1 = 3.10 SQ.M.
DEDUCTION -
F) 2/3 X 5.12 X 0.57 X 1 = 1.94 SQ.M.
TOTAL AREA = 1501.02 SQ.M.

TENAMENT STATEMENT

PERMMISIBLE TENAMENT =250 T/HEC.
= 7280.45X250 / 10000.00
PERMMISIBLE TENAMENT = 183 NOS.

PROPOSED TENAMENT -
1) (A- BUILDING) = 64
2) (B- BUILDING) = 19
3) (C- BUILDING) = 65
TOTAL TENAMENT AREA = 148



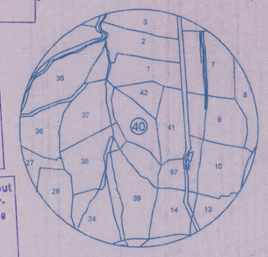
12M. WIDE INTERNAL ROAD

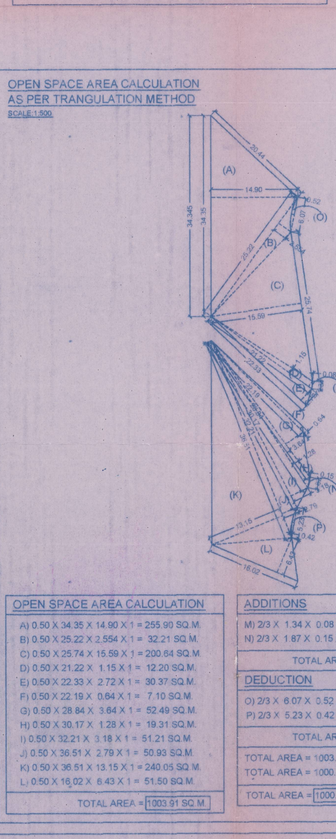
A) 12.00 X 6.13 X 1 = 73.59 SQ.M.
B) 0.50 X 15.54 X 7.62 X 1 = 59.21 SQ.M.
C) 0.50 X 5.12 X 1.21 X 1 = 3.10 SQ.M.
DEDUCTION -
D) 2/3 X 5.12 X 0.57 X 1 = 1.95 SQ.M.
TOTAL AREA = 133.95 SQ.M.

जमिन विकास निधी 10000=00 भरणा केल्याची
रक्कम रु. 58,500/- चलन क्र. CEIPP27673/13
दि. 29/03/13 ने भरले आहेत.

For the purpose of proper circulation of road pattern and to have a continuity of the water & drainage system and other services for the development of adjacent lands, the P.M.C. reserves the right to permit access and extension of the internal roads & Services through this lans under layout/sub-division

Note : No sale or lease of a plot in layout will be recognised and no building permission in any plot in the layout will be granten unless final sanction to the layout is obtained from the Municipal Commissioner.





OPEN SPACE AREA CALCULATION

A) 0.50 X 34.35 X 14.90 X 1 = 255.90 SQ.M.
B) 0.50 X 25.22 X 2.554 X 1 = 32.21 SQ.M.
C) 0.50 X 25.74 X 15.59 X 1 = 200.64 SQ.M.
D) 0.50 X 21.22 X 1.15 X 1 = 12.20 SQ.M.
E) 0.50 X 22.33 X 2.72 X 1 = 30.37 SQ.M.
F) 0.50 X 22.19 X 0.64 X 1 = 7.10 SQ.M.
G) 0.50 X 28.84 X 3.64 X 1 = 52.49 SQ.M.
H) 0.50 X 30.17 X 1.28 X 1 = 19.31 SQ.M.
I) 0.50 X 32.21 X 3.18 X 1 = 51.21 SQ.M.
J) 0.50 X 36.51 X 2.79 X 1 = 50.93 SQ.M.
K) 0.50 X 36.51 X 13.15 X 1 = 240.05 SQ.M.
L) 0.50 X 16.02 X 6.43 X 1 = 51.50 SQ.M.
TOTAL AREA = 1003.91 SQ.M.

ADDITIONS

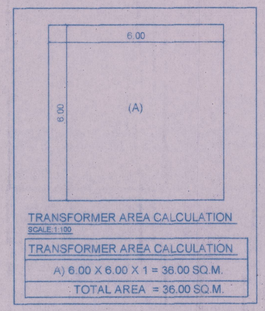
M) 2/3 X 1.34 X 0.08 X 1 = 0.07 SQ.M.
N) 2/3 X 1.87 X 0.15 X 1 = 0.19 SQ.M.
TOTAL AREA = 0.26 SQ.M.

DEDUCTION

O) 2/3 X 6.07 X 0.52 X 1 = 2.10 SQ.M.
P) 2/3 X 5.23 X 0.42 X 1 = 1.46 SQ.M.
TOTAL AREA = 3.56 SQ.M.

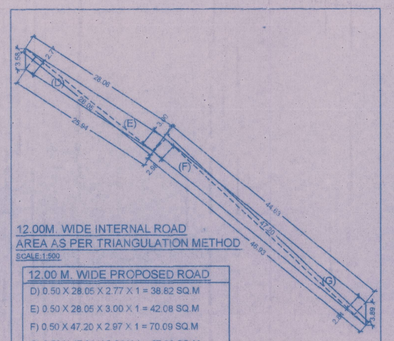
TOTAL AREA = 1003.91 + 0.26 - 3.65
TOTAL AREA = 1000.52 SQ.M.
TOTAL AREA = 1000.52 SQ.M.

SITE PLAN



TRANSFORMER AREA CALCULATION

A) 6.00 X 6.00 X 1 = 36.00 SQ.M.
TOTAL AREA = 36.00 SQ.M.



12.00 M. WIDE PROPOSED ROAD

D) 0.50 X 28.05 X 2.77 X 1 = 38.82 SQ.M.
E) 0.50 X 28.05 X 3.00 X 1 = 42.08 SQ.M.
F) 0.50 X 47.20 X 2.97 X 1 = 70.09 SQ.M.
G) 0.50 X 47.20 X 2.84 X 1 = 67.02 SQ.M.
TOTAL AREA = 218.01 SQ.M.

PARKING STATEMENT

PARKING REQUIRED	BUILDING NAME	CAR	SCOOTER	CYCLE
	A	44	128	194
	B	28	38	28
	C	45	130	106
	TOTAL	117	296	238

VISITORS PARKING (5%)			
PARKING REQUIRED	06	15	12
TOTAL REQUIRED	123	311	250

PARKING PROVIDED	TOTAL	123	311	250

PARKING AREA STATEMENT

	AREA REQUIRED	AREA PROPOSED
CAR	123 NOS. X 12.50 SQ.M.	1537.50 SQ.M.
SCOOTER	311 NOS. X 2.00 SQ.M.	622.00 SQ.M.
CYCLE	250 NOS. X 1.40 SQ.M.	350.00 SQ.M.
TOTAL		2509.50 SQ.M.

FLOOR AREA STATEMENT (IN SQ.M)
(LIG/MIG TO BE HANDOVER) (Building no.-A)

SR.NO	BUILDING TYPE	FLOOR	TENAMENT NO.	AREA
1	A - 2	FIRST	103, 104	83.27
2	A - 2	SECOND	203, 204	83.27
3	A - 2	THIRD	303, 304	83.27
4	A - 2	FOURTH	403, 404	83.27
5	A - 2	FIFTH	503, 504	83.27
6	A - 2	SIXTH	603, 604	83.27
7	A - 2	SEVENTH	703, 704	83.27
8	A - 2	EIGHT	803, 804	83.27
9	A - 2	NINETH	903,	41.63
			TOTAL AREA	707.79

FLOOR AREA STATEMENT (IN SQ.M)
(LIG/MIG TO BE HANDOVER) (Building no.-C)

SR.NO	BUILDING TYPE	FLOOR	TENAMENT NO.	AREA
1	C - 1	FIRST	103, 104	83.27
2	C - 1	SECOND	203, 204	83.27
3	C - 1	THIRD	303, 304	83.27
4	C - 1	FOURTH	403, 404	83.27
5	C - 1	FIFTH	503, 504	83.27
6	C - 1	SIXTH	603, 604	83.27
7	C - 1	SEVENTH	703, 704	83.27
8	C - 1	EIGHT	803, 804	83.27
9	C - 1	NINETH	903, 904	83.27
			TOTAL AREA	749.43

STAMP OF APPROVAL 2/7

बांधकाम विकास विभाग झोन क्र.
मान्य लेआऊट / एकत्रिकरण / विभागणी /
प्लॉटिंड लेआऊट क्र.....
स.प्र.क्र. ०००११/१४ दिनांक ११/१/१४

कार्यकारी अभियंता
बांधकाम विकास विभाग
झोन क्र. पुणे महानगरपालिका

POONA MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED PUNE

plot A

A) AREA STATEMENT		SQ.M.
1. AREA OF PLOT		10000.00
2. DEDUCTIONS FOR		
(a) ROAD ACQUISITION AREA		0.00
(b) EXISTING INTERNAL ROAD		0.00
(c) ANY RESERVATION		0.00
(d) OTHER		0.00
TOTAL (a+b+c+d)		0.00
3. NET GROSS AREA OF PLOT (1-2) :		10000.00
4. DEDUCTIONS FOR	(A)	
(a) TRANSFORMER AREA		36.00
(b) RECREATION OPEN SPACE		1000.53
(c) INTERNAL ROADS		351.96
(d) AMENITY SPACE		1501.02
(e) OTHERS		0.00
TOTAL (a+b+c+d+e)		2889.50
5. NET AREA OF PLOT (3-4) :	(B)	7110.50
6. ADDITION FOR F.S.I.		
(a) EXISTING INTERNAL ROAD		0.00
(b) TRANSFORMER AREA		36.00
(c) RECREATION OPEN SPACE : (NOTIONAL)		0.00
(d) INTERNAL ROADS		0.00
(e) AMENITY Revision Receipt Not Submitted		0.00
(f) OTHER ADDITION		133.95
TOTAL (a+b+c+d+e+f)		169.95
7. TOTAL AREA (5+6) :	(C)	7280.45
8. F.A.R. PERMISSIBLE	1.0000	7280.45
9. ROAD AREA AVAILABLE 0.00% 0.00 / PERMISSIBLE 40% 2844.20		0.00
10. TDR Area	00	0.00
11. PERM. FLOOR AREA (7X8+9+10)		7280.45
12. EXISTING FLOOR AREA		0.00
13. PROPOSED RESIDENTIAL AREA		7262.19
14. PROPOSED COMMERCIAL AREA		0.00
15. PROPOSED INDUSTRIAL AREA		0.00
16. PROPOSED SPECIAL FSI AREA		0.00
17. EXCESS BALCONY AREA TAKEN IN F.S.I.		0.00
18. TOTAL BUILT UP AREA (12 To 17)		7262.19
19. F.S.I. CONSUMED		1.0000
20. COVERAGE PERMISSIBLE	1/5	1359.14
21. EXISTING COVERAGE		0.00
22. PROPOSED COVERAGE		1273.52
23. TOTAL COVERAGE		1273.52
B) BALCONY STATEMENT		
(a) PERMISSIBLE BALCONY AREA		1089.33
(b) PROPOSED BALCONY AREA		1026.54
(c) EXCESS BALCONY AREA (TOTAL)		0.00
C) TENEMENT STATEMENT		
(a) NET AREA OF PLOT ITEM A(7)ABOVE		7110.50
(b) LESS NON-RESIDENTIAL AREA (SHOPS ETC.)		0.00
(c) AREA FOR TENEMENTS (a-b)		7280.45
(d) TENEMENTS PERMISSIBLE	250/Hec.(NPA)	183
(e) TENEMENTS PROPOSED		148

D) PARKING STATEMENT	CAR	SCOOTER	CYCLE
(a) PARKING REQUIRED BY RULE	117	296	238
(b) PARKING PROVIDED	144	578	331
(c) GARAGES PERMISSIBLE	00	00	00
(d) GARAGES PROPOSED	00	00	00

SPECIFICATIONS

- R.C.C. FRAMED STRUCTURE
- R.C.C. FOOTING UP TO HARD STRATA
- EXTERNAL WALLS 150mm. THK INTERNAL WALLS 150mm. THK IN BLOCKS OR BRICKS
- WALLS EXTERNALLY CEMENT PLASTERED AND INTERNALLY NERLI FINISHED
- T.W. DOORS AND M.S. WINDOWS
- M.M TILE FLOORING
- GLAZED TILE FLOORING AND DADO IN TOILETS
- STANDARD SANITARY WARES AND FIXTURES
- R.C.C SLAB TO HAVE W.P.COURSE ON TOP

1) This drawing is based on information/document provided by owner/P.A.H.
2)This drawing is copyright of This drawing should not be copied or used without prior permission of architect

CERTIFICATE OF AREA

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

SIGN OF ARCHITECT

LEGEND

PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGELINE SHOWN RED DOTTED
WATERLINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLISHION SHOWN HATCHED YELLOW

OWNER'S NAME: OWNERS SIGN:

FOR M/s. MAA SANKALP BUILDCON (P.A.H.)
Through its Partners
1) MR. SANTOSH SUBHASH HAGAVANE
2) MR. VISHAL SURESH PAWAR
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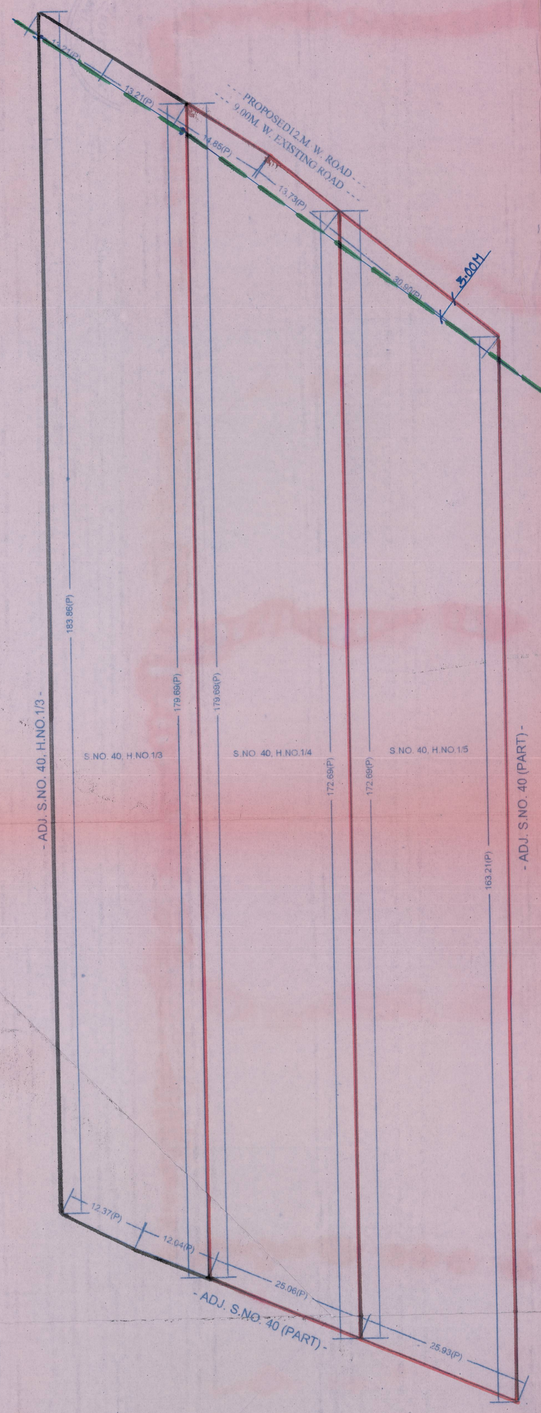
PROJECT: Amalgamation + SubDivision + Building

SURVEY NO: 40
HISSA NO: 1/3/2+1/4/+1/5 CTS NO:
PLOT NO: SOC. NAME:
FINAL PLOT NO: PETH: YEVLEWADI

ARCHITECT: RAJENDRA H. THITE ARCHITECT SIGN
4, DIAMOND PALACE, 570/571 SHANIWAR PETH S PUNE 30.

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		
INWARD NO.	ADC/R/2867/13	DATE	30-12-2013	
KEY NO.	*½¼EAAÉÉAA@	SHEET NO.	2 / 2	

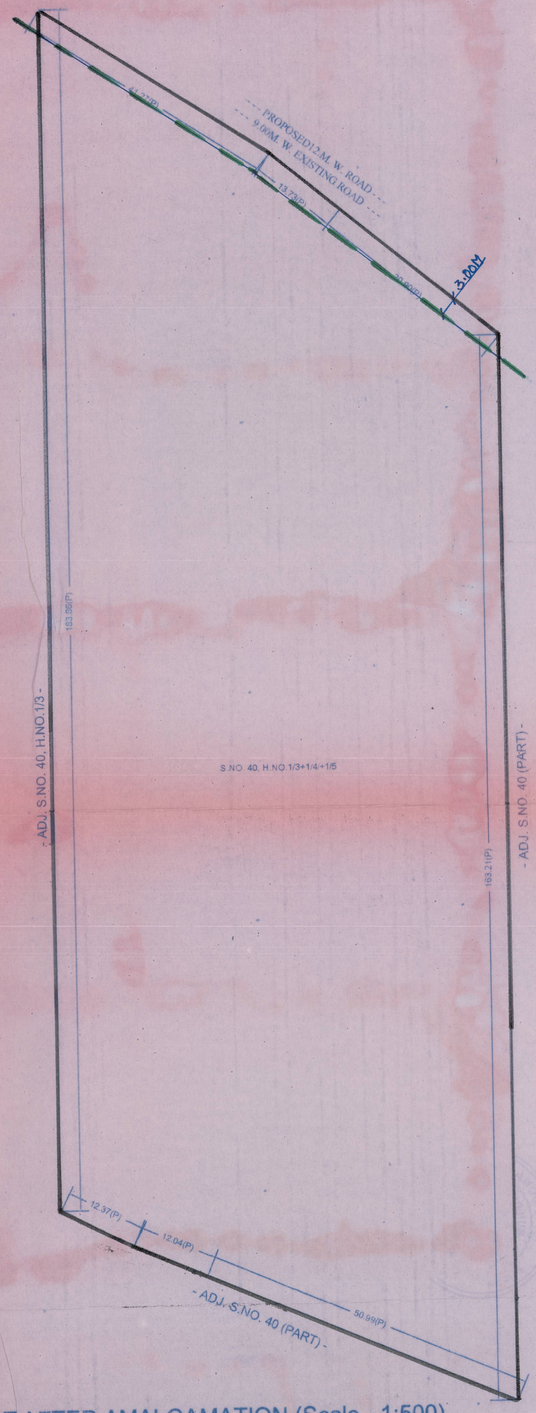
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



PLOT BEFORE AMALGAMATION (Scale - 1:500)

AREA TABLE BEFORE AMALGAMATION

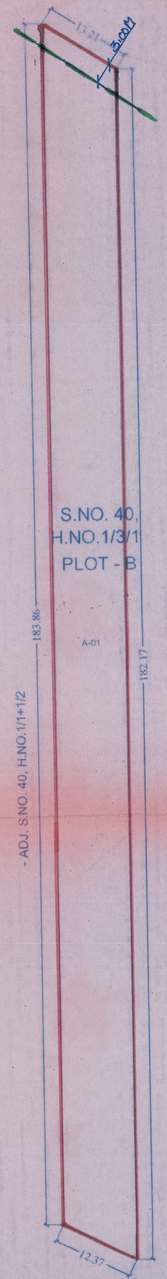
PLOT	AREA AS PER 7-12 / PRC	AREA AS PER DEMARC.	MINIMUM AREA CONSIDERED (M2)	DEDUCTIONS (M2) RD. WIDEN.	DEDUCTIONS (M2) RESERV.	DEDUCTIONS (M2) NDZ/NALA	NET DEVELOPABLE AREA (M2)
S.NO. 40, H.NO.1/3	4000.00	4032.55	4000.00	0.00	0.00	0.00	4000.00
S.NO. 40, H.NO.1/4	4000.00	4074.07	4000.00	0.00	0.00	0.00	4000.00
S.NO. 40, H.NO.1/5	4000.00	4007.75	4000.00	0.00	0.00	0.00	4000.00
TOTAL	12000.00	12114.37	12000.00	0.00	0.00	0.00	12000.00



PLOT AFTER AMALGAMATION (Scale - 1:500)

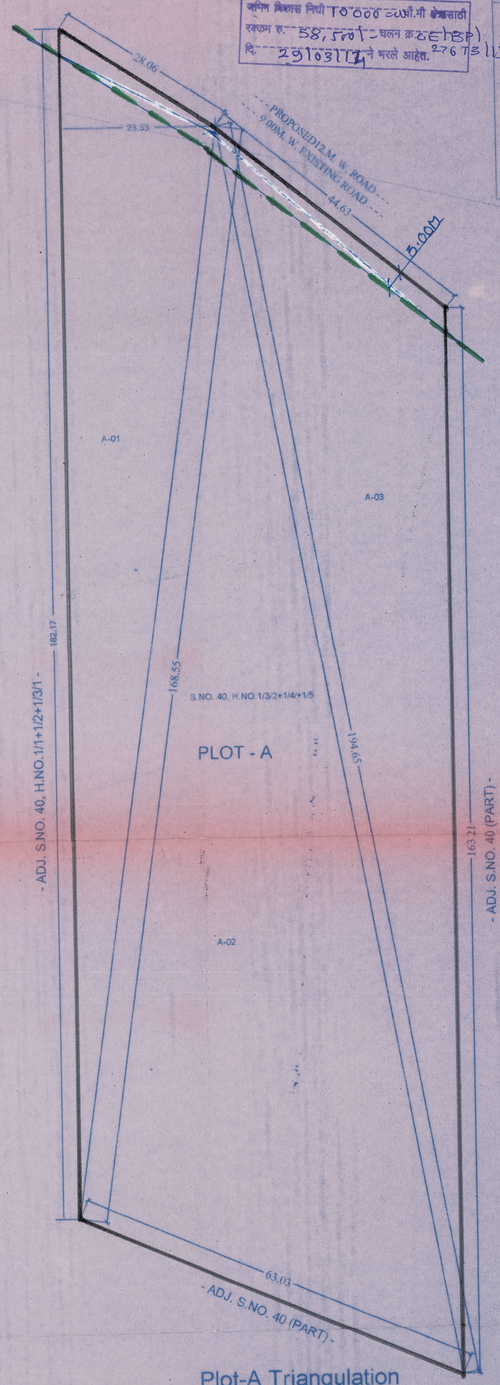
AREA TABLE AFTER AMALGAMATION

PLOT	AREA AS PER 7-12 / PRC	AREA AS PER DEMARC.	MINIMUM AREA CONSIDERED (M2)	DEDUCTIONS (M2) RD. WIDEN.	DEDUCTIONS (M2) RESERV.	DEDUCTIONS (M2) NDZ/NALA	NET DEVELOPABLE AREA (M2)
TOTAL	12000.00	12114.37	12000.00	0.00	0.00	0.00	12000.00
S.NO. 40, H.NO.1/3+1/4+1/5	12000.00	12114.37	12000.00	0.00	0.00	0.00	12000.00



Plot - B Triangulation (Scale - 1:500)

TRIANGLE	AREA
A-01	2027.81
TOTAL (plot B)	2027.81



Plot-A Triangulation (Scale - 1:500)

TRIANGLE	AREA
A-01	2143.57
A-02	5130.34
A-03	2812.65
TOTAL (plot A)	10086.56

PLOT BEFORE SUBDIVISION (Scale - 1:500)

AREA TABLE BEFORE SUB-DIVISION

PLOT	AREA AS PER 7-12 / PRC	AREA AS PER DEMARC.	MINIMUM AREA CONSIDERED (M2)	DEDUCTIONS (M2) RD. WIDEN.	DEDUCTIONS (M2) RESERV.	DEDUCTIONS (M2) NDZ/NALA	NET DEVELOPABLE AREA (M2)
TOTAL	20000.00	12114.37	12000.00	0.00	0.00	0.00	12000.00
S.NO. 40, H.NO.1/3+1/4+1/5	-	12114.37	12000.00	0.00	0.00	0.00	12000.00

AREA TABLE AFTER SUB-DIVISION

PLOT	AREA AS PER 7-12 / PRC	AREA AS PER DEMARC.	MINIMUM AREA CONSIDERED (M2)	DEDUCTIONS (M2) RD. WIDEN.	DEDUCTIONS (M2) RESERV.	DEDUCTIONS (M2) NDZ/NALA	NET DEVELOPABLE AREA (M2)
TOTAL	12000.00	12114.37	12000.00	0.00	0.00	0.00	12000.00
Plot - A	-	10086.56	10000.00	0.00	0.00	0.00	10000.00
Plot - B	-	2027.81	2000.00	0.00	0.00	0.00	2000.00

STAMP OF APPROVAL

1/2

जमिन विकास निधी 10,000 चौ.मी. क्षेत्रासाठी
एकरकम रु. 58,500/- चलन क्र. 2261851
दि. 29/03/2014 ने भरले आहेत. 276 T3 113

बांधकाम विकास विभाग झोन क्र.
मान्य लेआऊट/एकत्रिकरण/विभागणी/
प्लॉटिंड लेआऊट क्र.....
स.प.क्र. 00 11/14 दिनांक 1/4/14
कार्यकारी अभियंता
बांधकाम विकास विभाग
पुणे महानगरपालिका

PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED PUNE

For the purpose of proper circulation of road pattern and to have a continuity of the water & drainage system and other services for the development of adjacent lands, the P.M.C. reserves the right to permit access and extension of the internal roads & Services through the lans under layout/sub-division

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AREA STATEMENT		SQ.M.
1	AREA OF PLOT (7/12)	12000.00
2	AREA OF PLOT (AS PER D.C.)	12114.37
3	MIN. AREA	12000.00
4	DEDUCTIONS	
a)	EXISTING ROAD AREA	
b)	AREA UNDER ROAD	
5	MINIMUM AREA AFTER SUBDIVISION (PLOT-A)	10000.00
6	MINIMUM AREA AFTER SUBDIVISION (PLOT-B)	2000.00

SPECIFICATIONS

- R.C.C FRAMED STRUCTURE
- R.C.C FOOTING UP TO HARD STRATA
- EXTERNAL WALLS 150mm. THK INTERNAL WALLS 150mm. THK IN BLOCKS OR BRICKS
- WALLS EXTERNALLY CEMENT PLASTERED AND INTERNALLY NERU FINISHED
- T.W. DOORS AND M.S. WINDOWS
- M.M TILE FLOORING
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SIGN OF ARCHITECT

LEGEND

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PROPOSED WORK SHOWN RED
DRAINAGELINE SHOWN RED DOTTED
WATERLINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLISHION SHOWN HATCHED YELLOW

OWNER'S NAME: OWNER'S SIGN:

FOR M/s. MAA SANKALP BUILDCON (P.A.H.)
Through its Partners
1) MR. SANTOSH SUBHASH HAGAVANE
2) MR. VISHAL SURESH PAWAR
3) MR. HEMANT PISHORILAL MALIK

PROJECT: Amalgamation + SubDivision + Building
SURVEY NO: 40
HISSA NO: 1/3/2+1/4/+1/5
PLOT NO:
FINAL PLOT NO:
CTS NO:
SOC. NAME:
PETH: YEVLEWADI

ARCHITECT: RAJENDRA H. THITE
ARCHITECT'S SIGN:
4, DIAMOND PALACE, 570/571 SHANIWAR PETH $ PUNE 30.

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		
INWARD NO.	ADCR/2867/13	DATE	30-12-2013	

EXHIBIT - G

682

0144

APPROVED

पुणे महानगरपालिका

(कमेन्समेन्ट सर्टिफिकेट)

कार्यकारी अभियंता कार्यालय,
बांधकाम विकास विभाग
पुणे महानगरपालिका,
शिवाजीनगर, पुणे - ४११००५.

(यापुढील पत्रव्यवहार खालील क्रमांक व दिनांक यांच्या उल्लेखासह करावा)
(जागेच्या वा इमारतीच्या कायदेशीर मालकी हक्काचे संदर्भ लक्षात न घेता अर्जदारास हे संमतीपत्र देण्यात येत आहे.)
(अदा केलेल्या तारखेपासून एक वर्षापर्यंत लागू)

जमीन ले आऊट (रेखांकन / भू अभिन्यास / एकत्रीकरण / विभाजन) दाखला (संमती नकाशासह)

एकत्रीत क्रमांक :	YEV/0013/13		
Proposal Type :	Residential	क्रमांक :	CC/0011/14
Case Type :	New	दिनांक :	1/4/2014
Project Type :	Land Division + Amalgamation + Proposed Building		

श्री / श्रीमती **M/s. Maa Sankalp Buildcon (PAH)** व्दारा ला.स.श्री. **RAJENDRA H. THITE (716)** यांस राहणार पुणे, पेठ **4, DIAMOND PALACE, 570/671 SHANIWAR PETH, PUNE 411030.** महाराष्ट्र नगर रचना अधिनियम, सन १९६६ चे कलमे ४४/४५/५८/६९ मुंबई प्रांतिक _हानगरपालिका अधिनियम, सन १९४९ चे कलमे २५३/२५४ प्रमाणे पुणे महानगरपालिकेच्या सीमेतील पेठ **Yevlewadi** एरीया सर्वे नं. **40** हि.स.नं. हिस्सा नं. **1/3/2+1/4+1/5** फायनल प्लॉट क्र. प्लॉट क्र. (१) सोबतची जोडे दिनांक अन्वये महानगरपालिकेकडे दिनांक **28/11/201** उपरोक्त विकासप्रस्तावाच्या संदर्भात प्रादेशिक नगररचना अधिनियम १९९६ चे कलम ४५ नुसार विकास सुरू करण्याचा दाखला/संमतीपत्र खालील अटींवर देण्यात येत आहे. (सोबतचा संमती नकाशा हा संमतीपत्रकाचा अविभाज्य भाग समजणेत यावा.)

अटी :-

१. सदर प्रस्तावातील दर्शविण्यात आलेली दर्शनी अंतरे/रस्ता प्रमाण रेषा पर्यंतचे क्षेत्र पुणे म.न.पा.च्या सुचननुसार भविष्यात सार्वजनिक रस्त्याचा भाग राहणार आहे.
२. कोणत्याही नवीन इमारतीचा अथवा वाढीव/दुरूस्त इमारतीचा वापर अथवा वापरासाठी परवानगी वा तात्पुरता कोणत्याही व्यक्तिद्वारे पुणे म.न.पा.च्या भोगवटापत्र प्राप्त झाल्याशिवाय करण्यात येऊ नये.
३. सदर संमतीपत्राची/विकास परवानगीची मुदत (काम सुरू झालेले नसल्यास) संमतीपत्राचे दिनांकापासून ५ वर्षांची राहील. (सोबतचा संमती नकाशा हा संमतीपत्रकाचा अविभाज्य भाग समजणेत येईल.)
४. सदर संमतीपत्र हे मुदत संपल्यानंतर प्रत्येक वर्षी नुतनीकरण करणे आवश्यक आहे असे नुतनीकरण 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 राहील.
५. सदरचे संमतीपत्र हे पुढील अटींचा भंग झाल्यास रद्द करण्यास पात्र राहील.
   (अ) जागेवरील विकसन/बांधकाम हे मान्य नकाशाप्रमाणे दर्शविलेल्या/संमत केलेल्या वापरानुसार होत नसल्यास अथवा सदर ठिकाणी अनधिकृत बांधकाम/अनधिकृत वापर चालू असल्यास अटींचा भंग समजण्यात येईल.
   (आ) सदर बांधकाम प्रस्तावातील संदर्भातील नमुद केलेल्या अटींचे उल्लंघन होत असल्यास / झाले असल्यास, पुणे म.न.पा. ने घालुन दिलेल्या निर्देशांचे उल्लंघन झाले असल्यास अटींचा भंग झाला आहे असे समजण्यात येईल.
   (इ) अर्जदाराने सदरची परवानगी ही गैर कृत्य करून पुणे म.न.पा. चे दिशाभूल करून प्राप्त केलेली आहे असे निदर्शनास आल्यास अटींचा भंग झाला आहे असे समजण्यात येईल. विकास नियंत्रण नियमावली नियम क्र. ६.१०, महाराष्ट्र म्युनिसिपल कॉर्पोरेशन ॲक्ट कलम ३५८ अन्वये सदरची परवानगी दिशाभूल करून घेण्यात आली आहे असे समजण्यात येईल.
   (ई) अर्जदार आणि जो इसम हा स्वत: किंवा त्याच्याद्वारे मालकी हक्काचा दावा करून महाराष्ट्र प्रादेशिक आणि नगररचना अधिनियम १९६६ चे कलम ४२ व ४५ अन्वये असलेल्या तरतुदीचे उल्लंघन करून जमीन विकसन अथवा बांधकाम करत असल्याचे निदर्शनास आल्यास, सदरची परवानगी दिशाभूल करून घेण्यात आली आहे असे समजण्यात येईल.
६. सदर संमतीपत्रावरील/लगत असलेल्या अटी व सुचना या केवळ अर्जदारास नसून तर भविष्यातील अर्जदाराचे सर्व वारीसदार, मुखत्यारधारक, व्यवस्थापक, असाईन वारसदार आणि प्रत्येक इसम जो अर्जदाराच्याद्वारा मालकी हक्क सिध्द करेल त्या सर्वांस कायमस्वरूपी बंधनकारक राहील.
७. काम सुरू करण्यापूर्वी एन. ए. ऑर्डर दाखल करणार.
८. अकृषिक दाखला (एन. ए. ऑर्डर), यु.एल.सी. आदेश, प्रदूषण नियामक मंडळाचे आदेशातील कामगार विमा आयुक्त यांचे अटी व शर्ती बंधनकारक राहतील. वरील संमतीपत्राप्रमाणे काम करताना महाराष्ट्र म्युनिसिपल कॉर्पोरेशन ॲक्ट, महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ अगर त्यास अनुलक्षून केलेल्या नियम व पोटनियम यांचा भंग होत आहे असे पुणे म.न.पा.चे निदर्शनास आल्यास सदरचे संमतीपत्र रद्द करण्याचा अधिकार पुणे म.न.पा.स राहील.
वरील संमतीपत्राविरुध्दची काही शंका येत असेल तर कामास आरंभ करण्यापूर्वी महानगरपालिकेकडे तसे कळवून स्पष्टीकरण करून घ्यावे.

-:अटी :-

1 सदर रेखांकनास मा. महापालिका आयुक्त यांजकडून अंतिम मंजुरी घ्यावी अन्यथा रेखांकनातील कोणत्याही प्लॉटची विक्री किंवा लिज करता येणार नाही, तसेच रेखांकनातील कोणत्याही प्लॉटवर बांधकाम परवानगी दिली जाणार नाही.

2 १५ % ॲमिनिटी स्पेसचा एफ.एस.आय. सदर ॲमिनिटी स्पेस ताब्यात दिल्यानंतर व मालकी हक्काच्या उताऱ्यावर पुणे म.न.पा.ची नोंद झालेनंतर अनुज्ञेय राहील.

3 सदर मिळकतीतील कोणतेही भोगवटा पत्र मागणेपुर्वी वादग्रस्त क्षेत्रावरील बांधकामाचे अनुषंगाने सर्व बाबी निरस्त करणार, वादग्रस्त क्षेत्राबाबत कोणताही वाद निर्माण झालेस त्याची सर्वस्वी जबाबदारी मालक/विकसन कर्त्याची राहील. म.न.पा.स कोणताही लोशिप लागू देणार नाही.

4 यु.एल.सी.ऑर्डरमधील सर्व अटी संबंधित मालक /विकसकावर बंधनकारक राहतील त्यास पुणे म.न.पा. जबाबदार राहणार नाही.

5 नैसर्गिक पाण्याचा दर्शविलेला प्रवाह नियमानुसार व सुचनेनुसार चॅनेलाईज करून नैसर्गिक पाण्याचा प्रवाह बंदिस्त होणार नाही याची दक्षता घेणे बंधनकारक राहील. प्राथमुक्त सर्वेक्षणानुसार आवश्यक ते चायनेलाशझेशन /नाला ट्रेन्चींग जागेवर प्रत्यक्षात करून घेणे बंधनकारक राहील.

6 एअर पोर्स ॲथॉरीटीचे १०० मीटर, ५०० मीटर, ९०० मीटर, ४.० कि.मी. मधील परिक्षेत्रातील व फनेल कक्षेबाबतचे सर्व निर्बंध बंधनकारक राहतील.

7 पावसाळी पाणी साठवणे व पुर्नवापरासाठी व्यवस्थापन करणे/रेन वॉटर हार्वेस्टिंग करणे बंधनकारक राहतील.

8 ओला कचरा व सुका कचरा वेगवेगळा करणे करता स्वतंत्र व्यवस्था करणार.

9 पूर्व मान्य ले आऊट मधील सर्व अटी बंधनकारक राहतील.

10 मा.पर्यावरण विभागाकडील दि. १२ डिसेंबर २०१२ रोजीचे आदेशानुसार नमुद केलेप्रमाणे २०००० चौ.मी. पेक्षा जास्त एकुण बांधकाम क्षेत्र नियोजन प्रस्तावास मा. केंद्र शासन यांचेकडील पर्यावरण विभागाकडील नाहरकत पत्र घेणे बंधनकारक राहील. आवश्यक तेथे महाराष्ट्र प्रदुषण नियंत्रण बोर्डचे नाहरकत पत्र बांधकाम परवानगीचे वेळी दाखल करणे बंधनकारक राहील.

11 १५० पेक्षा जास्त टेनामेंट असल्यास ड्रेनेज विभागाचे नियम व सुचनेनुसार सिवेज ट्रीटमेंट प्लॅन्ट व्यवस्था करणे बंधनकारक राहील.

12 नियमामधील तरतुदीनुसार नमूद केलेल्या विशिष्ट वापराकरिता सोलर वॉटर हिटरची व्यवस्था करणे बंधनकारक राहील.

13 नियमामधील तरतुदीनुसार नमूद केलेल्या विशिष्ट वापराकरिता सोलर वॉटर हिटरची व्यवस्था करणे बंधनकारक राहील.

14 पाणी पुरवठ्याबाबत दिलेले हमीपत्र बंधनकारक राहील तसेच दिलेल्या हमीपत्रातील बाबींसदर्भात गाळेधारकाचे करारात नमूद करून गाळेधारकांना लेखी पूर्व कल्पना देणे, विकसन कर्त्यावर बंधनकारक राहील.

15 ले आऊट मधील ओपन स्पेस सर्व सभासदांसाठी खुली राहील दि.१४/०८/२००७ मधील तरतुदीनुसार रेनवॉटर हार्वेस्टिंग नियमानुसार ओपनस्पेस विकसित करणार.

16 बांधकाम परवानगी मागण्यापूर्वी पोहोच रस्ता विकसित करणार.

17 बांधकाम परवानगी घेतल्यापासून एक वर्षाच्या आतमध्ये एकत्रीत योजणी नकाशा, एकत्रीत ७/१२ उतारा/स्वतंत्रपणे विभाजित योजणी नकाशा, विभाजीत ७/१२ उतारा, बांधकाम विकास विभाग कार्यालयाकडे दाखल करणार.

18 रस्ता रुंदीचे अतिरिक्त चटई क्षेत्र वापरण्यापूर्वी सदरची रस्त्यात गेलेली जागा पुणे म.न.पा.च्या ताब्यात देणार.

19 जागेवर कोणतेही बांधकाम सुरू करण्यापूर्वी बांधकाम नियंत्रण विभाग पुणे म.न.पा. यांजकडून बांधकामाची परवानगी घेणार.

20 सदर रेखांकनामध्ये मिळकतीची विभागणी अथवा एकत्रीकरण केले असल्यास -अ. सर्व प्लॉट व सबप्लॉट यांचे भाग भूमापन अधिकारी अथवा जिल्हा निरीक्षक भूमीअभिलेख यांचेकडून योजणी करून घेणार व प्रत्यक्षातील मापानुसार दुरूस्त नकाशा सादर करणार. ब.प्रत्येक सब प्लॉटसाठी स्वतंत्र पाणीपुरवठा व मलनिःसारण व्यवस्था करणार.क. म.न.पा.कडून पाणीपुरवठा होईपर्यंत विकसकाने स्वत:सोय करावयाची आहे.ड. सदर मिळकतीच्या मालकीबाबत, त्याच्या क्षेत्राबाबत, मिळकतीच्या मापांबाबत प्लॉटस् व सब प्लॉटच्या पोहोच रस्त्याबाबत, अतिक्रमणाबाबत भविष्यात म.न.पा. जबाबदार राहणार नाही.

21 सदर मिळकतीतून जाणारे विकास योजनेतील रस्ते हे गृहसंस्थेने / विकसकाने विकसन करावयाचे असून त्याची आखणी पुणे म.न.पा. कडून करून देण्यात येईल. या रस्त्यांची कोलती रस्ते म्हणून विकास करताना त्याची रुंदी वि.नि.नुसार नियोजित करावी. कार्यकारी अभियंता (पथ) यांच्या मार्गदर्शक तत्वानुसार या रस्त्याचा विकास करावयाचा असून त्याचे पुणे म.न.पा. कडे हस्तांतरण करावयाचे आहे. गृहसंस्थेने/विकसकाने स्वखर्चाने या रस्त्यावरील पाणीपुरवठा व मलनि.सारण वाहिन्यांचा विकास

करावयाचा असून म.न.पा. कडून त्याचा मोबदला मिळणार नाही. रेखांकनातील अंतर्गत रस्त्यांची रुंदी विकास नियंत्रण नियमावलीनुसार ठेवणार.

22 म.न.पा. कडून पाणीपुरवठा सुरू होईपर्यंत, विकसक सर्व प्लॉटधारकांना/गाळेधारकांना त्याची जाणीव करून देणार.

23 गृहप्रकल्पामध्ये कोणत्याही इमारती भोवती कुंपण घालणार नाही, मात्र कोणताही विकास करण्यापूर्वी मिळकतीभोवती कायम स्वरूपी कुंपण घालणार.

24 गृहप्रकल्पामधील सर्व अंतर्गत रस्ते, पाणी पुरवठा वाहिन्या, मलनिःसारण वाहिन्या रस्त्याकडेची प्रकाश व्यवस्था इत्यादी गोष्टी विकसकाने स्वखर्चाने करावयाच्या असून त्याची भविष्यातील देखभाल दुरूस्तीची व्यवस्था विकसकाने करावयाची आहे.

25 यापूर्वी अदा करण्यात आलेले विकसनाचे दाखले/संमतीपत्रे रद्द समजण्यात यावीत.

26 विकास योजना विभागाकडून विकास योजनेमधील रस्त्यांचे प्रत्यक्ष जागेवर आखणी केल्यानंतरच कोणताही विकास सुरू करणार.

27 पुणे म.न.पा. कडून पाणीपुरवठा उपलब्ध होईपर्यंत विकसक/सहकारी संस्था स्वतःपाण्याची व्यवस्था करणार त्याबाबत तक्रार करता येणार नाही.

28 रेखांकनातील सर्व प्लॉट व सब प्लॉट याचे नगरभुमापन अधिकारी अथवा जिल्हा निरीक्षक भुमी अभिलेख यांचेकडून मोजणी करून घेणार व त्याचे मोजणी प्रमाणपत्र त्यांच्या मापासह सादर करणार.

29 सदर रेखांकनात दर्शविलेल्या खुल्या जागांचे योग्य सपाटीकरण केल्यानंतर, त्यावर उद्यान विभागाकडील मार्गदर्शनानुसार वृक्षलागवड केल्यानंतर व त्याकडेने कुंपन घालणार.

30 कोणताही विकास सुरू करण्यापूर्वी नकाशात पिवळ्या रंगाने दर्शविलेली बांधकामे वैध मार्गाने पाडून घेणार.

31 उप अभियंता (विद्युत) यांच्याकडील तरतुदीनुसार सदर मिळकतीतील रस्त्यांवर विद्युत प्रकाशासाठी खांब लावणार.

32 क्षेत्रिय कार्यालय/आरोग्य विभागाकडील तरतुदीनुसार सदर मिळकतीत कचरापेट्या ठेवणार.

33 उपअभियंता(मलनिःसारण) यांच्या सुचनेनुसार सेप्टिक टँकचे बांधकाम करणार व भविष्यात म.न.पा.च्या मलनिःसारण वाहिनीशी सदर मिळकतीतील सर्व मलनिःसारण वाहिन्या स्वखर्चाने जोडणार.

34 सदर मिळकतीतून जाणाऱ्या व नव्याने टाकावयाच्या मलनिःसारण वाहिन्या ह्या ड्रेनेज विभागाच्या देखरेखीखाली टाकणार.

35 सदर मिळकतीतून जाणाऱ्या व नव्याने टाकावयाच्या पाणी पुरवठा वाहिन्या ह्या पाणीपुरवठा विभागाच्या देखरेखीखाली टाकणार.

36 लेआऊटमध्ये रेनवॉटर हार्वेस्टिंग व सरफेस ड्रेनेजची व्यवस्था करणार. रेखाकनामध्ये निर्देशित केलेले रस्ते यांचे बाजूने पावसाळी गटारे बांधणार मा. कार्यकारी अभियंता (पथ) यांचे मार्गदर्शनानुसार सदर काम समाधनकारक व योग्य निकषानुसार करणार.

काही महत्वाच्या विशेष सुचना

1 भविष्यात मान्य नकाशा व्यतिरिक्त कोणतेही बांधकाम (उदा. सर्व मार्जिनल अंतरात व टेरेसवरील शेड, पार्टीशन वॉल करून अगर ग्रील लावून पार्किंग बंदिस्त करणे इ.) केल्यास, कोणतेही पुर्व सूचना न देता सदरची संपूर्ण अनाधिकृत बांधकामे पाडण्यात येतील व त्याप्रित्यर्थ येणारा संपूर्ण खर्च फ्लॅट धारक/मालक यांचेकडून वसूल करण्यात येईल.

2 भूअभिन्यासातील अनुज्ञेय चटईक्षेत्र हे प्रस्तावित टी.डी.आर./रस्तारुंदी आरक्षित क्षेत्र/अमिनिटी स्पेसचे क्षेत्रासह दर्शविले आहे. प्रत्यक्षात वा टी.डी.आर./रस्तारुंदी व अमिनिटी स्पेसच्या चटईक्षेत्राचे मोबदल्या बांधकाम अनुज्ञेय करण्यात आलेले नाही. टी.डी.आर.सर्टिफिकेट उपलब्ध करून रितसर टी.डी.आर. खर्ची टाकल्यावरच व रस्तारुंदी/अमिनिटी स्पेस व आरक्षित क्षेत्रासाठी म.न.पा.चे नावे ७/१२ उतारा दाखल झाल्यावर त्या क्षेत्राचे बांधकाम अनुज्ञेय करण्यात येईल. तसेच भू अभिन्यासात चटईक्षेत्र मान्य केले, याचा अर्थ त्यांस बांधकाम परवानगी मिळाली असा होत नाही. केवळ भूअभिन्यास मान्य आहे, म्हणून त्या क्षेत्राचे बांधकाम केल्यास ते अनधिकृत समजून, एम.आर.टी.पी. १९६६, बी.पी.एम.सी. ॲक्ट १९४९ चे संबंधित कलमांतर्गत कारवाई करण्यात येईल. तसेच मिळकतीत त्रयस्थ हितसंबंध निर्माण झालेस, त्यास म.न.पा. जबाबदार राहणार नाही.

3 एकत्रीकरण/विभाजन करून बांधकाम परवानगी घेतल्यास संमतीपत्र दिनांकापासून एक वर्षाचे आत एकत्रित/स्वतंत्र असा ७/१२ उतारा, मालमत्ता पत्रक तसेच मोजणी नकाशा महानगरपालिकेस सादर करणार.

4 ओला व सुका कचऱ्या करीता मिळकतीमध्ये कंटेनरची सोय करणार.

5 म.न.पा. पाणी पुरवठा उपलब्ध होईपर्यंत सर्व रहिवाशांच्या पोसा पिण्याच्या पाण्याची अन्य व्यवस्था स्वखर्चाने करणार.

6 मिळकतीमधील रस्ताकडीतील जागा पुणे म.न.पा.च्या ताब्यात देऊन म.न.पा.च्या नावे मालकी हक्काचे कागदपत्र झालेनंतरच चटईक्षेत्राचे निरोकन करणार व मोजणीचा नकाशा दाखल करणार.

7 इमारतीच्या आवारात कचरापेटी, दिवाबत्ती इ. बाबींची सोय करणार व पुरेशा संख्येत उद्यान विभागाच्या मार्गदर्शक तत्वानुसार लोखंडी ट्री गार्डमध्ये झाडे लावणार.

8 अस्तित्वातील वॉटर मिटर बाबत मिटर विभागाचे ना हरकत पत्र दाखल करणार.

9 आवश्यक तेथे प्रोव्हीजनल फायर एन.ओ.सी. मधील अटी मालक/विकसक यांचेवर बंधनकारक राहतील.

10 काम सुरू करण्यापूर्वी बांधकामास अडथळा येणाऱ्या झाडांबाबत गार्डन विभागाचे ना हरकत पत्र दाखल करणार.

11 बांधकामाचे नकाशाना परवानगी मिळाल्यावर विकसनकर्ता / मालक यांनी जागेवर फलक लावून खालील प्रमाणे माहिती दर्शवावी. क. मालकाचे, विकसकाचे, आर्किटेक्ट व कॉन्ट्रक्टर यांचे नावे व पत्ता.ख. जागेच्या हद्दीस स.नं सी.टी एस. नंबर, वॉर्ड नंबर इ. ग. पुणे मनपाकडील विकासनासाठी /नकाशासाठी दिलेली परवानगी नंबर दिनांक.घ. बिल्टअप एरीया/नियोजीत बांधकामाचे एकूण क्षेत्र.ङ. निवासी फ्लॅटची संख्या, व्यापारी गाळ्यांची संख्या व त्याचे क्षेत्र मान्य नकाशाच्या प्रती पाहण्यासाठी उपलब्ध असण्याचा पत्ता. छ. मान्य नकाशाची प्रमाणित प्रत बांधकामाच्या जागेवर उपलब्ध ठेवणे.

12 प्लॉटच्या आवारातील पोकळ्या जागेत व सार्वजनिक रस्त्यावर दिवाबत्तीची सोय करणार.

13 सदर इमारतीचे काम मुख्य रस्त्यालगत असल्यास चांगल्या प्रकारे किंवा पत्र्याचे पार्टीशन बसवून बंदिस्त करणार

14 बांधकामावर काम करणाऱ्या कामगारांसाठी त्यांचे संख्येनुसार तात्पुरती स्वच्छतागृहे उपलब्ध करू देणार स्त्री कामगारासाठी स्वतंत्र स्वच्छतागृह बांधणार व ते कोणतेही भोगवटापत्र मागणेपूर्वी पाडणार.

15 बांधकामाच्या व पाडकामाच्या काळात तयार होणारा राडारोडा कोणत्याही परिस्थितीत रस्त्यावर अगर सार्वजनिक ठिकाणी टाकणार नाही व मा. क्षेत्रीय अधिकारी यांचे मार्गदर्शनाने त्याची विल्हेवाट लावणार व वरीलप्रमाणे राडारोडा मनपा ने ठरवून दिलेल्या ठिकाणी टाकण्याची व्यवस्था करणार

16 मालकी हक्काबाबत व पुर्नवसनेचे योजनेमध्ये भाडेकरूंचा वाद निर्माण झाल्याम याची सर्व जबाबदारी विकसकाचीराहील व मनपास कोणतीही तोशीस लागू देणार नाही.

17 बाजूच्या अस्तित्वातील मिळकतीतील भाडेकरूंचे अस्तित्वातील हवा उजेडाचे इजमेंट राईटस जपणार.

18 बेसमेंटमध्ये साठणाऱ्या पाण्याचा निचरा करण्यासाठी पंप बसवणार.

19 बेसमेंट पार्किंगचा वापर फक्त पार्किंगसाठीच करणार.

20 काम सुरु करण्यापुर्वी मान्यताप्राप्त दर्जाच्या परवानाधारक स्ट्रक्चरल डिझायनर/इंजिनियर यांची नेमणूक करणारे पत्र व जोते तपासणी दाखला तसेच कोणतेही भोगवटापत्र मागणेपूर्वी त्यांचे स्ट्रक्चरल स्टॅबिलीटी सर्टिफिकेट/रिपोर्ट दाखल करणार. वाढीव बांधकाम स्ट्रक्चरल इंजिनिअरर्सचे नियमित मार्गदर्शन व देखरेखीखाली पूर्ण करणार.

21 अस्तित्वातील जुनी बांधकाम पाडताना शेजारील मिळकत/मिळकतीतील इमारतीस धोका/नुकसान होणार नाही याची खबरदारी घेणार.

22 नियोजित बांधकाम सुरू करणेपुर्वी रस्ता रुंदी मेटबॅक मधील तसेच अस्तित्वातील जुने बांधकाम पाडावयाचे दर्शविलेले बांधकाम वैध मार्गाने पाडणार.

23 विकास योजना/अग्निशामक दल यांचेकडील पत्रामधील अटी संबंधित मालक/विकसकावर बंधनकारक राहतील.

जमिन विकास निधी 10000=00
रक्कम रु. 58,500/- CE/BP/21613/13
दि. 29/03/14

TRUE COPY

PUNE MUNICIPAL CORPORATION

Office of Executive Engineer
Building Development Department
Pune Municipal Corporation
Shivajinagar, Pune- 411005

(COMMENCEMENT CERTIFICATE)
(This consent letter is given without consideration of land and building ownership)
(Valid till one year from the date of issuance)
Land Layout/ Amalgamation/Division Certificate(with consent map)

No. YEV/0013//13 No. CC/0011/14
Proposal Type: Residential Date: 1/4/2014
Case Type: New
Project Type: Land Division + Amalgamation + Proposed Building

Shri/Smt. M/s. Maa Sankap Buildcon (PAH) through its Licensed Architect RAJENDRA H. THITE office at Diamond Palace, 570/571, Shaniwar Peth, Pune- 411030 the permission for commencement of construction under section 44/45/58/69 of Maharahstra Town Planning Act, 1966 and under section 253/254 of Mumbai Provincial Municipal Corporation Act 1949 and as per section 45 of Maharashtra Regional Town Planning Act 1996 has been given for the land bearing S. No. 40 Hissa No. 1/3/2+1/4 Final Plot No. ..... Plot No..... situated at village Yevalewadi, within the limits of Pune Municipal Corporation (The annexed consent letter should be consider as the part and parcel of this consent letter)

TERMS

1. The distances/road of boundary mark shown in the said proposal shall remain the public road's part in future as per the Pune Municipal Corporation.

2. Without obtaining the occupancy certificate from Pune Municipal Corporation, no person shall use of any new building or additional/modified building or permission of use or possession.
3. The period of the said consent letter/development permission (if work is not commenced) is for 1 year from the date of consent letter. (The annexed consent map is the undivided part of this consent letter).
4. It is necessary to renew the said consent letter after the end of its period for each year and the said renewal shall be for continuous three time. If the same is not done, then as per section 44 of Maharashtra Regional Town Planning Act, 1966 and Section 253 and 254 of Maharashtra Municipal Corporation Act, 1966 the consent should be taken by filing new application. The validity of consent letter is as per Section 48 of M.R.T.P. Act.
5. The said consent letter is liable for cancelled if any breach of the following terms.

a) If the actual development construction is not carried out as per the sanctioned layout or any illegal construction/illegal use, then the same be treated the breach of terms.

aa) If any breach committed/commit of the terms mentioned in the proposed construction, and breach of the restrictions imposed by the Pune Municipal Corporation, then the same be treated the breach of terms.

e) If found that the applicant has obtained the said permission by using illegal tactics and misguiding to Pune Municipal Corporation, then the same be treated the breach of terms. The same is treated as the said permission obtained by misguiding under section 258 of Maharashtra Municipal Corporation Act, Development Control Regulations Rules No. 6.10.

ee) If found that the applicant and the person himself/themselves by claiming the ownership right and by making breach of the provisions and section 42 and 45 of Maharashtra Regional and Town Planning Act, 1966, then the same be treated the permission is obtained by misguiding.

6. The terms and instructions mentioned in consent letter/annexed not only binding on the applicant but the same is permanently binding on the applicant's all future legal heirs, power of attorney holder, manager, administrative, successor and every person who claiming on behalf of applicant.

7. Before commencement should submit N.A. Order.
8. The terms and conditions mentioned in the order of Maharashtra Pollution Control Board, Industrial Directorate, Labour Insurance Commissioner, N.A. Order, ULC Order will be binding.

   While doing the work as per above consent letter, if it is shown to the Pune Municipal Corporation that, any breach of Municipal Corporation Act, Maharashtra Regional & Town Planning Act, 1966 or rules and sub-rules made thereunder, then the Pune Municipal Corporation shall have right to cancel the said consent letter.

   If any doubts regarding the said consent letter, then before commencing the work, should inform the Municipal Corporation and to take clarification.

TERMS:

1. To give final sanction to the said layout from Municipal Commissioner otherwise lease or plot sale is not allowed also the permission shall not given for construction on any plot of said layout.
2. The 15% amenity space F.S.I. will be allowable after the amenity space given in possession and the name of Pune Municipal Corporation recorded on the ownership extract.

3. The whole things in respect of the construction of disputed area should revoked before demanding any occupancy certificate in the said land, if any dispute arose in respect of the disputed are, then the responsibility shall be on the owner/developer and they keep indemnified the Municipal Corporation.
4. All terms mentioned in U.L.C. order shall be binding upon the concerned owner/developer and Pune Municipal Corporation shall not responsible for the same.
5. It is binding to take precaution that the natural water flow should not be blocked and to channelize the natural water flow as per rules and instruction. It is binding to necessary channelization/ nala tenching in actual land a per primove survey.
6. All restriction of Air Force authority within the limits of 100 meter, 500 meter, 900 meter, 4.0 k.m. of area and boundary shall be binding.
7. It is binding to store the rain water and to reuse management/rain water harvesting.
8. To separate arrangement for the wet and dry waste.
9. All terms mentioned in prior layout shall be binding.
10. As mentioned in the order dated 12th December, 2012 of Environment Department, it is binding to

obtain No objection certificate from the Environment Department of Central Govt. for the 20000 sq.ft. and more than total construction and its planning proposal. It is also binding to submit the No objection certificate of Maharashtra Pollution Control Board as and when necessary for permission.

11. If the tenements are more than 150, it is binding to make arrangement of sewerage treatment plant as per the rules and instructions of drainage department.

12. It is binding to make arrangement of solar water heater for special purpose as mentioned in the provisions of said Rules.

13. It is binding to make arrangement of solar water heater for special purpose as mentioned in the provisions of said Rules.

14. The undertaking given in respect of water supply is binding and also it is binding on the developer to mentioned the things as mentioned in undertaking in agreement entered with tenements holder and to give written prior intimation.

15. The open space in layout shall be open for all members. The open space development should be done as per rules mentioned rain water harvesting should and provisions dated 14/08/2007.

16. To developed the road before demanding the construction permission.

17. Within one year from obtaining the construction permission the amalgamated demarcation map, 7/12 extract/ separate partition demarcation map, partitioned 7/12 extract should be submit to the Construction Development Department office.

18. Before using the additional carpet area of road widening the land acquired for road should be given or handover to Pune Municipal Corporation.

19. Before commencement of any construction on the said land to avail the permission from Building Control Department of Pune Municipal Corporation.

20. If there is divide or amalgamation of the land mentioned in the said layout, A. All plot and sub plot's demarcation should be obtain from City Survey Officer or District Inspector Land Record and to submit the revised map as per actual measurement. B. To make arrangement of separate water supply and drainage system for each sub plot. C. Till the water supply from Pune Municipal Corporation the developer shall available separate water supply. D. In future the Municipal Corporation shall not responsible in future

for the ownership of land, its area, measurement of land, plot and sub plot road, encroachment etc.

21. The roads passing through the said property should be develop by the Housing Society/Developer and the demarcation should be given from Pune Municipal Corporation. While development of the said road as colony road, the width should be proposed as per D.C.R. The development of said road should be as per the guidelines of Executive Engineer (Road) and to transfer the same with Pune Municipal Corporation. The housing society/developer should make development of the drainage system and sewerage and Municipal Corporation should not give any consideration in that respect. The width of the internal road in the layout should be kept as per Development Control Regulations.

22. Till starting of the water supply from Municipal Corporation, the Development should intimate about the same to plot holders/tenement holders.

23. He/they should not make any fencing to any of the building of said housing project, but before any development to make permanent fencing to the said land.

24. The developer should make arrangement of all internal roads, water supply pipeline, drainage system, lights etc. on his/their own cost and also the developer should make future arrangement of the said things.

25. The Development Certificates/Consent Letters given prior to this deemed as cancelled.

26. Any development of the road after demarcation on the actual land by the Development Scheme Department.

27. Till the availability of water supply from Pune Municipal Corporation, the Developer/Co-operative Society should available the water facility and shall not make any complaint.

28. To demark the all plots and sub plots in the said layout from City Survey Officer or District Inspector Land Records and to submit its demarcation certificate alongwith measurement.

29. To make fencing to the open space shown in said layout after levelling, and after plantation of trees as per Gardening Department.

30. Before commencement of any development to demolish the constructions shown in yellow colour with correct way.

31. To put the pole for light on the road of said property as per the provisions of Deputy Engineer (Electricity).

32. To keep the Waste-bin on the said property as per the provisions of Regional Officer/Health Department.

33. To construct the septic tank as per the instructions of Deputy Engineer (Drainage) and in future all drainage lines should be attach to the Pune Municipal Corporation's drainage line.

34. The drainage lines and newly drainage lines should be put under the guidance of drainage department.

35. The water supply lines and newly water supply lines be put under the guidance of water supply department.

36. To make arrangement of rainwater harvesting in layout and surface drainage. To construct the rainy drainage line adjacent to the road as directed in the said layout and the said work should be done satisfactory under the guidance of Executive Engineer.

Some Important Special Instructions:-

1. If in future any construction rather than sanctioned plan (e.g. all marginal distance and terrace shed, to

construct parturition wall or grill and parking closed etc.), then without given any prior intimation, the whole unauthorized construction will be demolished and the whole expenses incurred towards the same, shall be recovered from the flat holder/owner.

2. The allowable carpet area is shown alongwith the proposed T.D.R/Road widening reserved area/amenity space area. In actual the construction in consideration of T.D.R/Road widening reserved area/amenity space area shall not allowable. After available the T.D.R. Certificate and incurred the T.D.R., road widening/amenity space reserved area the name of Pune Municipal Corporation has been recorded on 7/12 extract the construction on said area will be allowable. If the carpet area agreed in Land Record it did not mean the construction permission is given. If presumed that the Land record is agreed, and if any construction done on the said area, the same shall be treated as unauthorized and the actions should be taken under the provisions of M.R.T.P. Act, 1966, B.P.M.C. Act, 1949. Also if any third party interest created in the said property, then municipal corporation is not responsible.

3. If the construction permission has been obtained by amalgamation/partition, then within one year from the consent letter the joint/separate 7/12 extract, property card extract also the demarcation map should be submit to Municipal Corporation.
4. To avail the facility of container for dry and wet waste.
5. Till the availability of water supply from Municipal corporation, to arrange the sufficient and adequate drinking water to all residents.
6. After given/handover the possession of road widening land to Pune Municipal Corporation and after the deeds of ownership rights transferred in the name of Pune Municipal Corporation, to plan the carpet area and to submit the demarcation plan.
7. To avail the facility of dustbin and lamp etc. in the surrounding area of building and to plant the adequate/sufficient trees in the garden as per the guidelines of Gardening Department.
8. To submit the no objection certificate of Meter Department about the no dues in respect of existing water meter.

9. The terms and conditions mentioned in Provisional Fire NOC shall binding on the owner/developer at necessary.

10. To submit the No objection certificate of Gardening Department before commencement of construction regarding the disturbance of trees.

11. The developer/owner after obtaining the building sanction permission to put the board on said land and following information should be indicate. C. Name and addresses of Owner, Developer, Architect and Contractor. Kh. S.No., C.T.S. Number, Ward Number etc. alongwith the boundaries of land. G. Permission Number and Date of Development/Map issued by Pune Municipal Corporation. Gh. Built up area/total area of proposed construction. D. Numbers of residence flat, numbers of commercial units and their area, address of person who available for shown the sanctioned layout, map, Ch. To available the certified copy of sanction layout on construction site.

12. To make arrangement of light on common road and open space of said plot.

13. If the construction of building work is adjacent to the main road, then to partition with tin shed.

14. To available the temporary bathrooms for the labour who working on construction site and to construct the separate bathroom for lady labour and the same shall be demolish before demanding the occupancy certificate.

15. Do not throw the raw material during the construction work on public road and to dispose off the same as per guidance of Regional Officer and to make arrangement to store the raw material as prescribed by the Municipal Corporation.

16. If any dispute arose for ownership right and redevelopment scheme of tenant, then the sole responsibility will be on developer and he/they keep indemnified to the Municipal Corporation.

17. To preserve the easement rights of air of the existing tenants of adjacent existing properties.

18. To set the pump for the water harvesting store in basement.

19. To use the basement parking only for parking.

20. To submit the structural stability certificate/report and letter of appointment of licensed holder structural designer/engineer and plinth inspection certificate also before demanding the occupancy certificate before the commencement

of work. To complete the additional construction under the continuance guidance of structural engineer.

21. To take precautions not to cause any damage/loss to the adjacent property/ies while demolishing the existing old construction.

22. To demolish the existing old construction also the road widening setback construction before commencement of proposed construction.

23. That the conditions mentioned in letter of Development Plan/Fire Brigade will be binding on the owner/developer.

EXHIBIT-H

वाचा:- १) श्री. गणपत मारुती जाधव यांचे तर्फे कुलमुखत्यारधारक म्हणून मे. माँ संकल्प बिल्डकॉन (भागीदारी संस्था) तर्फे भागीदार श्री. संतोष सुभाष हगवणे व २) श्री. विशाल सुरेश पवार रा. बी-३, के.पी.सी.टी. मॉल, फातीमानगर, पुणे-४११०१३ यांचा दिनांक: ३०/६/२०१४ रोजीचा अर्ज.

२) मा. आयुक्त, पुणे विभाग यांचेकडील परिपत्रक क्र.मह-२/ जमीन/ आरआर/७७२/०३, दि.२३/९/०३.

३)पुणे महानगरपालिका पुणे यांचेकडील कमेन्समेन्ट प्रमाणपत्र क्र. सीसी/००११/२०१४, दि.१/०४/२०१४

४) अपर जिल्हाधिकारी तथा स.प्रा.पुणे नागरी समुह,पुणे यांचेकडील दि. ३ मे,२०११ रोजीचे पत्र.

५) महाराष्ट्र जमीन महसुल अधिनियम, १९६६ चे कलम ४४.

६)पर्यावरण विभागाकडील पत्र क्रमांक इएनव्ही-२०१०/प्र.क्र.१४४/ता.क्र.३/दिनांक ०५/०२/२०११.

७) नगर विकास विभागाकडील परिपत्रक क्र.नाजक-२२११/प्र.क्र.१३८/नाजकधा-२ दि.७/०६/११

८)भारत सरकार पर्यावरण व वन विभागाकडील नोटीफीकेशन क्र. F.No. १-४-२०१२-RE(Pt.) दि. १३/११/२०१३

जिल्हाधिकारी कार्यालय,पुणे
(महसुल शाखा)
क्र. डीजी/८७५/२०१४
क्र.पमह/एनए/एसआर/७०३/२०१४
पुणे, दिनांक : २१ / १०/२०१४.

विषय:- मौजे-येवलेवाडी, ता.हवेली, जि.पुणे येथील जमीन स.नं.४०, हि.नं.१/३, पैकी मधील क्षेत्र २०००-०० चौ.मी., स.नं.४०, हि.नं.१/४, मधील क्षेत्र ४०००-०० चौ.मी.,व स.नं.४०, हि.नं.१/५ मधील क्षेत्र ४०००-०० चौ.मी., असे ७/१२ नुसार व रेखांकन नकाशामध्ये समाविष्ट एकूण क्षेत्र १००००-०० चौ.मी. क्षेत्रास निवासी प्रयाजनार्थ महाराष्ट्र जमीन महसूल अधिनियम १९६६ मधील ४४ नुसार अकृषिक परवानगी देणेबाबत.

आदेश

मौजे- येवलेवाडी, ता.हवेली, जि.पुणे येथील जमीन स.नं.४०, हि.नं.१/३, पैकी मधील क्षेत्र २०००-०० चौ.मी., स.नं.४०, हि.नं.१/४, मधील क्षेत्र ४०००-०० चौ.मी.,व स.नं.४०, हि.नं.१/५ मधील क्षेत्र ४०००-०० चौ.मी., असे ७/१२ नुसार व रेखांकन नकाशामध्ये समाविष्ट एकूण क्षेत्र १००००-०० चौ.मी. क्षेत्रास निवासी प्रयाजनार्थ महाराष्ट्र जमीन महसूल अधिनियम १९६६ मधील ४४ नुसार अकृषिक मिळावी म्हणुन दिनांक ३०/०६/२०१४ रोजीचे अर्जान्वये अर्जदार श्री. गणपत मारुती जाधव यांचे तर्फे कुलमुखत्यारधारक म्हणून मे. माँ संकल्प बिल्डकॉन (भागीदारी संस्था) तर्फे भागीदार श्री. संतोष सुभाष हगवणे व २) श्री. विशाल सुरेश पवार रा. बी-३, के.पी.सी.टी. मॉल, फातीमानगर, पुणे-४११०१३ यांनी या कार्यालयाकडे प्रस्ताव दाखल केलेला आहे.

सदर प्रस्तावातील मिळकतीवरील रेखांकन व बांधकाम आराखडयांस पुणे महानगरपालिका, पुणे यांनी त्यांचेकडील कमेन्समेन्ट सर्टीफिकेट क्र. **सीसी/००११/२०१४, दि.१/०४/२०१४** अन्वये मंजुरी दिलेली आहे.

मौजे-येवलेवाडी, ता-हवेली, पुणे येथील विषयांकित मिळकर्तीचे सादर अभिलेखांवरून खालील प्रमाणे क्षेत्र हक्कनोंदणीस दाखल आहे.

अक्र	जमिन मालकाचे नाव	स.नं.	७/१२ नुसार एकुण क्षेत्र (चौ.मी)	बिनशेती करावयाचे क्षेत्र (चौ.मी)
१	श्री. गणपत मारुती जाधव	**स.नं.४०, हि.नं.१/३ पै**	**४०००-००**	**२०००-००**
		स.नं.४०, हिं.नं.१/४	**४०००-००**	**४०००-००**
		स.नं.४०, हि.नं.१/५	**४०००-००**	**४०००-००**
२	एकूण क्षेत्र		१२,०००-००	१०,०००-००
३	७/१२ नुसार व रेखांकन नकाशामध्ये समाविष्ट एकूण क्षेत्र			१०,०००-००
४	रस्त्या रुंदीने व्याप्त क्षेत्र रोड वायडींग			००-००
५	**सदयस्थितीमध्ये अकृषिक परवानगी द्यावयाचे क्षेत्र**			१०,०००-००
६	**रेखांकनाचे प्रयोजन**			**निवासी**

अर्जदार यांनी अर्जासोबत सादर केलेले सर्व हक्कनोंद उतारे, वन विभागाकडील राखीव वनाची यादी, तहसिलदार, हवेली यांचा स्थळपाहणी अहवाल व कार्यालयातील ॲलिनेशन रजिस्टर मधील नोंदी यावरुन दिसून येते की,

१. विषयांकीत जमीनी हया मुळ कब्जेदार यांचे खुद्द मालकीची असुन, मुळ मालक यांनी अर्जदार यांना नोंदणीकृत दस्तान्वये कुलमुखत्यारपत्र दिले असून त्यांनी अकृषिक परवानगीकामी अर्ज सादर केला आहे. प्रकरणी फेरफार क्र.३०४५ पाहता, संरक्षित कूळ म्हणून असलेले श्री. गणपत मारुती जाधव यांचे नांव ३२ एम सर्टिफिकेट अन्वये ७/१२ सदरी मूळ मालक यांचे नाव कमी करुन कूळाचे नाव दाखल झालेले आहे.

२. प्रश्नाधिन मिळकत या कार्यालयाकडिल ॲलिनेशन रजिस्टर मधील नोंदी व तहसिलदार हवेली यांचा स्थळ पाहणी अहवाल पहाता सदरची जमीन कु.का.कलम ४३ बंधनास पात्र व नियंत्रित सत्ता प्रकार असल्याचे दिसून येत आहे. त्यानुसार अर्जदार यांचेकडून साऱ्याच्या ४० पट नजराणा शासन जमा करणेत आली आहे.

३. वनसंरक्षक, पुणे वन विभाग, पुणे यांनी या कार्यालयास दिनांक १४/०५/२००९ रोजी सादर केलेली यादी व सीडी तसेच १९५५ पासूनचे ७/१२ व फेरफार उतारे पाहता प्रस्तुत क्षेत्र राखीव वन संज्ञेत येत नाही.

४. **तहसिलदार हवेली** यांचेकडील **क्रं.बिनशेती/एसआर/१४४०/२०१३, दि.१९/१२/२०१३** अन्वये सादर स्थळपाहणीवरुन प्रस्तावित क्षेत्रातुन उच्च/लघु दाबाची विदयुत वाहिनी जात नाही.

५. **तहसिलदार हवेली** यांचेकडील **क्रं.बिनशेती/एसआर/१४४०/२०१३, दि.१९/१२/२०१३** अन्वये सादर अहवालावरुन विषयांकित जमिनीमध्ये अकृषिक परवानगी देणेपुर्वी अकृषिक वापर सुरु नाही

६. भारत सरकार पर्यावरण व वन विभागाकडील नोटीफीकेशन क्रमांक. F.No.१-४/२०१२-RE(Pt.), दि. १३/११/२०१३ अन्वये Ecolgically Sensetive (ESA) घोषित केलेल्या गावांच्या यादीमध्ये सदर गावाचा समावेश नाही.

७. नागरी जमिन (कमाल धारणा व विनियमन) अधिनियम, १९७६ निरसित करण्यात येऊन शासनाने नागरी जमीन (कमाल धारणा व विनियमन) निरसन अधिनियम, १९९९ दिनांक २९/११/२००९ पासुन स्विकृत केलेला आहे. शासनाचे नगरविकास विभागाकडील पत्र क्र.नाजक-१०(२००८)/प्र.क्र.१/ २००८/नाजकधा-१, दिनांक १ मार्च, २००८ अन्वये कलम १०(३), १०(५), २० व २१ अंतर्गत करण्यात आलेली कार्यवाही वगळता अन्य कलमांतर्गत झालेल्या कार्यवाहीबाबत ना.ज.क.धा.अधिनियमांतर्गत परवानगीची आवश्यकता नाही. तथापि, जमीन धारकाकडुन/विकासकाकडुन विक्री अथवा विकसन परवानगी मागीतलेल्या मिळकती संदर्भात निरसन अधिनियमाच्या संरक्षित कलमांतर्गत त्यांच्या मिळकती संदर्भात कार्यवाही झालेली नाही, या आशयाचे शपथपत्र व बंधपत्र रु.३००/-चे स्टॅम्प पेपरवर घेण्यात येऊन जमिनीचे हस्तांतरण व विकसनास परवानगी देण्यात याव्यात अशा सुचना दिलेल्या आहेत.

त्यानुसार अर्जदार यांनी विहित नमुन्यातील शपथपत्र व बंधपत्र रु.३००/- चे स्टॅम्पपेपरवर दि.२९/११/२०१३ रोजी सादर केलेले आहे. सादर केलेल्या शपथपत्र व बंधपत्रानुसार विषयांकित मिळकतीबाबत विवरणपत्र दाखल केले नसल्याचे नमूद करून त्यामध्ये **प्रश्नाधिन मौजे-येवलेवाडी,ता.हवेली येथील स.नं.४०/१/३, ४०/१/४ व स.नं.४०/१/५(जुना स.नं.६६), क्षेत्र १०,०००-०० चौ.मी. क्षेत्र हे अतिरिक्त नसल्याचे प्रतिज्ञापत्र केले आहे. अर्जदार यांनी युएलसी कडील कोणतीही आदेशाची प्रत या कार्यालयाकडे सादर केली नाही.**

सहा.अधिकारी

प्रस्तुत मिळकतीबाबत युएलसी कायदयातंर्गत अर्जदार यांनी विवरणपत्र दाखल केले होते काय? तसेच कलम १०(३), १०(५) अन्वये कार्यवाही केलेल्या यादीमध्ये तसेच कलम २० अन्वये सुट दिलेल्या, कलम २१ खालील योजनांचे यादीत सदर जमिनीचा समावेश आहे काय? तसेच प्रकरणामध्ये कलम ८ (४) अन्वये निर्णय होऊन अतिरिक्त क्षेत्र निरंक घोषित केले असलेस सदरचे प्रकरण आपल्या कार्यालयामध्ये उपलब्ध आहे काय? याबाबतची माहिती २० दिवसामध्ये अभिप्राय सादर करणेबाबत युएलसी कार्यालयास पत्र क्र.पमह/एनए/एसआर/७०३/२०१४, दि.११/०७/२०१४ अन्वये कळविणेत आलेले होते. सद्यस्थिती मध्ये सदरचे पत्र युएलसी कार्यालयास पाठवून २० दिवसांपेक्षा अधिक कालावधी होऊनही युएलसी कार्यालयाकडील अभिप्राय प्राप्त झालेला नाही.

तथापि या कार्यालयाकडे पुणे नागरी समुह कार्यालयाने त्यांचेकडील पत्र क्र.युएलसी/सीए-२/१६१९/२००७, दि.०१/११/२००७ अन्वये पुणे नागरी समुहातील समाविष्ठ गावातील ज्या सर्व्हे/गट क्रमांकाच्या क्षेत्रासाठी युएलसी कायदा कलम ६ अन्वये विवरणपत्र दाखल होऊन कलम १०(३), १०(५) अन्वये कार्यवाहीबाबतची यादी व सीडी या कार्यालयास पाठविलेली आहे. त्या यादी व सीडीनुसार **मौजे-येवलेवाडी, ता.-हवेली येथील स.नं.४०/१/३, ४०/१/४ व स.नं.४०/१/५ (जुना स.नं.६६), क्षेत्र १०,०००-०० चौ.मी.** याचा समावेश नाही.

याबाबत शासनाचे नगर विकास विभागाचे पत्र क्र.नाजक-२२११/प्र.क्र.१३८/ नाजकधा-२, दिनांक ०७/०६/२०११ नुसार ज्या प्रकरणी युएलसी कायदा कलम १०(३), १०(५) नुसार कार्यवाही झालेली नाही अथवा ती प्रलंबित आहे त्या प्रकरणी युएलसी/नागरी समूहाकडून अभिप्राय अथवा ना हरकत घेण्याची आवश्यकता नसल्याचे स्पष्ट केले आहे. तसेच प्रश्नाधिन मिळकतीबाबत आदेश पारीत झाल्यावर देखिल पडताळणीसाठी आदेशाची प्रत पुणे नागरी समुह यांचे कार्यालयाकडे पाठविणेत येणार आहे.

तसेच दिनांक ०३ मे, २०११ रोजीचे युएलसीकडुन प्राप्त झालेली यादी व शासनाच्या नगर विकास विभागाकडील दिनांक ७ जुन, २०११ रोजीचे पत्रानुसार, सीआयडीकडील पत्रे, ३० संदिग्ध प्रकरणांची यादी व बनावट/बोगस आदेशांची यादी पाहता विषयांकित जमीनीचा त्यामध्ये समावेश नाही.

या कार्यालयाकडील पत्र क्र. पमह/कावि/४५०/२०१४ दि. २/६/२०१४ अन्वये मा अवर सचिव, महसूल व वन विभाग यांना बांधकाम आराखडे मंजुर करताना युएलसीबाबत तपासणी करण्याबाबत नियोजन प्राधिकारी यांना शासनामार्फत सुचना देणेबाबत सविस्तर अहवाल सादर केलेला आहे.

निवासी उपजिल्हाधिकारी यांच्या अध्यक्षतेखाली दि. ५/६/२०१४ रोजी बैठक घेवून नियोजन प्राधिकारी यांना बांधकाम आराखडे मंजुर करताना या कार्यालयाकडील पत्र क्र.पमह/कावि/४५०/

२०१४ दि. २१/५/२०१४ अन्वये दिलेल्या निर्देशानुसार युएलसीबाबत तपासणी करणेच्या सुचना दिलेल्या आहेत.

तसेच या कार्यालयाकडील अर्धशासकीय पत्र क्र. पमह/कावि/८०६/२०१४ दि. १२/६/२०१४ अन्वये नियोजन प्राधिकारी यांना अर्धशासकीय पत्र देवून या कार्यालयाकडील पत्र दि. २१/५/२०१४ व दि. ५/६/२०१४ रोजीच्या बैठकीमध्ये दिलेल्या सुचनेप्रमाणे कार्यवाही करणेबाबत कळविलेले आहे.

सबब महानगरपालिका क्षेत्रामध्ये नियोजन प्राधिकारी ही संबंधित महानगरपालिका सक्षम असते. त्यामुळे त्यांचे कार्यक्षेत्रातील मिळकतीवरील रेखांकन / बांधकाम आराखडयास मंजुरी देतेवेळी कमाल नागरी जमीन (कमाल धारणा व नियमन) अधिनियम १९७६ नुसार झालेल्या कार्यवाहीबाबत खात्री त्यांचे कार्यालयाचे स्तरावरुन करणेत येत असल्याचे गृहीत धरणेत येते. त्यानंतर या कार्यालयामार्फत महाराष्ट्र जमिन महसुल अधिनियम अधिनियम १९६६ चे कलम ४४ अन्वये अकृषिक परवानगी देणेत येते. सदर अकृषिक परवानगी वेळी प्रश्नाधिन मिळकतीबाबत केवळ अकृषिक आकारणी व प्रयोजन बदल करणेस परवानगी देणेत येत असते. त्यामुळे अकृषिक परवानगी आदेशामुळे प्रश्नाधिन मिळकतीच्या कोणत्याही मालकीहक्कामध्ये व धारणा प्रकारामध्ये बदल केला जात नाही.

प्रस्तुत जमिनीचे बांधकाम आराखड्यांस पुणे महानगरपालिका, पुणे यांचेकडील कमेन्समेन्ट प्रमाणपत्र क्र. **सीसी/००११/२०१४, दि.१/०४/२०१४** अन्वये निवासी प्रयोजनार्थ मंजुरी देणेत आलेली आहे.

मा.विभागीय आयुक्त, पुणे विभाग, पुणे यांचेकडिल परिपत्रक क्र.मह-२/जमीन/जनरल/आर आर/७७२/२००३, दि.२२/०९/२००३ मधील तरतुदीनुसार विहीत नमुन्यात अर्जदार यांनी दिनांक **२९/११/२०१३** रोजीचे नोटराईज्ड **प्रतिज्ञापत्र व क्षतिपत्र** दाखल केले आहे. सदर प्रतिज्ञापत्रात विषयांकित जमिनीचे बाबत खालील नमुद केलेल्या कोणत्याही कायदयाच्या तरतुदीचा भंग झालेला नाही असे विशद केले आहे.

१. **मुंबई कुळ वहिवाट व शेतजमीन अधिनियम, १९४८.**
२. **महाराष्ट्र जमीन महसूल अधिनियम, १९६६.**
३. **महाराष्ट्र शेत जमीन (जमीन धारणेची कमाल मर्यादा) अधिनियम, १९७६.**
४. **इनाम जमीनी खालसा करण्यासाठीचे निर्गमित केलेले विविध कायदे.**
५. **मुंबई तुकडे पाडण्यास प्रतिबंध करणे व जमीन एकत्रिकरण करणे अधिनियम, १९४७.**
६. **महाराष्ट्र खाजगी वने (संपादन) अधिनियम, १९७५.**
७. **महाराष्ट्र अनुसूचित जमातीच्या व्यक्तींना जमिनी प्रत्यार्पित करणे अधिनियम, १९७४.**
८. **नागरी जमीन कमाल धारणा अधिनियम, १९७६.**
९. **महाराष्ट्र प्रकल्पबाधित व्यक्तिंचे पुनर्वसन अधिनियम, १९८६.**

उपरोक्त नमुद कायदयातील तरतुदीचा भंग होत नसलेचे तसेच विषयांकित जमीन वर्ग-२ पैकी नसलेचे प्रतिज्ञा पत्रात नमुद केलेले आहे.

अर्जदार यांनी प्रतिवर्ष निवासी प्रयोजनासाठी **१००००-००** चौ.मी क्षेत्रावर रुपये ०.१०/- या दराने वार्षिक अकारणी रक्कम रु.१०००/- व रुपांतरीत कर रक्कम रु. ५००००/- तसेच जमीन कुळकायद्याची असलेने सा-याचे ४० पट रक्कम रु.२८/- अशी एकुण रक्कम रुपये **६०२८/-** एवढी रक्कम दिनांक ०९/१०/२०१४ रोजी शासकीय कोषागार, पुणे येथे जमा केली आहे. तसेच विषयांकित मिळकतीची मोजणी फी रक्कम रु.३३,०००/- दिनांक १०/१०/२०१४ रोजी शासकीय कोषागार, पुणे येथे जमा करुन चलन सादर केलेले आहे.

वरील परिस्थिती विचारात घेता, अर्जदार यांना निवासी प्रयोजनासाठी अकृषिक परवानगी देण्यास हरकत नाही. म्हणून, महाराष्ट्र जमीन महसूल अधिनियम, १९६६ चे कलम ४४ व त्याखालील नियमान्वये जिल्हाधिकारी, पुणे यांना प्रदान करणेत आलेल्या शक्तीनुसार मी, सौरभ राव, जिल्हाधिकारी पुणे, अर्जदार **श्री. गणपत मारुती जाधव यांचे तर्फे कुलमुखत्यारधारक म्हणून मे. माँ संकल्प बिल्डकॉन (भागीदारी संस्था) तर्फे भागीदार श्री. संतोष सुभाष हगवणे व २) श्री. विशाल सुरेश पवार रा.बी-३, के.पी.सी.टी. मॉल, फातीमानगर, पुणे-४११०१३** यांना पुणे महानगरपालिका यांचेकडील कमेन्समेन्ट प्रमाणपत्र क्र. **सीसी/००११/२०१४, दि.१/०४/२०१४**, मधील अटी व शर्तीस अधिन राहून खालील अटी व शर्तीवर **मौजे-येवलेवाडी, ता.हवेली, जि.पुणे येथील जमीन स.नं.४०, हि.नं.१/३, पैकी मधील क्षेत्र २०००-०० चौ.मी., स.नं.४०, हि.नं.१/४, मधील क्षेत्र ४०००-०० चौ.मी.,व स.नं.४०, हि.नं.१/५ मधील क्षेत्र ४०००-०० चौ.मी असे एकुण १००००-०० चौ.मी.** क्षेत्रास अकृषिक परवानगी देत आहे.

अकृषिक परवानगी मंजुर करावयाच्या जमिनीचे वर्णन

अ. क्र.	जमीनीचे मुद्दे	जमीनीबाबतचा तपशिल
१	**गावाचे नाव, तालुका**	**मौजे-येवलेवाडी, ता-हवेली**
२	**सर्व्हे नंबर**	**४०/१/३ पै, ४०/१/४, ४०/१/५**
३	**अर्जदार यांनी रेखांकन नकाशात समाविष्ट केलेले क्षेत्र**	**१०,०००.००**
४	रस्त्या रुंदीने व्याप्त क्षेत्र रोड वायडींग	**००.००**
५	सदयस्थितीमध्ये अकृषिक परवानगी द्यावयाचे क्षेत्र	**१००००-००**
६	रेखांकनाचे प्रयोजन	**निवासी**



११. वर्क ऑफ डिफेन्स ॲक्ट, १९०३ अन्वये बाधित होणाऱ्या क्षेत्रामध्ये सदरचा गट/सर्व्हे क्रमांकाचा समावेश नसल्याची खात्री करूनच **पुणे महानगरपालिका, पुणे** रेखांकन/बांधकाम आराखडयांस मंजूरी दिलेली असल्याचे गृहीत धरण्यात येऊनच सदरची अकृषिक परवानगी देणेत येत आहे.

१२. सदरची अकृषिक परवानगी, नागरी जमीन कमाल धारणा कायदा, १९७६, मुंबई कुळवहीवाट व शेतजमीन अधिनियम, १९४८ व मुंबई महानगरपालिका अधिनियम, १९४९ या कायदयामधील तरतुदीस पात्र राहून देण्यात आली आहे.

१३. सदरच्या आदेशातील अकृषिक क्षेत्र व अकृषिक सारा यामध्ये उपअधिक्षक भूमी अभिलेख हवेली, यांचेकडून प्रत्यक्ष मोजणी नंतर जो काही फेरबदल होईल तो करण्यास अर्जदार पात्र राहील.

१४. प्रस्ताबासोबत **दि.११/११/२०१३ रोजी मो.र.क्र.७२३२/२०१३**, अन्वये केलेल्या वहीवाटीचे मोजणी नकाशातील हद्दीचे अधिन राहुन सदरची शिफारस करणेत येत आहे. विषयाधिन जमीनीचे वहीवाटीचे अनुषंगाने काही वाद/न्यायालयीन वाद उद्भवलेस त्याची सर्वस्वी जबाबदारी अर्जदार/ मालक यांची राहील. व या कार्यालयाकडुन देणेत आलेली परवानगी आपोआप रद्द होईल.

१५. सदर आदेशातील अटी व शर्तीचा भंग केल्यास अर्जदार महाराष्ट्र जमीन महसूल अधिनियम, १९६६ व त्याखालील नियमानुसार दंडास पात्र राहील तसेच दिलेली अकृषिक परवानगी रद्द समजणेत येईल.

१६. भविष्यात विषयांकित प्रकरणी कोणताही दिवाणी/फौजदारी दावा निर्माण झाल्यास सदरची परवानगी रद्द समजणेत येईल.

१७. अर्जदार यांनी सादर केलेली माहिती तसेच प्रतिज्ञापत्रात नमुद केलेली बाब अथवा कागदपत्रे चुकीची अथवा दिशाभुल करणारी आढळल्यास प्रस्तुतची परवानगी रद्द समजणेत येईल.

१८. वरील अटी व शर्तीपैकी कोणत्याही अटी व शर्तीचा भंग झालेस सदरची परवानगी रद्द समजणेत येईल.

जिल्हाधिकारी

(सौरभ राव)
जिल्हाधिकारी,पुणे

प्रति,

श्री. गणपत मारुती जाधव यांचे तर्फे कुलमुखत्यारधारक म्हणून मे. माँ संकल्प बिल्डकॉन (भागीदारी संस्था) तर्फे भागीदार श्री. संतोष सुभाष हगवणे व २) श्री. विशाल सुरेश पवार रा. बी-३, के.पी.सी.टी. मॉल, फातीमानगर, पुणे-४११०१३

TRUE COPY

Read: - 1) Application dated 30/6/2014 of Shri. Ganpat Maruti Jadhav through his Power of Attorney M/s. Sankalp Buildcon (Partnership firm), through its partner Shri. Santosh Subhash Hagwane and 2) Shri. Vishal Suresh Pawar R/at. B-3, K. P. C. T. Mall, Fatimanagar, Pune-411013.

2) Circular No. Mh-2 / Land / RR / 772/03 dated 23/9/03 of Commissioner, Pune Division.

3) Commencement certificate no. CC / 0011/2014, dated 1/04/2014 of Pune Municipal Corporation Pune.

4) Letter dated May 3, 2011 of Additional Collector and Pune Agglomeration Group, Pune..

5) Section 44 of the Maharashtra Land Revenue Act, 1966.

6) Letter No. ENV-2010 / Pr.No.144 /T.No..3 / dated 05/02/2011 from Environment Department.

7) Circular no. Najak-2211 / Q.No.138 / Najakdha-2 on 7/06/11

8) Notification No. F.No. 1-4-2012 - RE (Pt.) 13/11/2013 from the Department of Environment and Forests, Government of India.

Pune Collectorate, Pune

(Revenue Branch)

No. DG/875/2014

no. Pamah/NA/SR/ 703/2014

Pune, Dated: 29/10/2014.

Subject: - Regarding giving non-agricultural permission to the area for residential purposes as per 44 of Maharashtra Land Revenue Act, 1966 situated at village Yevalewadi, Tal. Haveli, Dist. Pune bearing S.No. 40, H.No. 1/3, out of which area 2000-00 sq.m. S.No.. 40, H.No. 1/4 and area is 4000 sq.m. and S.No.. 40, H.No. 1/5 and area is 4000 sq.m., as per 7/12 and the total area covered in the drawing map is 10000 sq.mtr..

ORDER

That, as per application dated 30/6/2014 Shri. Ganpat Maruti Jadhav through his Power of Attorney M/s. Sankalp Buildcon (Partnership firm), through its partner Shri. Santosh Subhash Hagwane and 2) Shri. Vishal Suresh Pawar R/at. B-3, K. P. C. T. Mall, Fatimanagar, Pune-411013 has submitted proposal to this office for giving non-agricultural permission to the area for residential purposes as per 44 of Maharashtra Land Revenue Act, 1966 situated at village Yevalewadi, Tal. Haveli, Dist. Pune bearing S.No. 40, H.No. 1/3, out of which area 2000-00 sq.m. S.No.. 40, H.No. 1/4 and area is 4000 sq.m. and S.No.. 40, H.No. 1/5 and area is 4000 sq.m., as per 7/12 and the total area covered in the drawing map is 10000 sq.mtr..

The drawing and construction plans on the property mentioned in this proposal have been sanctioned by Pune Municipal Corporation, Pune vide Commencement Certificate no. CC / 0011/2014, 1/04/2014.

Based on the submitted records of the following area have been recorded in Record of Rights situated at village Yevalewadi, Ta - Haveli, Pune,

Sr. No.	Name of Land Owner	S.No.	Total area as per 7/12 extract (sq.mtr.)	Area to be given non-agricultural permission (sq.mtr.)
1	Shri. Ganpat Maruti Jadhav	S.No. 40, H.No. 1/3	4000-00	2000
		S.No. 40, H.No. 1/4	4000-00	4000-00
		S.No. 40, H.No. 1/5	4000-00	4000-00
2	Total area		12000-00	10000-00
3	Total area as per 7/12 and area included in the drawing map			10000-00
4	Area covered by road widening			00-00
5	Non-agricultural Area to be given at			10000-00

	present	
6	For use	Residential

That applicant along with the application has submitted all extracts of record of right, list of reserved forests from Forest Department, site inspection report of Tehsildar, Haveli and the entries in the alienation register of the office show that,

1. The land in question is owned by the original occupier himself, the original owner has given the applicant a registered power of attorney and he has submitted a non-agricultural permit application. Case change no. 3045, Shri. Ganpat Maruti Jadhav's name has been reduced to 32M certificate and the name of the original owner has been reduced to 7/12.

2. Looking at the entries in the alienation register from the property in question and the site inspection report of the Tehsildar's the said land appears to be a restricted and controlled form of power under section 43 of Tenancy Act. Accordingly, 40 times the non-agricultural shade has been collected from the applicant.

3. Considering the list and CD submitted to this office by the Conservator of Forests, Pune Forest Department, Pune on

14/05/2009 as well as the 7/12 and mutation entries from 1955, the area is not considered as reserved forest.

4. As per order bearing No. Non-agricultural/SR/ 1441/2013, dated 19/12/2013 of Tehsildar Haveli and as per the spot inspection no any high/low voltage power lines do not pass through the proposed area.

5. As per order bearing No. Non-agricultural/SR/ 1441/2013, dated 19/12/2013 of Tehsildar Haveli and report submitted that, non-agricultural use has not started in the subject land before giving non-agricultural permission.

6. Notification from the Department of Environment and Forests, Government of India bearing F.No. 1-4 / 2012 RE (Pt.), Dt. 13/11/2013 this village is not included in the list of villages declared Ecologically Sensitive (ESA)

7. The Urban Land (Maximum Retention and Regulation) Act, 1976 has been repealed and the Government has approved the Urban Land (Maximum Retention and Regulation) Act, 1999 dated 29/11/2009. Government's letter from urban development department no.Najak-10(2008)/Pra.Kra.1/ 2008/ Najkadha-1, dated 1st March, 2008, the proceedings under Sections 10 (3), 10 (5), 20 and 21 under Section 10 (3), 10 (5), 20 and 21 the permission is not required under the Act. However, no action has been taken against the land holder/developer seeking their sale or development

permission under the protected section of the Resolution Act to give affidavit and indemnity bond on Rs. 300/- stamp paper and the instructions have been given to allow transfer and development of land. Accordingly, the applicant has to submit the affidavit and bond of Rs. 300 / - in the prescribed form on stamp paper which is submitted on 29/11/2013. Mentioning that no statement regarding the subject matter of property S.No. 40/1/3, 40/1/4 and S.No. 40/1/5 (Old S.No. 66), area 10,000-00 sq.mtr. has been filed as per the affidavit and bond The area is pledged not to be extra. The applicant has not submitted any copy of the order from ULC to this office.

Did the applicant file a return under the ULC Act regarding the property presented? Also, is this land included in the list of action taken under section 10 (3), 10 (5) and also in the list of schemes under section 21 exempted under section 20? Also, if the case has been decided under section 8 (4) and the additional area has been declared vacant, is the case available in your office? Letter no. To the ULC office regarding submission of feedback within 20 days and the same has been intimated vide No. Pamah/NA/SR/703/2014 on 11/07/2014. At present, the letter has been sent to the ULC office for more than 20 days but no response has been received from the ULC office.

However, the Pune Agglomeration Office sent a letter no. ULC/CA-2/1619/2007, dt.01/11/2007 and the list of proceedings under section 10 (3), 10 (5) under section 10 (3), 10 (5) for the area of Survey/Gat number in the village included in the Pune urban group and the CD has been sent to this office. According to that list the land bearing S.No. 40/1/3, 40/1/4 and S.No.40/1/5 (Old S.No.66), area 10,000-00 sq.mtr. of village Yevalewadi, Tal- Haveli this does not include.

Letter No. Najak-2211/ Sr. No. 138/Najakdha-2, dated 07/06/2011 of Government's Urban Development Department has clarified that in case where action has not been taken as per Section 10 (3) 10 (5) of the ULC Act or it is pending, there is no need to seek feedback or objection from the ULC / Civil Group.

Also, a copy of the order will be sent to the office of Pune Civil Group for verification even after the order regarding the property in question has been passed. Also, as per the list received from ULC dated May 03, 2011 and the letter dated June 7, 2011 from the Urban Development Department of the Government, letters from CD, list of 30 suspicious cases and list of forged/bogus orders are not included.

Also as per Letter no. Pamah / Kavi / 450/2014 dated 2/6/2014 of this office, while approving the construction plans to the Under Secretary, Revenue and Forest Department, a detailed report has been submitted to the Planning Authority regarding the investigation of ULC.

Under the chairmanship of the Resident Deputy Collector on dated 5/6/2014 while sanctioned the construction map/layout by Planning Authority the letter of this office no. Pamah / Kavi / 450/2014 dated 2/6/2014 the instruction has been given to check or verify the ULC.

Also as per the Semi Govt. letter bearing no. PMH/Kavi/806/2014 dated 12/6/2014 of this office given to the Planning Authority and informed them to take action as per the letter given by this office and as per the instructions given in meetings held on dated 21/5/2014 and 5/6/2014.

Assuming that the planning authority in the municipal area is competent with the concerned corporation, while approving the drawing / construction plan on the property in its jurisdiction, assuming that the action taken under the Urban Land (Maximum Retention and Regulation) Act, 1976 is being assured by his office, then Maharashtra Land Revenue through this office. Non-agricultural permission is being given under Section 44 of the Act, 1966. At the time of this non-agricultural permission, only non-agricultural

assessment and change of purpose is allowed in respect of the income in question. Therefore, the non-agricultural permission order does not make any change in the ownership of any property and the type of retention.

The permission regarding the construction of residential purpose for the said land has been approved vide Commencement Certificate No. CC/0011/2014 dated 01/04/2014 by Pune Municipal Corporation, Pune.

As per the Circular No. Mah2 / Land / General / RR / 772/2003, dated 22/09/2003 issued by the Divisional Commissioner, Pune Division, Pune the applicant has filed notarized affidavit in the prescribed format on dated 29/11/2013. In the said affidavit states that the provisions of any of the following laws have not been violated in respect of the subject land.

1. Mumbai Tenancy and Agricultural Land Act, 1948.

2. Maharashtra Land Revenue Act, 1966.

3. Maharashtra Agriculture Land (Maximum Land Holding) Act, 1976.

4. Various laws enacted to clear reward lands.

5. Mumbai Prohibition of Fragmentation and Land Consolidation Act, 1947.

6. Maharashtra Private Forests (Acquisition) Act, 1975.

7. Maharashtra Scheduled Tribes Land Transfer Act, 1974.

8. Urban Land Maximum Retention Act, 1976.

9. Maharashtra Project Affected Persons Rehabilitation Act, 1986.

The affidavit states that the provisions of the above mentioned law are not being violated and the subject land is not of Class-II.

The applicant has paid an annual unpaid amount of Rs.1000/- at the rate of Rs. 50,000/- as well as 40 times the amount of Rs. 6028/- also, the calculated fee for thematic income is Rs. 33,000/- has been deposited at Government Treasury, Pune on 10/10/2014 and the challan has been submitted.

Considering the above circumstances, the applicant has no objection to granting non-agricultural permission for residential purpose. Therefore, as per the powers conferred on the Collector, Pune under Section 44 of the Maharashtra Land Revenue Act, 1966 and below, I, Saurabh Rao, Collector Pune, the applicant Shri. Ganpat Maruti Jadhav, through his POA holder M/s. Maa Sankalp Buildcon (partnership firm) through its partner Shri. Santosh Subhash Hagwane and 2) Shri. Vishal Suresh Pawar R/o- RB-3, KPCT Mall, Fatimanagar, Pune-411013 and subject to the terms and conditions mentioned in Commencement Certificate No. CC / 0011/2014, dated 1/04/2014 from Pune Municipal

Corporation of, on the following terms and conditions I allow the non agricultural use of total area admeasuring 10000.00 sq.mtr. from S.No. 40, H.No. 1/3, out of which area 2000-00 sq.m. S.No.. 40, H.No. 1/4 and area is 4000 sq.m. and S.No.. 40, H.No. 1/5 and area is 4000 sq.mtr. situated at village Yevalewadi, Tal- Haveli, Dist- Pune.

Land Description of Non-Agricultural Permit to be Approved

Sr. No.	Issues in respect of land	Particulars regarding land
1	Name of the Village, Taluka	Village Yevalewadi, Tal-Haveli,
2	Survey No.	40/1/3, 40/1/4, 40/1/5
3	The area covered by the applicant in the drawing map	10000.00
4	Area covered by road widening	00.00
5	Allow non-agricultural permission in present condition	10000.00
6	Purpose of layout area	Residential

11. By assuring that the said Gat/Survey number not affected vide Work of Defence Act, 1903 by Pune Municipal Corporation, Pune it is presumed that the sanction has been given to the said layout/construction map and this N.A. permission has been given.

12. That the said N.A. permission is given subject to the provisions mentioned in Urban Land Ceiling Act, 1976, Mumbai Tenancy & Agriculture Act, 1948 and Mumbai Municipal Corporation Act 1949.

13. The applicant will be eligible for the changes whatsoever will be made after measurement from Deputy Superintendent of Land Records Haveli in respect of the agriculture and N.A. assessment.

14. The recommendation has been made subject to the measurement map carried out as per M.R. No. 7232/2013 dated 11/11/2013 with proposal. If any dispute/court dispute arose in respect of the subject land, then the sole responsibility is upon applicant/owners and the permission stands cancelled automatically.

15. That if any violation of terms and conditions mentioned in said order, then the applicant will be liable under the provisions of Maharashtra Land Revenue Code, 1966 and the N.A. permission presumed to be cancelled.

16. If in future any civil/criminal suit in respect of the subject land then the said permission will be cancelled.

17. If the information mentioned in the application and affidavit and the documents found false and incorrect, then the said permission should be consider as cancelled.

18. If any violation of terms and conditions mentioned above, then the said permission should be consider as cancelled.

Sd/xx
(Saurabh Rao)
Collector, Pune

To,
Shri. Ganpat Maruti Jadhav through his Power of Attorney M/s. Sankalp Buildcon (Partnership firm), through its partner Shri. Santosh Subhash Hagwane and 2) Shri. Vishal Suresh Pawar R/at. B-3, K. P. C. T. Mall, Fatimanagar, Pune-411013.

EXHIBIT-I

PUNE MUNICIPAL CORPORATION

Building Centro Department

Approval of Work upto Plinth Level

Part First

Ref. No. BULDING 'A' (Full)

Proposal No.	:	YEV/0013/13
Outward No.	:	PCC/0390/15
Outward Date	:	14/7/2015

SITE DETAILS	
Peth / T.P. Scheme	PUNE
Village	Yevlewadi
Survey No.	40
Hissa No.	1/3/2+1/4+1/5
C.T.S. No.	-
Final Plot No.	-
Sub Plot No.	-
Plot No.	-
Society	-
Land Mark	-

To,

Architect/ Licence Engineer Name :-

RAJENDRA H. THITE

4, DIAMOND PALACE, 570/571 SHANIWAR PETH,,PUNE 411030.,PUNE,411030

Owner Name :-

G. M. Jadhav

Sir,

With reference to your intimation No. PLN/0433/15 dated 7/7/2015 regarding the completion of construction work upto plinth level in the above mentioned site. I have to inform on verification at site that: -

1. The further work may be proceeded with as per sanctioned plans. Sanctioned under commencement Certificate No. CC/0011/14 Dated 1/4/2014.

2. The work shall not be proceeded with.

   (a) As it is not as per sanctioned plans.

   (b) _____

   (c) _____

   (d) _____

3. अटी आदेशानुसार बदलानुसार कुशल नकाशे मान्य करुन घेणार. या अटीवर.

(Balasaheb Tule)

Sub / Junior Engineer,
Building Control,
Pune Municipal Corporation.
Date :

(Sudhir Chavan)

Deputy Engineer
Building Control No.
Pune Municipal Corporation
Date :

TRUE COPY

Exhibit-J

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पुणे महानगरपालिका

बांधकाम विकास विभाग
पुणे महानगरपालिका,
शिवाजीनगर,
पुणे - ४११००५.

(वरीलपैकी पत्रव्यवहारातील क्रमांक व दिनांक यांचा उल्लेखासह करावा)

(जोपर्यंत या इमारतीच्या कोणत्याही मालकी हक्कांचे संदर्भ लक्षात न घेता, अर्जदारास हे समंतीपत्र देण्यात येत आहे.)

बांधकाम चालू करण्याकरिता दाखला (संमती नकाशासह)

कमेन्समेन्ट सर्टिफिकेट

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

प्रकरण क्रमांक : YEV/0013/13
Procedural Type : Residential
Case Type : Revised
Project Type : Layout of Building + Proposed Building

क्रमांक : CC/2691/15
दिनांक : 23/11/2015

श्री./श्रीमती M/s/ Maa Sankalp Buildcon (PAH) व्दारा ला.म.श्री. RAJENDRA H. THITE (716) यांस राहणार पुणे, पेठ 4, DIAMOND PALACE, 570/571 SHANIWAR PETH, PUNE 411030. महाराष्ट्र नगर रचना अधिनियम, सन १९६६ चे कलमे ४४/४५/५८/६९ व मुंबई प्रांतिक महानगरपालिका अधिनियम, सन १९४९ चे कलमे २५३/२५४ प्रमाणे पुणे महानगरपालिकेच्या सीमेतील पेठ Yevlewadi घराक सर्वे नं. 40 हि.नं.पै. - फा.प्ल. नं. 1/3/2+1/4+1/5 फायनल प्लॉट क्र. - प्लॉट क्र. - (.) (सोसायटी) येथे विकास करण्यासाठी आपण महानगरपालिकेकडे दिनांक 15/7/2015 रोजी दाखल केला आहे.

2784

-: अटी :-

१. सदरचा प्रस्तावातील दर्शविण्यात आलेली दर्शनी अंतरे/रस्ता प्रमाणेरेषा पर्यंतचे क्षेत्र पुणे म.न.पा.च्या सुचनेनुसार भविष्यात सार्वजनिक रस्त्याचा भाग राहणार आहे.

२. कोणत्याही नवीन इमारतीचा अथवा वाढीव/दुरुस्त इमारतीचा वापर अथवा वापरासाठी परवानगी वा ताबा हा कोणत्याही व्यक्तिद्वारे पुणे म.न.पा.चे भोगवटापत्र प्राप्त झाल्याशिवाय करण्यात येऊ नये.

३. सदर संमतीपत्राची / विकास परवानगीची मुदत (काम सुरू झालेले नसल्यास) संमतीपत्राचे दिनांकापासून १ वर्षाची राहील. सोबतचा संमती नकाशा हा संमतीपत्रकाचा अविभाज्य भाग समजणेत यावा.

४. 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 राहील.

५. सदरचे संमतीपत्र हे पुढील अटींचा भंग झाल्यास रद्द करण्यास पात्र राहील.

(अ) जागेवरील विकसन/बांधकाम हे मान्य नकाशाप्रमाणे दर्शविलेल्या/संगत केलेल्या वापरानुसार होत नसल्यास अथवा सदर ठिकाणी अनधिकृत बांधकाम/अनधिकृत वापर चालू असल्यास अटींचा भंग समजण्यात येईल.

(आ) सदर बांधकाम प्रस्तावातील संदर्भातील नमूद केलेल्या अटींचे उल्लंघन होत असल्यास/झाले असल्यास, पुणे म.न.पा. ने घातलेल्या निर्बंधाचे उल्लंघन झाले असल्यास, पुणे म.न.पा. ने घातलेल्या निर्बंधाचे उल्लंघन झाले असल्यास अटींचा भंग झाला आहे असे समजण्यात येईल.

(इ) अर्जदाराने सदरची परवानगी ही गैरकृत्य करून पुणे म.न.पा.चे दिशाभूल करून प्राप्त केलेली आहे, असे निदर्शनास आल्यास अटींचा 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 असे समजण्यात येईल.

(ई) अर्जदार आणि जो इसम हा स्वत: किंवा त्याच्यादारे मालकी हक्काचा दावा करून महाराष्ट्र प्रादेशिक आणि नगररचना अधिनियम, १९६६ चे कलम ४२ व ४५ अन्वये असलेल्या तरतुदीचे उल्लंघन करून जमीन विकसन अथवा बांधकाम करत असल्याचे निदर्शनास आल्यास. सदरची परवानगी दिशाभूल करून घेण्यात आली आहे असे समजण्यात येईल.

६. सदर संमतीपत्रावरील/लगत असलेल्या अटी व सूचना या केवळ अर्जदारास नव्हे तर भविष्यातील अर्जदाराचे सर्व वारीसदार, मुखत्यारधारक, व्यवस्थापक, प्रशासक, वारसदार आणि प्रत्येक इसम जो अर्जदाराच्यादारा मालकी हक्क सिध्द करेल त्या सर्वांस कायमस्वरूपी बंधनकारक राहील.

७. काम सुरू करण्यापूर्वी एन.ए. ऑर्डर दाखल करणार.

८. अकृषिक दाखला (एन.ए. ऑर्डर), यु.एल.सी. आदेश, महाराष्ट्र प्रदूषण नियामक मंडळ, औद्योगिक संचलनालय, कामगार विभा आयुक्त यांचे आदेशातील अटी व शर्ती बंधनकारक राहील.

वरील संमतीप्रमाणे काम करताना महाराष्ट्र म्युनिसिपल कॉर्पोरेशन ॲक्ट, महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ अगर त्यास अनुसरून केलेले नियम व पोटनियम यांचा भंग होत आहे, असे पुणे म.न.पा. [illegible] सदरचे संमतीपत्र रद्द करण्याचा अधिकार पुणे म.न.पा.स राहील. वरील संमतीपत्राविषयी काही शंका येत असेल तर काम सुरू करण्यापूर्वी महानगरपालिकेकडे तसे कळवून स्पष्टीकरण करून घ्यावे.

ARCHITECT
L.I.C.NO.716

इमारत निरीक्षक

उप अभियंता

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1 भोगवटापत्रासाठी स्ट्रक्चरल इंजिनिअरचा दाखला (स्टेबिलीटी सर्टीफीकेट) दाखल करणार.

2 अंशत: भोगवटापत्रासाठी रू. २२०/- चे स्टॅम्प पेपरवर इंडेम्निटी बॉन्ड दाखल करणे आवश्यक आहे.

3 भोगवटापत्र मागण्यापूर्वी पुणे महानगरपालिकेकडील कर आकारणी व करसंकलन पाणी पुरवठा, जलोत्सारण, पथ विभाग, अतिक्रमण इ. विभागाचे रक्कम व थकबाकी रक्कम पूर्णपणे भरणार.

4 कामगारांच्या सोयीसाठी जागेवर किमान एक संडास व एक मुतारी तात्पुरत्या स्वरूपाची बांधली पाहिजे. जुने संडास व मोरी असल्यास याप्रमाणे संडास, मुतारी बांधण्याची गरज नाही.

5 मालकी हक्काबाबत व इतर कोणत्याही हक्काबाबत व हद्दीबाबत वाद निर्माण झाल्यास त्यास अर्जदार पूर्णपणे जबाबदार राहणार.

6 जे बांधकाम नकाशात पाडणार म्हणून दर्शविले आहे ते वेध मागनि पाडून त्यानंतरच नवीन कामास सुरूवात करणार.

7 बांधकाम विकास विभाग, खात्याने जरी सेप्टीक टँन्कसाठी परवानगी दिली असली तरी कार्यकारी अभियंता(जलोत्सारण विभाग) यांच्याकडे नकाशे दाखल करून त्याची मंजूरी घेतल्याखेरीज सेप्टीक टँन्क अगर ड्रेनेजसंबंधी बांधकाम सुरू करू नये व भोगवटा प मागण्यापूर्वी ड्रेनेज कामाचे ड्रेनेज जोडासह नकाशे व दाखला हजर करण्यात यावा.

8 भोगवटापत्र मागणीचे अर्जापूर्वी मा. कार्यकारी अभियंता (ड्रेनेज) यांचेकडील ड्रेनेज कनेक्शनचे मान्य नकाशे दाखल करणार.

9 इमारतीचे भोगवटापत्र देताना रस्त्यावरील व आतील बाजूस टाकण्यात आलेले इमारतीचे अविशिष्ट सामान व राडारोडा उचलून जागा साफकेल्याशिवाय अर्जाचा विचार केला जाणार नाही. राडारोडा कोठे टाकावा याबाबत बांधकाम विकास विभागामार्फत मार्गदर्शन केले जाईल.

10 नवीन बांधकाम सुरू करताना संबंधित जागेमध्ये झाडे असल्यास ती वृक्ष प्राधीकरण समितीच्या पुर्वपरवानगी घेतल्याशिवाय तोडू नयेत, अन्यथा कायदेशीर कारवाई करण्यात येईल याची नोंद घ्यावी.

11 ज्या भूखंडावर नवीन इमारत बांधण्यात आली आहे त्या इमारतीचे भोगवटापत्र मागण्यापूर्वी प्रत्येक मालकाने इमारतीसमोर सिमा भिंतीच्या आत व बाहेर उद्यान विभागाचे तरतुदीनुसार झाडे लावून ती व्यवस्थित वाढविण्याच्या दृष्टीने योग्य ती व्यवस्था व खात्री घ्यावी. त्याशिवाय (ऑक्युपन्सी सर्टिफिकेट) भोगवटापत्र मिळणार नाही.

12 सोबतच्या नकाशावर मागे लिहिलेल्या/चिटकवलेल्या अटींवर संमतीपत्र देण्यात येत आहे.

13 भूमीप्रापण कार्यालयामार्फत व/ बांधकाम विकास विभागाकडून रस्तारूंदी प्रमाणरेषा जागेवर आखून घेणार व मगच बांधकाम सुरू करणार या अटीवरच हे संमतीपत्र देण्यात येत आहे. (आवश्यक असल्यास)

14 जोत्यापर्यंत काम आल्यावर सेट-बॅक, मार्जिनल ओपन स्पेस इ. बाबी बांधकाम नियंत्रण कार्यालयाकडून तपासून घ्याव्यात, जोते तपासणी दाखला प्राप्त झाल्याशिवाय जोत्यावरील काम सुरू करू नये.

15 सोबतच्या नवीन/दुरूस्त नकाशात दाखविल्याप्रमाणे काम केले पाहिजे.

16 यापूर्वी अदा करण्यात आलेले विकसनाचे दाखले/संमतीपत्रे रद्द समजण्यात यावीत.

17 संबंधीत सुधारित विकास योजना आराखडा महाराष्ट्र सरकारने दि.०५/०१/१९८७, दि.०६/१२/२००७, दि.१८/०९/२००८, दि.०२/०३/२०१२, दि.०४/०४/२०१२ दिवशी मान्य केला आहे. त्यास अनुसरून नवीन काही उपसर्ग पोहोचत असल्यास अथवा हानी होत असल्यास त्याप्रित्यर्थ कोणत्याही प्रकारची भरपाई मागणार नाही व ती देण्याची जबाबदारी महानगरपालिकेवर नाही.

18 इतर महत्वाचे अटी :

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19 मा.पर्यावरण विभागाकडील दि. १२ डिसेंबर २०१२ रोजीचे आदेशानुसार नमुद केलेप्रमाणे २०००० चौ.मी. पेक्षा जास्त एकण बांधकाम क्षेत्र नियोजन प्रस्तावास मा. केंद्र शासन यांचेकडील पर्यावरण विभागाकडील नाहरकत पत्र घेणे बंधनकारक राहील.

20 आवश्यक तेथे महाराष्ट्र प्रदुषण नियंत्रण बोर्डचे नाहरकत पत्र बांधकाम परवानगीचे वेळी दाखल करणे बंधनकारक राहील.

21 आवश्यकतेप्रमाणे लिफ्ट (उदवाहन)परवाना संबंधित प्राधिकारीकडून प्राप्त करून घेतले नंतरच वापर करणे बंधनकारक राहील.

बांधकाम जागेचा वापर सुरू करण्यापूर्वी भोगवटापत्र मागणेपूर्वी अग्निशामक विभागाकडील नाहरकत पत्र दाखला त्यानुसार

RAJENDRA HARISI ARCHI L.I.C.N PU

22 आवश्यक ती सर्व यंत्रणा जागेवर कार्यान्वित ठेवणार. सदर यंत्रणेची कायमस्वरूपी देखभाल/दुरूस्ती करून यंत्रणा नियमित ठेवणार. विरळ वस्ती भागामध्ये भोगवटापत्र मागणीपूर्वी प्लॉट आवारात गांडूळ खत निर्मितीसाठी व्यवस्था करणार.

काही महत्वाच्या विशेष सुचना

1 प्रकल्पाच्या सिमाभिंतीबाबत रिटेनिंग वॉल बाबत कार्यालयीन परिपत्रक क्रमांक अ/ जा/ म आ/ ४८३ दि. ५/८/२०१३ च्या अ बंधनकारक राहातील.

2 प्रकल्पामधील सर्व वापराच्या इमारतीमध्ये युरिनल व इतरपूर्ती करित ३ लि.(हाफफ्लश) आणि २. प्रकल्पामधील सर्व वापरा इमारती पाण्याचे नळ (बिब कॉक, बेसिन टॅप इ. नळ) ६लि.(फुल फ्लॉश) असे प्रकारचे फ्लॉश असे प्रकारचे फ्लश टँक यंत्रणा प्रत्येक ठिकाणी बसविणे व त्याप्रमाणे प्रति मिनिट इतक्या कमी दाबांचे पाण्याचे उपकरणे बसविणे. ३. प्रकल्पामधील जमिन पातळीपासून एकूण २४ मी. पेक्षा उंच इमारतीमध्ये पाण्याचा दाब व वहनाचा वेग नियंत्रित राहण्यासाठी दाब नियंत्रित व्हॉल्व्हस बसविणे. ४. प्रकल्पामधील सर्व वापराच्या इमारतीमध्ये प्रवासी उद्वाहना पारदर्शक अशा आगरोधक काचेच्या पटया वापरलेला

3 पारदर्शक दरवाजा व लिफ्टमध्ये सी.सी. टी.व्ही. कॅमेरा बसविणे.

4 भविष्यात मान्य नकाशा व्यतिरिक्त कोणतेही बांधकाम (उदा. मार्जिनल अंतरात व टेरेसवरील शेड, पार्टीशन वॉल करून जास्त शील लावून

5 जुन्या अस्तित्वातील बांधकामाच्या ओपन्यावरील भिंतीचा भाग, कॉर्नर पार्ट रस्तारुंदी/सेटबॅक पडताळणीसाठी जोते तपासणी होई पर्यंत राखून ठेवा व नंतर

6 व्यापारी वापराचे इमारतीचे दर्शनी भागातील ६.०० मी. सामासिक अंतरापैकी ३.० मी. रुंदीचे विझीटर्स पार्किंगची रस्ता / फुटपा करून उँचसेस व्यवस्था

7 मंजूर नकाशातील इमारतीचा वापर हा कायमस्वरुपी मान्य नकाशामध्ये दर्शविलेल्या वापरासाठीच करणार. सदरचे वापरात

8 म.न.पा.च्या पूर्वपरवानगीशिवाय व अस्तित्वातील जुनी बांधकाम पाडताना शेजारील मिळकत/मिळकतीतील इमारतीस धोका/नुकसान होणार नाही याची खबरदारी

9 घेणार.

10 सार्वजनिक वहिवाटीचे व समाईक वापराचे रस्ता/पोच/प्रवेशमार्गाचे वहिवाटीबाबत वाद निर्माण झाल्यास अर्जदार जबाबदार राहतील

11 प्राडेवकर पुनर्वसन योजनेकरिताच्या अटी :- १) सदर इमारतीमध्ये जागा देण्याघेण्याबाबत एकमत झाले असल्याबाबत व त्याबा तक्रार नसल्याबाबत रजिस्टर करार जोते तपासणीपूर्वी दाखल करणार. २) कुलमुखत्यारपत्रधारक अगर मालक यांच्याकडून त्यांनी कबूल केल्याप्रमाणे जागेचा ताबा मिळाला/मिळणार आहे व त्याबाबत कोणतीही तक्रार नसल्याचे सर्वभाडेकरूंचे नोटराईज्ड ना हरकत पत्र, भोगवटापत्र मागणेपूर्वी दाखल करणार. ३) भाडेकरू व विकसक यांचे दरम्यान वाद निर्माण झाल्यास त्यास म.न.पा. जबाबदार राहणार नाही.४) सुधारीत नकाशे दाखल करण्यापूर्वी पुणे म.न.पा.ने निर्धारीत केलेले नोटराईज्ड हमीपत्र करणार

12 जागेवर अस्तित्वातील म.न.पा. मीटर कनेक्शन असल्यास काम सुरु करण्यापूर्वी पाणी पुरवठा विभागाचे ना हरकत पत्र दाखल करणार.

13 रस्ताकपातीचे अतिरिक्त चटई क्षेत्र वापरण्यापुर्वी सदर रस्त्याची जागा म.न.पा. च्या ताब्यात देणार.

14 कुठलेही बाजीव/दुरुस्त प्रस्ताव मान्यता मागणेपूर्वी सुधारित डी.पी.लेआऊट मान्य करुन घेणार. (आवश्यकतेनुसार)

15 बांधकामाचे नकाशांना परवानगी मिळाल्यावर विकासकर्ता/मालक यांनी जागेवर फलक लावून खालील प्रमाणे माहिती दर्शनी अ) मालकाचे, विकसकाचे, ला. आर्कि. व कॉन्ट्रक्टर यांची नावे व पत्ता व संपर्क दुरध्वनी / भ्रमण दुरध्वनी क्रमांक

16 काम सुरु करण्यापुर्वी भान्यताप्राप्त इंजीच्या सल्लानुसार स्ट्रक्चरल डिझायनर/इंजिनियर यांनी नेमणूक करणारे पत्र व त्यांचे दाखला तसेच कोणतेही भोगवटापत्र मागणेपूर्वी त्यांचे स्ट्रक्चरल स्टॅबिलीटी सर्टिफिकेट/रिपोर्ट दाखल करणार. वाढीव बांधकाम स्ट्रक्चरल इंजिनिअर्सचे नियमित मार्गदर्शन व देखरेखीखाली पूर्ण करणार.

17 ओला व सुका कचऱ्याकरिता मिळकतीमध्ये कंपोस्टची सोय करणार

18 कम्पोजर्सेट सर्टिफिकेटचे दिनांकापासून १ (एक) वर्षाचा आत अगर कोणतेही भोगवटापत्र मागणीपूर्वी (जे अगोदर) एकत्रित/

मार्गदर्शन केले जाईल.

10 नवीन बांधकाम सुरू करताना संबंधित जागेमध्ये झाडे असल्यास ती वृक्ष प्राधीकरण समितीच्या पुर्वपरवानगी घेतल्याशिवाय तोडू नयेत, अन्यथा कायदेशीर कारवाई करण्यात येईल याची नोंद घ्यावी.

11 ज्या भूखंडावर नवीन इमारत बांधण्यात आली आहे त्या इमारतीचे भोगवटापत्र मागण्यापूर्वी प्रत्येक मालकाने इमारतीसमोर सिमा भिंतीच्या आत व बाहेर उद्यान विभागाचे तरतुदीनुसार झाडे लावून ती व्यवस्थित वाढविण्याच्या दृष्टीने योग्य ती व्यवस्था व खात्री घ्यावी. त्याशिवाय (ऑक्युपन्सी सर्टिफिकेट) भोगवटापत्र मिळणार नाही.

12 सोबतच्या नकाशावर मागे लिहिलेल्या/चिटकवलेल्या अटींवर संमतीपत्र देण्यात येत आहे.

13 भूमीप्रापण कार्यालयामार्फत व/ बांधकाम विकास विभागाकडून रस्तारूंदी प्रमाणेषा जागेवर आखून घेणार व मगच बांधकाम [illegible] करणार या अटीवरच हे संमतीपत्र देण्यात येत आहे. (आवश्यक असल्यास)

14 जोत्यापर्यंत काम आल्यावर सेट-बॅक, मार्जिनल ओपन स्पेस इ. बाबी बांधकाम नियंत्रण कार्यालयाकडून तपासून घ्याव्यात, जोते तपासणी दाखला प्राप्त झाल्याशिवाय जोत्यावरील काम सुरू करू नये.

15 सोबतच्या नवीन/दुरूस्त नकाशात दाखविल्याप्रमाणे काम केले पाहिजे.

16 यापूर्वी अदा करण्यात आलेले विकसनाचे दाखले/संमतीपत्रे रद्द समजण्यात यावीत.

17 संबंधीत सुधारित विकास योजना आराखडा महाराष्ट्र सरकारने दि.०५/०१/१९८७, दि.०६/१२/२००७, दि.१८/०९/२००८, दि.०२/०३/२०१२, दि.०४/०४/२०१२ दिवशी मान्य केला आहे. त्यास अनुसरून नवीन काही उपसर्ग पोहोचत असल्यास अथवा हानी होत असल्यास त्याप्रित्यर्थ कोणत्याही प्रकारची भरपाई मागणार नाही व ती देण्याची जबाबदारी महानगरपालिकेवर नाही.

18 इतर महत्वाचे अटी :

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19 मा.पर्यावरण विभागाकडील दि. १२ डिसेंबर २०१२ रोजीचे आदेशानुसार नमुद केलेप्रमाणे २०००० चौ.मी. पेक्षा जास्त बांधकाम क्षेत्र नियोजन प्रस्तावास मा. केंद्र शासन यांचेकडील पर्यावरण विभागाकडील नाहरकत पत्र घेणे बंधनकारक राहील. आवश्यक तेथे महाराष्ट्र प्रदुषण नियंत्रण बोर्डचे नाहरकत पत्र बांधकाम परवानगीचे वेळी दाखल करणे बंधनकारक राहील.

20 आवश्यकतेप्रमाणे लिफ्ट (उदवाहन)परवाना संबंधित प्राधिकारीकडून प्राप्त करून घेतले नंतरच वापर करणे बंधनकारक राहील.

21 बांधकाम जागेचा वापर सुरू करण्यापूर्वी भोगवटापत्र मागणेपूर्वी अग्निशामक विभागाकडील नाहरकत पत्र दाखला त्यानुसार

POONA MUNICIPAL CORPORATION
RAJENDRA HARISH ARCHITECT L.I.C.N PUNE

TRUE COPY

PUNE MUNICIPAL CORPORATION

Office of Executive Engineer
Building Development Department
Pune Municipal Corporation
Shivajinagar, Pune- 411005

(COMMENCEMENT CERTIFICATE)
(This consent letter is given without consideration of land and building ownership)
(Valid till one year from the date of issuance)
Land Layout/ Amalgamation/Division Certificate(with consent map)

No. YEV/0013//13 No. CC/2691/15
Proposal Type: Residential Date: 23/11/2015
Case Type: New
Project Type: Layout of Building + Proposed Building

Shri/Smt. M/s. Maa Sankap Buildcon (PAH) through its Licensed Architect RAJENDRA H. THITE office at Diamond Palace, 570/571, Shaniwar Peth, Pune- 411030 the permission for commencement of construction under section 44/45/58/69 of Maharahstra Town Planning Act, 1966 and under section 253/254 of Mumbai Provincial Municipal Corporation Act 1949 and as per section 45 of Maharashtra Regional Town Planning Act 1996 has been given for the land bearing S. No. 40 Hissa No. 1/3/2+1/4+1/5 Final Plot No. ….. Plot No….. situated at village Yevalewadi, within the limits of Pune Municipal Corporation as per your application to the Municipal corporation dated 15/07/2015 (The annexed consent letter should be consider as the part and parcel of this consent letter)

TERMS

1. The distances/road of boundary mark shown in the said proposal shall remain the public road's part in future as per the Pune Municipal Corporation.
2. Without obtaining the occupancy certificate from Pune Municipal Corporation, no person shall use of any new building or additional/modified building or permission of use or possession.
3. The period of the said consent letter/development permission (if work is not commenced) is for 1 year from the date of consent letter. (The annexed consent map is the undivided part of this consent letter).
4. It is necessary to renew the said consent letter after the end of its period for each year and the said renewal shall be for continuous three time. If the same is not done, then as per section 44 of Maharashtra Regional Town Planning Act, 1966 and Section 253 and 254 of Maharashtra Municipal Corporation Act, 1966 the consent should be taken by filing new application. The validity of consent letter is as per Section 48 of M.R.T.P. Act.
5. The said consent letter is liable for cancelled if any breach of the following terms.

a) If the actual development construction is not carried out as per the sanctioned layout or any illegal

construction/illegal use, then the same be treated the breach of terms.

aa) If any breach committed/commit of the terms mentioned in the proposed construction, and breach of the restrictions imposed by the Pune Municipal Corporation, then the same be treated the breach of terms.

e) If found that the applicant has obtained the said permission by using illegal tactics and misguiding to Pune Municipal Corporation, then the same be treated the breach of terms. The same is treated as the said permission obtained by misguiding under section 258 of Maharashtra Municipal Corporation Act, Development Control Regulations Rules No. 6.10.

ee) If found that the applicant and the person himself/themselves by claiming the ownership right and by making breach of the provisions and section 42 and 45 of Maharashtra Regional and Town Planning Act, 1966, then the same be treated the permission is obtained by misguiding.

6. The terms and instructions mentioned in consent letter/annexed not only binding on the applicant but the same is permanently binding on the applicant's all future legal heirs, power of attorney holder, manager,

administrative, successor and every person who claiming on behalf of applicant.

7. Before commencement should submit N.A. Order.
8. The terms and conditions mentioned in the order of Maharashtra Pollution Control Board, Industrial Directorate, Labour Insurance Commissioner, N.A. Order, ULC Order will be binding.

   While doing the work as per above consent letter, if it is shown to the Pune Municipal Corporation that, any breach of Municipal Corporation Act, Maharashtra Regional & Town Planning Act, 1966 or rules and sub-rules made thereunder, then the Pune Municipal Corporation shall have right to cancel the said consent letter.

   If any doubts regarding the said consent letter, then before commencing the work, should inform the Municipal Corporation and to take clarification.

TERMS:

1. To file a Certificate (Stability Certificate) of Structural Engineer for occupancy certificate.
2. It is necessary to submit Indemnity Bond on Rs.220/ - stamp paper for part occupancy.
3. Before asking for occupancy certificate, tax collection and collection from Pune Municipal Corporation Water

Supply, Road department, encroachment Department should be constructed in such a way as to fully hold the amount of due amount.

4. For the convenience of labours/ workers, if there is at least one toilet and one latrine on the premises and old toilet and latrine if there then no need of to construct the toilet and latrine.
5. If in case of dispute regarding ownership or other, the applicant will be fully responsible.
6. The construction work department will start the new work only after seeing the construction as shown in the map.
7. If the building debarment has given permission for septic tank then also to submit the maps before the Executive Engineer and without his permission should not construct the construction of septic tank and drainage otherwise it will not be considered unless the occupants of the building are mapped. It should be noted that otherwise legal action will be taken.
8. Before applying for occupancy of the building to submit the drainage connection approved map before Executive Engineer (Drainage).
9. While issuing the occupancy certificate each owner of the building should take appropriate arrangements and

precautions to extrude the garbage from the said place and the building development department will be guide to them.

10. If there are trees while new construction on the said land, the trees in accordance with the provisions of the Tree Park Department.

11. Before asking of occupancy certificate (occupancy certificate) to plant the trees and to keep it and to take precaution to grow it otherwise the occupancy certificate will not be given.

12. The consent letter is given on the conditions as mentioned in the annexed map.

13. This certificate is issued subject to the conditions by obtaining the demarcation from the Land Record/ Building Development office as per actual and then only to start the construction. (If necessary.

14. After the plinth level construction, the set back, marginal open space etc. should be checked by the Building Control Office without checking the construction should not be commence over plinth level.

15. The work should be done as per the annexed map/revised map.

16. The development certificates / consent forms given earlier should be understood and the revised development plan.

17. The Maharashtra Govt. has approved the revised development plan vide 05/01/1987, dt. 06/12/2007, dt. 18/09/2008. Dt. 02/03/2012 and 04/04/2012. Accordingly, if any new prefix is reached or any damage is caused, no compensation will be sought and the corporation is not responsible for giving it.

18. Other important conditions.....

19. As mentioned in order dated 12th December 2012 of Environment Department for the construction of more than area 20000 sq.mtr. then it will be mandatory for the Central Government to issue a letter of disapproval from the Environment Department. It will be mandatory to get the NOC from the Maharashtra Pollution Control Board.

20. Before use and occupation of construction place and before asking of occupancy certificate the NOC from Fire Brigade should be taken and to keep necessary system on actual place. To take the permanent maintenance/ repair of the said system and to make arrangement of vermin compost in the said plot.

PUNE MUNICIPAL CORPORATION

Building Control Department

Approval of Work upto Plinth Level

Part Second

B- BULDING

Ref. No. .....

Proposal No.	:	yev/0013/13
Outward No.	:	PCC/0129/16
Outward Date	:	13/5/2016

SITE DETAILS	
Peth / T.P. Scheme	PUNE
Village	Yevlewadi
Survey No.	40
Hissa No.	1/3/2+1/4+1/5
C.T.S. No.	-
Final Plot No.	-
Sub Plot No.	-
Plot No.	-
Society	-
Land Mark	-

To,

Architect/ Licence Engineer Name :-

RAJENDRA H. THITE

4, DIAMOND PALACE, 570/571 SHANIWAR PETH,,PUNE 411030.,PUNE,411030

Owner Name :-

M/s/ Maa Sankalp Buildcon (PAH) - -

Sir,

With reference to your intimation No. PLN/1646/15 dated 18/3/2016 regarding the completion of construction work upto plinth level in the above mentioned site. I have to inform on verification at site that:

1. The further work may be proceeded with as per sanctioned plans. Sanctioned under commencement Certificate No. CC/2691/15 Dated 23/11/2015.

2. The work shall not be proceeded with.

   (a) As it is not as per sanctioned plans.

   (b)

   (c)

   (d)

3. वरीलप्रमाणे बदलाप्रमाणे दुरुस्ती नकाशे मान्य करुन देणेत यावे.

(Aadil Tadavi)

Sub / Junior Engineer,
Building Control,
Pune Municipal Corporation.
Date :

(Sudhir Chavan)

Deputy Engineer
Building Control No.
Pune Municipal Corporation
Date :

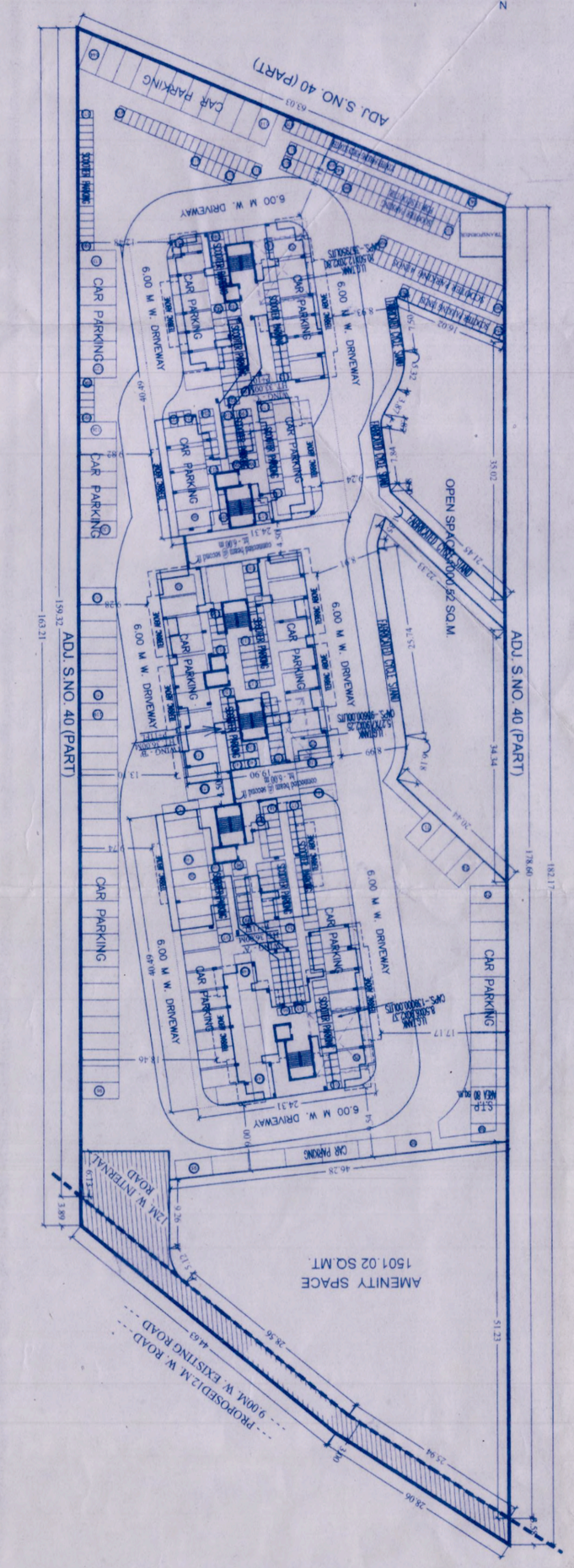
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Exhibit-"L"

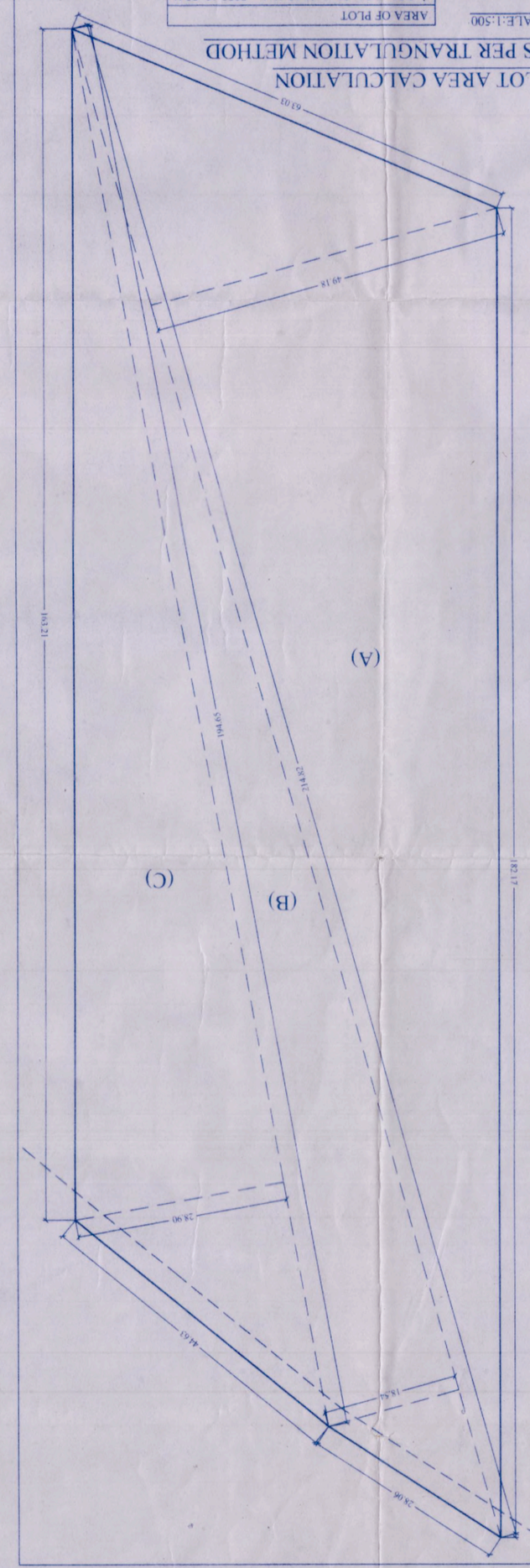
PARKING FLOOR PLAN

SCALE - 1:500



PLOT AREA CALCULATION AS PER TRANGULATION METHOD

SCALE-1:500

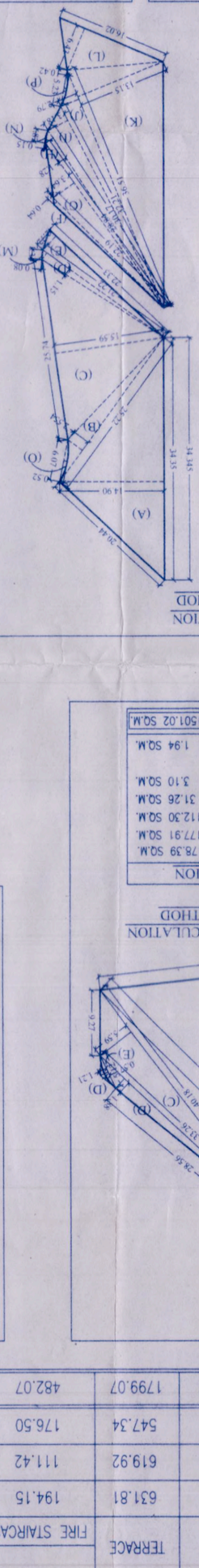


AREA OF PLOT

A) 0.50 X 214.82 X 49.18 X 1	=5282.42 SQ.M
B) 0.50 X 214.82 X 18.54 X 1	=1991.38 SQ.M
C) 0.50 X 194.65 X 2.90 X 1	=2812.69 SQ.M
TOTAL AREA	=10086.49 SQ.M
AREA OF AS PER 7/12	=10000.00 SQ.M

SCALE-1:500

OPEN SPACE AREA CALCULATION AS PER TRANGULATION METHOD



A) 0.50 X 34.35 X 14.90 X 1	=255.90 SQ.M
B) 0.50 X 25.22 X 2.54 X 1	=32.01 SQ.M
C) 0.50 X 25.74 X 15.59 X 1	=200.64 SQ.M
D) 0.50 X 21.22 X 1.15 X 1	=12.20 SQ.M
E) 0.50 X 22.33 X 2.22 X 1	=30.37 SQ.M
F) 0.50 X 22.19 X 0.64 X 1	=7.10 SQ.M
G) 0.50 X 28.84 X 3.64 X 1	=52.49 SQ.M
H) 0.50 X 30.17 X 1.28 X 1	=19.31 SQ.M
I) 0.50 X 32.21 X 3.18 X 1	=51.21 SQ.M
J) 0.50 X 36.51 X 2.79 X 1	=50.93 SQ.M
K) 0.50 X 36.51 X 13.15 X 1	=240.05 SQ.M
L) 0.50 X 16.02 X 6.43 X 1	=51.50 SQ.M
TOTAL AREA	=1003.91 SQ.M

ADDITIONS

M) 2/3 X 1.34 X 0.08 X 1	= 0.07 SQ.M
N) 2/3 X 1.87 X 0.15 X 1	= 0.19 SQ.M
TOTAL AREA	= 0.26 SQ.M

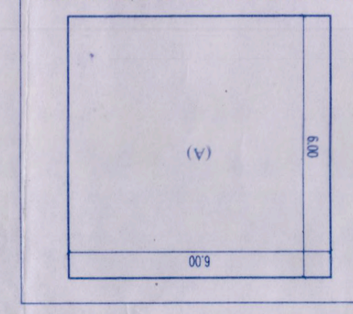
DEDUCTION

O) 2/3 X 6.07 X 0.52 X 1	= 2.10 SQ.M.
P) 2/3 X 5.23 X 0.42 X 1	= 1.46 SQ.M.
TOTAL AREA	= 3.56 SQ.M.

TOTAL AREA	=1003.52 SQ.M.
TOTAL AREA	= 1003.91 + 0.26 - 3.65
TOTAL AREA	=1000.52 SQ.M.

TRANSFORMER AREA CALCULATION

SCALE-1:100

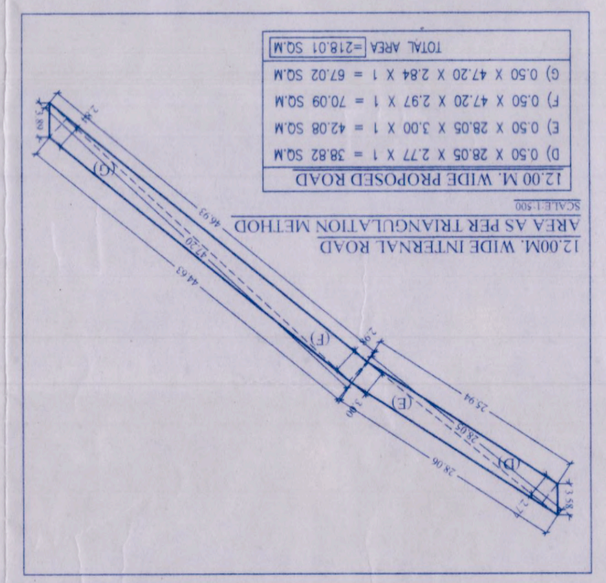


A) 6.00 X 6.00 X 1 = 36.00 SQ.M.

TOTAL AREA = 36.00 SQ.M.

12.00M. WIDE INTERNAL ROAD AREA AS PER TRIANGULATION METHOD

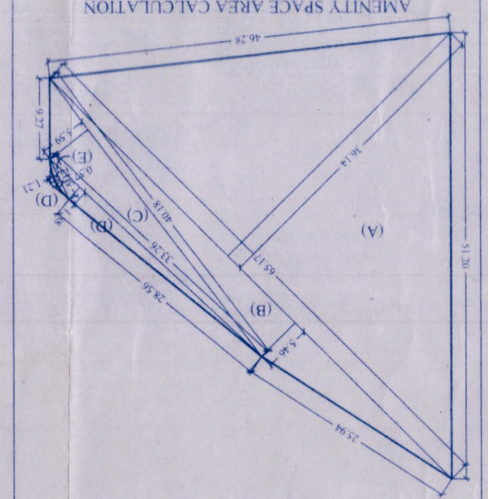
SCALE-1:200



D) 0.50 X 28.05 X 2.77 X 1	= 38.82 SQ.M
E) 0.50 X 28.05 X 3.00 X 1	= 42.08 SQ.M
F) 0.50 X 47.20 X 2.97 X 1	= 70.09 SQ.M
G) 0.50 X 47.20 X 2.84 X 1	= 67.02 SQ.M
TOTAL AREA	=218.01 SQ.M

AMENITY SPACE CALCULATION AS PER TRANGULATION METHOD

SCALE-1:200



A) 0.50 X 65.17 X 36.16 X 1	= 1178.39 SQ.M
B) 0.50 X 65.17 X 5.46 X 1	= 177.91 SQ.M
C) 0.50 X 40.18 X 5.59 X 1	= 112.30 SQ.M
D) 0.50 X 33.26 X 1.88 X 1	= 31.28 SQ.M
E) 0.50 X 5.12 X 1.21 X 1	= 3.10 SQ.M
F) 2/3 X 5.12 X 0.57 X 1	= 1.94 SQ.M
DEDUCTION -	
TOTAL AREA	=1501.02 SQ.M

12.M. WIDE INTERNAL ROAD AREA AS PER TRANGULATION METHOD

SCALE-1:200

A) 12.00 X 6.13 X 1	= 73.59 SQ.M
B) 0.50 X 15.54 X 7.62 X 1	= 59.21 SQ.M
C) 0.50 X 5.12 X 0.57 X 1	= 1.95 SQ.M
D) 2/3 X 5.12 X 0.57 X 1	= 1.95 SQ.M
DEDUCTION -	
TOTAL AREA	=133.85 SQ.M

FLOOR AREA STATEMENT (IN SQ.M.)

SR.NO.	WING TYPE	FLOOR	TENAMENT NO.	AREA
1	C - 1	FIRST	103	49.275
2	C - 1	SECOND	203	49.275
3	C - 1	THIRD	303	49.275
4	C - 1	FOURTH	403	49.275
5	C - 1	FIFTH	503	49.275
6	C - 1	SIXTH	603	49.275
7	C - 1	SEVENTH	703	49.275
8	C - 1	EIGHT	803	49.275
9	C - 1	NINETH	903	49.275
10	C - 1	TENTH	1003	49.275
			TOTAL AREA	985.50

FLOOR AREA STATEMENT (IN SQ.M.)

(LIGMIG TO BE HANDOVER) (WING A1&A2)

SR.NO.	WING TYPE	FLOOR	TENAMENT NO.	AREA
1	A - 2	FIRST	103	49.275
2	A - 2	SECOND	203	49.275
3	A - 2	THIRD	303	49.275
4	A - 2	FOURTH	403	49.275
5	A - 2	FIFTH	503	49.275
			TOTAL AREA	492.75

FLOOR AREA STATEMENT (IN SQ.M.)

(LIGMIG TO BE HANDOVER) (WING-C1&C2)

SR.NO.	WING TYPE	FLOOR	TENAMENT NO.	AREA
1	C - 1	FIRST	103	49.275
2	C - 1	SECOND	203	49.275
3	C - 1	THIRD	303	49.275
4	C - 1	FOURTH	403	49.275
5	C - 1	FIFTH	503	49.275
6	C - 1	SIXTH	603	49.275
7	C - 1	SEVENTH	703	49.275
8	C - 1	EIGHT	803	49.275
9	C - 1	NINETH	903	49.275
10	C - 1	TENTH	1003	49.275
			TOTAL AREA	492.75

PARKING STATEMENT

APPROVAL.

PARKING REQUIRED	BUILDING	CAR	SCOOTER	CYCLE
A1&A2		44	154	
B		33	44	33
TOTAL		122	316	275
C1&C2		45	118	88
VISITORS PARKING (5%)		06	16	14
FOR LIG/MIG				
PARKING REQUIRED	BUILDING	CAR	SCOOTER	CYCLE
A1&A2	05	20		20
C1&C2	10	40		40
TOTAL	15	60		60
VISITORS PARKING (5%)		01	03	03
TOTAL REQUIRED		144	395	352
PARKING PROVIDED		144	395	352

PARKING STATEMENT WING - B PROPOSED

PARKING REQUIRED	CAR	SCOOTER	CYCLE	
40.00 TO 80.00 SQ.M.	02	04	02	
02 TEAM.				
PARKING PROVIDED	CAR	SCOOTER	CYCLE	
40.00 TO 80.00 SQ.M.	21	42	21	
21 TEAM.				
TOTAL PARKING	165	427	373	

PARKING AREA STATEMENT

	AREA REQUIRED	AREA PROPOSED	
CAR	165 NOS. X 12.50 SQ.M.	2062.50 SQ.M.	
SCOOTER	427 NOS. X 2.00 SQ.M.	854.00 SQ.M.	
CYCLE	277 NOS. X 1.40 SQ.M.	522.20 SQ.M.	
TOTAL		3458.70 SQ.M.	

TENAMENT STATEMENT

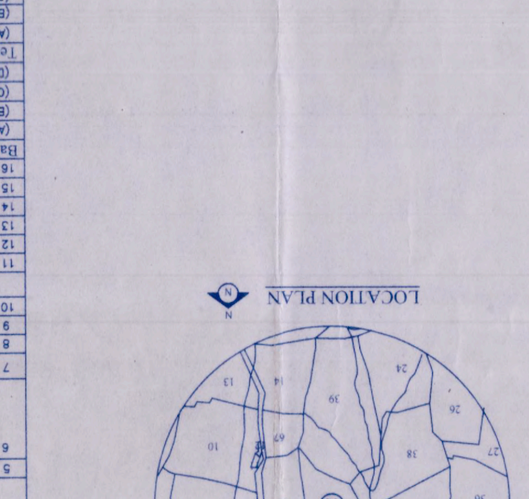
PERMISSIBLE TENAMENT =	250 T/HEC.
=	8999.48X250 / 10000.00
PERMISSIBLE TENAMENT =	225 NOS.
PROPOSED TENAMENT -	
1) (WING A1&A2) =	87
2) (WING B) =	43
3) (WING C1&C2) =	79
TOTAL TENEMENT AREA =	209

AREA OF COVERAGE

PERMISSIBLE CR. COVERAGE =	1/5X NET PLOT AREA
	1/5 X 7984.46 = 1499.69 SQ.M.
PROPOSED COVERAGE -	
1) (WING A1&A2) =	475.84 SQ.M.
2) (WING B) =	352.11 SQ.M.
3) (WING C1&C2) =	475.84 SQ.M.
TOTAL GROUND COVERAGE AREA =	1303.79 SQ.M.

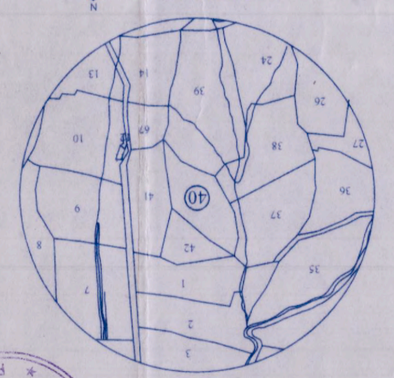
AMENITY SPACE AREA CALCULATION AS PER TRIANGULATION METHOD

SCALE-1:200



A) 0.50 X 65.17 X 36.16 X 1	= 1178.39 SQ.M
B) 0.50 X 65.17 X 5.46 X 1	= 177.91 SQ.M
C) 0.50 X 40.18 X 5.59 X 1	= 112.30 SQ.M
D) 0.50 X 33.26 X 1.88 X 1	= 31.28 SQ.M
E) 0.50 X 5.12 X 1.21 X 1	= 3.10 SQ.M
F) 2/3 X 5.12 X 0.57 X 1	= 1.94 SQ.M
DEDUCTION -	
TOTAL AREA	=1501.02 SQ.M

LOCATION PLAN



FLOOR AREA STATEMENT (IN SQ.M.)

WING/BUILDING	BLDG. HT.	FLOOR	TN.NO.	TN.NO. LIG/MIG	TOTAL TN.NO.	GROUND COVERAGE	RESI - F.S.I.	TOTAL RESI- F.S.I.	BALC. AREA PERMISIBLE	ENCLOSE BALCONY	DRY BALC.	OPEN BALCONY	TOTAL BALCONY	TERRACE	STAIRCASE FIRE STAIRCASE	STAIRCASE STAIRCASE	STAIRCASE TOTAL	LIFT	LIFT M.R.	PASSAGE	TO BE LIG/MIG
A	36.00	P+11	77	10	87	475.84	3392.37	3885.12	582.77	423.69	30.18	---	453.87	631.81	194.15	194.15	388.30	9.51	19.62	1232.22	492.75
B	36.00	P+11	43	--	43	352.11	2801.61	2801.61	447.09	235.20	- - - -	- - - -	731.75	619.92	111.42	176.50	227.64	9.40	14.96	308.07	- - - -
C	33.00	P+10	59	20	79	475.84	3782.58	3607.08	541.06	384.55	30.18	- - - -	547.34	1799.07	482.07	486.87	968.94	28.42	54.20	2660.49	1478.25

SCHEDULE OF OPENINGS:

DOORS	WINDOWS
D = 0.90 X 2.10	W = 1.80 X 1.20
D1 = 0.80 X 2.10	W1 = 1.80 X 0.90
D2 = 0.75 X 2.10	W2 = 0.90 X 1.20
	V = 0.60 X 0.90

BRIEF SPECIFICATION :-

STRUCTURE	R.C.C. FRAMED STRUCTURE
FOUNDATION	R.C.C. FOOTING UP TO HARD STRATA
EXTERNAL WALLS	0.15 THK
INTERNAL WALLS	0.15 THK
ELECTRIFICATION	CONCEALED TYPE
DOORS AND WINDOWS	M.S. WINDOWS
ROOF FINISH	R.C.C. SLAB
FLOORING	VITRIFIED
SANITARY FITTINGS	WESTERN TYPE
COMPOUND WALL	1.80 M. HIGH
WATER SUPPLY	MUNICIPAL CONNECTION

OPEN SPACE AREA CALCULATION AS PER TRANGULATION METHOD

SCALE-1:200

A) 0.50 X 34.35 X 14.90 X 1	=255.90 SQ.M
B) 0.50 X 25.22 X 2.54 X 1	=32.01 SQ.M
C) 0.50 X 25.74 X 15.59 X 1	=200.64 SQ.M
D) 0.50 X 21.22 X 1.15 X 1	=12.20 SQ.M
E) 0.50 X 22.33 X 2.22 X 1	=30.37 SQ.M
F) 0.50 X 22.19 X 0.64 X 1	=7.10 SQ.M
G) 0.50 X 28.84 X 3.64 X 1	=52.49 SQ.M
H) 0.50 X 30.17 X 1.28 X 1	=19.31 SQ.M
I) 0.50 X 32.21 X 3.18 X 1	=51.21 SQ.M
J) 0.50 X 36.51 X 2.79 X 1	=50.93 SQ.M
K) 0.50 X 36.51 X 13.15 X 1	=240.05 SQ.M
L) 0.50 X 16.02 X 6.43 X 1	=51.50 SQ.M
TOTAL AREA	=1003.91 SQ.M

OWNER'S DECLARATION -

I/WE undersigned hereby confirm that I/WE would abide by plans sanctioned by Pune Municipal Corporation. I/WE would execute the structure as per sanctioned plans. I/WE would execute the work under supervision of proper technical person so as to ensure the quality and safety of the work site.

OWNER NAME : Owner Sign

PROJECT :

PROPOSED RESIDENTIAL BUILDING AT S. No. 40, H. No. 1/3/2 + 1/4 + 1/5, VEWALEWADI, PUNE.

ARCHITECT / ENGINEERS SIGN : N o t i c File Name :

SHRI. RAJENDRA H. THITE — L.No.-716 — Scale: 1:100 — Date: 18/01/17 — Dsg. By: Jhumtima — S.M.D. — Checked By — AMENITY - 3

ARCHITECT / ENGINEER

RAJENDRA H. THITE

10,11,& FLOOR, ALAMRA, CTS NO.119, INCOMET TAX LANE, PRABHAT ROAD, LANE NO.14, THORAT COLONY ROAD, ERANDWANA, PUNE. PH.:[0] - 20251727 LIC. NO. 716.

STAMP OF APPROVAL

(As per approved Plan)
APPROVED UNDER COMMENCEMENT CERTIFICATE No. C/10221/14
APPROVED Subject to conditions
Building Inspector, Deputy Engineer (Dr. Cong./Sec. Cong.)
BUILDING PERMISSION DEPT.
PUNE MUNICIPAL CORPORATION

AREA STATEMENT : P.M.C

		SQ.M.
1	AREA OF PLOT (AS PER 7/12)	10000.00
2	AREA OF PLOT (AS PER D.C.)	10086.49
3	NET AREA OF PLOT (1)	10000.00
4	DEDUCTIONS	
	a) 12M. INTERNAL ROAD AREA	1213.85
	b) 12M. AREA LEFT FOR PROPOSED ACCESS ROAD	218.01
	c) AMENITY SPACE AREA (15%)	1501.02
	d) OPEN SPACE AREA (10%)	1000.02
	e) TRANSFORMER ROOM	36.00
5	NET AREA OF PLOT (3-4added)	7110.50
6	ADDITION FOR F.A.R.	
	a) 12M. INTERNAL ROAD AREA	1213.85
	b) 12M. AREA LEFT FOR PROPOSED ACCESS ROAD	218.01
	c) AMENITY SPACE AREA (15%)	1501.02
	d) OPEN SPACE AREA (10%)	1000.02
	e) TRANSFORMER ROOM	36.00
7	NET AREA OF PLOT (5+6)	7498.46
8	F.A.R. PERMISSIBLE	1.00
9	PERMISSIBLE FLOOR AREA	7498.46
10	ADDITION FOR F.A.R.	
	a) AMENITY SPACE AREA (15%)	1501.02
11	TOTAL PERMISSIBLE FLOOR AREA (9+10)	8999.48
12	PROPOSED RESIDENTIAL AREA	8994.56
13	TOTAL BUILT UP AREA (12+13)	8994.56
14	F.A.R. CONSUMED (13/9)	0.999
15	PERMISSIBLE B/UP COVERAGE 1/5	1499.69
16	PROPOSED B/UP COVERAGE	1503.79
	Balcony Area Statement:	
A	PERMISSIBLE BALCONY AREA	1570.92
B	PROPOSED BALCONY AREA	1570.17
C	EXCESS BALCONY AREA (TOTAL)	NIL
D	EXCESS PASSAGE AREA (TOTAL)	NIL
	Tenament Statement:	
A	NET AREA OF PLOT ITEA A (11) ABOVE	8999.48
B	LESS DEVOLVION OF NON RESIDENTIAL AREA	
C	TENAMENT PERMISSIBLE 25OT/HECT	225
D	TENAMENT PROPOSED	209

PARKING STATEMENT	CAR	SCOOTER/ MOT. CYCLE	CYCLE OUT SIDE
(A) PARKING REQUIRED BY RULE	165	427	373
(B) TOTAL PARKING PROVIDED	165	427	373

AREA OF PLOT	10000.00
DEDUCTIONS	
b) 12M. AREA LEFT FOR PROPOSED ACCESS ROAD	218.01
c) AMENITY SPACE AREA (15%)	1501.02
d) OPEN SPACE AREA (10%)	1000.02
NET AREA OF PLOT	7280.45
(B) BALANCE PLOT AREA	7280.45
(C) PERMISSIBLE AREA (7280.45X20%)	1456.09
(D) PROPOSED AREA	1478.25

EXHIBIT - M

पुणे महानगरपालिका

(यापुढील पत्रव्यवहार खालील क्रमांक व दिनांक याचा 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)

कम्प्लिशन सर्टिफिकेट

सदरचा बांधकाम चालू करण्याचा दाखला आणि खाली नमूद केलेल्या संमतीपत्र मंजूर करून नगररचना अधिनियम, १९६६ चे कलम ४४/४५/५८/६९ यांतील आणि महाराष्ट्र म्युनिसिपल कॉर्पोरेशन अॅक्ट चे कलम ३४१ (१) (x) यातील तरतुदीप्रमाणे खालील अटींवर देण्यात येत आहे

APPROVED
BUILDING PERMISSION DEPARTMENT
PUNE MUNICIPAL CORPORATION
PUNE

प्रकरण दिनांक : YEV/0013/13

क्रमांक : CC/0291/17

Proposal Type : Residential

दिनांक : 03/05/2017

Case Type : Revised

Project Type : Layout of Building + Proposed Building

श्री / श्रीमती Maa Sankalp Buildcon व्दारा आर्किटेक्ट / ला. स. श्री RAJENDRA H. THITE यांस 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 Yevlewadi घरांक सर्वे न 40 सी. सं. न. _____ हिस्सा नं 1/3/2+1/4+1/5 फायनल प्लॉट क्र _____ प्लॉट क्र _____ सोसायटी येथे विकास करण्यासाठी आपण महानगरपालिकेकडे दिनांक 18/03/2017 रोजी प्रस्ताव दाखल केला आहे.

-: अटी :-

१. सदर प्रस्तावातील दर्शविण्यात आलेली दर्शनी अंतरे / रस्ता प्रमाणरेषा पर्यंतचे क्षेत्र पुणे म.न.पा. च्या सुचनेनुसार भविष्यात सार्वजनिक रस्त्याचा भाग राहणार आहे.
२. कोणत्याही नवीन इमारतीचा अथवा वाढीव/दुरुस्त इमारतीचा वापर अथवा वापरासाठी परवानगी वा ताबा हा कोणत्याही व्यक्तीद्वारे पुणे म.न.पा.च्या भोगवटापत्र प्राप्त झाल्याशिवाय करण्यात येऊ नये.
३. सदर संमतीपत्राची/विकास परवानगीची मुदत (काम सुरू झालेले नसल्यास)संमतीपत्राचे दिनांकापासून १ वर्षाची राहील.(सोबतचा संमती नकाशा हा संमतीपत्रकाचा अविभाज्य भाग समजणेत येईल.)
४. 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 राहील.
५. सदरचे संपतीपत्र हे पुढील अटींचा भंग झाल्यास रद्द करण्यास पात्र राहील.
(अ) जागेवरील विकसन बांधकाम हे मान्य नकाशाप्रमाणे दर्शविलेल्या/संमत केलेल्या वापरानुसार होत नसल्यास अथवा सदर ठिकाणी अनधिकृत बांधकाम/ अनधिकृत वापर चालू असल्यास अटींचा भंग समजण्यात येईल.
(आ) सदर बांधकाम प्रस्तावातील संदर्भातील नमूद केलेल्या अटींचे उल्लंघन होत असल्यास/झाले असल्यास, पुणे म.न.पा.ने घातलेल्या निर्बंधाचे उल्लंघन झाले असल्यास, अटींचा भंग झाला आहे असे समजण्यात येईल.
(इ) अर्जदाराने सदरची परवानगी ही गैरकृत्य करून पुणे म.न.पा.ची दिशाभूल करून प्राप्त केलेली आहे,असे निदर्शनास आल्यास अटींचा भंग झाला आहे असे समजण्यात येईल.विकास नियंत्रण नियमावली नियम क्र.६.१० महाराष्ट्र म्युनिसिपल कॉर्पोरेशनअॅक्ट कलम २५८ अन्वये सदरची परवानगी दिशाभूल करून घेण्यात आली आहे असे समजण्यात येईल.
(ई) अर्जदार आणि जो इसम हा स्वत: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.
६. सदर संमतीपत्रावरील/लगत असलेल्याअटी 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 कायमस्वरुपी बंधनकारक राहील.
७. काम सुरूकरणेपूर्वी एन. ए. ऑर्डर दाखल करणार.

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८. अकृषिक दाखला (एन. ए. ऑर्डर), यु.एल.सी. आदेश, महाराष्ट्र प्रदूषण नियामक मंडळ, औद्योगिक संचानलाय, 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 सदरचे संमतीपत्र रद्द करण्याचा अधिकार पुणे म.न.पा.स राहील.

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

काही महत्वाच्या विशेष सूचना :-

१. भविष्यात मान्य नकाशा व्यतिरिक्त कोणतेही बांधकाम (उदा. सर्व मार्जिनल अंतरात व टेरेसवरील शेड, पार्टीशन वॉल करून अगर ग्रील लावून पार्किंग बंदिस्त करणे इ.) केल्यास, कोणतेही पुर्व सूचना न देता सदरची संपूर्ण अनाधिकृत बांधकामे पाडण्यात येतील व त्याप्रित्यर्थ येणारा संपूर्ण खर्च प्लॅट धारक/मालक यांचेकडून वसूल करण्यात येईल.

२. भूअभिन्यासातील अनुज्ञेय चटईक्षेत्र हे प्रस्तावित टी.डी.आर./रस्तारूंदी आरक्षित क्षेत्र/ॲमिनिटी स्पेसचे क्षेत्रासह दर्शविले आहे. प्रत्यक्षात या टी.डी.आर./रस्तारूंदी व ॲमिनिटी स्पेसच्या चटईक्षेत्राचे मोबदल्या बांधकाम अनुज्ञेय करण्यात आलेले नाही. टी.डी.आर.सर्टिफिकेट उपलब्ध करून रितसर टी.डी.आर. खर्ची टाकल्यावरच व रस्तारूंदी/ॲमिनिटी स्पेस व आरक्षित क्षेत्रासाठी म.न.पा.चे नावे ७/१२ उतारा दाखल झाल्यावर त्या क्षेत्राचे बांधकाम अनुज्ञेय करण्यात येईल. तसेच भू अभिन्यासात चटईक्षेत्र मान्य केले, याचा अर्थ त्यास बांधकाम परवानगी मिळाली असा होत नाही. केवळ भूअभिन्यास मान्य आहे, म्हणून त्या क्षेत्राचे बांधकाम केल्यास ते अनधिकृत समजून, एम.आर.टी.पी. १९६६, बी.पी.एम.सी. ॲक्ट १९४९ चे संबंधित कलमांतर्गत कारवाई करण्यात येईल. तसेच मिळकतीत त्रयस्थ हितसंबंध निर्माण झालेस, त्यास म.न.पा. जबाबदार राहणार नाही.

३. एकत्रीकरण/विभाजन करून बांधकाम परवानगी घेतल्यास संमतीपत्र दिनांकापासून एक वर्षाचे आत एकत्रित/स्वतंत्र असा ७/१२ उतारा, मालमत्ता पत्रक तसेच मोजणी नकाशा महानगरपालिकेस सादर करणार.

४. ओला व सुका कचऱ्या करीता मिळकतीमध्ये कंटेनरची सोय करणार.

५. म.न.पा. पाणी पुरवठा उपलब्ध होईपर्यंत सर्व रहिवासांच्या पुरेसा पिण्याच्या पाण्याची अन्य व्यवस्था स्वखर्चाने करणार.

६. मिळकतीमधील रस्तारूंदीतील जागा पुणे म.न.पा.च्या ताब्यात देऊन म.न.पा.च्या नावे मालकी हक्काचे कागदपत्र झाल्यानंतरच चटईक्षेत्राचे नियोजन करणार व मोजणीचा नकाशा दाखल करणार.

७. इमारतीच्या आवारात कचरापेटी, दिवाबत्ती इ. बाबींची सोय करणार व पुरेशा संख्येत उद्यान विभागाच्या मार्गदर्शक तत्वानुसार लोखंडी टी गार्डमध्ये झाडे लावणार.

८. अस्तित्वातील वॉटर मिटर बाबत मिटर विभागाचे थकबाकी नसल्याबाबतचे ना हरकत पत्र दाखल करणार.

९. आवश्यक तेथे प्रोव्हीजनल फायर एन.ओ.सी. प्रमाणे अटी मालक/विकसक यांचेवर बंधनकारक राहतील.

१०. काम सुरू करण्यापूर्वी बांधकामास अडथळा येणाऱ्या झाडांबाबत गार्डन विभागाचे ना हरकत पत्र दाखल करणार.

११. बांधकामाचे नकाशाना परवानगी मिळाल्यावर विकसनकर्ता / मालक यांनी जागेवर फलक लावून खालील प्रमाणे माहिती दर्शवावी. क. मालकाचे, विकसकाचे, आर्किटेक्ट व कॉन्टक्टर यांचे नावे व पत्ता.ख. जागेच्या हद्दीसह स.नं. सी.टी.एस. नंबर, वॉर्ड नंबर इ. य. पुणे मनपाकडील विकसनासाठी /नकाशासाठी दिलेली परवानगी नंबर दिनांक.घ.बिल्टअप एरीया/नियोजीत बांधकामाचे एकूण क्षेत्र.ङ. निवासी फ्लॅटची संख्या, व्यापारी गाळ्यांची संख्या व त्यांचे क्षेत्र मान्य नकाशाच्या प्रती पाहण्यासाठी उपलब्ध असण्याचा पत्ता. छ. मान्य नकाशांची प्रमाणित प्रत बांधकामाच्या जागेवर उपलब्ध ठेवणे.

१२. प्लॉटच्या आवारातील मोकळ्या जागेत व सामुहिक रस्त्यावर दिवाबत्तीची सोय करणार.

१३. सदर इमारतीचे काम मुख्य रस्त्यालगत असल्यास चांगल्या प्रकारे किंवा पत्र्याचे पार्टीशन बसवून बंदिस्त करणार

१४. बांधकामावर काम करणाऱ्या कामगारांसाठी त्यांचे संख्येनुसार तात्पुरती स्वच्छतागृहे उपलब्ध करू देणार ची कामगारासाठी स्वतंत्र स्वच्छतागृह बांधणार व ते कोणतेही भोगवटापत्र मागणेपूर्वी पाडणार.

१५. बांधकामाच्या व पाडकामाच्या काळात तयार होणारा राडारोडा कोणत्याही परिस्थितीत रस्त्यावर अगर सार्वजनिक ठिकाणी टाकणार नाही व मा. क्षेत्रीय अधिकारी यांचे मार्गदर्शनाने त्याची विल्हेवाट लावणार व वरीलप्रमाणे राडारोडा मनपा ने ठरवून दिलेल्या ठिकाणी टाकण्याची व्यवस्था करणार

१६. मालकी हक्काबाबत व पुर्नवसनेचे योजनेमध्ये भाडेकरूंचा वाद निर्माण झाल्यास याची सर्व जबाबदारी विकसकाचीराहील व मनपास कोणतीही तोषीस लागू देणार नाही.

१७. बाजूच्या अस्तित्वातील मिळकतीतील भाडेकरूंचे अस्तित्वातील हवा उजेडाचे इजमेंट राईटस जपणार.

१८. बेसमेंटमध्ये साठणाऱ्या पाण्याचा निचरा करण्यासाठी पंप बसवणार.

१९. बेसमेंट पार्किंगचा वापर फक्त पार्किंगसाठीच करणार.

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२०. काम सुरु करण्यापुर्वी मान्यताप्राप्त दर्जाच्या परवानाधारक स्ट्रक्चरल डिझायनर/इंजिनियर यांची नेमणूक करणारे पत्र व जोते तपासणी दाखला तसेच कोणतेही भोगवटापत्र मागणेपूर्वी त्यांचे स्ट्रक्चरल स्टॅबिलीटी सर्टिफिकेट/रिपोर्ट दाखल करणार. वास्तीव बांधकाम स्ट्रक्चरल इंजिनिअर्सचे नियमित मार्गदर्शन व देखरेखीखाली पूर्ण करणार.

२१. अस्तित्वातील जुनी बांधकाम पाडताना शेजारील मिळकत/मिळकतीतील इमारतीस धोका/नुकसान होणार नाही याची खबरदारी घेणार

२२. नियोजित बांधकाम सुरू करणेपुर्वी रस्ता रुंदी सेटबॅक मधील तसेच अस्तित्वातील जुने बांधकाम पाडावयाचे दर्शविलेले बांधकाम वैध मार्गाने पाडणार.

२३. विकास योजना/अग्निशामक दल यांचेकडील पत्रामधील अटी संबंधित मालक/विकसकावर बंधनकारक राहतील.

-: अटी:-

१. सदर रेखांकनास मा. महापालिका आयुक्त यांजकडून अंतिम मंजुरी घ्यावी अन्यथा रेखांकनातील कोणत्याही प्लॉटची विक्री किंवा लिज करता येणार नाही, तसेच रेखांकनातील कोणत्याही प्लॉटवर बांधकाम परवानगी दिली जाणार नाही.

२. १५ % ॲमिनिटी स्पेसचा एफ.एस.आय. सदर ॲमिनिटी स्पेस ताब्यात दिल्यानंतर व मालकी हक्काच्या उताऱ्यावर पुणे म.न.पा.ची नोंद झालेनंतर अनुज्ञेय राहील.

३. सदर मिळकतीतील कोणतेही भोगवटा पत्र मागणेपुर्वी बाधग्रस्त क्षेत्रावरील बांधकामाचे अनुषंगाने सर्व बाबी निरस्त करणार, बाधग्रस्त क्षेत्राबाबत कोणताही बाध निर्माण झालेस त्याची सर्वस्वी जबाबदारी मालक/विकसन कर्त्याची राहील. म.न.पा.स कोणताही तोशिष लागू देणार नाही.

४. यु.एल.सी.ऑर्डरमधील सर्व अटी संबंधित मालक /विकसकावर बंधनकारक राहतील त्यास पुणे म.न.पा. जबाबदार राहणार नाही.

५. नैसर्गिक पाण्याचा दर्शविलेला प्रवाह नियमानुसार व सुचनेनुसार चेनलाईज करुन नैसर्गिक पाण्याचा प्रवाह बंदिस्त होणार नाही याची दक्षता घेणे बंधनकारक राहील. प्रावमुख्य सर्वेक्षणानुसार आवश्यक ते बाफनेलाशहोराग /नाला टेन्चींग आगेवर प्रत्यक्षात करून घेणे बंधनकारक राहील.

६. एअर पोर्ट ऑथॉरीटीचे १०० मीटर, ५०० मीटर, ९०० मीटर, ४.० कि.मी. मधील परिक्षेत्रातील व फनेल कक्षेबाबतचे सर्व निर्बंध बंधनकारक राहतील.

७. पावसाळी पाणी साठवणे व पुर्नवापरासाठी व्यवस्थापन करणे/रेन वॉटर हार्वेस्टिंग करणे बंधनकारक राहतील.

८. ओला कचरा व सुका कचरा वेगवेगळा करणे करता स्वतंत्र व्यवस्था करणार.

९. पूर्व मुल्य रि.ओकट मधील सर्व अटी बंधनकारक राहतील.

१०. मा.पर्यावरण विभागाकडील दि. १२ डिसेंबर २०१२ रोजीचे आदेशानुसार नमुद केलेप्रमाणे २०००० चौ.मी. पेक्षा जास्त एकुण बांधकाम क्षेत्र नियोजन प्रस्तावास मा. [illegible] यांचेकडील पर्यावरण विभागाकडील नाहरकत पत्र घेणे बंधनकारक राहील. आवश्यक तेथे महाराष्ट्र प्रदुषण नियंत्रण बोर्डचे नाहरकत पत्र बांधकाम परवानगीचे वेळी दाखल करणे बंधनकारक राहील.

११. १५० पेक्षा जास्त टेनामेंट असल्यास डेनेज विभागाचे नियम व सुचनेनुसार सिवेज ट्रीटमेंट प्लॅन्ट व्यवस्था करणे बंधनकारक राहील.

१२. नियमामधील तरतुदीनुसार नमूद केलेल्या विशिष्ट वापराकरिता सोलर वॉटर हिटरची व्यवस्था करणे बंधनकारक राहील.

१३. नियमामधील तरतुदीनुसार नमूद केलेल्या विशिष्ट वापराकरिता सोलर वॉटर हिटरची व्यवस्था करणे बंधनकारक राहील.

१४. पाणी पुरवठ्याबाबत दिलेले हमीपत्र बंधनकारक राहील तसेच दिलेल्या हमीपत्रातील बाबींसंदर्भात गाळेधारकाचे करारात नमूद करून गाळेधारकांना लेखी पूर्व कल्पना देणे, विकसन कर्त्यावर बंधनकारक राहील.

१५. ले आऊट मधील ओपन स्पेस सर्व सभासदांसाठी खुली राहील दि.१४/०८/२००७ मधील तरतुदीनुसार रेनवॉटर हार्वेस्टिंग नियमानुसार ओपनस्पेस विकसित करणार.

१६. बांधकाम परवानगी मागण्यापूर्वी पोहोच रस्ता विकसित करणार.

१७. बांधकाम परवानगी घेतल्यापासून एक वर्षाच्या आतमध्ये एकत्रीत मोजणी नकाशा, एकत्रीत ७/१२ उतारा/स्वतंत्रपणे विभाजित मोजणी नकाशा, विभाजीत ७/१२ उतारा, बांधकाम विकास विभाग कार्यालयाकडे दाखल करणार.

१८. रस्ता रुंदीचे अतिरिक्त चटई क्षेत्र वापरण्यापूर्वी सदरची रस्त्यात गेलेली जागा पुणे म.न.पा.च्या ताब्यात देणार.

१९. आगेवर कोणतेही बांधकाम सुरू करण्यापूर्वी बांधकाम नियंत्रण विभाग पुणे म.न.पा. यांजकडून बांधकामाची परवानगी घेणार.

२०. सदर रेखांकनामध्ये मिळकतीची विभागणी अथवा एकत्रीकरण केले असल्यास -अ. सर्व प्लॉट व सबप्लॉट यांचे नगरभूमापन अधिकारी अथवा जिल्हा निरीक्षक भुमीअभिलेख यांचेकडून मोजणी करून घेणार व प्रत्यक्षातील मापानुसार दुरुस्त नकाशा सादर करणार. ब.प्रत्येक सब प्लॉटसाठी स्वतंत्र पाणीपुरवठा व मलनिःसारण व्यवस्था करणार.क. म.न.पा.कडून पाणीपुरवठा होईपर्यंत विकसकाने स्वतःसोय करावयाची आहे.ड. सदर मिळकतीच्या मालकीबाबत, त्याच्या क्षेत्राबाबत, मिळकतीच्या मापांयाबत प्लॉटस् व सब प्लॉटच्या पोहोच रस्त्याबाबत, अतिक्रमणाबाबत भविष्यात म.न.पा. जबाबदार राहणार नाही.

२१. सदर मिळकतीतून जाणारे विकास योजनेतील रस्ते हे गृहसंस्थेने / विकसकाने विकसन करावयाचे असून त्याची आखणी पुणे म.न.पा. कडून करून देण्यात येईल. या रस्त्यांची कॉलनी रस्ते म्हणून विकास करताना त्याची रुंदी बि.नि.नि.नुसार नियोजित करावी. कार्यकारी अभियंता (पथ) यांच्या मार्गदर्शक तत्वानुसार या रस्त्यांचा विकास करावयाचा असून त्याचे पुणे म.न.पा. कडे हस्तांतरण करावयाचे आहे. गृहसंस्थेने/विकसकाने स्वखर्चाने या रस्त्यावरील पाणीपुरवठा व मलनिः

सारण वाहिन्यांचा विकास करावयाचा असून म.न.पा. कडून त्याचा मोबदला मिळणार नाही. रेखांकनातील अंतर्गत रस्त्यांची रुंदी विकास नियंत्रण नियमावलीनुसार ठेवणार.

२२. म.न.पा. कडून पाणीपुरवठा सुरू होईपर्यंत, विकसक सर्व प्लॉटधारकांना/गाळेधारकांना त्याची जाणीव करून देणार.

२३. गृहप्रकल्पामध्ये कोणत्याही इमारती भोवती कुंपण घालणार नाही, मात्र कोणताही विकास करण्यापूर्वी मिळकतीभोवती कायम स्वरूपी कुंपण घालणार.

२४. गृहप्रकल्पामधील सर्व अंतर्गत रस्ते, पाणी पुरवठा वाहिन्या, मलनिःसारण वाहिन्या रस्त्याकडेची प्रकाश व्यवस्था इत्यादी गोष्टी विकसकाने स्वखर्चाने करावयाच्या असून त्याची भविष्यातील देखभाल दुरूस्तीची व्यवस्था विकसकाने करावयाची आहे.

२५. यापूर्वी अश्या करण्यात आलेले विकसनाचे दाखले/संमतीपत्रे रद्द समजण्यात यावीत.

२६. विकास योजना विभागाकडून विकास योजनेमधील रस्त्यांचे प्रत्यक्ष जागेवर आखणी केल्यानंतरच कोणताही विकास सुरू करणार.

२७. पुणे म.न.पा. कडून पाणीपुरवठा उपलब्ध होईपर्यंत विकसक/सहकारी संस्था स्वतःपाण्याची व्यवस्था करणार त्याबाबत तक्रार करता येणार नाही.

२८. रेखांकनातील सर्व प्लॉट व सब प्लॉट यांचे नगररुमापन अधिकारी अथवा जिल्हा निरीक्षक भुमी अभिलेख यांचेकडून मोजणी करून घेणार व त्याचे मोजणी प्रमाणपत्र त्यांच्या मापांसह सादर करणार.

२९. सदर रेखांकनात दर्शविलेल्या खुल्या जागांचे योग्य सपाटीकरण केल्यानंतर, त्याबर उद्यान विभागाकडील मार्गदर्शनानुसार वृक्षलागवड केल्यानंतर व त्याकडेने कुंपन घालणार.

३०. कोणताही विकास सुरू करण्यापूर्वी नकाशात पिवळ्या रंगाने दर्शविलेली बांधकामे वैध मार्गाने पाडून घेणार.

३१. उप अभियंता (विद्युत) यांच्याकडील तरतुदीनुसार सदर मिळकतीतील रस्त्यांवर विद्युत प्रकाशासाठी खांब लावणार.

३२. क्षेत्रिय कार्यालय/आरोग्य विभागाकडील तरतुदीनुसार सदर मिळकतीत कचरापेट्या ठेवणार.

३३. उपअभियंता(मलनिःसारण) यांच्या सुचनेनुसार सेप्टिक टँकचे बांधकाम करणार व भविष्यात म.न.पा.च्या मलनिःसारण वाहिनीशी सदर मिळकतीतील सर्व मलनिःसारण वाहिन्या स्वखर्चाने जोडणार.

३४. सदर मिळकतीतून जाणाऱ्या व नव्याने टाकावयाच्या मलनिःसारण वाहिन्या ह्या ड्रेनेज विभागाच्या देखरेखीखाली टाकणार.

३५. सदर मिळकतीतून जाणाऱ्या व नव्याने टाकावयाच्या पाणी पुरवठा वाहिन्या ह्या पाणीपुरवठा विभागाच्या देखरेखीखाली टाकणार.

३६. लेआऊटमध्ये रेनवॉटर हार्वेस्टिंग व सरफेस ड्रेनेजची व्यवस्था करणार. रेखांकनामध्ये निर्देशित केलेले रस्ते यांचे बाजूने पावसाळी गटारे बांधणार मा. कार्यकारी अभियंता (पथ) यांचे मार्गदर्शनानुसार सदर काम समाधनकारक व योग्य निकषानुसार करणार.

Sd/-
इमारत निरीक्षक
बांधकाम विकास विभाग
पुणे म न पा

Sd/-
उप अभियंता
बांधकाम विकास विभाग
पुणे म न पा

कार्यकारी अभियंता
बांधकाम विकास विभाग
पुणे म न पा

PUNE MUNICIPAL CORPORATION
BUILDING CONTROL DEPARTMENT
APPROVED
PUNE

RAJENDRA HARISHCHANDRA THITE
ARCHITECT
L.I.C.NO 716
PUNE

TRUE COPY

TRUE COPY

PUNE MUNICIPAL CORPORATION

Office of Executive Engineer
Building Development Department
Pune Municipal Corporation
Shivajinagar, Pune- 411005

(COMMENCEMENT CERTIFICATE)
(This consent letter is given without consideration of land and building ownership)
(Valid till one year from the date of issuance)
Land Layout/ Amalgamation/Division Certificate(with consent map)

No. YEV/0013//13 No. CC/0291/17
Proposal Type: Residential Date: 03/05/2017
Case Type: Revised
Project Type: Layout of Building + Proposed Building

Shri/Smt. M/s. Maa Sankap Buildcon (PAH) through its Licensed Architect RAJENDRA H. THITE office at Diamond Palace, 570/571, Shaniwar Peth, Pune- 411030 the permission for commencement of construction under section 44/45/58/69 of Maharahstra Town Planning Act, 1966 and under section 253/254 of Mumbai Provincial Municipal Corporation Act 1949 and as per section 45 of Maharashtra Regional Town Planning Act 1996 has been given for the land bearing S. No. 40 Hissa No. 1/3/2+1/4+1/5 Final Plot No. ….. Plot No….. situated at village Yevalewadi, within the limits of Pune Municipal Corporation as per the application dated 18/03/2017 (The annexed consent letter should be consider as the part and parcel of this consent letter)

TERMS

1. The distances/road of boundary mark shown in the said proposal shall remain the public road's part in future as per the Pune Municipal Corporation.

2. Without obtaining the occupancy certificate from Pune Municipal Corporation, no person shall use of any new building or additional/modified building or permission of use or possession.
3. The period of the said consent letter/development permission (if work is not commenced) is for 1 year from the date of consent letter. (The annexed consent map is the undivided part of this consent letter).
4. It is necessary to renew the said consent letter after the end of its period for each year and the said renewal shall be for continuous three time. If the same is not done, then as per section 44 of Maharashtra Regional Town Planning Act, 1966 and Section 253 and 254 of Maharashtra Municipal Corporation Act, 1966 the consent should be taken by filing new application. The validity of consent letter is as per Section 48 of M.R.T.P. Act.
5. The said consent letter is liable for cancelled if any breach of the following terms.

a) If the actual development construction is not carried out as per the sanctioned layout or any illegal construction/illegal use, then the same be treated the breach of terms.

aa) If any breach committed/commit of the terms mentioned in the proposed construction, and breach of the restrictions imposed by the Pune Municipal Corporation, then the same be treated the breach of terms.

e) If found that the applicant has obtained the said permission by using illegal tactics and misguiding to Pune Municipal Corporation, then the same be treated the breach of terms. The same is treated as the said permission obtained by misguiding under section 258 of Maharashtra Municipal Corporation Act, Development Control Regulations Rules No. 6.10.

ee) If found that the applicant and the person himself/themselves by claiming the ownership right and by making breach of the provisions and section 42 and 45 of Maharashtra Regional and Town Planning Act, 1966, then the same be treated the permission is obtained by misguiding.

6. The terms and instructions mentioned in consent letter/annexed not only binding on the applicant but the same is permanently binding on the applicant's all future legal heirs, power of attorney holder, manager, administrative, successor and every person who claiming on behalf of applicant.

7. Before commencement should submit N.A. Order.
8. The terms and conditions mentioned in the order of Maharashtra Pollution Control Board, Industrial Directorate, Labour Insurance Commissioner, N.A. Order, ULC Order will be binding.

   While doing the work as per above consent letter, if it is shown to the Pune Municipal Corporation that, any breach of Municipal Corporation Act, Maharashtra Regional & Town Planning Act, 1966 or rules and sub-rules made thereunder, then the Pune Municipal Corporation shall have right to cancel the said consent letter.

   If any doubts regarding the said consent letter, then before commencing the work, should inform the Municipal Corporation and to take clarification.

IMPORTANT TERMS & CONDITIONS:

1. To file a Certificate (Stability Certificate) of Structural Engineer for occupancy certificate.
2. It is necessary to submit Indemnity Bond on Rs.220/ - stamp paper for part occupancy.
3. Before asking for occupancy certificate, tax collection and collection from Pune Municipal Corporation Water Supply, Road department, encroachment Department

should be constructed in such a way as to fully hold the amount of due amount.

4. For the convenience of labours/ workers, if there is at least one toilet and one latrine on the premises and old toilet and latrine if there then no need of to construct the toilet and latrine.
5. If in case of dispute regarding ownership or other, the applicant will be fully responsible.
6. The construction work department will start the new work only after seeing the construction as shown in the map.
7. If the building debarment has given permission for septic tank then also to submit the maps before the Executive Engineer and without his permission should not construct the construction of septic tank and drainage otherwise it will not be considered unless the occupants of the building are mapped. It should be noted that otherwise legal action will be taken.
8. Before applying for occupancy of the building to submit the drainage connection approved map before Executive Engineer (Drainage).
9. While issuing the occupancy certificate each owner of the building should take appropriate arrangements and precautions to extrude the garbage from the said place

and the building development department will be guide to them.

10. If there are trees while new construction on the said land, the trees in accordance with the provisions of the Tree Park Department.

11. Before asking of occupancy certificate (occupancy certificate) to plant the trees and to keep it and to take precaution to grow it otherwise the occupancy certificate will not be given.

12. The consent letter is given on the conditions as mentioned in the annexed map.

13. This certificate is issued subject to the conditions by obtaining the demarcation from the Land Record/ Building Development office as per actual and then only to start the construction. (If necessary.

14. After the plinth level construction, the set back, marginal open space etc. should be checked by the Building Control Office without checking the construction should not be commence over plinth level.

15. The work should be done as per the annexed map/revised map.

16. The development certificates / consent forms given earlier should be understood and the revised development plan.

17. The Maharashtra Govt. has approved the revised development plan vide 05/01/1987, dt. 06/12/2007, dt. 18/09/2008. Dt. 02/03/2012 and 04/04/2012. Accordingly, if any new prefix is reached or any damage is caused, no compensation will be sought and the corporation is not responsible for giving it.

18. Other important conditions.....

19. As mentioned in order dated 12th December 2012 of Environment Department for the construction of more than area 20000 sq.mtr. then it will be mandatory for the Central Government to issue a letter of disapproval from the Environment Department. It will be mandatory to get the NOC from the Maharashtra Pollution Control Board.

20. Before use and occupation of construction place and before asking of occupancy certificate the NOC from Fire Brigade should be taken and to keep necessary system on actual place. To take the permanent maintenance/ repair of the said system and to make arrangement of vermin compost in the said plot.

EXHIBIT- N

MUNICIPAL CORPORATION OF THE CITY OF PUNE EST 1950

PUNE MUNICIPAL CORPORATION

Building Control Department

Approval of Work upto Plinth Level

~~Part~~ FULL

'C' BUILDING

Proposal No	: YEV/0013/13
Outward No	: PCC/0237/17
Outward Date	: 16/06/2017

SITE DETAILS	
Peth/ T.P. Scheme	: Yevlewadi
Village	: Yevlewadi
Survey No	: 40
Hissa No	: 1/3/2+1/4+1/5
C.T.S.No	: -
Final Plot No.	: -
Sub Plot No.	: -
Plot No.	: -
Society	: -
LandMark	

To ,

Architect/ Licence Engineer Name :-

RAJENDRA H. THITE

CTS NO.110(1),F.P.NO.53/8,FLAT NO.101,ALMIRA APARTMENT,PRABHAT ROAD LANE NO.14,ERANDWANE,PUNE 411004.

Shri. Maa Sankalp Buildcon

Sir,

With reference to your intimation No. PLN/0260/17 dated 07/06/2017 regarding the completion of construction work up to plinth level in the above mentioned site. I have to inform on verification at site that: -

1. The further work may be proceeded with as per sanctioned plans. Sanctioned under commencement Certificate No. CC/0291/17 Dated 03/05/2017
2. The work shall not be proceeded with.

   a) As it is not as per sanctioned plans.
   b) _____
   c) _____
   d) _____

3. _____

Sd/-

Sandesh Subhash [illegible]
Sub / Junior Eng[illegible]
Building Control No.
Pune Municipal Corporation.

Date : 16/06/2017

Signature Not Verified
Digitally signed by -Rahul Salunkhe
Date: 16-06-2017 06:35:12 PM
Reason: PUNE MUNICIPAL CORPORATION
Location: PUNE

Rahul Salunkhe
Deputy Engineer
Building Control No.
Pune Municipal Corporation

Date : 16/06/2017

TRUE COPY

Exhibit-"O"

748

'क' पुरावा

वादी :- [illegible]

वादीचे वकील :- [illegible]

तोंडी :- खुली

[illegible] क्र. ८८ की. अ. ०८. ७०३२/१३.

वादीतर्फे फाईल :-

अधिकार क्षेत्र असलेले जलद कोर्ट [illegible]

[illegible] न्यायालय, [illegible]

दावा व मुद्दामाची.

① ---- [illegible]

② ---- [illegible]

[illegible]

[illegible]

[

EXHIBIT -P

पुणे महानगरपालिका

(यापुढील 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 करण्याबाबत दाखला (संमती नकाशासह)

BUILDING DEVELOPMENT CONTROL DEPARTMENT APPROVED PUNE

सदरचा बांधकाम चालू करण्याचा दाखला आणि बांधकामाचे संमतीपत्र महाराष्ट्र नगररचना अधिनियम , १९६६ चे कलम ४४/४५/५८/६९ यांतील आणि महाराष्ट्र म्युनिसिपल कॉर्पोरेशन ॲक्ट चे कलम [illegible] यांतील तरतुदीप्रमाणे खालील अटींवर देण्यात येत आहे

प्रकरण दिनांक	: YEV/0013/13	क्रमांक	: CC/3294/17
Proposal Type	: Residential	दिनांक	: 09/03/2018
Case Type	: Revised		
Project Type	: Layout of Building + Proposed Building		

श्री / श्रीमती MAA SANKALP BUILDCON व्दारा आर्किटेक्ट / ला. स. श्री RAJENDRA H. THITE यांस राहणार पुणे, पेठ महाराष्ट्र नगररचना अधिनयम, १९६६ चे कलम ४४/४५/५८/६९ व मुंबई प्रांतिक महानगरपालिका,अधिनियम सन १९४९ चे कलम २५३ व २५४ प्रमाणे पुणे महानगरपालिकेच्या सीमेतील पेठ Yevlewadi घरांक सर्वे न 40 सी. सं. न. _____ हिस्सा नं 1/3/2+1/4+1/5 फायनल प्लॉट क्र _____ प्लॉट क्र _____ सोसायटी येथे विकास करण्यासाठी आपण महानगरपालिकेकडे दिनांक 16/12/2017 रोजी प्रस्ताव दाखल केला आहे.

-: अटी :-

१. सदर प्रस्तावातील दर्शविण्यात आलेली दर्शनी अंतरे / रस्ता प्रमाणरेषा पर्यंतचे क्षेत्र पुणे म.न.पा. च्या सुचनेनुसार भविष्यात सार्वजनिक रस्त्याचा भाग राहणार आहे.
२. कोणत्याही नवीन इमारतीचा अथवा वाढीव/दुरूस्त इमारतीचा वापर अथवा वापरासाठी परवानगी वा ताबा हा कोणत्याही व्यक्तीद्वारे पुणे म.न.पा.च्या भोगवटापत्र प्राप्त झाल्याशिवाय करण्यात येऊ नये.
३. सदर संमतीपत्राची/विकास परवानगीची मुदत (काम सुरूझालेले नसल्यास)संमतीपत्राचे दिनांकापासून १ वर्षाची राहील.(सोबतचा संमती नकाशा हया संमतीपत्रकाचा अविभाज्य भाग समजणेत येईल.)
४. सदर संमतीपत्र हे मुदत संपल्यानंतर प्रत्येक वर्षी नूतनीकरण करणे आवश्यक आहेअसे 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 संमतीपत्रांची वैधता राहील.
५. सदरचे संमतीपत्र हे पुढील अटींचा भंग झाल्यास रद्द करण्यास पात्र राहील.
   (अ) जागेवरील विकसन बांधकाम हे मान्य नकाशाप्रमाणे दर्शविलेल्या/संमत केलेल्या वापरानुसार होत नसल्यास अथवा सदर ठिकाणी अनधिकृत बांधकाम/ अनधिकृत वापर चालू असल्यास अटींचा भंग समजण्यात येईल.
   (आ) सदर बांधकाम प्रस्तावातील संदर्भातील नमूद केलेल्या अटींचे उल्लंघन होत असल्यास/झाले असल्यास, पुणे म.न.पा.ने घातललेल्या निर्बंधाचे उल्लंघन झाले असल्यास, अटींचा भंग झाला आहे असे समजण्यात येईल.
   (इ) अर्जदाराने सदरची परवानगी ही गैरकृत्य करून पुणे म.न.पा.चे दिशाभूल करून प्राप्त केलेली आहे,असे निदर्शनास आल्यास अटींचा भंग झाला आहे असे समजण्यात येईल.विकास नियंत्रण नियमावली नियम क्र.६.१० महाराष्ट्र म्युनिसिपल कॉर्पोरेशनॲक्ट कलम २५८ अन्वये सदरची परवानगी दिशाभूल करून घेण्यात आली आहे असे समजण्यात येईल.
   (ई) अर्जदार आणि जो इसम हा स्वत:किंवा त्याच्याद्वारे मालकी हक्काचा दावा करून महाराष्ट्र प्रादेशिक आणि नगररचना अधिनयम,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.
६. सदर संमतीपत्रावरील/लगत असलेल्याअटी 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 राहील.
७. काम सुरूकरणेपूर्वी एन. ए. ऑर्डर दाखल करणार.

८. अकृषिक दाखला (एन. ए. ऑर्डर), यु.एल.सी. आदेश, महाराष्ट्र प्रदूषण नियामक मंडळ, औद्योगिक संचानलाय, 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 सदरचे संमतीपत्र रद्द करण्याचा अधिकार पुणे म.न.पा.स राहील.

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

विशेष अटी:-

१. हायराइज इमारती संदर्भातील वि.नि.नि.नियम क्र. २१.६.६ मधील तरतुदी बंधनकारक राहतील.
२. मा. शासनाकडील शासन निर्णय क्र. टीपीएस-१८०७/२५२/सी.आर.६३०/०७/युडी-१३ मधील अतिरिक्त अग्निशमन व्यवस्था, विशेष वर्गवारीमधील स्ट्रक्चरल इंजिनिअर याची नेमणूक, सर्व्हिस व फायर लिफ्ट याबाबत नमुद केलेल्या अटी बंधनकारक राहतील
३. हायराईज इमारतीचे सर्व्हिस/फायर ऑडिटिंग हे प्रत्येक वर्षी सक्षम प्राधिकृत अधिकाऱ्याकडून करून घेणे बंधनकारक राहील. व म.न.पा. मागणीनुसार उपलब्ध करून देणे बंधनकारक राहील.
४. इमारतीतील उद्वाहनाचे (लिफ्टचे)दरवाजे लिफ्ट मधील स्थिती दिसण्याच्या दृष्टिने पारदर्शक असावेत.
५. जलसंवर्धनाकरिता नियोजित इमारतीमध्ये पर्जन्यजलाचे पुर्नभरण, दुहेरी फ्लश यंत्रणा, नियंत्रित दाब यंत्रणा
६. सोलर सिस्टिमची यंत्रणा बसविणार.

काही महत्वाच्या विशेष सूचना :-

१. यु.एल.सी.ऑर्डरमधील सर्व अटी संबंधित मालक /विकसकावर बंधनकारक राहतील त्यास पुणे म.न.पा. जबाबदार राहणार नाही.
२. विकास योजना खात्याकडील मान्य एकत्रीकरण/सब डिव्हीजन/लेआऊट ऑफ बिल्डींग मधील सर्व अटी बंधनकारक राहतील.
३. कमेन्समेंट सर्टिफिकेटचे दिनांकापासून १ (एक) वर्षाच्या आत अथवा कोणतेही भोगवटापत्र मागणीपूर्वी (जे अगोदर) एकत्रित/ स्वतंत्र असा ७/१२ उतारा व मोजणीचा सिटी सर्व्हे कडील नकाशा दाखल करणार.
४. ओला व सुक्या कचऱ्याकरिता मिळकतीमध्ये कंटेनरची सोय करणार.
५. काम सुरु करण्यापुर्वी मान्यताप्राप्त दर्जाच्या परवानाधारक स्टक्चरल डिझायनर/इंजिनियर यांची नेमणूक करणारे पत्र व जोते तपासणी दाखला तसेच कोणतेही भोगवटापत्र मागणेपूर्वी त्यांचे स्ट्रक्चरल स्टॅबिलीटी सर्टिफिकेट/रिपोर्ट दाखल करणार. वाढीव बांधकाम स्ट्रक्चरल इंजिनिअरर्सचे नियमित मार्गदर्शन व देखरेखीखाली पूर्ण करणार.
६. बांधकामाचे नकाशांना परवानगी मिळाल्यावर विकासकर्ता/मालक यांनी जागेवर फलक लावून खालील प्रमाणे माहिती दर्शवावी. अ) मालकाचे, विकसकाचे, ला. आर्कि. व कॉंट्रॅक्टर यांची नावे व पत्ता व संपर्क दुरध्वनी / भ्रमण दुरध्वनी क्रमांक.
७. कुठलेही वाढीव/दुरुस्त प्रस्ताव मान्यता मागणेपूर्वी सुधारित डी.पी.लेआऊट मान्य करुन घेणार. (आवश्यकतेनुसार)
८. रस्तारुंदीचे अतिरिक्त चटई क्षेत्र वापरण्यापुर्वी सदर रस्त्याची जागा म.न.पा. च्या ताब्यात देणार.
९. जागेवर अस्तित्वातील म.न.पा. मीटर कनेक्शन असल्यास काम सुरु करण्यापूर्वी पाणी पुरवठा विभागाचे ना हरकत पत्र दाखल करणार.
१०. भाडेकरू पुनर्वसन योजनेकरिताच्या अटी :- १) नविन इमारतीमध्ये जागा देण्याघेण्याबाबत एकमत झाले असल्याबाबत व त्याबाबत तक्रार नसल्याबाबत रजिस्टर करार जोते तपासणीपूर्वी दाखल करणार. २) कुलमखत्यारपत्रधारक अगर मालक यांच्याकडून त्यांनी कबूल केल्याप्रमाणे जागेचा ताबा मिळाला/मिळणार आहे व त्याबाबत कोणतीही तक्रार नसल्याचे सर्वभाडेकरुंचे नोटराईज्ड ना हरकत पत्र, भोगवटापत्र मागणेपूर्वी दाखल करणार. ३) भाडेकरू व विकसक यांचे दरम्यान वाद निर्माण झाल्यास त्यास म.न.पा. जबाबदार राहणार नाही.४) सुधारीत नकाशे दाखल करण्यापुर्वी पुणे म.न.पा.ने निर्धारीत केलेले नोटराईज्ड हमीपत्र करणार.
११. सार्वजनिक वहिवाटीचे व समाईक वापराचे रस्ता/बोळ/प्रवेशमार्गाचे वहिवाटीबाबत वाद निर्माण झाल्यास अर्जदार जबाबदार राहतील.
१२. अस्तित्वातील जुनी बांधकाम पाडताना शेजारील मिळकत/मिळकतीतील इमारतीस धोका/नुकसान होणार नाही याची खबरदारी घेणार.
१३. सदर प्रस्तावातील इमारतीचा वापर हा कायमस्वरुपी मान्य नकाशामध्ये दर्शविलेल्या वापरासाठीच करणार. सदरचे वापरात म.न.पा.च्या पूर्वपरवानगीशिवाय व
१४. संरक्षक भिंतीचे प्रस्ताव मान्य करुन घेऊनच बांधकाम पूर्ण करणार.
१५. व्यापारी वापराच्या इमारतीचे दर्शनी भागातील ६.०० मी. सामासिक अंतरापैकी ३.० मी. रुंदीचे व्हिजीटर्स पार्किंगची रस्ता / फुटपाथ वरून ॲक्सेस् व्यवस्था करणार.
१६. जुन्या अस्तित्वातील बांधकामाच्या कोपऱ्यावरील भिंतीचा भाग, कॉर्नर पार्ट रस्तारुंदी/सेटबॅक पडताळणीसाठी जोते तपासणी होणे पर्यंत राखून ठेवा व नंतर

PUNE MUNICI... BUILDING CON... APPR... PUNE

केवळ भूअभिन्यास मान्य आहे, म्हणून त्या क्षेत्राचे बांधकाम केल्यास ते अनधिकृत समजून, एम.आर.टी.पी. १९६६, बी.पी.एम.सी. ॲक्ट १९४९ चे संबंधित कलमार्तगत कारवाई करण्यात येईल. तसेच मिळकतीत त्रयस्थ हितसंबंध निर्माण झालेस, त्यास म.न.पा. जबाबदार राहणार नाही.

२३. भविष्यात मान्य नकाशा व्यतिरिक्त कोणतेही बांधकाम (उदा. सर्व मार्जिनल अंतरात व टेरेसवरील शेड, पार्टीशन वॉल करून अगर ग्रील लावून पार्किंग बंदिस्त करणे इ.) केल्यास, कोणतेही पुर्व सूचना न देता सदरची संपूर्ण अनाधिकृत बांधकामे पाडण्यात येतील व त्याप्रित्यर्थ येणारा संपूर्ण खर्च फ्लॅट धारक/मालक यांचेकडून वसूल करण्यात येईल.

-: अटी:-

१. लेआऊटमध्ये रेनवॉटर हार्वेस्टिंग व सरफेस ड्रेनेजची व्यवस्था करणार. रेखांकनामध्ये निर्देशित केलेले रस्ते यांचे बाजूने पावसाळी गटारे बांधणार मा. कार्यकारी अभियंता (पथ) यांचे मार्गदर्शनानुसार सदर काम समाधनकारक व योग्य निकषानुसार करणार.

२. सदर मिळकतीतून जाणाऱ्या व नव्याने टाकावयाच्या पाणी पुरवठा वाहिन्या ह्या पाणीपुरवठा विभागाच्या देखरेखीखाली टाकणार.

३. सदर मिळकतीतून जाणाऱ्या व नव्याने टाकावयाच्या मलनिःसारण वाहिन्या ह्या डेनेज विभागाच्या देखरेखीखाली टाकणार.

४. उपअभियंता(मलनिःसारण) यांच्या सुचनेनुसार सेप्टिक टँकचे बांधकाम करणार व भविष्यात म.न.पा.च्या मलनिःसारण वाहिनीशी सदर मिळकतीतील सर्व मलनिःसारण वाहिन्या स्वखर्चाने जोडणार.

५. क्षेत्रिय कार्यालय/आरोग्य विभागाकडील तरतुदीनुसार सदर मिळकतीत कचरापेट्या ठेवणार.

६. उप अभियंता (विद्युत) यांच्याकडील तरतुदीनुसार सदर मिळकतीतील रस्त्यांवर विद्युत प्रकाशासाठी खांब लावणार.

७. कोणताही विकास सुरू करण्यापूर्वी नकाशात पिवळ्या रंगाने दर्शविलेली बांधकामे वैध मार्गाने पाडून घेणार.

८. सदर रेखांकनात दर्शविलेल्या खुल्या जागांचे योग्य सपाटीकरण केल्यानंतर, त्यावर उद्यान विभागाकडील मार्गदर्शनानुसार वृक्षलागवड केल्यानंतर व त्याकडेने कुंपन घालणार.

९. रेखांकनातील सर्व प्लॉट व सब प्लॉट यांचे नगरभुमापन अधिकारी अथवा जिल्हा निरीक्षक भुमी अभिलेख यांचेकडून मोजणी करून घेणार व त्याचे मोजणी प्रमाणपत्र त्यांच्या मापांसह सादर करणार.

१०. पुणे म.न.पा. कडून पाणीपुरवठा उपलब्ध होईपर्यंत विकसक/सहकारी संस्था स्वतःपाण्याची व्यवस्था करणार त्याबाबत तक्रार करता येणार नाही.

११. विकास योजना विभागाकडून विकास योजनेमधील रस्त्यांचे प्रत्यक्ष जागेवर आणखी केल्यानंतरच कोणताही विकास सुरू करणार.

१२. यापूर्वी अदा करण्यात आलेले विकसनाचे दाखले/संमतीपत्रे रद्द समजण्यात यावीत.

१३. गृहप्रकल्पामधील सर्व अंतर्गत रस्ते, पाणी पुरवठा वाहिन्या, मलनिःसारण वाहिन्या रस्त्याकडेची प्रकाश व्यवस्था इत्यादी गोष्टी विकसकाने स्वखर्चाने करावयाच्या असून त्याची भविष्यातील देखभाल दुरूस्तीची व्यवस्था विकसकाने करावयाची आहे.

१४. गृहप्रकल्पामध्ये कोणत्याही इमारती भोवती कुंपण घालणार नाही, मात्र कोणताही विकास करण्यापूर्वी मिळकतीभोवती कायम स्वरूपी कुंपण घालणार.

१५. म.न.पा. कडून पाणीपुरवठा सुरू होईपर्यंत, विकसक सर्व प्लॉटधारकांना/गाळेधारकांना त्याची जाणीव करून देणार.

१६. सदर मिळकतीतून जाणारे विकास योजनेतील रस्ते हे गृहसंस्थेने / विकसकाने विकसन करावयाचे असून त्याची आखणी पुणे म.न.पा. कडून करून देण्यात येईल. या रस्त्यांची कॉलनी रस्ते म्हणून विकास करताना त्याची रूंदी वि.नि.नि.नुसार नियोजित करावी. कार्यकारी अभियंता (पथ) यांच्या मार्गदर्शक तत्वानुसार या रस्त्यांचा विकास करावयाचा असून त्याचे पुणे म.न.पा. कडे हस्तांतरण करावयाचे आहे. गृहसंस्थेने/विकसकाने स्वखर्चाने या रस्त्यावरील पाणीपुरवठा व मलनिःसारण वाहिन्यांचा विकास करावयाचा असून म.न.पा. कडून त्याचा मोबदला मिळणार नाही. रेखांकनातील अंतर्गत रस्त्यांची रूंदी विकास नियंत्रण नियमावलीनुसार ठेवणार.

१७. सदर रेखांकनामध्ये मिळकतीची विभागणी अथवा एकत्रीकरण केले असल्यास -अ. सर्व प्लॉट व सबप्लॉट यांचे नगरभूमापन अधिकारी अथवा जिल्हा निरीक्षक भुमीअभिलेख यांचेकडून मोजणी करून घेणार व प्रत्यक्षातील मापांनुसार दुरूस्त नकाशा सादर करणार. ब.प्रत्येक सब प्लॉटसाठी स्वतंत्र पाणीपुरवठा व मलनिःसारण व्यवस्था करणार.क. म.न.पा.कडून पाणीपुरवठा होईपर्यंत विकसकाने स्वतःसोय करावयाची आहे.ड. सदर मिळकतीच्या मालकीबाबत, त्याच्या क्षेत्राबाबत, मिळकतीच्या मापांबाबत प्लॉटस् व सब प्लॉटच्या पोहोच रस्त्याबाबत, अतिक्रमणाबाबत भविष्यात म.न.पा. जबाबदार राहणार नाही.

१८. यापेक्षा कोणतेही बांधकाम सुरू करण्यापूर्वी बांधकाम नियंत्रण विभाग पुणे म.न.पा. यांजकडून बांधकामाची परवानगी घेणार.

१९. रस्ता रूंदीचे अतिरिक्त चटई क्षेत्र वापरण्यापूर्वी सदरची रस्त्यात गेलेली जागा पुणे म.न.पा.च्या ताब्यात देणार.

२०. बांधकाम परवानगी घेतल्यापासून एक वर्षाच्या आतमध्ये एकत्रीत मोजणी नकाशा, एकत्रीत ७/१२ उतारा/स्वतंत्रपणे विभाजित मोजणी नकाशा, विभाजीत ७/१२ उतारा, बांधकाम विकास विभाग कार्यालयाकडे दाखल करणार.

२१. बांधकाम परवानगी मागण्यापूर्वी पोहोच रस्ता विकसित करणार.

२२. ले आऊट मधील ओपन स्पेस सर्व सभासदांसाठी खुली राहील दि.१४/०८/२००७ मधील तरतुदीनुसार रेनवॉटर हार्वेस्टिंग नियमानुसार ओपनस्पेस विकसित करणार.

२३. पाणी पुरवठ्याबाबत दिलेले हमीपत्र बंधनकारक राहील तसेच दिलेल्या हमीपत्रातील बाबींसंदर्भात गाळेधारकाचे करारात नमूद करून गाळेधारकांना लेखी पूर्व कल्पना देणे, विकसन कर्त्यावर बंधनकारक राहील.

२४. नियमामधील तरतुदीनुसार नमूद केलेल्या विशिष्ट वापराकरिता सोलर वॉटर हिटरची व्यवस्था करणे बंधनकारक राहील.

२५. नियमामधील तरतुदीनुसार नमूद केलेल्या विशिष्ट वापराकरिता सोलर वॉटर हिटरची व्यवस्था करणे बंधनकारक राहील.

२६. १५० पेक्षा जास्त टेनामेंट असल्यास डेनेज विभागाचे नियम व सुचनेनुसार सिवेज ट्रीटमेंट प्लॅन्ट व्यवस्था करणे बंधनकारक राहील.

२७. मा.पर्यावरण विभागाकडील दि. १२ डिसेंबर २०१२ रोजीचे आदेशानुसार नमुद केलेप्रमाणे २०००० चौ.मी. पेक्षा जास्त एकुण बांधकाम क्षेत्र नियोजन प्रस्तावास मा. केंद्र शासन यांचेकडील पर्यावरण विभागाकडील नाहरकत पत्र घेणे बंधनकारक राहील. आवश्यक तेथे महाराष्ट्र प्रदुषण नियंत्रण बोर्डचे नाहरकत पत्र बांधकाम परवानगीचे वेळी दाखल करणे बंधनकारक राहील.

२८. पूर्व मान्य ले आऊट मधील सर्व अटी बंधनकारक राहतील.

२९. ओला कचरा व सुका कचरा वेगवेगळा करणे करता स्वतंत्र व्यवस्था करणार.

३०. पावसाळी पाणी साठवणे व पुर्नवापरासाठी व्यवस्थापन करणे/रेन वॉटर हार्वेस्टिंग करणे बंधनकारक राहतील.

३१. एअर पोर्स ॲथॉरीटीचे १०० मीटर, ५०० मीटर, ९०० मीटर, ४.० कि.मी. मधील परिक्षेत्रातील व फनेल कक्षेबाबतचे सर्व निर्बंध बंधनकारक राहतील.

३२. नैसर्गिक पाण्याचा दर्शविलेला प्रवाह नियमानुसार व सुचनेनुसार चॅनेलाईज करून नैसर्गिक पाण्याचा प्रवाह बंदिस्त होणार नाही याची दक्षता घेणे बंधनकारक राहील. प्रायमुव्ह सर्वेक्षणानुसार आवश्यक ते चायनेलाशझेशन /नाला ट्रेन्चींग जागेवर प्रत्यक्षात करून घेणे बंधनकारक राहील.

३३. यु.एल.सी.ऑर्डरमधील सर्व अटी संबंधित मालक /विकसकावर बंधनकारक राहतील त्यास पुणे म.न.पा. जबाबदार राहणार नाही.

३४. सदर मिळकतीतील कोणतेही भोगवटा पत्र मागणेपुर्वी वादग्रस्त क्षेत्रावरील बांधकामाचे अनुषंगाने सर्व बाबी निरस्त करणार, वादग्रस्त क्षेत्राबाबत कोणताही वाद निर्माण झालेस त्याची सर्वस्वी जबाबदारी मालक/विकसन कर्त्याची राहील. म.न.पा.स कोणताही तोशिष लागू देणार नाही.

३५. १५ % ॲमिनिटी स्पेसचा एफ.एस.आय. सदर ॲमिनिटी स्पेस ताब्यात दिल्यानंतर व मालकी हक्काच्या उताऱ्यावर पुणे म.न.पा.ची नोंद झालेनंतर अनुज्ञेय राहील.

३६. सदर रेखांकनास मा. महापालिका आयुक्त यांजकडून अंतिम मंजुरी घ्यावी अन्यथा रेखांकनातील कोणत्याही प्लॉटची विक्री किंवा लिज करता येणार नाही, तसेच रेखांकनातील कोणत्याही प्लॉटवर बांधकाम परवानगी दिली जाणार नाही.

Sd/-
Sandesh Subhash Patil
इमारत निरीक्षक
बांधकाम विकास विभाग
पुणे म न पा

Sd/-
Rahul Salunkhe
उप अभियंता
बांधकाम विकास विभाग
पुणे म न पा

Namdev D Gambhire
कार्यकारी अभियंता
बांधकाम विकास विभाग
पुणे म न पा

PUNE MUNICIPAL CORPORATION
BUILDING CONTROL DEPARTMENT
APPROVED
PUNE

YEV/0013/1

CC/3294/17
09/03/2018

TRUE COPY

PUNE MUNICIPAL CORPORATION

Office of Executive Engineer
Building Development Department
Pune Municipal Corporation
Shivajinagar, Pune- 411005

(COMMENCEMENT CERTIFICATE)
(This commencement certificate is given under section 44/45/58/69 of Maharashtra Town Planning Act and on the terms and conditions as mentioned in the Maharashtra Municipal Corporation Act)

No. YEV/0013//13 No. CC/3294/17
Proposal Type: Residential Date: 09/03/2017
Case Type: Revised
Project Type: Layout of Building + Proposed Building

Shri/Smt. M/s. Maa Sankap Buildcon through its Licensed Architect RAJENDRA H. THITE office at Diamond Palace, 570/571, Shaniwar Peth, Pune- 411030 the permission for commencement of construction and proposal has been submitted on 18/03/2017 under section 44/45/58/69 of Maharashtra Town Planning Act, 1966 and under section 253/254 of Mumbai Provincial Municipal Corporation Act 1949 and as per section 45 of Maharashtra Regional Town Planning Act 1996 has been given for the land bearing S. No. 40 Hissa No. 1/3/2+1/4 Final Plot No. ..... Plot No..... situated at village Yevalewadi, within the limits of Pune Municipal Corporation

TERMS

1. The distances/road of boundary mark shown in the said proposal shall remain the public road's part in future as per the Pune Municipal Corporation.

2. Without obtaining the occupancy certificate from Pune Municipal Corporation, no person shall use of any new building or additional/modified building or permission of use or possession.
3. The period of the said consent letter/development permission (if work is not commenced) is for 1 year from the date of consent letter. (The annexed consent map is the undivided part of this consent letter).
4. It is necessary to renew the said consent letter after the end of its period for each year and the said renewal shall be for continuous three time. If the same is not done, then as per section 44 of Maharashtra Regional Town Planning Act, 1966 and Section 253 and 254 of Maharashtra Municipal Corporation Act, 1966 the consent should be taken by filing new application. The validity of consent letter is as per Section 48 of M.R.T.P. Act.
5. The said consent letter is liable for cancelled if any breach of the following terms.

a) If the actual development construction is not carried out as per the sanctioned layout or any illegal construction/illegal use, then the same be treated the breach of terms.

aa) If any breach committed/commit of the terms mentioned in the proposed construction, and breach of the restrictions imposed by the Pune Municipal Corporation, then the same be treated the breach of terms.

e) If found that the applicant has obtained the said permission by using illegal tactics and misguiding to Pune Municipal Corporation, then the same be treated the breach of terms. The same is treated as the said permission obtained by misguiding under section 258 of Maharashtra Municipal Corporation Act, Development Control Regulations Rules No. 6.10.

ee) If found that the applicant and the person himself/themselves by claiming the ownership right and by making breach of the provisions and section 42 and 45 of Maharashtra Regional and Town Planning Act, 1966, then the same be treated the permission is obtained by misguiding.

6. The terms and instructions mentioned in consent letter/annexed not only binding on the applicant but the same is permanently binding on the applicant's all future legal heirs, power of attorney holder, manager, administrative, successor and every person who claiming on behalf of applicant.

7. Before commencement should submit N.A. Order.
8. The terms and conditions mentioned in the order of Maharashtra Pollution Control Board, Industrial Directorate, Labour Insurance Commissioner, N.A. Order, ULC Order will be binding.

   While doing the work as per above consent letter, if it is shown to the Pune Municipal Corporation that, any breach of Municipal Corporation Act, Maharashtra Regional & Town Planning Act, 1966 or rules and sub-rules made thereunder, then the Pune Municipal Corporation shall have right to cancel the said consent letter.

   If any doubts regarding the said consent letter, then before commencing the work, should inform the Municipal Corporation and to take clarification.

Special Conditions:-

1. The provisions in Rule No. 21.6.6 regarding high rise buildings will be binding.
2. The Government Resolution no. Additional fire fighting system in TPS 1807/252/CR630/07/UD-13, appointment of structural engineer in special category, service and fire lift will be subject to the conditions mentioned above will be binding.

3. It is mandatory to get the service/fire auditing of hihrise building from competent officer and the to avail as per the demand of corporation.
4. The condition of the door of the lift in building will be transposable.
5. Control pressure system, double flush system in the proposed building.
6. To install the solar system.

Some important special instructions:

1. All the terms in ULC order will be binding on the concerned owner/developer and PMC will not be held responsible.
2. All the conditions in the aggregation/subdivision / layout of building approved by the Development Planning Department will remain binding.
3. Within 1 (one) year from the date of Commencement Certificate Way or before any application for the title deed (before which) 7/12 extract and census will be submitted from the City Survey map.
4. Under the regular guidance and supervision of construction structural engineers who submit their structural stability certificate / report before counting the occupancy certificate and inspection certificate of

approved quality licensed architect / engineers before commencement of work.

5. The following information should be displayed through the gate a) of the owner, Names and addresses of Architect and contractor
6. Approve the layout as required before using the additional carpet area.
7. T road width, the site of the said road will be handed over to the Corporation.
8. If there is a meter connection, the work will be done in the water supply department before starting the work.
9. To submit the NOC of the water supply department if any meter connection available in the said place.
10. The terms for tenant rehabilitation: 1) Register Agreement before plinth inspection should be submit in respect of the development of the land to the builder, 2) They will get possession from owners and will file before NOC of all tenants and that there is nothing to be remain, 3) In case of dispute between tenant and developer, place it., 4) to submit the notarized undertaking before submitting the revised map as per the PMC.

11. Looking at the existing old work of the road / lane / access road in addition to the common one then applicant will be responsible.

12. To take precaution and be aware that there will be no danger in the building next door or building

13. Always use the building in the proposal as shown in the permanently approved map without prior permission and

14. The protective wall proposal will be approved and to complete it.

15. To access management in commercial use building 6.00 mtr. Out of which 3.0 meter width visitors parking road/ foot path.

16. To keep the corner of the existence old building, corner part road widening/ set back verification till the plinth level verification and if the construction will be done without this, then the action will be taken under sections of MRTP Act 1966 and BPMC Act 1949 and if any third party interest, then the PMC should not be held responsible.

17. In the future, if any construction is done in addition to the approved map (e.g. sheds on all marginal spaces and terraces, partition walls or parking etc.), all unauthorized constructions will be demolished without

any prior notice and the entire flat holder / owner Will be recovered.

-: Terms:

1. The layout will include rainwater harvesting and surface training. Rain gutters will be constructed along the roads indicated in the drawing. Under the guidance of the Executive Engineer (Path), the work should be done in a satisfactory and proper manner.

2. New water supply canals passing through this income and new drainage.

3. Supervision of the sewerage system to be discharged from this property.

4. As per the suggestion of Deputy Engineer (Sewerage), future Municipal Corporation will construct septic tank with this sewerage channel will drain the sewerage system itself.

5. To cast the vote as per the provisions of the Regional Office / Health Department.

6. According to the Deputy Engineer (Electricity), to install the pole before starting any development.

7. Appropriate levelling will be shown in this drawing in yellow colour.

8. After levelling of the open spaces as shown in the layout, then after plantation from the gardening department, to fence it.

9. All the plots, sub plot will be measured from the District land Record office and to submit its measurement certificate with measures.

10. Till the available of the water supply from PMC the developer/co-op. society make available the water supply and no any complaint in that respect.

11. Roads in the development plan from the development plan department will be commenced after its layout as actual.

12. Previously given the development certificate/consent letter will be cancelled.

13. All internal roads in the project, water supply canals are will be done by the developer from his own cost and also make available the arraignment in respect of the repair.

14. Not to put fencing in the housing project but before the development should fencing permanently.

15. Until water supply from PMC, the Developers should give the intimation to the plot/tenement holder.

16. While developing the Road as a colony, it is under the guidance of the Establishment Executive Engineer (H) and all plots will be monitored by the land records and will be put under every supervision and the developer should avail the water supply and sewerage and drainage from his own cost and the PMC should not give any consideration and the

internal road with should be kept as per development control regulation.

17. If the property is divided or consolidated in this drawing a. All plots and subplots will be surveyed by the Town Survey Officer or District Inspector Land Records and a corrected map will be submitted according to the actual measurements and separate water supply and sewerage will be arranged for each plot. The developer has to arrange it himself till there is water supply from PMC, b. Regarding the ownership of the property, its area, the measurement of the property, encroachment on the access road of the plot and sub-plot will not be crowded.

18. Before starting any construction on said land to avail the permission from Construction Control Department Pune Municipal Corporation.

19. Before using the extra carpet area of the road width, the road that went to this road was given to Pune Municipal Corporation.

20. Within one year from the date of obtaining the building permit, aggregate enumeration map, single 7/12 extract / do not separately divide enumeration 7/12 extract will be submitted to the office of Construction Development Department.

21. Access road will be developed before seeking construction permission.

22. The open space in the layout will be open to all members and will be developed as per the provisions of 14/08/2007.

23. Guarantees given for water supply will be binding and it will be binding on the developers to give written pre-conceived notions to the squatters by mentioning them in the contract.

24. It will be mandatory to arrange solar water heater for the specific use mentioned in the provisions of the rules.

25. It will be mandatory to arrange solar water heater for the specific use mentioned in the provisions of the rules.

26. If there is more than 150 tenements, it will be mandatory to arrange a sewage treatment plant as per the rules and instructions of the Denver Department.

27. As mentioned in the order dated December 12, 2012, 20,000 sq.m. total construction area planning proposal more than Hon. It will be mandatory to get a letter of disapproval from the environment department of the central government. Where necessary, it will be mandatory to file the Maharashtra Pollution Control Board's NOC letter on time with the building permit.

28. All terms in the pre-approved layout will remain binding.

29. Separate arrangements will be made for separation of wet waste and dry waste.

30. Rainwater harvesting and reuse management / rainwater harvesting will be mandatory.

31. Air Force 100 meters, 500 meters, 100 meters 4.0 km. All restrictions on the range and orbit of the FEM will be binding.

32. It will be mandatory to channel the indicated flow of natural water as per the rules and instructions to ensure that the flow of natural water will not be blocked.

34. The Pune Municipal Corporation will not be responsible for the developers' obligations.

35. After the amenity space of FSI of 15% amenity space is taken over and Pune Municipal Corporation will remain on the right of ownership.

36. Otherwise, none of the plots in the drawing can be sold or leased, nor can construction be allowed on any of the plots in the drawing.

Sd/xx	Sd/xx	Sd/xx
Building Inspector	Dy. Engineer	Executive Engineer
Building Control Dept.	Building Control Dept	Building Control Dept
PMC	PMC	PMC

EXHIBIT-Q

THE SEAL OF JOINT SUB-REGISTRAR CLASS-I HAVELI-23 CHALLAN FOR Form Number

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GRN : MH002101633201819M	BARCODE	Date 30/05/2018-08:15:51	Form ID
Department Inspector General Of Registration			
Type of Payment Registration Fee Ordinary Collections IGR			
Office Name HVL1_HAVELI NO1 SUB REGISTRAR			
Location PUNE			
Year 2018-2019 One Time			

Account Head Details	Amount in Rs.
0030063301 Amount of Tax	30000.00

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GRN	MH002101633201819M	BARCODE		Date	30/05/2018-06:15:51	Form ID	
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Registration Fee Ordinary Collections IGR			TAX ID (If Any)			
				PAN No.(If Applicable)			
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR			Full Name	PUNE MUNICIPAL CORPORATION		
Location	PUNE						
Year	2018-2019 One Time			Flat/Block No.	Survey Number 40/1/3 1/4 1/5		
Account Head Details		Amount In Rs.		Premises/Building			
0030063301	Amount of Tax	30000.00		Road/Street	YEWALEWADI		
				Area/Locality	PUNE		
				Town/City/District			
				PIN	4	1 1 0 4 8	
				Remarks (If Any)	PAN2=AAXFM4689A~SecondPartyName=MAA SANKALP BUILDCON~		
Total		30,000.00		Amount In Words	Thirty Thousand Rupees Only		
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	8910333201803301501 8	168156284
Cheque/DD No.				Bank Date	RBI Date	30/05/2018-16:37:46	Not Verified with RBI
Name of Bank				Bank-Branch		IDBI BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 8867017575

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Print Date 30-05-2018 07:19:40



19 APR 2018

16 APR 2018

सह दुय्यम निबंधक आवेकारी
पुणे

प्रधान मुद्रांक लिपीक
पुणे

दस्ताचा प्रकार ..... पुरवणी करारनामा

दस्त नोंदणी करणार आहेत का ? होय/नाही.

मिळकतीचे वर्णन .....

मुद्रांक विकत घेणाऱ्याचे नांव व पत्ता .....

दुसऱ्या पक्षकाराचे नांव .....

दस्ते व्यवहाराचे नांव व पत्ता .....

मुद्रांक विक्रेता यांची सही

राहुल एस. जाईकर
परवाना क्र. २२०१९२१
५४१, शुक्रवार पेठ, पुणे-४२

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II

मिळकत क्रमांक

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This is an integral part of further agreement.

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हस्तांतरण दस्त

प्रस्तुतचा हस्तांतरण दस्त आज वार शुक्रवार दिनांक ३१ माहे मे, सन २०१८, इसवी ते दिवशी मुक्काम पुणे येथे.

पुणे महानगरपालिका, पुणे
महाराष्ट्र महानगरपालिका अधिनियम १९४९
अन्वये स्थापन करण्यात आलेली,
पुणे शहराची महानगरपालिका.
तर्फे मा. उपआयुक्त,
मालमत्ता व व्यवस्थापन
श्री. अनिल हरिहर मुळे.
वय -५२ वर्षे, धंदा - नोकरी,
पत्ता: पुणे महानगरपालिका भवन,
शिवाजीनगर, पुणे – ४११००५.

.... लिहून घेणार

यांसी .....

अ.क्र.	नांव	वय वर्षे	राहणार
(१)	श्री. गणपत मारुती जाधव तर्फे कु.मु.धारक म्हणुन	८४	मु.पो. येवलेवाडी, ता. हवेली, जि. पुणे.
(२)	मे. माँ संकल्प बिल्डकॉन तर्फे भागीदार		
	१) श्री. विशाल सुरेश पवार	३९	ऑफीस: बी-३, के.पी.सी.टी.
	२) श्री. हेमंत पिशोरीलाल मलिक	४५	मॉल, फातीमानगर, पुणे: ४११०१३

.... लिहून देणार

कारणे हस्तांतरण दस्त लिहून देतो की,

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II HAVELI-23

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१ अ) मिळकतीचे वर्णन :- तुकडी पुणे, पोटतुकडी तालुका हवेली सब रजिस्ट्रार यांचे हद्दीतील व पुणे महानगरपालिकेच्या हद्दीतील पुणे, पेठः येवलेवाडी, येथील सर्वे नं. ४०, हि.क्र. १/३/२ + १/४ + १/५, (बिल्डींग - ए, बी, सी) येथील १००००.०० चौ.मी. असून,

संपुर्ण मिळकत क्षेत्र १००००.०० चौ.मी. च्या चतुःसिमा पुढीलप्रमाणे

पुर्वेस	- स.नं. ४० मधील उर्वरीत मिळकत.
पश्चिमेस	- स.नं. ४० मधील उर्वरीत मिळकत.
दक्षिणेस	- स.नं. ४० मधील उर्वरीत मिळकत.
उत्तरेस	- रस्ता.

१ ब) कलम १ अ मधील पुणे, पेठः येवलेवाडी, येथील सर्वे नं. ४०, हि.क्र. १/३/२ + १/४ + १/५, येथील अमेनिटी स्पेस (सुविधा क्षेत्र) क्षेत्र १५०१.०२ चौ.मी. च्या चतुःसिमा पुढीलप्रमाणे

पुर्वेस	- अंतर्गत रस्ता.
पश्चिमेस	- स.नं. ४० मधील उर्वरीत मिळकत.
दक्षिणेस	- स.नं. ४० मधील नियोजित इमारत.
उत्तरेस	- रस्ता.

येणेप्रमाणे चतुःसिमापूर्वक मिळकत त्यातील सर्व तदंगभूत वस्तूसहीत,

२) वर नमूद केलेल्या कलम १ अ मध्ये वर्णन केलेली मिळकत ही लिहून देणार यांचे मालकीची असून त्यापैकी कलम १ ब मिळकत अॅमेनिटी स्पेस सोबतच्या नकाशामध्ये अनुक्रमे तांबड्या रंगाने अ, ब, क, ड या अक्षरांनी नमूद केला आहे. त्याच भागाची मोजमापे नकाशात दर्शविली असून अॅमेनिटी स्पेस (सुविधा क्षेत्र) क्षेत्र १५०१.०२ चौ.मी. असे असून पुणे महानगरपालिकेने आरक्षित केलेले आहे. सदरचे क्षेत्र मा. उपआयुक्त, मालमत्ता व व्यवस्थापन यांनी पुणे महानगरपालिकेच्या वतीने दि. २.४.१८ रोजी स्वतंत्र ताबेयादीने ताब्यात घेतलेले असून

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सदरचा खुला व प्रत्यक्ष ताबा लिहून देणार यांनी लिहून घेणार यांना विनातक्रार दिलेला आहे. सदरचा ताबा कायम स्वरुपी लिहून देणार यांच्या मालकी हक्काने होण्यासाठी लिहून देणार यांनी सदरचा हस्तांतरण दस्त लिहून देत आहोत.

३) महाराष्ट्र महानगरपालिका अधिनियम १९६६ चे कलम ७७ नुसार व नविन महाराष्ट्र रिजनल टाऊन प्लॉनिंग अॅक्ट मधील कलम १२६ (अॅपेंडिक्स नं. ८ नुसार मंजूर केलेल्या डेव्हलपमेंट कंट्रोल रुल्स एन-२-३ नुसार) तसदीन्वये पुणे महानगरपालिकेने वर नमूद संपादित केलेल्या जागेबाबत नुकसान भरपाई स्विकारण्याचा लिहून देणार यांना पुर्ण हक्क व अधिकार असून सदरच्या क्षेत्राबाबत लिहून देणार यांनी यापुर्वी कोणत्याही स्वरुपाचा मोबदला स्विकारलेला नाही व नव्हता. नुकसान भरपाई एफ.एस.आय. / टी.डी.आर. च्या स्वरुपात द्यावयाची असून त्यास मा. नगर अभियंता यांनी मान्यता दिलेली आहे. वर कलम १ मध्ये वर्णन केलेली मिळकत पुर्णपणे निर्वेध व निजोखमी असून लिहून देणार यांचेशिवाय इतर कोणाचाही त्यावर हक्क व अधिकार नाही. तसेच मिळकतीवर गहाण, दान, लीज, बक्षिस, ताबा व अन्य प्रकारचा बोजा निर्माण केलेला नाही. अथवा सदर मिळकत कोणत्याही कोर्ट कारवाई अथवा जप्तीचा विषय नसल्याची खात्री लिहून देणार यांनी दिलेली आहे. अगर सदर दस्तातील क्षेत्राबाबत आम्हाला यापुर्वी रिझर्वेशन, अॅक्विझिशन अगर रिक्विझिशन ची नोटिस आलेली नाही व नव्हती.

४) वर कलम १ ब मध्ये नमूद केलेली मिळकत ही या हस्तांतरण दस्ताचा विषय असून, सदर मिळकतीच्या टायटलचे बाबतीत व मालकी हक्काबाबत सर्व कागदपत्रे लिहून देणार यांनी पुणे महानगरपालिकेकडे उपलब्ध करुन दिलेली आहेत. प्रस्तूतचा हस्तांतरण दस्ताने लिहून घेणार हे वर नमूद मिळकतीचे मालक झालेले असून, यदा कदाचित भविष्यात सदरच्या मिळकतीच्या कायदेशीर मालकी हक्काबाबत काही वाद उपस्थित झाला अथवा मिळकतीच्या कायदेशीर मालकी हक्काबाबत कोणाची तक्रार/हरकत/मुद्दा उपस्थित झाल्यास त्याचे स्वखर्चाने निराकरण करण्याची सर्वस्वी जबाबदारी लिहून देणार यांची राहणार असून, त्याची कोणत्याही स्वरूपाची तोषिश लिहून देणार हे पुणे महानगरपालिकेस लागू देणार नाहीत. तसेच याबाबत वेगळे हमीपत्र लिहून देणार यांनी महानगरपालिकेस दिले आहे.

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6227	५	30
२०१८		

५) या हस्तांतरण दस्ताने पुणे महानगरपालिकेकडे हस्तांतरित केलेल्या क्षेत्राबाबत लिहून देणार यांना मिळावयाच्या चटई निर्देशांकाच्या मोबदला/ टी.डी.आर. पोटी पुणे महानगरपालिकेचे नावे स्वतंत्रपित्या विना मोबदला मिळकतपत्रिका करुन देण्याची जबाबदारी लिहून देणार यांची आहे. त्यासाठी अर्ज ऑफिडेव्हिट करणेकामी सह्या, संमत्या लिहून देणार यांनी देण्याच्या असून त्यासाठी आवश्यक तो खर्च लिहून देणार यांनीच करावयाचा आहे.

६) सदर मिळकत लिहून देणार यांनी पुणे महानगरपालिकेकडे पूर्णत: मोकळी, निर्वेध, बोजारहित, अशी स्वखर्चाने प्रस्तुतच्या दस्ताने हस्तांतरीत केलेली असून त्या मोबदल्यात लिहून देणार यांना पुणे महानगरपालिकेने म्हणजेच लिहून घेणार यांनी नुकसान भरपाई म्हणून एफ.एस.आय. / टी.डी.आर. द्यावयाचा आहे.,

७) सदरची जागा/मिळकत सार्वजनिक सुखसोईसाठी हस्तांतरीत होत असल्याने, महसूल व वनविभाग, मंत्रालय, मुंबई - ३२, दि. ३१/१०/२००३ चे आदेशानुसार महाराष्ट्र मुद्रांक अधिनियम १९५८ क्रमांक मुद्रांक २००३/प्र.क.१७५/न.१ अन्वये स्थानिक प्राधिकरणाने तयार केलेल्या विकास नियंत्रण नियमानुसार हस्तांतरणीय विकास अधिकाऱ्यांच्या मंजुरी अनुसार किंवा यथास्थिती वाढीव चटई निर्देशांकानुसार सार्वजनिक सुखसोयी देण्यासाठी स्थावर मालमत्तेचे विनामूल्य हस्तांतरण किंवा विकास किंवा बांधकाम यांचा अंतर्भाव असलेल्या राज्यातील कोणत्याही महानगरपालिका किंवा नगरपरिषदेच्या (यात यापुढे ज्यांचा निर्देश संयुक्तपणे स्थानिक प्राधिकरण असा करण्यात आला आहे.) नावाने कोणत्याही व्यक्तिने निष्पादित केलेल्या संलेखावर उक्त अधिनियमाची अनुसूची एक मधील अनुच्छेद २५ च्या खंड (ब) अन्वये आकारणी योग्य असलेले मुंद्राक शुल्क माफ केलेला आहे. तथापि प्रस्तुतच्या दस्ताबाबत योग्य ती नोंदणी फी व इतर सर्व अनुषंगिक खर्च लिहून देणार यांनी केला आहे.

८) वर कलम १ ब मध्ये वर्णन केलेल्या मिळकतीबाबत आजपर्यंत सर्व कर भरण्याची जबाबदारी लिहून देणार यांची राहील. त्याची कोणतीही तोषिस पुणे महानगरपालिकेस लागू द्यावयाची नाही.

B-REGISTRAR CLASS-II ★ HAVELI-23 ★

2



हवल - २३		
6228	6230	
२०१८		

९) लिहून देणार यांनी सदरच्या जमिनीचा अधिकृत मोजणी सिटी सर्व्हे विभागाकडून करुन घेतली असून सदरच्या जमिनीच्या चतु:सिमा व क्षेत्र दाखविणारा अधिकृत मोजणी नकाशा प्रस्तुतच्या हस्तांतरण दस्तास जोडण्यात आलेला असून तो या दस्ताचा अविभाज्य भाग समजावयाचा आहे.

१०) प्रस्तुतचा हस्तांतरण दस्त पुणे महानगरपालिके तर्फे करुन घेण्याचा आपला हक्क व अधिकार मा. महापालिका आयुक्त, पुणे यांनी अधिकार सुपुर्ती: मआ/सुपूर्ती/डीइएल/१४८८, दि. २६/३/२०१५ ने महाराष्ट्र मनपा अधिनियम १९४९ चे कलम ६९ (१) अन्वये मा.उपआयुक्त, मालमत्ता व व्यवस्थापन यांना सुपूर्त केला असून त्या अन्वये लिहून घेणार यांना सदरचा दस्त पुणे मनपाचे वतीने करुन देण्याचा अधिकार प्राप्त आहे.

वरीलप्रमाणे लिहून घेणार व लिहून देणार यांचेमध्ये करण्यात आलेल्या प्रसतुतच्या हस्तांतरण दस्तामधील सर्व मजकूर लिहून देणार यांना मान्य व कबूल असून प्रसतुतचा हस्तांतरण दस्त आज रोजी साक्षीदारांसमक्ष राजीखुशीने लिहून दिला असून तो आमचेवर व आमचे वालीवारस असायनीज, यांचेवर पूर्णपणे बंधनकारक आहे व

श्री. गणपत मारुती जाधव
तर्फे कु.मु.धारक म्हणुन
मे. माँ संकल्प बिल्डकॉन तर्फे भागीदार
१) श्री. विशाल सुरेश पवार
२) श्री. हेमंत पिशोरीलाल मलिक
(लिहून देणार)



THE SEAL OF JOINT SUB-REGISTRAR CLASS-II ★ HAVELI-23 ★ सह दुय्यम निबंधक वर्ग-२ हवेली २३

हवल - २३		
८२२४	९	३०
२०१८		

श्री. अनिल हरिहर मुळे.
मा. उपआयुक्त,
मालमत्ता व व्यवस्थापन,
पुणे महानगरपालिका
(लिहून घेणार)

सा.नं. १०/१२/१,४५ १/८ ✓

साक्षीदार:

१) नाव: संजय मफतरी कुमार
सही VSMuhmad
पत्ता: कुसाली कॉलनी, कोरेगाव
पुणे-४८

२) नाव: Lupen c Rajcon
सही
पत्ता: Jaganmanmaniya, Bhami.

प्रस्तुत करारनाम्यावर पुणे महानगरपालिकेचे सिल आमचे समक्ष केले.

(१) (२)

सभासद स्थायी समिती, पुणे महानगरपालिका

EGISTRAR CLASS-II ★ 23 ★

तावेयादी

मी / आम्ही खाली सही करणार,

अ.क्र.	नांव	वय वर्षे	राहणार
(१)	श्री. गणपत मारुती जाधव तर्फे कु.मु.धारक म्हणुन	८४	मु.पो. येवलेवाडी, ता. हवेली, जि. पुणे.
(२)	मे. मॉं संकल्प बिल्डकॉन तर्फे भागीदार १) श्री. विशाल सुरेश पवार २) श्री. हेमंत पिशोरीलाल मलिक		

कारणे पुणे महानगरपालिकेस तावेयादी लिहुन देतो की,

हवल - २३
क.पा.सा.टी मौजे
४११०२३ 22 80 30
२०१८

(१) मिळकतीचे वर्णन:- तुकडी पुणे, पोटतुकडी ~~तालुका~~ हवेली सब रजिस्ट्रार यांचे हद्दीतील व पुणे महानगरपालिकेच्या हद्दीतील पुणे, पेठ: येवलेवाडी, येथील सर्वे नं. ४०, हि.क्र. १/३/२ + १/४ + १/५, येथील १००००.०० चौ.मी. क्षेत्रफळाची जागा, यासी चतु:सिमा पुढीलप्रमाणे:

पूर्वेस	:	स.नं. ४० मधील उर्वरीत मिळकत.
पश्चिमेस	:	स.नं. ४० मधील उर्वरीत मिळकत.
दक्षिणेस	:	स.नं. ४० मधील उर्वरीत मिळकत.
उत्तरेस	:	रस्ता.

येणे प्रमाणे चतु:सिमापूर्वक मिळकत सोबतच्या नकाशात सविस्तर दर्शविलेली आहे. ही मिळकत आमचे संपूर्ण मालकीची हक्काची व वहिवाटीची आहे. त्याबाबतचे जरुर ते कायदेशीर पुरावे आम्ही पुणे महानगरपालिकेकडे दिलेले आहेत .

(२) सोबतच्या नकाशात दर्शविल्याप्रमाणे पुणे मनपाच्या बांधकाम विकास योजना कार्यालयाने जागेवर प्रत्यक्ष मोजमापे घेऊन मंजुर करुन दिलेल्या नकाशांप्रमाणे सदर परिच्छेद क्र. १ मधील मिळकतीमध्ये दर्शविली आहे. सदर मिळकतीचा अमेनिटी स्पेस (सुविधा क्षेत्र) दर्शविलेला भाग सोबतच्या नकाशामध्ये तांबडया रंगाने अ.ब.क.ड.या अक्षरांनी नमूद केला आहे .त्याच भागाची मोजमापे नकाशात दर्शविली असून त्याचे क्षेत्रफळ १५०१.०२ चौ.मी. असे आहे. यासी चतु:सिमा पुढीलप्रमाणे:

पूर्वेस	: अंतर्गत रस्ता.
पश्चिमेस	: स.नं. ४० मधील उर्वरीत मिळकत.
दक्षिणेस	: स.नं. ४० मधील नियोजित इमारत.
उत्तरेस	: रस्ता.

येणेप्रमाणे चतु:सिमापूर्वक मिळकत.

(३) वरील परिच्छेद क्र. १ मध्ये वर्णन केलेल्या मिळकतीमध्ये नवीन इमारत बांधण्याची योजना आम्ही तयार केली व त्यास पुणे मनपाकडील परवानगी सं. प. क्र. ००११/१४ दि. १/४/२०१४ (बांधकाम परवानगी) अन्वये मान्यता घेण्यात आली. नवीन डेव्हलपमेंट कंट्रोल रुल नं. एन २-३ नुसार अगर पुणे मनपाचे बांधकाम नियमातील तरतुदीनुसार मला / आम्हाला वरील मिळकतीवर बांधकाम करण्याकरिता काही

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II HAVELI-23

हवल - २३

[2]

२२४१२२०

जागा केंद्र सरकारचे एफ.एस.आय./टी.डी.आर. च्या स्वरुपात उपलब्ध होणार असल्याने, अॅमेनिटी स्पेस (सुविधा क्षेत्रे) वगळण्यात येणारी वरील परिच्छेद क्र. २ मध्ये वर्णन केलेली १५०१.०२ चौ.मी. क्षेत्राची खुली जागा मी / आम्ही आज दि. २६/१२/२०२८ रोजी पुणे मनपास विनामूल्य ताब्यात दिलेली आहे. आजपासून हे क्षेत्र पुणे महानगरपालिका यांनी ताब्यात घेण्यास करण्यास माझी / आमची हरकत नाही. या जागेसाठी आम्ही आमचे वालीवारस, सदर जागेचे हितसंबंधी हे मनपाकडून कोणताही मोबदला मागणार नाहीत व कोणत्याही प्रकारची हरकत घेणार नाहीत.

(४) वरील जागेवर असलेली शेड / अन्य बांधकाम आम्ही पाडून सदर जागेचा खुला ताबा मनपास दिल्याने सरकार दरबारी उपरोक्त क्षेत्राची नोंद मालक म्हणून विकसक यांनी स्वखर्चाने करावी. जागा पुणे मनपाच्या नावे मालकी हक्काने दाखल करणे कामी आणि जाबजबाबाची अगर लेखी अर्जाची अगर कोणतीही मदत लागल्यास ती आम्ही विनाहरकत केव्हाही देऊ. सदर ठिकाणी बांधण्यात येत असलेल्या इमारतीचे पूर्णत्वाचा दाखला घेण्यापुर्वी आम्ही नगर भूमापन कार्यालया कडून अॅमेनिटी स्पेस (सुविधा क्षेत्र) दर्शविलेली जागेची मोजणी करून घेऊन मोजणीचा नकाशा हजर करु या अटीवर सदरहू जागा पुणे मनपाच्या ताब्यात दिलेली आहे. अॅमेनिटी स्पेस (सुविधा क्षेत्र) दर्शविलेल्या जागेचा मोजणीचा नकाशा हजर केल्याखेरीज इमारतीचा पूर्णत्वाचा दाखला मिळणार नाही याची आम्ही नोंद घेतली आहे.

कळावे.

दि.

जागा घेणार

१) नाव-
स्वाक्षरी

मेटेंनन्स सर्व्हेअर
भूमी जिंदगी विभाग
पुणे महानगर पालिका

उप अभियंता
भूमी जिंदगी विभाग
पुणे महानगर पालिका

REGISTRAR CLASS-II HAVELI-23

साक्षीदार -
१) इमारत निरीक्षक बांधकाम परवानगी / विकास योजना
२) लायसन्स सर्व्हेअर.

उप आयुक्त,मालमत्ता व व्यवस्थापन,
पुणे महानगरपालिका
जा.क्र. :- मा.व.व्य./१५५२/२०१८
दिनांक :- २५/०५/२०१८

मा.सब रजिस्ट्रार
हवेली क्र.
पुणे

यांसकडेस

हवल - २३
८२२/२३०
२०१८

विषय :- दस्तऐवज रजिस्ट्रेशनबाबत.

महोदय,

पुणे महानगरपालिकेच्या काही जागा खरेदीने, भाडेपट्टयाने, लिव्ह अँन्ड लायसन्स कराराने देण्यात येतात. तसेच सार्वजनिक सुख-सोई देणेसाठी मोकळया जागा, बांधीव क्षेत्र पुणे महानगरपालिकेच्या ताब्यात येतात. त्या संबंधीचे करारनामे, हस्तांतरण दस्त इ. दस्तऐवज रजिस्ट्रेशनसाठी आपले कार्यालयात दाखल करणेत येतात. भारतीय रजिस्ट्रेशन कायदा १९०८. कलम ८८ (१) मधील तरतुदीनुसार रजिस्ट्रेशनच्या वेळी समक्ष हजर न राहणेबाबत मला सवलत देण्यात आलेली आहे.

तरी दस्तऐवज रजिस्ट्रेशन करीता माझ्या वतीने माझ्या कार्यालयातील श्री. संतोष सुर्यकांत जाधव (लिपीक टंकलेखक) हे हजर राहतील.

कळावे.

(अनिल मुळे)
उप आयुक्त
मालमत्ता व व्यवस्थापन
पुणे महानगरपालिका

(संतोष सुर्यकांत जाधव)
लिपिक टंकलेखक
यांचे स्वाक्षरीचा नमुना

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असा. क्र. २७६ रजिस्टर्ड नं. टीईसीएच/४८-३०३/एमसीएस/२००३-०५

11 2 DEC 2003

महाराष्ट्र शासन राजपत्र

असाधारण

प्राधिकृत प्रकाशन

शुक्रवार, ऑक्टोबर ३१, २००३/कार्तिक ९, शके १९२५

प्रत्येक संकलन म्हणून फाईल करण्यासाठी या भागाला वेगळे पृष्ठ क्रमांक दिले आहेत.

भाग चार-ब

महाराष्ट्र शासनाने महाराष्ट्र अधिनियमांच्यये तयार केलेले (भाग एक, एक-क आणि एक-ख यांमध्ये अधिनिष्ट केलेले नियम व आदेश यांव्यतिरिक्त) नियम व आदेश.

हवल — महसूल व वन विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक ३१ ऑक्टोबर २००३

८२२४/१३३८ आदेश.

मुंबई मुद्रांक अधिनियम, १९५८.

प्रकरण संकीर्ण-२००३/प्र.क्र.२८/ट-१.—याअर्थी, मुंबई मुद्रांक अधिनियम, १९५८ (१९५८ चा ६०) (यास यापुढे ज्याचा निर्देश "उक्त अधिनियम" असा करण्यात आला आहे) याच्या कलम २ च्या खंड (ब) अन्वये प्रदान करण्यात आलेल्या अधिकाराचा वापर करून, लोकहितास्तव हे करणे आवश्यक आहे अशी खात्री पटल्यामुळे, महाराष्ट्र शासन, याद्वारे स्थानिक प्राधिकरणाने तयार केलेल्या विकास नियंत्रण नियमानुसार हस्तांतरणीय विकास अधिकारांच्या मंजुरी अनुसार किंवा यथास्थिती, चालीस चाळीस क्षेत्र निर्देशांकानुसार सार्वजनिक सुविधांची देण्यासाठी त्यावर भारलगतचे विनामूल्य हस्तांतरण किंवा विकास किंवा बांधकाम योग्य अंतर्गत असलेल्या, राज्यातील प्रत्येक महानगरपालिकेच्या किंवा नगरपरिषदेच्या (यात यापुढे ज्यांचा निर्देश एकत्रितपणे "स्थानिक प्राधिकरण" असा करण्यात आला आहे) नमुन्याने दोनपट्टी स्वरूपात निर्माण केलेल्या संलेखाद्वार, कलम अभिनियमाची अनुसूची-एक मधील अनुच्छेद २५ च्या खंड (२) अन्वये आकारणीयोग्य असलेले मुद्रांक शुल्क माफ करीत आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

उमाकान्त अस्मर,
शासनाचे सह सचिव.

भाग चार ब—३४९ (११५१)

THE SEAL OF JOINT SUB-REGISTRAR

REGISTRAR CLASS-II

CHAMBER OF COMMERCE & INDUSTRY

UBKUSY

ठाणे कोड नं. ३७-विधी विभाग		
बजट कोड		रककम
RI-11.H.102A	चलन / पावती क्र. : 09285	

मालकाचे नाव : मे. म्यु. सकल्प विकासक तर्फे
पत्ता : मालीदर श्री विशाल सुरेश पवार
कामाचा तपशील : फ्लॅट नं.

एकूण ₹ १०००/-

एकूण रककम ₹ एक हजार रुपये

SUB-REGISTRAR JOINT SEAL OF HAVELI-23 CLASS-II

हवल - २३
८२२४/१८ | ३०
२०१८

बँक ऑफ महाराष्ट्र, ठाणे म.न.पा. शाखा
BANK OF MAHARASHTRA
खातेप्रमुख,
महानगरपालिका
CASH RECEIVED

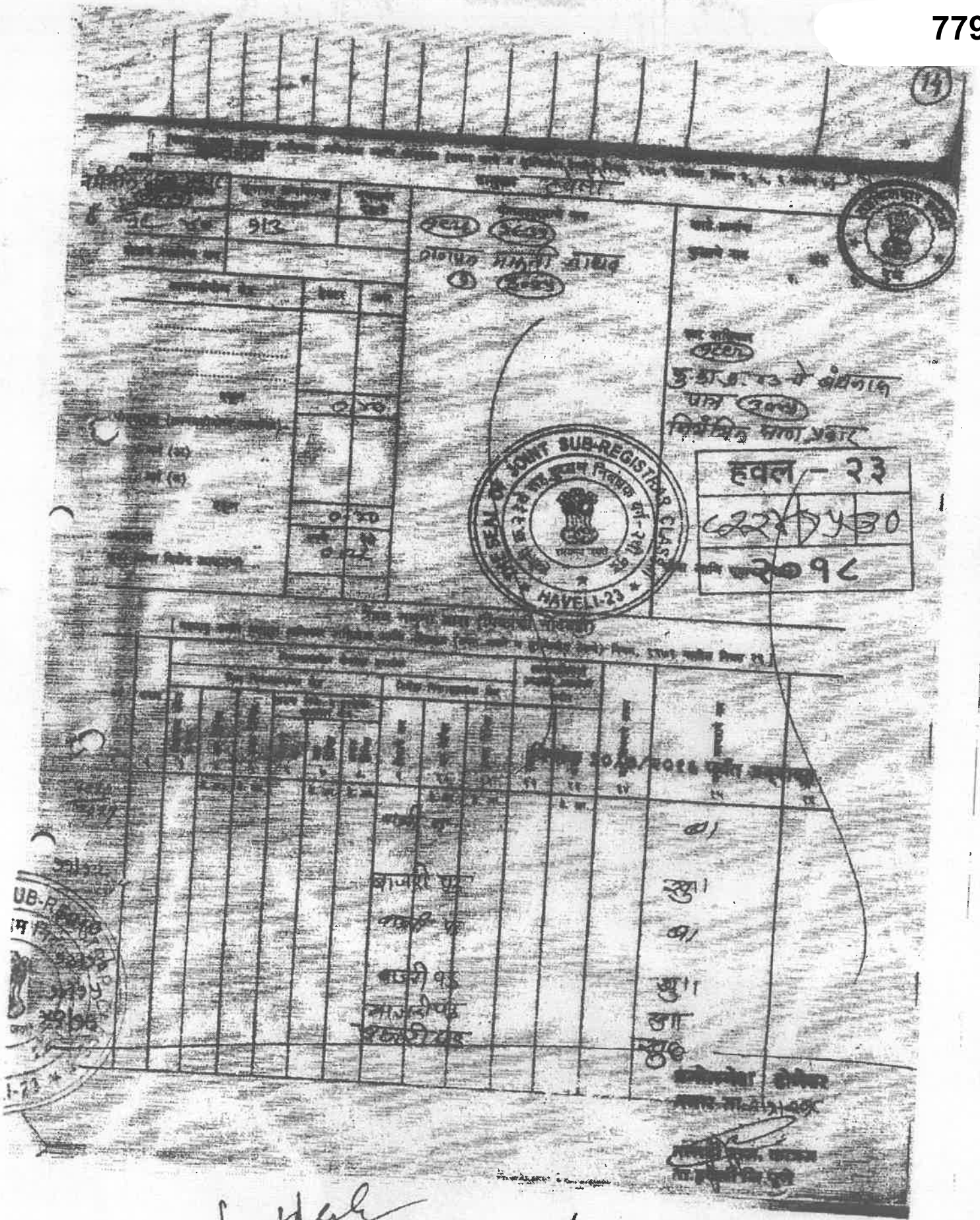
पैसे मिळाल्याचे बँकेचा शिक्का

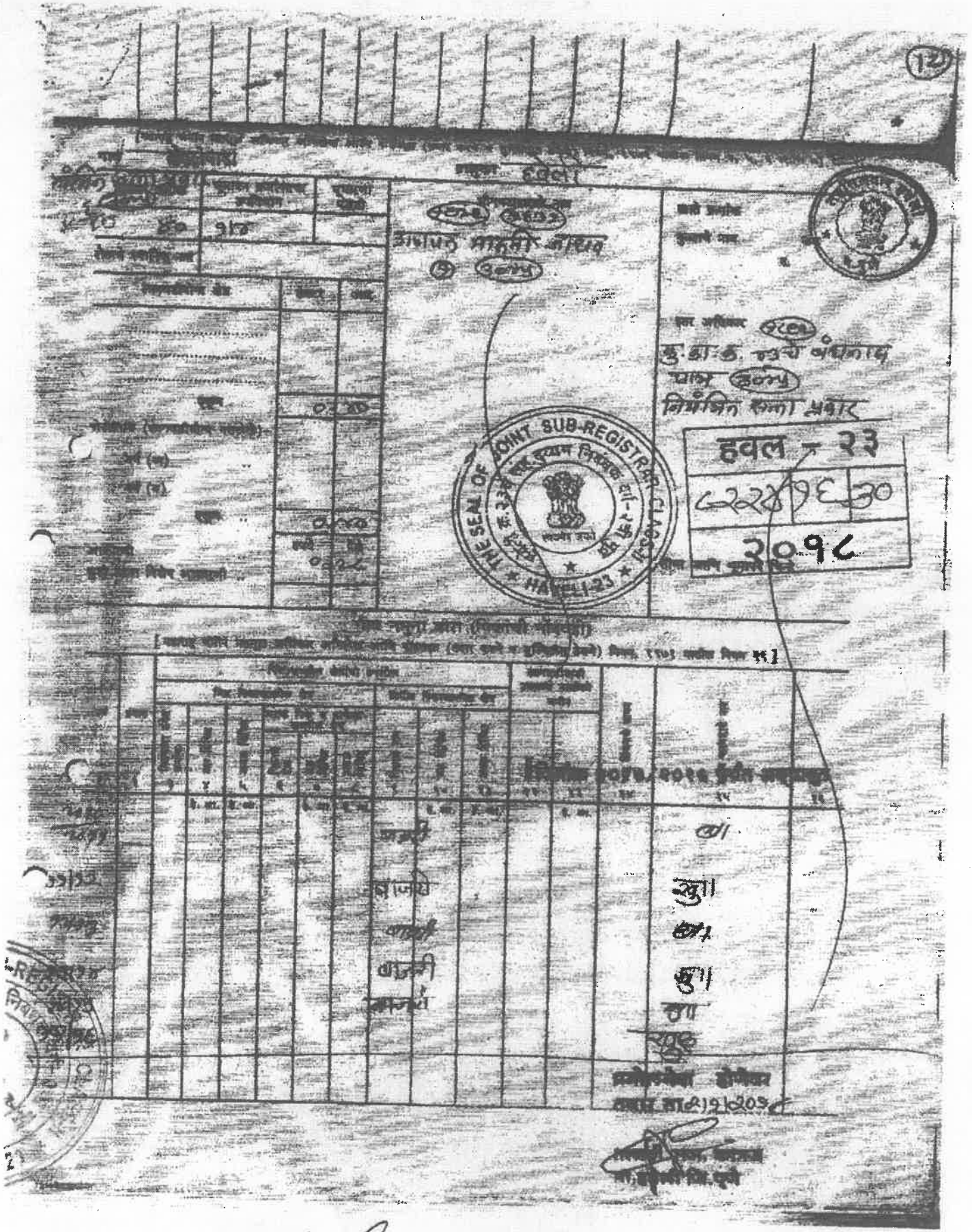
स्वाक्षरी :
दिनांक :

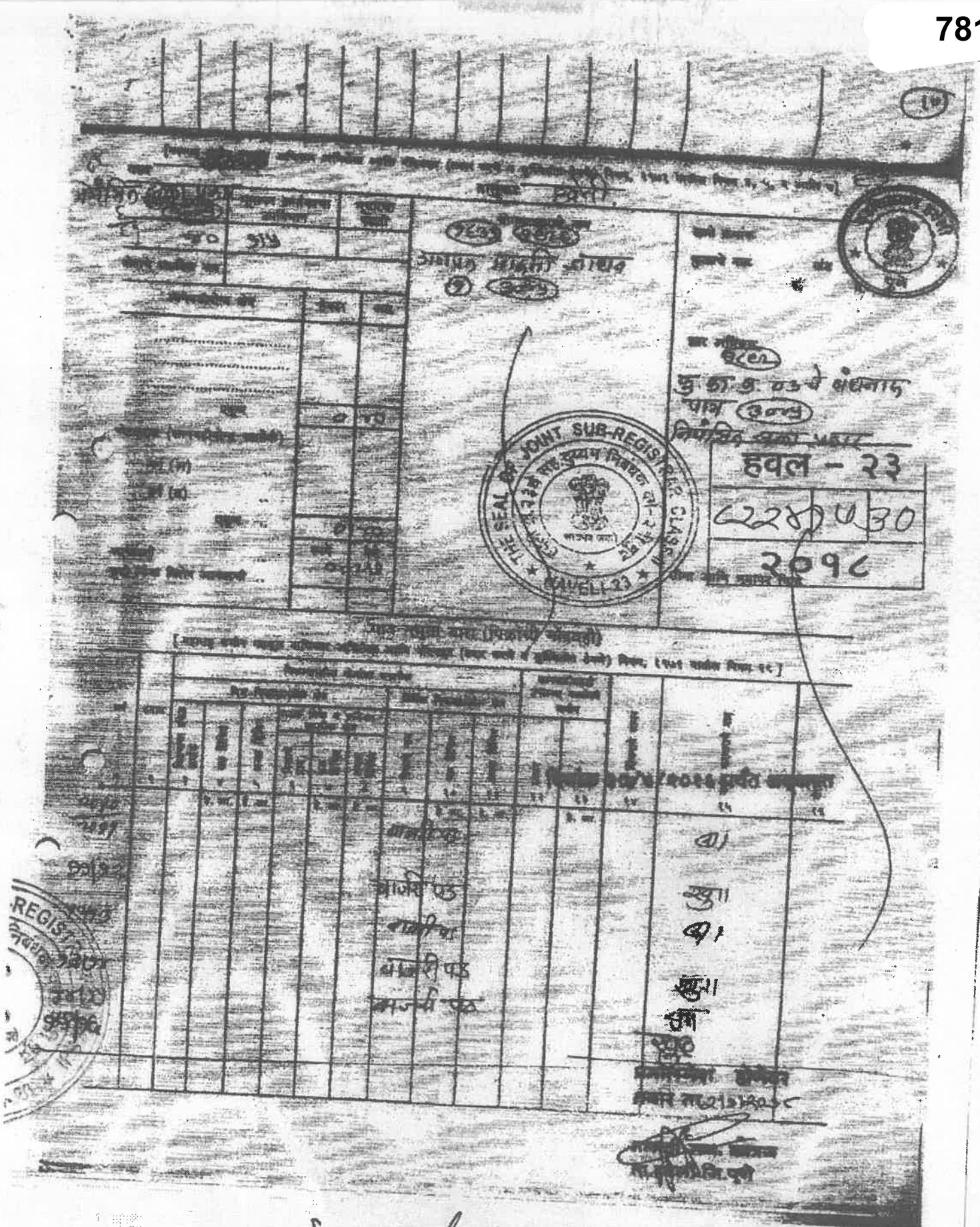
पुमाद्यायु. ११५७ (५०x२ पाने १००० पुस्तके) ८-२७ - म.ग्र. ११६

(8)

SUB-REGISTRAR CLASS-II


JOINT SUB-REGISTRAR CLASS-II
HAVELI-23
हवेली – २३
२०१८


THE SEAL OF JOINT SUB-REGISTRAR CLASS-II
हवल - २३
2097


THE SEAL OF JOINT SUB-REGISTRAR CLASS-II
HOOGHLY
हवल - २३
2280630
२०१८

[redacted]

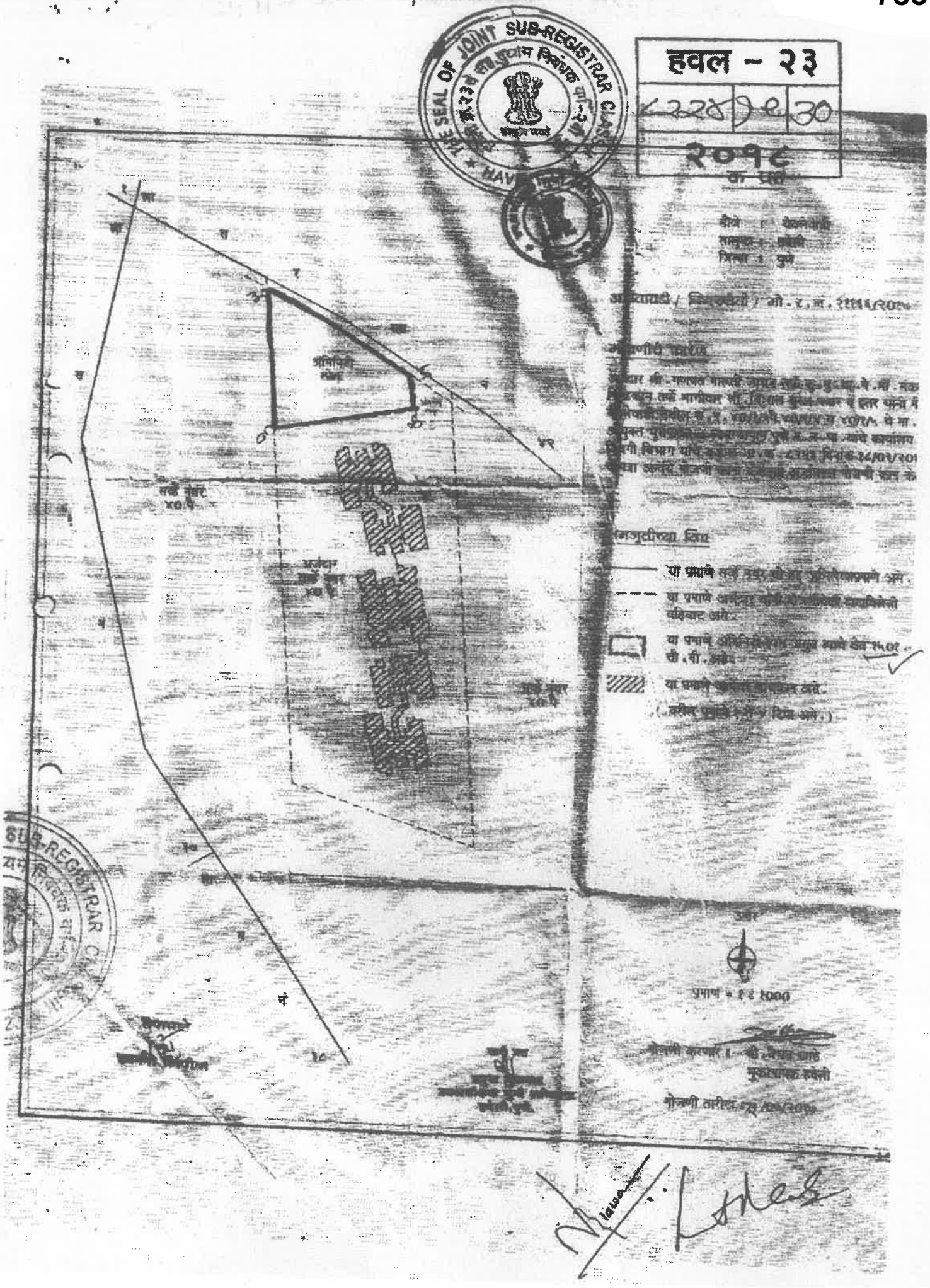
हवल - २३

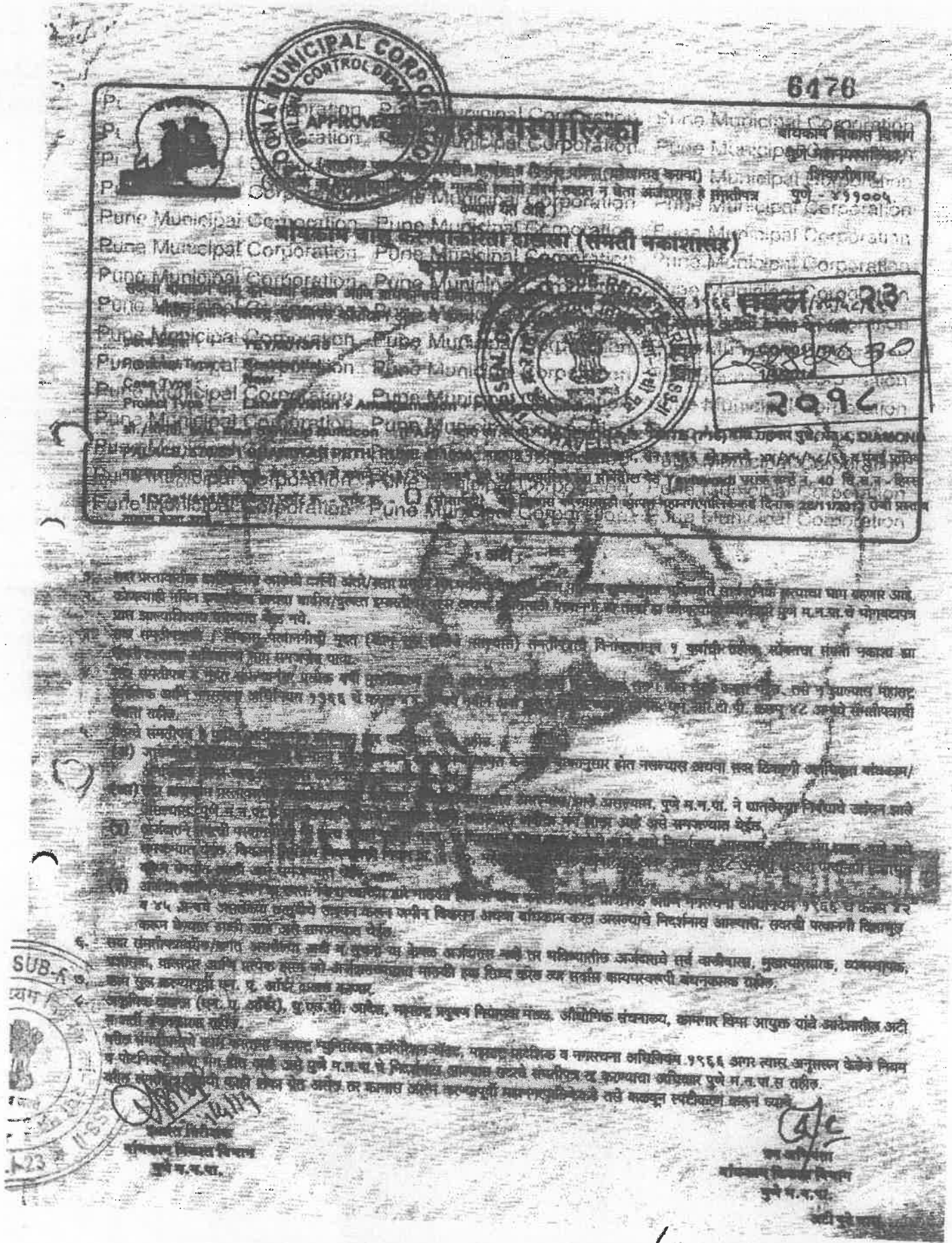
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[redacted]

SUB-REG

LI-23


हवल - २३
२०१८
प्रमाण
उत्तर


APPROVED
6470
Pune Municipal Corporation
2096

हवल - २३

८२२४/२०१३ नोंदणी

THE SEAL OF JOINT SUB-REGISTRAR

...करणार.

...येणार.

...पाणी पुरवठा, जलोत्सारण, पथ विभाग,
...भरणार.

...असावी पाहिजे. चुने संडास व मोरी
...

...त्यास अर्थदार पूर्णपणे जबाबदार राहणार.
...नवीन कामास सुरुवात करणार.
...अग्निशमन विभाग, जलोत्सारण विभाग)
...बांधकाम सुरू करू नये व भोगवटा पत्र
...

...दाखल करणार.
...

...

...



SUB-REGISTRAR (CLASS-II)
दस्त क्रमांक ३१३ / २०२५
२०९८

Summary-2(दस्त गोषवारा भाग - २)

31/05/2018 12:32:37 PM

दस्त गोषवारा भाग-2

हवल23 30130
दस्त क्रमांक:8224/2018

दस्त क्रमांक :हवल23/8224/2018
दस्ताचा प्रकार :-हस्तांतरणपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:पुणे महानगरपालिका तर्फे मा. उपआयुक्त मालमत्ता व व्यवस्थापन श्री. अनिल हरिहर मुळे यांचे तर्फे नोंदणीकरिता लिपिक टंकलेखक श्री. संतोष सूर्यकांत जाधव पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: पुणे महानगरपालिका पुणे , महाराष्ट्र, पुणे. पॅन नंबर:	लिहून घेणार वय :-44 स्वाक्षरी:-		
2	नाव:श्री. गणपत मारुती जाधव यांचे तर्फे कु.मु. म्हणून मे. मौ संकल्प बिल्डकॉन तर्फे भागीदार 1. श्री. विशाल सुरेश पवार, 2. श्री. हेमंत पिशोरीलाल मलिक यांचे तर्फे कबुली जबाब कु.मु. म्हणून श्री. रवींद्र बबन पवार पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सातववाडी, हडपसर पुणे, महाराष्ट्र, पुणे. पॅन नंबर:AAXFM4689A	लिहून देणार वय :-33 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार सबाकथीत हस्तांतरणपत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:31 / 05 / 2018 12 : 18 : 50 PM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:चक्रपाणी बबन उलालकर वय:35 पत्ता:धनकवडी; पुणे पिन कोड:411043	स्वाक्षरी	
2	नाव:अजिंक्य धोरवे - - वय:25 पत्ता:शनिवार पेठ पुणे पिन कोड:411030	स्वाक्षरी	

शिक्का क्र.4 ची वेळ:31 / 05 / 2018 12 : 19 : 49 PM

Jt. Sub Registrar Haveli 23

प्रमाणित करण्यात येते की,
या दस्तऐवजात एकुण 30 पृष्ठे आहेत
पहिले नंबरचे पुस्तकाचे
दस्त नंबर नोंदवला.
6224

सह. दुय्यम निबंधक (वर्ग-२) हवेली क्र.२३.
दिनांक 3914 /२०१८

EPayment Details.

sr.	Epayment Number	Payment Number
1	MH002101633201819M	88142201819

8224 /2018

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मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)

Valuation ID : 201805311612 31 May 2018,12:18:45 PM

मूल्यांकनाचे वर्ष : 2018

जिल्हा : पुणे

तालुका : तालुका : हवेली विभागाचे नाव (वि.क्र.65) येवलेवाडी (पुणे महानगरपालिका)

उपमूल्य विभाग : 65/718-उर्वरित रहिवास विभागातील सामान्यत्या

क्षेत्राचे नांव : Pune Municipal Corporation

वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
9360	33750	40000	55000	0	चौ. मीटर

मिळकतीचे क्षेत्र 1501.02 चौ. मीटर Layout Plot

1. 1501.02चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दराचा 100 % मूल्य दर =9360/-

1501.02चौ. मीटर क्षेत्रासाठी मुल्यांकन = 1501.02*9360

=14049547.2/-

जमिनीचे एकत्रित अंतिम मुल्य = मिळकतीचे क्षेत्र 1 मूल्य + मिळकतीचे क्षेत्र 2 मूल्य

=14049547.2 + 0

= Rs.14049547.2/-

THE SEAL OF JOINT SUB-REGISTRAR HAVELI-23

हवल - २३
2224/2480
२०१८

REGISTRAR CLASS-II

हवल - २३

C22४२E30

२०१८

घोषणापत्र

मी - [illegible]

याद्वारे घोषित करतो की, दुय्यम निबंधक - हवेली नं. २३

यांचे कार्यालयात - [illegible]

या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. [illegible]

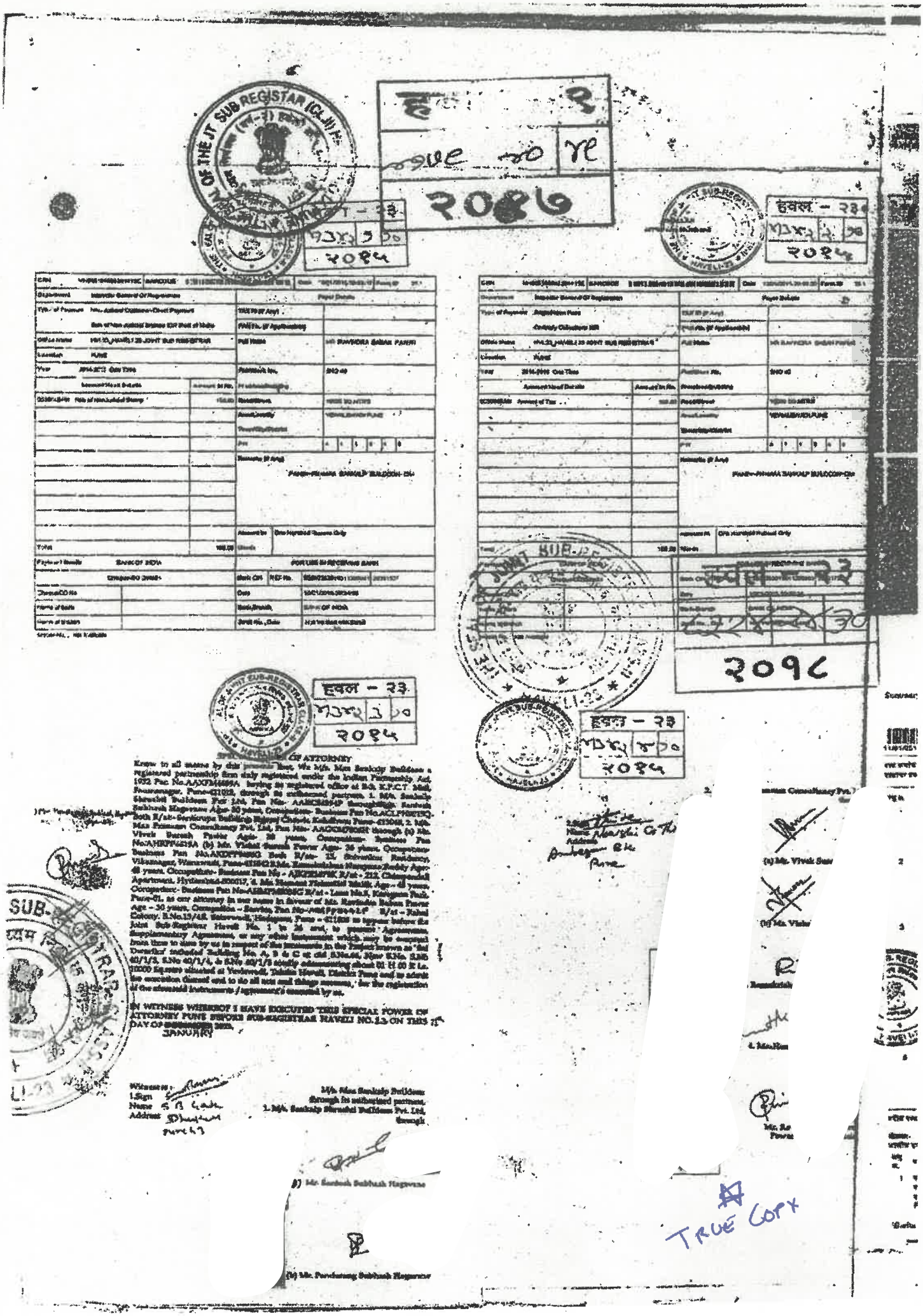
[illegible] व इ. यांनी दि. - २५/१०/२०१८

रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/ निष्पादित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबादल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णत: सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

कुलमुखत्यारपत्रधारकाचे नाव व सही

दिनांक -

२५/१०/२०१८.



SPECIAL POWER OF ATTORNEY

Know to all means by this presents that, We M/s. Man Sankalp Builders a registered partnership firm duly registered under the Indian Partnership Act, 1932 Pan No.AAXFM4695A having its registered office at S.O. S.F.C.T. Mall, Pimpri-nagar, Pune-411017, through its authorised partners, 1. Mr. Sankalp Shrushti Builders Pvt Ltd, Pan No- AAHCS8643P through Mr. Santosh Subhash Nagarare Age- 30 years, Occupation- Business Pan No.ACLPN8159Q, Both R/at- Sankalpa Building Nigoji Chowk, Kalyaninagar Pune-411006, 2. M/s. Man Ramnam Consultancy Pvt. Ltd, Pan No- AAGCM7969R through (a) Mr. Vivek Suresh Pipire Age- 30 years, Occupation- Business Pan No.AHKPP4251A (b) Mr. Vishal Suresh Pawar Age- 36 years, Occupation- Business Pan No.AKDPP8865G Both R/at- 32, Sahyadhri Residency, Vikramnagar, Warasani, Pune-411052 3.Mr. Ramakrishna Mungase Reddy Age- 48 years, Occupation- Business Pan No - AEKPR4979E R/at - 212, Chandranil Apartment, Hyderabad-500017, 4. Mr. Ramesh Pidamalli Reddy, Age - 48 years, Occupation- Business Pan No-AIBPM8868G R/at - Lane No.5, Kishkinda Park, Pune-01, as our attorney in our name in favour of Mr. Ravindra Baban Pawar Age - 36 years, Occupation - Service, Pan No- [illegible] R/at - Rahul Colony, S.No.19/4B, Wanowrie, Hadapsar, Pune - 411028 to appear before the Joint Sub Registrar Haveli No. 1 to 26 and, to present Agreements, Supplementary Agreement, or any other instrument which may be required from time to time by us in respect of the immovable property known as "Sai Dwarika" situated Building No. A, B & C at old S.No.66, 36per S.No. 33/5 40/1/3, S.No 40/1/4, & S.No 40/1/5 totally admeasuring about 01 H 00 R i.e. 10000 Square situated at Vadgaonsheri, Taluka Haveli, District Pune and to admit the execution thereof and to do all acts and things necessary, for the registration of the aforesaid instrument / agreement/s executed by us.

IN WITNESS WHEREOF I HAVE EXECUTED THIS SPECIAL POWER OF ATTORNEY PUNE BEFORE SUB-REGISTRAR HAVELI NO.13 ON THIS 1st DAY OF [illegible] 2018.

JANUARY

Witness no.1
Sign
Name S B Lade
Address Dhayari Pune 41

M/s. Man Sankalp Builders
through its authorised partners,
1. M/s. Sankalp Shrushti Builders Pvt. Ltd.
through

(a) Mr. Santosh Subhash Nagarare

(b) Mr. Pandurang Subhash Nagarare

TRUE COPY

TRANSFER DEED

This Transfer Deed is made and executed on this Thursday, 31st May, in the year 2018 at Pune.

Pune Municipal Corporation, Pune
Established under Maharashtra Municipal
Corporation Act, 1949
The Municipal Corporation of City of Pune
Through its Deputy Commissioner
Assets & Management
Mr. Anil Harihar Mule
Age 52 years, Occ: Service,
R/at- Pune Municipal Corporation Building,
Shivajinagar, Pune- 411005 --- Party of First Part

AND

Sr.No.	Name	Age years	Resident
1	Mr. Ganpat Maruti Jadhav through its POA Holder.	84	At Post Yevalewadi, Tal-Haveli, Dist- Pune
2	Maa Sankalp Buildcon through its Partner 1) Mr. Vishal Suresh Pawar 2) Mr. Hemant Pishorila Malik	 32 45	Office: B-3, K.P.C.T. Mall, Fatimanagar, Pune-411013

... Party of Second Part (Executants)

We hereby execute this Transfer Deed that,

1A) Description of Property: All that piece and parcel of land bearing Survey No. 40, Hissa No. 1/3/2+1/4+1/5 (Building A, B, C) admeasuring 10000.00 sq.mtr. of village Yevalewadi, Tal- Haveli, Dist- Pune and within the limits of Pune Municipal Corporation.

The total area of land is 10000.00 sq.mtr. and is bounded as under:-

On or towards East :- Remaining land from S.No. 40

On or towards West :- Remaining land from S.No. 40

On or towards South :- Remaining land from S.No. 40

On or towards North :- Road

1b) All that piece and parcel of amenity space area admeasuring 1501.02 sq.mtr. of Survey No. 40, Hissa No. 1/3/2+1/4+1/5 (of village Yevalewadi, Tal- Haveli, Dist- Pune as mentioned in para no. 1A and is bounded as under:-

On or towards East :- Internal Road

On or towards West :- Remaining land from S.No. 40

On or towards South :- Remaining land from S.No. 40

On or towards North :- Road

2) That the property mentioned in para no. 1A above is owned by the party of second part and the same has been annexed in the amenity space map with red colour as A, B, C and D words and the measurement of the amenity space area is

1501.02 sq.mtr. and the same has been reserved by the Pune Municipal Corporation. The said area has been taken by the Deputy Commissioner, Assets and Management on behalf of Pune Municipal Corporation with separate possession receipt dated 24.1.2018 and the vacant and actual possession of the said space has been given by the executants/party of second part to the party of first part. In order to confirm the possession of the said space, the present transfer deed is to be executed.

3) As per the section 77 of the Maharashtra Municipal Corporation Act 1966 and Section 126 (Development Control Rules N-2-3 in sanctioned Appendix No. 8) of Maharashtra Regional Town Planning Act, the executants have absolute right to receive the compensation in respect of the acquired land and the executants has not received any consideration about the said area. The compensation will be given in the form of F.S.I./T.D.R. and it was approved by the City Engineer. That the property mentioned in para no. 1 above is clear and clear and except the executants, no any have any right, title and interest over the said land also the executants have not created any type of mortgage, lien, lease, gift, possession etc. or the said property is not the subject matter of any court proceeding or seizure. Also we have not received any notice of reservation, acquisition and requisition.

4) That the property mentioned in para no. 1B is the subject matter of this transfer deed and the executants has handed over all the documents regarding the title and ownership to the Pune Municipal Corporation. The party of first part become the owner of the said property by way of this transfer deed and if in future any dispute arose in respect of the legal ownership of the said land or anyone raise any objection then the executants shall be responsible for the and the executants shall keep indemnified to the Pune Municipal Corporation. Also the executants has given separate undertaking to the Pune Municipal Corporation.

5) By this transfer deed in respect of the land which is transferred to the Pune Municipal Corporation, in respect of the FSI/TDR which will be get by the party of second part, the Pune Municipal Corporation will be given the separate property card in the name of Pune Municipal Corporation and for that purpose the executants will be given necessary signature, affidavit, consent and the executants also bear the required expenses.

6) That the said property has handed over to the Pune Municipal Corporation vide this agreement which are completely free, free from any burden and without any encumbrances and in consideration of this property the Pune Municipal Corporation would give FSI/TDR to the executants.

7) That the property is being transferred for public convenience, as per order of Revenue and Forest Department, Mantralaya, Mumbai - 32, dated 31/10/2003, Maharashtra Stamp Act 1958 No. Stamp No. 2003 / PR. 175 / 2.1 as per the Development Control Rules prepared by the local authority as per the approval of the Transferable Development Officer or as per the existing incremental carpet index for free transfer of real estate or development or construction of any Municipal Corporation or Municipal Council in the State (hereinafter referred to as Joint Local Authority) This has been done.) The stamp duty levied under section 25 (b) of Schedule A of the said Act is waived on the document executed by any person by name. However, the appropriate registration fee and all other incidental expenses paid by the executants.

8) That the executants will be responsible for paying all the taxes till date in respect of the property described in Para No 1B above and keep indemnified to Pune Municipal Corporation.

9) That the authorized measurement of the said land has been done through the City Survey Officer and the authorized map in which the boundaries and area shown is annexed herewith and the same may be consider as part and parcel of this deed.

10) The right and entitlement to be handed over by the Pune Municipal Corporation and the Municipal Commissioner, Pune in MA/Supurti/DEL/1488 dated 26/3/2015 under Section 69 (1) of the Maharashtra Municipal Corporation Act, 1949. It has been handed over to the Deputy Commissioner, Property Management and according to that, the person who has written it has the right to make the document on behalf of Pune Municipal Corporation.

That the contents mentioned in present transfer deed are agreed and accepted by both the parties and the same has been executed in front of the witnesses and the same is binding on us and our respective legal heirs, assignees.

Mr. Ganpat Maruti Jadhav
Through POA Holder
M/s. Sankalp Buildcon through
Partner
1) Mr. Vishal Suresh Pawar
2) Mr. Hemant Pishorilal Malik
(Executants)

Mr. Anil Harihar Mule,
Deputy Commissioner,
Property & Management,

Pune Municipal Corporation

(Party of First Part)

Witnesses:-

1) Name: Sanjay Maruti Dhumal

Sign:

Add: Bhusari Colony, Kothrud,

Pune- 38

2) Name: Rupen C.

Sign:

Add:

The seal of Pune Municipal Corporation has been endorsed on the said agreement before us.

Sd/xx

Member, Standing Committee,

Pune Municipal Corporation.

POSSESSION RECEIPT

We the undersigned

Sr.No.	Name	Age years	Resident
1	Mr. Ganpat Maruti Jadhav through its POA Holder.	84	At Post Yevalewadi, Tal-Haveli, Dist- Pune
2	Maa Sankalp Buildcon through its Partner 1) Mr. Vishal Suresh Pawar 2) Mr. Hemant Pishorila Malik	 32 45	Office: B-3, K.P.C.T. Mall, Fatimanagar, Pune-411013

... Party of Second Part (Executants)

We hereby execute this Possession Receipt in the name and in favour of Pune Municipal Corporation that,

1) Description of Property: All that piece and parcel of land bearing Survey No. 40, Hissa No. 1/3/2+1/4+1/5 (Building A, B, C) admeasuring 10000.00 sq.mtr. of village Yevalewadi, Tal- Haveli, Dist- Pune and within the limits of Pune Municipal Corporation.

The total area of land is 10000.00 sq.mtr. and is bounded as under:-

On or towards East :- Remaining land from S.No. 40

On or towards West :- Remaining land from S.No. 40

On or towards South :- Remaining land from S.No. 40

On or towards North :- Road

Hereinafter the bounded property which is shown in the annexed map in detailed. That the said property is absolutely owned by us and we have given to the Pune Municipal Corporation.

2) As mentioned in the annexed map the Building Development Scheme office has sanctioned and measured the land as actual as mentioned in para no. 1A above and the same has been annexed in the amenity space map with red colour as A, B, C and D words and the measurement of the amenity space area is 1501.02 sq.mtr. and the same has been reserved by the Pune Municipal Corporation and is bounded as under:-

On or towards East :- Internal Road

On or towards West :- Remaining land from S.No. 40

On or towards South :- Remaining land from S.No. 40

On or towards North :- Road

Hereinafter referred to as the bounded property.

(3) That we have prepared to construct the new building in the property mentioned in para no. 1 and the same has been sanctioned/approved by the Pune Municipal Corporation vide Consent Letter No. 0011/14 dated 1/4/2014. As per the new

Development Control Rule No. N 2-3 we have available some of the area in the form of FSI/TDR from Pune Municipal Corporation under the provisions of Building Rules and the amenity space which is specifically mentioned in para no. 2 above i.e. 1501.02 sq.mtr. open land we have given free of cost in possession of Pune Municipal Corporation on 24/1/2018. We have no any objection to take the same in possession of Pune municipal Corporation from till today, we will not ask any consideration from the corporation or will not take any objection.

4) As we have given the vacant possession to the corporation by demolishing the shed/other construction over the said land, hence you being the owner should mutate your name as owner from your own cost and if any help or assistance or written application required for enter the name of Pune Municipal Corporation being owner, then we will give the same without any objection. Before taking the completion certificate in respect of the building constructed on the said land, then we will submit the demarcation/measurement map which measurement taken by the Land Record office and the said space has been given in the possession of the Pune Municipal Corporation. We have taken the note that, without presenting the map on which the amenity space is shown we will not get the completion certificate.

Date:

Executants		In favour of
1) Name:	Maintenance Surveyor	Dy. Engineer
Sign:	Land Record Dept.	Land Record Dept.
	Pune Municipal Corp.	Pune Municipal Corp

Witnesses:-

1) Building Inspector Building Permission/Development Scheme

2) License Surveyor.

Deputy Commissioner, Property &
Management,
Pune Municipal Corporation,
O.No. M.V.Y/1552/2018
Date: 28/05/2018

To,
The Sub Registrar
Haveli No.
Pune.

Subject:- Regarding registration of document.

Sir,

That, some of the lands will be given through the Pune Municipal Corporation vide sale, lease and leave and license agreement. Also the open space, constructed area for given the public facilities will be came to the possession of Pune Municipal Corporation and the agreements, transfer deed etc. will be submitted for the registration. As per the provisions of section 88 (1) of the Indian Registration Act 1908, I have been exempted not to personally present.

Therefore for the registration of document, Mr. Santosh Suryakant Jadhav (Clerk Steno) of my office will be present.

Yours faithfully

(Anil Mule)
Dy. Commissioner
Property & Management
Pune Municipal Corporation

(Santosh Suryakant Jadhav)
Clerk Steno

Declaration

I, Mr. Ravindra Baban Pawar, hereby declare that, the document titled as Agreement has been submitted to the office of Sub Registrar Haveli No. 21. As per the power of attorney given by M/s. Maa Sankalp Buildcon through Mr. Vishal Suresh Pawar and others dated 11/11/2014 I have submitted the said document for its registration/and admit the execution of the said deed. That the said power of attorney is not cancelled by the executants or no one executants of the said power of attorney is dead or the said power of attorney is not be declared as cancelled. The said power of attorney is absolutely valid and I am competent to do the above mentioned acts. If the above mentioned contents found false, then I will be liable for punishment under section 42 of Indian Registration Act 1908.

Date: 15/10/2017 Name & Sign of POA Holder.

EXHIBIT-R.

पुणे महानगरपालिका

(यापुढील 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 सोबतचे संमतीपत्र महाराष्ट्र नगररचना अधिनियम , १९६६ चे कलम ४४/४५/५८/६९ यांतील आणि महाराष्ट्र म्युनिसिपल कॉर्पोरेशन ॲक्ट चे कलम २५३ व २५४ यांतील तरतुदीप्रमाणे खालील अटींवर देण्यात येत आहे

APPROVED

प्रकरण दिनांक	: YEV/0013/13	क्रमांक	: CC/0404/20
Proposal Type	: Residential	दिनांक	: 24/08/2020
Case Type	: Revised		
Project Type	: Layout of Building		

श्री / श्रीमती **Maa Sankalp Buildcon** च्यावा आर्किटेक्ट / ला. स. श्री **RAJENDRA H. THITE** यांस राहणार पुणे, पेठ महाराष्ट्र नगररचना अधिनयम, १९६६ चे कलम ४४/४५/५८/६९ व मुंबई प्रांतिक महानगरपालिका,अधिनियम सन १९४९ चे कलम २५३ व २५४ प्रमाणे पुणे महानगरपालिकेच्या सीमेतील पेठ **Yevlewadi** घरांक सर्वे न **40** सी. सं. न. _____ हिस्सा नं **1/3/2+1/4+1/5** फायनल प्लॉट क्र _____ प्लॉट क्र _____ सोसायटी येथे विकास करण्यासाठी आपण महानगरपालिकेकडे दिनांक **13/03/2020** रोजी प्रस्ताव दाखल केला आहे.

-: अटी :-

१. सदर प्रस्तावातील दर्शविण्यात आलेली दर्शनी अंतरे / रस्ता प्रमाणेरेषा पर्यंतचे क्षेत्र पुणे म.न.पा. च्या सुचनेनुसार भविष्यात सार्वजनिक रस्त्याचा भाग राहणार आहे.
२. कोणत्याही नवीन इमारतीचा अथवा वाढीव/दुरूस्त इमारतीचा वापर अथवा वापरासाठी परवानगी वा ताबा हा कोणत्याही व्यक्तीद्वारे पुणे म.न.पा.च्या भोगवटापत्र प्राप्त झाल्याशिवाय करण्यात येऊ नये.
३. सदर संमतीपत्राची/विकास परवानगीची मुदत (काम सुरूझालेले नसल्यास)संमतीपत्राचे दिनांकापासून १ वर्षाची राहील.(सोबतचा संमती नकाशा हया संमतीपत्रकाचा अविभाज्य भाग समजणेत येईल.)
४. सदर संमतीपत्र हे मुदत संपल्यानंतर प्रत्येक वर्षी नूतनीकरण करणे आवश्यक आहेअसे 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 राहील.
५. सदरचे संमतीपत्र हे पुढील अटींचा भंग झाल्यास रद्द करण्यास पात्र राहील.
   (अ) जागेवरील विकसन बांधकाम हे मान्य नकाशाप्रमाणे दर्शविलेल्या/संमत केलेल्या वापरानुसार होत नसल्यास अथवा सदर ठिकाणी अनधिकृत बांधकाम/ अनधिकृत वापर चालू असल्यास अटींचा भंग समजण्यात येईल.
   (आ) सदर बांधकाम प्रस्तावातील संदर्भातील नमूद केलेल्या अटींचे उल्लंघन होत असल्यास/झाले असल्यास, पुणे म.न.पा.ने घातललेल्या निर्बधाचे उल्लंघन झाले असल्यास, अटींचा भंग झाला आहे असे समजण्यात येईल.
   (इ) अर्जदाराने सदरची परवानगी ही गैरकृत्य करून पुणे म.न.पा.चे दिशाभूल करून प्राप्त केलेली आहे,असे निदर्शनास आल्यास अटींचा भंग झाला आहे असे समजण्यात येईल.विकास नियंत्रण नियमावली नियम क्र.६.१० महाराष्ट्र म्युनिसिपल कॉर्पोरेशनॲक्ट कलम २५८ अन्वये सदरची परवानगी दिशाभूल करून घेण्यात आली आहे असे समजण्यात येईल.
   (ई) अर्जदार आणि जो इसम हा स्वत:किंवा त्याच्याद्वारे मालकी हक्काचा दावा करून महाराष्ट्र प्रादेशिक आणि नगररचना अधिनयम,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.
६. सदर संमतीपत्रावरील/लगत असलेल्याअटी व सूचना या केवळ अर्जदारास नव्हे तर भविष्यातील अर्जदाराचे सर्व वालीवारस,मुखत्यारधारक,व्यवस्थापक,प्रशासक, वारसदार आणि प्रत्येक इसम जो अर्जदाराच्या द्वारा मालकी हक सिध्द करेल त्या सर्वांस कायमस्वरूपी बंधनकारक राहील.
७. काम सुरूकरणेपूर्वी एन. ए. ऑर्डर दाखल करणार.

८. अकृषिक दाखला (एन. ए. ऑर्डर), यु.एल.सी. आदेश, महाराष्ट्र प्रदूषण नियामक मंडळ, औद्योगिक संचानलाय, कामगार विमा आयुक्त यांचे आदेशातील अटी व शती 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 सदरचे संमतीपत्र रद्द करण्याचा अधिकार पुणे म.न.पा.स राहील.

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

काही महत्वाच्या विशेष सूचना :-

१. विकास योजना/अग्निशामक दल यांचेकडील पत्रामधील अटी संबंधित मालक/विकसकावर बंधनकारक राहतील.

२. नियोजित बांधकाम सुरू करणेपुर्वी रस्ता रुंदी सेटबॅक मधील तसेच अस्तित्वातील जुने बांधकाम पाडावयाचे दर्शविलेले बांधकाम वैध मार्गाने पाडणार.

३. अस्तित्वातील जुनी बांधकाम पाडताना शेजारील मिळकत/मिळकतीतील इमारतीस धोका/नुकसान होणार नाही याची खबरदारी घेणार

४. काम सुरु करण्यापुर्वी मान्यताप्राप्त दर्जाच्या परवानाधारक स्टक्चरल डिझायनर/इंजिनियर यांची नेमणूक करणारे पत्र व जोते तपासणी दाखला तसेच कोणतेही भोगवटापत्र मागणेपूर्वी त्यांचे स्टक्चरल स्टॅबिलीटी सर्टिफिकेट/रिपोर्ट दाखल करणार. वाढीव बांधकाम स्टक्चरल इंजिनिअर्सचे नियमित मार्गदर्शन व देखरेखीखाली पूर्ण करणार.

५. बेसमेंट पार्किंगचा वापर फक्त पार्किंगसाठीच करणार.

६. बेसमेंटमध्ये साठणाऱ्या पाण्याचा निचरा करण्यासाठी पंप बसवणार.

७. बाजूच्या अस्तित्वातील मिळकतीतील भाडेकरूंचे अस्तित्वातील हवा उजेडाचे इजमेंट राईटस जपणार.

८. मालकी हक्काबाबत व पुर्नवसनेचे योजनेमध्ये भाडेकरूंचा वाद निर्माण झाल्यास याची सर्व जबाबदारी विकसकाचीराहील व मनपास कोणतीही तोषीस लागू देणार नाही.

९. बांधकामाच्या व पाडकामाच्या काळात तयार होणारा राडारोडा कोणत्याही परिस्थितीत रस्त्यावर अगर सार्वजनिक ठिकाणी टाकणार नाही व मा. क्षेत्रीय अधिकारी यांचे मार्गदर्शनाने त्याची विल्हेवाट लांवणार व वरीलप्रमाणे राडारोडा मनपा ने ठरवून दिलेल्या ठिकाणी टाकण्याची व्यवस्था करणार

१०. बांधकामावर काम करणाऱ्या कामगारांसाठी त्यांचे संख्येनुसार तात्पुरती स्वच्छतागृहे उपलब्ध करू देणार स्त्री कामगारासाठी स्वतंत्र स्वच्छतागृह बांधणार व ते कोणतेही भोगवटापत्र मागणेपूर्वी पाडणार.

११. सदर इमारतीचे काम मुख्य रस्त्यालगत असल्यास चांगल्या प्रकारे किंवा पत्र्याचे पार्टीशन बसवून बंदिस्त करणार

१२. प्लॉटच्या आवारातील मोकळ्या जागेत व सामुहिक रस्त्यावर दिवाबत्तीची सोय.करणार.

१३. बांधकामाचे नकाशांना परवानगी मिळाल्यावर विकसनकर्ता / मालक यांनी जागेवर फलक लावून खालील प्रमाणे माहिती दर्शवावी. क. मालकाचे, विकसकाचे, आर्किटेक्ट व कॉन्ट्रक्टर यांचे नावे व पत्ता.ख. जागेच्या हद्दीसह स.नं. सी.टी.एस. नंबर, वॉर्ड नंबर इ. ग. पुणे मनपाकडील विकसनासाठी /नकाशासाठी दिलेली परवानगी नंबर दिनांक.घ.बिल्टअप एरीया/नियोजीत बांधकामाचे एकूण क्षेत्र.ङ. निवासी फ्लॅटची संख्या, व्यापारी गाळ्यांची संख्या व त्यांचे क्षेत्र मान्य नकाशाच्या प्रती पाहण्यासाठी उपलब्ध असण्याचा पत्ता. छ. मान्य नकाशांची प्रमाणित प्रत बांधकामाच्या जागेवर उपलब्ध ठेवणे.

१४. काम सुरू करण्यापूर्वी बांधकामास अडथळा येणाऱ्या झाडांबाबत गार्डन विभागाचे ना हरकत पत्र दाखल करणार.

१५. आवश्यक तेथे प्रोव्हीजनल फायर एन.ओ.सी. मधील अटी मालक/विकसक यांचेवर बंधनकारक राहतील.

१६. अस्तित्वातील वॉटर मिटर बाबत मिटर विभागाचे थकबाकी नसल्याबाबतचे ना हरकत पत्र दाखल करणार.

१७. इमारतीच्या आवारात कचरापेटी, दिवाबत्ती इ. बाबींची सोय करणार व पुरेशा संख्येत उद्यान विभागाच्या मार्गदर्शक तत्वानुसार लोखंडी टी गार्डमध्ये झाडे लावणार.

१८. मिळकतीमधील रस्तारूंदीतील जागा पुणे म.न.पा.च्या ताब्यात देऊन म.न.पा.च्या नावे मालकी हक्काचे कागदपत्र झाल्यानंतरच चटईक्षेत्राचे नियोजन करणार व मोजणीचा नकाशा दाखल करणार.

१९. म.न.पा. पाणी पुरवठा उपलब्ध होईपर्यंत सर्व रहिवाशांच्या पुरेसा पिण्याच्या पाण्याची अन्य व्यवस्था स्वखर्चाने करणार.

२०. ओला व सुका कचऱ्या करीता मिळकतीमध्ये कंटेनरची सोय करणार.

२१. एकत्रीकरण/विभाजन करून बांधकाम परवानगी घेतल्यास संमतीपत्र दिनांकापासून एक वर्षाचे आत एकत्रित/स्वतंत्र असा ७/१२ उतारा, मालमत्ता पत्रक तसेच मोजणी नकाशा महानगरपालिकेस सादर करणार.

२२. भूअभिन्यासातील अनुज्ञेय चटईक्षेत्र हे प्रस्तावित टी.डी.आर./रस्तारूंदी आरक्षित क्षेत्र/ॲमिनिटी स्पेसचे क्षेत्रासह दर्शविले आहे. प्रत्यक्षात या टी.डी.आर./रस्तारूंदी व ॲमिनिटी स्पेसच्या चटईक्षेत्राचे मोबदल्या बांधकाम अनुज्ञेय करण्यात आलेले नाही. टी.डी.आर.सर्टिफिकेट उपलब्ध करून रितसर टी.डी.आर. खर्ची टाकल्यावरच व रस्तारूंदी/ॲमिनिटी स्पेस व आरक्षित क्षेत्रासाठी म.न.पा.चे नावे ७/१२ उतारा दाखल झाल्यावर त्या क्षेत्राचे बांधकाम अनुज्ञेय करण्यात यईल. तसेच भू अभिन्यासात चटईक्षेत्र मान्य केले, याचा अर्थ त्यांस बांधकाम परवानगी मिळाली असा होत नाही.

केवळ भूअभिन्यास मान्य आहे, म्हणून त्या क्षेत्राचे बांधकाम केल्यास ते अनधिकृत समजून, एम.आर.टी.पी. १९६६, बी.पी.एम.सी. ॲक्ट १९४९ चे संबंधित कलमांतर्गत कारवाई करण्यात येईल. तसेच मिळकतीत त्रयस्थ हितसंबंध निर्माण झालेस, त्यास म.न.पा. जबाबदार राहणार नाही.

२३. भविष्यात मान्य नकाशा व्यतिरिक्त कोणतेही बांधकाम (उदा. सर्व मार्जिनल अंतरात व टेरेसवरील शेड, पार्टीशन वॉल करून अगर ग्रील लावून पार्किंग बंदिस्त करणे इ.) केल्यास, कोणतेही पुर्व सूचना न देता सदरची संपूर्ण अनाधिकृत बांधकामे पाडण्यात येतील व त्याप्रित्यर्थ येणारा संपूर्ण खर्च फ्लॅट धारक/मालक यांचेकडून वसूल करण्यात येईल.

-: अटी:-

१. लेआऊटमध्ये रेनवॉटर हार्वेस्टिंग व सरफेस डेनेजची व्यवस्था करणार. रेखांकनामध्ये निर्देशित केलेले रस्ते याचे बाजूने पावसाळी गटारे बांधणार मा. कार्यकारी अभियंता (पथ) यांचे मार्गदर्शनानुसार सदर काम समाधनकारक व योग्य निकषानुसार करणार.

२. सदर मिळकतीतून जाणाऱ्या व नव्याने टाकावयाच्या पाणी पुरवठा वाहिन्या ह्या पाणीपुरवठा विभागाच्या देखरेखीखाली टाकणार.

३. सदर मिळकतीतून जाणाऱ्या व नव्याने टाकावयाच्या मलनिःसारण वाहिन्या ह्या डेनेज विभागाच्या देखरेखीखाली टाकणार.

४. उपअभियंता(मलनिःसारण) यांच्या सुचनेनुसार सेप्टिक टँकचे बांधकाम करणार व भविष्यात म.न.पा.च्या मलनिःसारण वाहिनीशी सदर मिळकतीतील सर्व मलनिःसारण वाहिन्या स्वखर्चाने जोडणार.

५. क्षेत्रिय कार्यालय/आरोग्य विभागाकडील तरतुदीनुसार सदर मिळकतीत कचरापेट्या ठेवणार.

६. उप अभियंता (विद्युत) यांच्याकडील तरतुदीनुसार सदर मिळकतीतील रस्त्यांवर विद्युत प्रकाशासाठी खांब लावणार.

७. कोणताही विकास सुरू करण्यापूर्वी नकाशात पिवळ्या रंगाने दर्शविलेली बांधकामे वैध मार्गाने पाडून घेणार.

८. सदर रेखांकनात दर्शविलेल्या खुल्या जागांचे योग्य सपाटीकरण केल्यानंतर, त्यावर उद्यान विभागाकडील मार्गदर्शनानुसार वृक्षलागवड केल्यानंतर व त्याकडेने कुंपन घालणार.

९. रेखांकनातील सर्व प्लॉट व सब प्लॉट यांचे नगरभुमापन अधिकारी अथवा जिल्हा निरीक्षक भुमी अभिलेख यांचेकडून मोजणी करून घेणार व त्याचे मोजणी प्रमाणपत्र त्यांच्या मापासह सादर करणार.

१०. पुणे म.न.पा. कडून पाणीपुरवठा उपलब्ध होईपर्यंत विकसक/सहकारी संस्था स्वत:पाण्याची व्यवस्था करणार त्याबाबत तक्रार करता येणार नाही.

११. विकास योजना विभागाकडून विकास योजनेमधील रस्त्यांचे प्रत्यक्ष जागेवर आणखी केल्यानंतरच कोणताही विकास सुरू करणार.

१२. यापूर्वी अदा करण्यात आलेले विकसनाचे दाखले/संमतीपत्रे रद्द समजण्यात यावीत.

१३. गृहप्रकल्पामधील सर्व अंतर्गत रस्ते, पाणी पुरवठा वाहिन्या, मलनिःसारण वाहिन्या रस्त्याकडेची प्रकाश व्यवस्था इत्यादी गोष्टी विकसकाने स्वखर्चाने करावयाच्या असून त्याची भविष्यातील देखभाल दुरूस्तीची व्यवस्था विकसकाने करावयाची आहे.

१४. गृहप्रकल्पामध्ये कोणत्याही इमारती भोवती कुंपण घालणार नाही, मात्र कोणताही विकास करण्यापूर्वी मिळकतीभोवती,कायम स्वरूपी कुंपण घालणार.

१५. म.न.पा. कडून पाणीपुरवठा सुरू होईपर्यंत, विकसक सर्व प्लॉटधारकांना/गाळेधारकांना त्याची जाणीव करून देणार.

१६. सदर मिळकतीतून जाणारे विकास योजनेतील रस्ते हे गृहसंस्थेने / विकसकाने विकसन करावयाचे असून त्याची आखणी पुणे म.न.पा. कडून करून देण्यात येईल. या रस्त्यांची कॉलनी रस्ते म्हणून विकास करताना त्याची रूंदी बि.नि.नि.नुसार नियोजित करावी. कार्यकारी अभियंता (पथ) यांच्या मार्गदर्शक तत्वानुसार या रस्त्यांचा विकास करावयाचा असून त्याचे पुणे म.न.पा. कडे हस्तांतरण करावयाचे आहे. गृहसंस्थेने/विकसकाने स्वखर्चाने या रस्त्यावरील पाणीपुरवठा व मलनिःसारण वाहिन्यांचा विकास करावयाचा असून त्याचा पुणे म.न.पा. कडून त्याचा मोबदला मिळणार नाही. रेखांकनातील अंतर्गत रस्त्यांची रूंदी विकास नियंत्रण नियमावलीनुसार ठेवणार.

१७. सदर रेखांकनामध्ये मिळकतीची विभागणी अथवा एकत्रीकरण केले असल्यास -अ. सर्व प्लॉट व सबप्लॉट यांचे नगरभूमापन अधिकारी अथवा जिल्हा निरीक्षक भुमीअभिलेख यांचेकडून मोजणी करून घेणार व प्रत्यक्षातील मापांनुसार दुरूस्त नकाशा सादर करणार. ब.प्रत्येक सब प्लॉटसाठी स्वतंत्र पाणीपुरवठा व मलनिःसारण व्यवस्था करणार.क. म.न.पा.कडून पाणीपुरवठा होईपर्यंत विकसकाने स्वत:सोय करावयाची आहे.ड. सदर मिळकतीच्या मालकीबाबत, त्याच्या क्षेत्राबाबत, मिळकतीच्या मापांबाबत प्लॉटस् व सब प्लॉटच्या पोहोच रस्त्याबाबत, अतिक्रमणाबाबत भविष्यात म.न.पा. जबाबदार राहणार नाही.

१८. जागेवर कोणतेही बांधकाम सुरू करण्यापूर्वी बांधकाम नियंत्रण विभाग पुणे म.न.पा. यांजकडून बांधकामाची परवानगी घेणार.

१९. रस्ता रूंदीचे अतिरिक्त चटई क्षेत्र वापरण्यापूर्वी सदरची रस्त्यात गेलेली जागा पुणे म.न.पा.च्या ताब्यात देणार.

२०. बांधकाम परवानगी घेतल्यापासून एक वर्षाच्या आतमध्ये एकत्रीत मोजणी नकाशा, एकत्रीत ७/१२ उतारा/स्वतंत्रपणे विभाजित मोजणी नकाशा, विभाजीत ७/१२ उतारा, बांधकाम विकास विभाग कार्यालयाकडे दाखल करणार.

२१. बांधकाम परवानगी मागण्यापूर्वी पोहोच रस्ता विकसित करणार.

२२. ले आऊट मधील ओपन स्पेस सर्व सभासदांसाठी खुली राहील दि.१४/०८/२००७ मधील तरतुदीनुसार रेनवॉटर हार्वेस्टिंग नियमानुसार ओपनस्पेस विकसित करणार.

२३. पाणी पुरवठ्याबाबत दिलेले हमीपत्र बंधनकारक राहील तसेच दिलेल्या हमीपत्रातील बाबींसंदर्भात गाळेधारकाचे करारात नमूद करून गाळेधारकांना लेखी पूर्व कल्पना देणे, विकसन कर्त्यावर बंधनकारक राहील.

२४. नियमामधील तरतुदीनुसार नमूद केलेल्या विशिष्ट वापराकरिता सोलर वॉटर हिटरची व्यवस्था करणे बंधनकारक राहील.

२५. नियमामधील तरतुदीनुसार नमूद केलेल्या विशिष्ट वापराकरिता सोलर वॉटर हिटरची व्यवस्था करणे बंधनकारक राहील.

२६. १५० पेक्षा जास्त टेनामेंट असल्यास ड्रेनेज विभागाचे नियम व सुचनेनुसार सिवेज ट्रीटमेंट प्लॅन्ट व्यवस्था करणे बंधनकारक राहील.

२७. मा.पर्यावरण विभागाकडील दि. १२ डिसेंबर २०१२ रोजीचे आदेशानुसार नमुद केलेप्रमाणे २०००० चौ.मी. पेक्षा जास्त एकुण बांधकाम क्षेत्र नियोजन प्रस्तावास मा. केंद्र शासन यांचेकडील पर्यावरण विभागाकडील नाहरकत पत्र घेणे बंधनकारक राहील. आवश्यक तेथे महाराष्ट्र प्रदुषण नियंत्रण बोर्डचे नाहरकत पत्र बांधकाम परवानगीचे वेळी दाखल करणे बंधनकारक राहील.

२८. पूर्व मान्य ले आऊट मधील सर्व अटी बंधनकारक राहतील.

२९. ओला कचरा व सुका कचरा वेगवेगळा करणे करता स्वतंत्र व्यवस्था करणार.

३०. पावसाळी पाणी साठवणे व पुर्नवापरासाठी व्यवस्थापन करणे/रेन वॉटर हार्वेस्टिंग करणे बंधनकारक राहतील.

३१. एअर फोर्स ॲथॉरीटीचे १०० मीटर, ५०० मीटर, ९०० मीटर, ४.० कि.मी. मधील परिक्षेत्रातील व फनेल कक्षेबाबतचे सर्व निर्बंध बंधनकारक राहतील.

३२. नैसर्गिक पाण्याचा दर्शविलेला प्रवाह नियमानुसार व सुचनेनुसार चॅनेलाईज करून नैसर्गिक पाण्याचा प्रवाह बंदिस्त होणार नाही याची दक्षता घेणे बंधनकारक राहील. प्राथमुख सर्वेक्षणानुसार आवश्यक ते चायनेलाशझेशन /नाला ट्रेन्चींग जागेवर प्रत्यक्षात करून घेणे बंधनकारक राहील.

३३. यु.एल.सी.ऑर्डरमधील सर्व अटी संबंधित मालक /विकसकावर बंधनकारक राहतील त्यास पुणे म.न.पा. जबाबदार राहणार नाही.

३४. सदर मिळकतीतील कोणतेही भोगवटा पत्र मागणेपुर्वी वादग्रस्त क्षेत्रावरील बांधकामाचे अनुषंगाने सर्व बाबी निरस्त करणार, वादग्रस्त क्षेत्राबाबत कोणताही वाद निर्माण झालेस त्याची सर्वस्वी जबाबदारी मालक/विकसन कर्त्याची राहील. म.न.पा.स कोणताही तोशिष लागू देणार नाही.

३५. १५ % ॲमिनिटी स्पेसचा एफ.एस.आय. सदर ॲमिनिटी स्पेस ताब्यात दिल्यानंतर व मालकी हक्काच्या उताऱ्यावर पुणे म.न.पा.ची नोंद झालेनंतर अनुज्ञेय राहील.

३६. सदर रेखांकनास मा. महापालिका आयुक्त यांजकडून अंतिम मंजुरी घ्यावी अन्यथा रेखांकनातील कोणत्याही प्लॉटची विक्री किंवा लिज करता येणार नाही, तसेच रेखांकनातील कोणत्याही प्लॉटवर बांधकाम परवानगी दिली जाणार नाही.

Sd/- Girish Londhe
Girish Londhe
इमारत निरीक्षक
बांधकाम विकास विभाग
पुणे म न पा

Sd/
Kailash Karale
उप अभियंता
बांधकाम विकास विभाग
पुणे म न पा

Namdev D Gambhire
कार्यकारी अभियंता
बांधकाम विकास विभाग
पुणे म न पा

MUNICIPAL CORPORATION PUNE
BUILDING CONTROL DEPARTMENT
APPROVED

YEV/0013/15

CC/0404/20
24/08/2020

TRUE COPY

PUNE MUNICIPAL CORPORATION

Office of Executive Engineer
Building Development Department
Pune Municipal Corporation
Shivajinagar, Pune- 411005

(COMMENCEMENT CERTIFICATE)
(This commencement certificate is given under section 44/45/58/69 of Maharashtra Town Planning Act and on the terms and conditions as mentioned in the Maharashtra Municipal Corporation Act)

No. YEV/0013//13 No. CC/0404/20
Proposal Type: Residential Date: 24/08/2020
Case Type: Revised
Project Type: Layout of Building

Shri/Smt. M/s. Maa Sankap Buildcon through its Licensed Architect RAJENDRA H. THITE office at Diamond Palace, 570/571, Shaniwar Peth, Pune- 411030 the permission for commencement of construction and proposal has been submitted on 13/03/2020 under section 44/45/58/69 of Maharashtra Town Planning Act, 1966 and under section 253/254 of Mumbai Provincial Municipal Corporation Act 1949 and as per section 45 of Maharashtra Regional Town Planning Act 1996 has been given for the land bearing S. No. 40 Hissa No. 1/3/2+1/4 Final Plot No. ..... Plot No..... situated at village Yevalewadi, within the limits of Pune Municipal Corporation

Some important special instructions:

1. The terms and conditions mentioned in letter of Development Scheme/Fire Brigade will be binding on the owners / developers.
2. To demolish the old construction in the said land before commencement of the construction.

3. To take precaution while demolishing the construction.
4. A letter appointing a licensed Structural Designer / Engineer of approved quality who will also complete the before starting the work to ensure that there is no danger / damage to the adjacent property / property building while demolishing the existing old building. Will submit their Structural Stability Certificate / Report as per the occupancy certificate, increased construction will use etc.
5. Basement parking only for parking.
6. Install pumps to drain the water stored in the basement.
7. The existing air of the tenants in the existing property.
8. In case of dispute between the tenants in the ownership claim and rehabilitation scheme, the development pundit and Corporation will not take any responsibility for it.
9. It will be disposed of under the guidance of the field officer and the above will be arranged at the place specified by Corporation and it will be issued before any occupancy certificate is sought.

10. Provide temporary toilets to the construction workers according to their number. Separate toilets for women workers.
11. If the work of the building is near the main road, it will be closed well or by installing leaf partitions.
12. To make arrangement of open space and common road.
13. C. T. S. Number, ward number etc. permission number given for the map for residence. Built-up area / Total area of planned construction d Names of developers, architects and contractors and after getting permission for construction maps, the developer / developer should put up a sign on the front and show the following information. To make available the owner's, residential flat on the construction site.
14. The number of merchant lanes and their area address available for viewing copies of approved maps.
15. A certified copy of the approved maps will be submitted to the Garden Department no-objection letter regarding trees obstructing construction before commencement of work.
16. Provisional Fire NOC where necessary. The terms in between will be binding on the owner / developer.

17. Regarding the existing boater meter, the meter department will file a no-objection letter regarding the absence of garbage.
18. Adequate number of matters will be done and in sufficient number as per the guidelines of the park department, iron will be placed in the tea guard and the map will be submitted.
19. Other arrangements will be made for adequate drinking water supply for all residents till water supply becomes available.
20. Letter to amalgamation Map will be submitted to the Corporation.
21. If the building permit is obtained by consolidation / division, 7/12 extracts of one year from the date of consent letter.
22. The reserved area / shown in the area of amenity space. Actually this T D. R. /Compensation for construction of road floor space is not permitted. T. D. R. By making the certificate available, T. D. R. Expenditure List / Amnesty Space and Reserved Area The construction of the area will be allowed after the 7/12 transcript is filed. Also, accepting the floor space in acting does not mean that they have got building permission.

23. That the additional construction except the approved map (e.g. all marginal space and shed on terrace, partition wall if closed by grilling) then the said illegal construction will be demolish and whole expenses will be recovered from the owner/developers.

TERMS:

1. Under the guidance of the Executive Engineer (Path), the work will be carried out satisfactorily and according to proper criteria.
2. Construction and in future it will be connected to the sewerage system of the Municipal Corporation.
3. All the sewerage lines will be connected to the premises. Prior to commencement, the constructions indicated in yellow on the map will be validly demanded.
4. To construct the septic tank as per the instruction given by the PMC.
5. To keep the dust bin as per the provisions of regional offices/health offices.
6. To install the light pole as per the instruction and provisions of Deputy Engineer (Ele.)
7. To demolish the construction as mentioned in yellow colur on map.
8. After levelling the open spaces as mentioned in the layout, then to fencing and plantation will be done.

9. To measured all plots and sub plots from the Gardening department.

10. To make arrangement of the water supply till the availability from PMC.

11. To carry out the development after the measurement done from the Development Department.

12. That the consent letters and development certificates should be deemed cancelled.

13. That all the internal road, water line, drainage line etc. arrangement should be done by the developer at his own cost.

14. Not to fencing to the said housing project and before commencement of development to fence it.

15. To available the water to plot holder/flat holder before commencement.

16. That the development of the said road in said scheme should be done by the developer and to transfer the same with PMC and also to develop the drainage and sewerage line and to take keep the width as per layout.

17. If any amalgamations of the property then to measured the all plot and sub plot from Land record office and to submit the revised map and also to avail

the water supply till the availability of water line from corporation.

18. To take permission from Building Control Department of PMC

19. To handover the area to PMC which will be acquired for road widening.

20. To submit the 7/12 extract and measurement map, divided 7/12 extract and Building Development Department.

21. To developer the approach road before asking the commencement.

22. As per the Rainwater harvesting rules dated 14.8.2007 to develop the open space and to free the open space for all members.

23. That the undertaking reading the water supply will be binding and to give the instruction to the all plot/ flat holders.

24. It is binding to make available the solar water heater.

25. It is binding to make available the solar water heater.

26. It is binding to make arrangement of seweage treatment if the tenaments are more than 150.

27. As mentioned in the order dated 12 the December 2012 of Environment Department, if the area is more than 20000 sq.mtr. then it is binding to avail the NOC from State and Central Govt.

28. All terms in the pre-approved say out will remain binding.

29. Separate arrangements will be made for separation of wet waste and dry waste.

30. Rainwater harvesting and reuse management / rainwater harvesting will be mandatory.

31. Airport 100 m, 500 m, 900 m, 4.0 km. All restrictions on perimeter and funnel orbit will remain binding,

32. Care should be taken to ensure that the flow of natural water is not blocked by channelizing the flow of natural water as per the rules and instructions. According to most of the surveys, it will be mandatory to carry out the required channelization / drain at the tendering place.

33. All the terms in the ULC will be binding on the concerned owner / developer will not remain unaffected.

34. Prior to requesting any of these occupancy letters, all matters pertaining to the construction on the

disputed area will be terminated. The corporation will not impose.

35. After the possession of this amenity space of 15% and on the transcript of ownership, Pune Municipal Corporation the backlog will remain after the entry of final drawn .

36. Final approval should be sought from the Municipal Commissioner, otherwise no plot can be sold without drawing, and no construction will be allowed on any plot in the drawing.

Sd/xx Building Inspector Building Control Dept. PMC	Sd/xx Dy. Engineer Building Control Dept PMC	Sd/xx Executive Engineer Building Control Dept PMC

EXHIBIT -S

Lic. No. : 716 (PMC), M - 146717-9
Fellow - Institution of Valuers, F - 22189
Fellow - The Council of Engineering & Technology (INDIA) F - 30030
Income Tax Dept. Regd. No. 806 of 2015 - 16

RAJENDRA H. THITE
M.I.E. FIV
Architect & Govt. Regd. Valuer

Office Add. : 101, 1st Floor, "Almira", CTS No. 110, Income Tax Lane, Prabhat Road Lane No.14, Thorat Colony Road, Erandwana, Pune - 411 004 | Email : rajendrahthite@yahoo.com
Phone No. : 020 - 2025 1727, 988 100 1727

TO WHOM SO EVER IT MAY CONCERN

I am appointed as an Architect for the Proposed Residential Project **"Sai Dwarika - Phase 1 & 2" of M/s. Maa Sankalp Buildcon at S.No. 40, H.No. 1/3/2 + 1/4 + 1/5, Village: Yewalewadi, Taluka: Haveli, District: Pune.**

The Total Sanctioned BUA for the said project, as per Sanction Plan vide no. **CC/3294/17 dated 09/03/2018,** is as under:-

FSI	10814.65 Sq.M.
Non-FSI	8655.33 Sq.M.
Total BUA	**19469.98 Sq.M.**

The potential for the plots were below the limit prescribed by the EIA Notification, 2006 when the last sanctioned was obtained on 09/03/2018 for both plots on the same day even after consuming the maximum FSI which can be confirmed from the copy of the sanctioned plan.

We have thereafter handed over the Amenity space to Pune Municipal Corporation vide Registered Document with Sub-Registrar Haveli-23 at Sr.No. 8223/2018, dated 31/05/2018 and Registered Document with Sub-Registrar Haveli-23 at Sr.No. 8224/2018; dated 31/05/2018 as a result of which we became eligible for the additional FSI.

We are proposing the Total BUA for the project as under:-

FSI	13400.62 Sq.M.
Non-FSI	9130.84 Sq.M.
Total BUA	**22531.46 Sq.M.**

The construction at the above mentioned site is already initiated and completed BUA is as under:-

FSI	10814.65 Sq.M.
Non-FSI	8615.06 Sq.M.
Total BUA	**19429.71 Sq.M.**

This confirmation is given this **11th day of November 2019.**

RAJENDRA HARISHCHANDRA THITE ARCHITECT L.I.C No.716 PUNE

Regards,

Rajendra H. Thite

TRUE COPY

EXHIBIT - T

0126

पुणे महानगरपालिका

(कमेन्समेन्ट सर्टिफिकेट)

कार्यकारी अभियंता कार्यालय,
बांधकाम विकास विभाग
पुणे महानगरपालिका,
शिवाजीनगर, पुणे - ४११००५.

(यापुढील पत्रव्यवहार खालील क्रमांक व दिनांक यांच्या उल्लेखासह करावा)

(जागेच्या वा इमारतीच्या कायदेशीर मालकी हक्कांचे संदर्भ लक्षात न घेता अर्जदारास हे संमतीपत्र देण्यात येत आहे.)

(अदा केलेल्या तारखेपासून एक वर्षापर्यंत लागू)

जमीन ले आऊट (रेखांकन / भू अभिन्यास / एकत्रीकरण / विभाजन) दाखला (संमती नकाशासह)

प्रकरण क्रमांक : **YEV/0014/13** क्रमांक : **CC/3406/13**

Proposal Type : **Residential**

Case Type : **New** दिनांक : **9/1/2014**

Project Type : **Layout of Building + Proposed Building**

श्री./श्रीमती **M/s. Maa Sankalp Buildcon (PAH)** व्दारा ला.स.श्री. **RAJENDRA H. THITE (716)** यांस राहणार पुणे, पेठ **4, DIAMOND PALACE, 570/571 SHANIWAR PETH PUNE 30**, महाराष्ट्र नगर रचना अधिनियम, सन १९६६ चे कलमे ४४/४५/५८/६१ व मुंबई प्रांतिक महानगरपालिका अधिनियम, सन १९४९ चे कलमे २५३/२५४ प्रमाणे पुणे महानगरपालिकेच्या सीमेतील पेठ **Yevlewadi** घरांक सर्व्हे नं. **40** सि.स.नं - हिस्सा नं. **1/1+1/2+1/3(p)** फायनल प्लॉट क्र. - प्लॉट क्र. - **()** (सोसायटी) येथे विकास करण्यासाठी आपण महानगरपालिकेकडे दिनांक **28/11/2013** रोजी प्रस्ताव दाखल केला आहे.

उपरोक्त विकास प्रस्तावास महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९९६ चे कलम ४५ नुसार विकास सुरू करण्याचा दाखला/संमतीपत्र खालील अटींवर देण्यात येत आहे. (सोबतचा संमती नकाशा हा संमतीपत्रकाचा अविभाज्य भाग समजणेत यावा.)

अटी :-

१. सदर प्रस्तावातील दर्शविण्यात आलेली दर्शनी अंतरे/रस्ता प्रमाण रेषा पर्यंतचे क्षेत्र पुणे म.न.पा.च्या सुचनेनुसार भविष्यात सार्वजनिक रस्त्याचा भाग राहणार आहे.

२. कोणत्याही नवीन इमारतीचा अथवा वाढीव/दुरुस्त इमारतीचा वापर अथवा वापरासाठी परवानगी वा तात्पा हा कोणत्याही व्यक्तिद्वारे पुणे म.न.पा.च्या भोगवटापत्र प्राप्त झालाशिवाय करण्यात येऊ नये.

३. सदर संमतीपत्राची/विकास परवानगीची मुदत (काम सुरू झालेले नसल्यास) संमतीपत्राचे दिनांकापासून १ वर्षाची राहील. (सोबतचा संमती नकाशा हा संमतीपत्रकाचा अविभाज्य भाग समजणेत येईल.)

४. सदर संमतीपत्र हे मुदत संपल्यानंतर प्रत्येक वर्षी नूतनीकरण करणे आवश्यक आहे असे नुतनीकरण 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 राहील.

५. सदरचे संमतीपत्र हे पुढील अटींचा भंग झाल्यास रद्द करण्यास पात्र राहील.

(अ) जागेवरील विकसन/बांधकाम हे मान्य नकाशाप्रमाणे दर्शविलेल्या/संमत केलेल्या वापरानुसार होत नसल्यास अथवा सदर टिकाणी अनधिकृत बांधकाम/अनधिकृत वापर चालू असल्यास अटींचा भंग समजण्यात येईल.

(आ) सदर बांधकाम प्रस्तावातील संदर्भातील नमुद केलेल्या अटींचे उल्लंघन होत असल्यास / झाले असल्यास, पुणे म.न.पा. ने घाललेल्या निर्बंधाचे उल्लंघन झाले असल्यास अटींचा भंग झाला आहे असे समजण्यात येईल.

(इ) अर्जदाराने सदरची परवानगी ही गैर कृत्य करून पुणे म.न.पा. चे दिशाभूल करून प्राप्त केलेली आहे असे निदर्शनास आल्यास अटींचा भंग झाला आहे असे समजण्यात येईल. विकास नियंत्रण नियमावली नियम क्र. ६.१०, महाराष्ट्र म्युनिसिपल कॉर्पोरेशन अॅक्ट कलम २५८ अन्वये सदरची परवानगी दिशाभुल करून घेण्यात आली आहे असे समजण्यात येईल.

(ई) अर्जदार आणि जो इसम हा स्वत: किंवा त्याच्याद्वारे मालकी हक्काचा दावा करून महाराष्ट्र प्रादेशिक आणि नगररचना अधिनियम १९६६ चे कलम ४२ व ४५ अन्वये असलेल्या तरतुदीचे उल्लंघन करून जमीन विकसन अथवा बांधकाम करत असल्याचे निदर्शनास आल्यास, सदरची परवानगी दिशाभुल करून घेण्यात आली आहे असे समजण्यात येईल.

६. सदर संमतीपत्रावरील/लगत असलेल्या अटी व सुचना या केवळ अर्जदारास नव्हे तर भविष्यातील अर्जदाराचे सर्व वारीवारस, मुखत्यारधारक, व्यवस्थापक, प्रशासक, वारसदार आणि प्रत्येक इसम जो अर्जदाराच्याद्वारा मालकी हक्क सिध्द करेल त्या सर्वांस कायमस्वरूपी बंधनकारक राहील.

७. काम सुरू करण्यापूर्वी एन. ए. ऑर्डर दाखल करणार.

८. अकृषिक दाखला (एन. ए. ऑर्डर), यु.एल.सी. आदेश, प्रदूषण नियामक मंडळाचे आदेशातील कामगार विमा आयुक्त यांचे अटी व शर्ती बंधनकारक राहतील.

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

वरील संमतीपत्राबद्दल काही शंका वैगेरे असल्यास काम सुरू करण्यापूर्वी महानगरपालिकेकडे तसे कळवून स्पष्टीकरण करून घ्यावे.

सहायक संचालक
बांधकाम विकास विभाग
पुणे म.न.पा.

उप अभियंता
बांधकाम विकास विभाग
पुणे म.न.पा.

कार्यकारी अभियंता
बांधकाम विकास विभाग
पुणे म.न.पा.

TRUE COPY

-:अटी :-

1 सदर रेखांकनास मा. महापालिका आयुक्त यांजकडून अंतिम मंजुरी घ्यावी अन्यथा रेखांकनातील कोणत्याही प्लॉटची विक्री किंवा लिज करता येणार नाही, तसेच रेखांकनातील कोणत्याही प्लॉटवर बांधकाम परवानगी दिली जाणार नाही.

2 १५ % ॲमिनिटी स्पेसचा एफ.एस.आय. सदर ॲमिनिटी स्पेस ताब्यात दिल्यानंतर व मालकी हक्काच्या उताऱ्यावर पुणे म.न.पा.ची नोंद झालेनंतर अनुज्ञेय राहील.

3 सदर मिळकतीतील कोणतेही भोगवटा पत्र मागणेपुर्वी बाधग्रस्त क्षेत्रावरील बांधकामाचे अनुषंगाने सर्व बाबी निरस्त करणार, बाधग्रस्त क्षेत्राबाबत कोणताही बाद निर्माण झालेस त्याची सर्वस्वी जबाबदारी मालक/विकसन कर्त्याची राहील. म.न.पा.स कोणताही लोशिष लागू देणार नाही.

4 यु.एल.सी.ॲक्टरमधील सर्व अटी संबंधित मालक /विकसकावर बंधनकारक राहतील त्यास पुणे म.न.पा. जबाबदार राहणार नाही.

5 नैसर्गिक पाण्याचा दर्शविलेला प्रवाह नियमानुसार व सुचनेनुसार चॅनेलाईज करून नैसर्गिक पाण्याचा प्रवाह बंदिस्त होणार नाही याची दक्षता घेणे बंधनकारक राहील. प्राथमुख्य सर्वेक्षणानुसार आवश्यक ते चायनेलाशाझेशन /नाला ट्रेन्चींग जागेवर प्रत्यक्षात करून घेणे बंधनकारक राहील.

6 एअर फोर्स ॲथॉरीटीचे १०० मीटर, ५०० मीटर, ९०० मीटर, ४.० कि.मी. मधील परिक्षेत्रातील व कनेल कक्षेबाबतचे सर्व निर्बंध बंधनकारक राहतील.

7 पावसाळी पाणी साठवणे व पुर्नवापरासाठी व्यवस्थापन करणे/रेन वॉटर हार्वेस्टिंग करणे बंधनकारक राहतील.

8 ओला कचरा व सुका कचरा वेगवेगळा करणे करता स्वतंत्र व्यवस्था करणार.

9 पूर्व मान्य ले आऊट मधील सर्व अटी बंधनकारक राहतील.

10 मा.पर्यावरण विभागाकडील दि. १२ डिसेंबर २०१२ रोजीचे आदेशानुसार नमुद केलेप्रमाणे २०००० चौ.मी. पेक्षा जास्त एकुण बांधकाम क्षेत्र नियोजन प्रस्तावास मा. केंद्र शासन यांचेकडील पर्यावरण विभागाकडील नाहरकत पत्र घेणे बंधनकारक राहील. आवश्यक तेथे महाराष्ट्र प्रदुषण नियंत्रण बोर्डचे नाहरकत पत्र बांधकाम परवानगीचे वेळी दाखल करणे बंधनकारक राहील.

11 १५० पेक्षा जास्त टेनामेंट असल्यास ड्रेनेज विभागाचे नियम व सुचनेनुसार सिवेज ट्रीटमेंट प्लॅन्ट व्यवस्था करणे बंधनकारक राहील.

12 नियमामधील तरतुदीनुसार नमूद केलेल्या विशिष्ट वापराकरिता सोलर वॉटर हिटरची व्यवस्था करणे बंधनकारक राहील.

13 नियमामधील तरतुदीनुसार नमूद केलेल्या विशिष्ट वापराकरिता सोलर वॉटर हिटरची व्यवस्था करणे बंधनकारक राहील.

14 पाणी पुरवठ्याबाबत दिलेले हमीपत्र बंधनकारक राहील तसेच दिलेल्या हमीपत्रातील बाबींसदर्भात गाळेधारकाचे करारात नमूद करून गाळेधारकांना लेखी पूर्व कल्पना देणे, विकसन कर्त्यांवर बंधनकारक राहील.

15 ले आऊट मधील ओपन स्पेस सर्व सभासदांसाठी खुली राहील दि.१४/०८/२००७ मधील तरतुदीनुसार रेनवॉटर हार्वेस्टिंग नियमानुसार ओपनस्पेस विकसित करणार.

16 बांधकाम परवानगी मागण्यापूर्वी पोहोच रस्ता विकसित करणार.

17 बांधकाम परवानगी घेतल्यापासून एक वर्षाच्या आतमध्ये एकत्रीत मोजणी नकाशा, एकत्रीत ७/१२ उतारा/स्वतंत्रपणे विभाजित मोजणी नकाशा, विभाजीत ७/१२ उतारा, बांधकाम विकास विभाग कार्यालयाकडे दाखल करणार.

18 रस्ता रूंदीचे अतिरिक्त चटई क्षेत्र वापरण्यापूर्वी सदरची रस्त्यात गेलेली जागा पुणे म.न.पा.च्या ताब्यात देणार.

19 जागेवर कोणतेही बांधकाम सुरू करण्यापूर्वी बांधकाम नियंत्रण विभाग पुणे म.न.पा. यांजकडून बांधकामाची परवानगी घेणार.

20 सदर रेखांकनामध्ये मिळकतीची विभागणी अथवा एकत्रीकरण केले असल्यास -अ. सर्व प्लॉट व सबप्लॉट यांचे नगरभूमापन अधिकारी अथवा जिल्हा निरीक्षक भुमीअभिलेख यांचेकडून मोजणी करून घेणार व प्रत्यक्षातील मापांनुसार दुरूस्त नकाशा सादर करणार. ब.प्रत्येक सब प्लॉटसाठी स्वतंत्र पाणीपुरवठा व मलनिःसारण व्यवस्था करणार.क. म.न.पा.कडून पाणीपुरवठा होईपर्यंत विकसकाने स्वतःसोय करावयाची आहे.ड. सदर मिळकर्ताच्या मालकीबाबत, त्याच्या क्षेत्राबाबत, मिळकतीच्या मापाबाबत प्लॉटस् व सब प्लॉटच्या पोहोच रस्त्याबाबत, अतिक्रमणाबाबत भविष्यात म.न.पा. जबाबदार राहणार नाही.

21 सदर मिळकतीतून जाणारे विकास योजनेतील रस्ते हे गृहसंस्थेने / विकसकाने विकसन करावयाचे असून त्याची आखणी पुणे म.न.पा. कडून करून देण्यात येईल. या रस्त्यांची कॉलनी रस्ते म्हणून विकास करताना त्याची रूंदी वि.नि.नि.नुसार नियोजित करावी. कार्यकारी अभियंता (पथ) यांच्या मार्गदर्शक तत्वानुसार या रस्त्यांचा विकास करावयाचा असून त्याचे पुणे म.न.पा. कडे हस्तांतरण करावयाचे आहे. गृहसंस्थेने/विकसकाने स्वखर्चाने या रस्त्यातील पाणीपुरवठा व मलनिःसारण वाहिन्यांचा विकास

करावयाचा असून म.न.पा. कडून त्याचा मोबदला मिळणार नाही. रेखांकनातील अंतर्गत रस्त्यांची रूंदी विकास नियंत्रण नियमावलीनुसार ठेवणार.

22 म.न.पा. कडून पाणीपुरवठा सुरु होईपर्यंत, विकसक सर्व प्लॉटधारकांना/गाळेधारकांना त्याची जाणीव करून देणार.

23 गृहप्रकल्पामध्ये कोणत्याही इमारती भोवती कुंपण घालणार नाही, मात्र कोणताही विकास करण्यापूर्वी मिळकतीभोवती कायम स्वरूपी कुंपण घालणार.

24 गृहप्रकल्पामधील सर्व अंतर्गत रस्ते, पाणी पुरवठा वाहिन्या, मलनि:सारण वाहिन्या रस्त्याकडेची प्रकाश व्यवस्था इत्यादी गोष्टी विकसकाने स्वखर्चाने करावयाच्या असून त्याची भविष्यातील देखभाल दुरूस्तीची व्यवस्था विकसकाने करावयाची आहे.

25 यापूर्वी अदा करण्यात आलेले विकसनाचे दाखले/संमतीपत्रे रद्द समजण्यात यावीत.

26 विकास योजना विभागाकडून विकास योजनेमधील रस्त्यांचे प्रत्यक्ष जागेवर आणखी केल्यानंतरच कोणताही विकास सुरू करणार.

27 पुणे म.न.पा."कडून पाणीपुरवठा उपलब्ध होईपर्यंत विकसक/सहकारी संस्था स्वत:पाण्याची व्यवस्था करणार त्याबाबत तक्रार करता येणार नाही.

28 रेखांकनातील सर्व प्लॉट व सब प्लॉट यांचे नगरभुमापन अधिकारी अथवा जिल्हा निरीक्षक भुमी अभिलेख यांचेकडून मोजणी करून घेणार व त्याचे मोजणी प्रमाणपत्र त्यांच्या मापांसह सादर करणार.

29 सदर रेखांकनात दर्शविलेल्या खुल्या जागांचे योग्य सपाटीकरण केल्यानंतर, त्यावर उद्यान विभागाकडील मार्गदर्शनानुसार वृक्षलागवड केल्यानंतर व त्याकडेने कुंपन घालणार.

30 कोणताही विकास सुरू करण्यापूर्वी नकाशात पिवळ्या रंगाने दर्शविलेली बांधकामे वैध मार्गाने पाडून घेणार.

31 उप अभियंता (विद्युत) यांच्याकडील तरतुदीनुसार सदर मिळकतीतील रस्त्यांवर विद्युत प्रकाशासाठी खांब लावणार.

32 क्षेत्रिय कार्यालय/आरोग्य विभागाकडील तरतुदीनुसार सदर मिळकतीत कचरापेट्या ठेवणार.

33 उपअभियंता(मलनि:सारण) यांच्या सुचनेनुसार सेप्टिक टँकचे बांधकाम करणार व भविष्यात म.न.पा.च्या मलनि:सारण वाहिनीशी सदर मिळकतीतील सर्व मलनि:सारण वाहिन्या स्वखर्चाने जोडणार.

34 सदर मिळकतीतून जाणाऱ्या व नव्याने टाकावयाच्या मलनि:सारण वाहिन्या ह्या ड्रेनेज विभागाच्या देखरेखीखाली टाकणार.

35 सदर मिळकतीतून जाणाऱ्या व नव्याने टाकावयाच्या पाणी पुरवठा वाहिन्या ह्या पाणीपुरवठा विभागाच्या देखरेखीखाली टाकणार.

36 लेआऊटमध्ये रेनवॉटर हार्वेस्टिंग व सरफेस ड्रेनेजची व्यवस्था करणार. रेखांकनामध्ये निर्देशित केलेले रस्ते यांचे बाजूने पावसाळी गटारे बांधणार मा. कार्यकारी अभियंता (पथ) यांचे मार्गदर्शनानुसार सदर काम समाधनकारक व योग्य निकषानुसार करणार.

काही महत्वाच्या विशेष सुचना

1 भविष्यात मान्य नकाशा व्यतिरिक्त कोणतेही बांधकाम (उदा. सर्व मार्जिनल अंतरात व टेरेसवरील शेड, पार्टीशन वॉल करून अगर ग्रील लावून पार्किंग बंदिस्त करणे इ.) केल्यास, कोणतेही पुर्व सूचना न देता सदरची संपूर्ण अनाधिकृत बांधकामे पाडण्यात येतील व त्याप्रित्यर्थ येणारा संपूर्ण खर्च प्लॉट धारक/मालक यांचेकडून वसूल करण्यात येईल.

2 भूअभिन्यासातील अनुज्ञेय चटईक्षेत्र हे प्रस्तावित टी.डी.आर./रस्तारूंदी आरक्षित क्षेत्र/ॲमिनिटी स्पेसचे क्षेत्रासह दर्शविले आहे. प्रत्यक्षात या टी.डी.आर./रस्तारूंदी व ॲमिनिटी स्पेसच्या चटईक्षेत्राचे मोबदल्या बांधकाम अनुज्ञेय करण्यात आलेले नाही. टी.डी.आर.सर्टिफिकेट उपलब्ध करून रितसर टी.डी.आर. खर्ची टाकल्यावरच व रस्तारूंदी/ॲमिनिटी स्पेस व आरक्षित क्षेत्रासाठी म.न.पा.चे नावे ७/१२ उतारा दाखल झाल्यावर त्या क्षेत्राचे बांधकाम अनुज्ञेय करण्यात यईल. तसेच भू अभिन्यासात चटईक्षेत्र मान्य केले, याचा अर्थ त्यांस बांधकाम परवानगी मिळाली असा होत नाही. केवळ भूअभिन्यास मान्य आहे, म्हणून त्या क्षेत्रावे बांधकाम केल्यास ते अनधिकृत समजून, एम.आर.टी.पी. १९६६, बी.पी.एम.सी. ॲक्ट १९४९ चे संबंधित कलमांतर्गत कारवाई करण्यात येईल. तसेच मिळकतीत त्रयस्थ हितसंबंध निर्माण झालेस, त्यास म.न.पा. जबाबदार राहणार नाही.

3 एकत्रीकरण/विभाजन करून बांधकाम परवानगी घेतल्यास संमतीपत्र दिनांकापासून एक वर्षाचे आत एकत्रित/स्वतंत्र असा ७/१२ उतारा, मालमत्ता पत्रक तसेच मोजणी नकाशा महानगरपालिकेस सादर करणार.

4 ओला व सुका कचऱ्या करीता मिळकतीमध्ये कंटेनरची सोय करणार.

5 म.न.पा. पाणी पुरवठा उपलब्ध होईपर्यंत सर्व रहिवासांच्या पुरेसा पिण्याच्या पाण्याची अन्य व्यवस्था स्वखर्चाने करणार.

6 मिळकतीमधील रस्तारूंदीतील जागा पुणे म.न.पा.च्या ताब्यात देऊन म.न.पा.च्या नावे मालकी हक्काचे कागदपत्र झाल्यानंतरच चटईक्षेत्राचे नियोजन करणार व मोजणीचा नकाशा दाखल करणार.

7 इमारतीच्या आवारात कचरापेटी, दिवाबत्ती इ. बाबींची सोय करणार व पुरेशा संख्येत उद्यान विभागाच्या मार्गदर्शक तत्वानुसार लोखंडी ट्री गार्डमध्ये झाडे लावणार.

8 अस्तित्वातील वॉटर मिटर बाबत मिटर विभागाचे थकबाकी नसल्याबाबतचे ना हरकत पत्र दाखल करणार.

9 आवश्यक तेथे प्रोव्हीजनल फायर एन.ओ.सी. मधील अटी मालक/विकसक यांचेवर बंधनकारक राहतील.

10 काम सुरू करण्यापूर्वी बांधकामास अडथळा येणाऱ्या झाडाबाबत गार्डन विभागाचे ना हरकत पत्र दाखल करणार.

11 बांधकामाचे नकाशांना परवानगी मिळाल्यावर विकसनकर्ता / मालक यांनी जागेवर फलक लावून खालील प्रमाणे माहिती दर्शवावी. क. मालकाचे, विकसकाचे, आर्किटेक्ट व कॉन्ट्रक्टर यांचे नावे व पत्ता.ख. जागेच्या हद्दीसह स.नं. सी.टी.एस. नंबर, वॉर्ड नंबर इ. ग. पुणे मनपाकडील विकसनासाठी /नकाशासाठी दिलेली परवानगी नंबर दिनांक.घ. बिल्टअप एरीया/नियोजीत बांधकामाचे एकूण क्षेत्र.ङ. निवासी फ्लॅटची संख्या, व्यापारी गाळ्यांची संख्या व त्यांचे क्षेत्र मान्य नकाशाच्या प्रती पाहण्यासाठी उपलब्ध असण्याचा पत्ता. छ. मान्य नकाशांची प्रमाणित प्रत बांधकामाच्या जागेवर उपलब्ध ठेवणे.

12 प्लॉटच्या आवारातील मोकळ्या जागेत व सामुहिक रस्त्यावर दिवाबत्तीची सोय करणार.

13 सदर इमारतीचे काम मुख्य रस्त्यालगत असल्यास चांगल्या प्रकारे किंवा पत्र्याचे पार्टीशन बसवून बंदिस्त करणार

14 बांधकामावर काम करणाऱ्या कामगारांसाठी त्यांचे संख्येनुसार तात्पुरती स्वच्छतागृहे उपलब्ध करू देणार स्त्री कामगारासाठी स्वतंत्र स्वच्छतागृह बांधणार व ते कोणतेही भोगवटापत्र मागणेपूर्वी पाडणार.

15 बांधकामाच्या व पाडकामाच्या काळात तयार होणारा राडारोडा कोणत्याही परिस्थितीत रस्त्यावर अगर सार्वजनिक ठिकाणी टाकणार नाही व मा. क्षेत्रीय अधिकारी यांचे मार्गदर्शनाने त्याची विल्हेवाट लावणार व वरीलप्रमाणे राडारोडा मनपा ने ठरवून दिलेल्या ठिकाणी टाकण्याची व्यवस्था करणार

16 मालकी हक्काबाबत व पुर्नवसनेचे योजनेमध्ये भाडेकरूंचा वाद निर्माण झाल्यास याची सर्व जबाबदारी विकसकाचीराहील व मनपास कोणतीही तोषीस लागू देणार नाही.

17 बाजूच्या अस्तित्वातील मिळकतीतील भाडेकरूंचे अस्तित्वातील हवा उजेडाचे इजमेंट राईटस जपणार.

18 बेसमेंटमध्ये साठणाऱ्या पाण्याचा निचरा करण्यासाठी पंप बसवणार.

19 बेसमेंट पार्किंगचा वापर फक्त पार्किंगसाठीच करणार.

20 काम सुरु करण्यापुर्वी मान्यताप्राप्त दर्जाच्या परवानाधारक स्ट्रक्चरल डिझायनर/इंजिनियर यांची नेमणूक करणारे पत्र व जोते तपासणी दाखला तसेच कोणतेही भोगवटापत्र मागणेपूर्वी त्याचे स्ट्रक्चरल स्टॅबिलीटी सर्टिफिकेट/रिपोर्ट दाखल करणार. वाढीव बांधकाम स्ट्रक्चरल इंजिनिअरर्सचे नियमित मार्गदर्शन व देखरेखीखाली पूर्ण करणार.

21 अस्तित्वातील जुनी बांधकाम पाडताना शेजारील मिळकत/मिळकतीतील इमारतीस धोका/नुकसान होणार नाही याची खबरदारी घेणार

22 नियोजित बांधकाम सुरू करणेपुर्वी रस्ता रुंदी सेटबॅक मधील तसेच अस्तित्वातील जुने बांधकाम पाडावयाचे दर्शविलेले बांधकाम वैध मार्गाने पाडणार.

23 विकास योजना/अग्निशामक दल यांचेकडील पत्रामधील अटी संबंधित मालक/विकसकावर बंधनकारक राहतील.

जमिन विकास निधी ३८,००० चौ.मी क्षेत्रासाठी
रक्कम रु. ४७,५४०/- चलन क्र. CBIBP/21092/13
दि. 31/12/13 ने भरले आहेत.

TRUE COPY

PUNE MUNICIPAL CORPORATION

Office of Executive Engineer
Building Development Department
Pune Municipal Corporation
Shivajinagar, Pune- 411005

(COMMENCEMENT CERTIFICATE)
(This consent letter is given without consideration of land and building ownership)
(Valid till one year from the date of issuance)
Land Layout/ Amalgamation/Division Certificate(with consent map)

No. YEV/0014//13 No. CC/3406/13
Proposal Type: Residential Date: 8/4/2014
Case Type: New
Project Type: Layout Building + Proposed Building

Shri/Smt. M/s. Maa Sankap Buildcon (PAH) through its Licensed Architect RAJENDRA H. THITE office at Diamond Palace, 570/571, Shaniwar Peth, Pune- 411030 has filed the proposal on 28/11/2013 for the permission for commencement of construction under section 44/45/58/69 of Maharahstra Town Planning Act, 1966 and under section 253/254 of Mumbai Provincial Municipal Corporation Act 1949 and as per section 45 of Maharashtra Regional Town Planning Act 1996 has been given for the land bearing S. No. 40 Hissa No. 1/3/2+1/4 Final Plot No. ..... Plot No..... situated at village Yevalewadi, within the limits of Pune Municipal Corporation (The annexed consent letter should be consider as the part and parcel of this consent letter)

TERMS

1. The distances/road of boundary mark shown in the said proposal shall remain the public road's part in future as per the Pune Municipal Corporation.

2. Without obtaining the occupancy certificate from Pune Municipal Corporation, no person shall use of any new building or additional/modified building or permission of use or possession.
3. The period of the said consent letter/development permission (if work is not commenced) is for 1 year from the date of consent letter. (The annexed consent map is the undivided part of this consent letter).
4. It is necessary to renew the said consent letter after the end of its period for each year and the said renewal shall be for continuous three time. If the same is not done, then as per section 44 of Maharashtra Regional Town Planning Act, 1966 and Section 253 and 254 of Maharashtra Municipal Corporation Act, 1966 the consent should be taken by filing new application. The validity of consent letter is as per Section 48 of M.R.T.P. Act.
5. The said consent letter is liable for cancelled if any breach of the following terms.

a) If the actual development construction is not carried out as per the sanctioned layout or any illegal construction/illegal use, then the same be treated the breach of terms.

aa) If any breach committed/commit of the terms mentioned in the proposed construction, and breach of the restrictions imposed by the Pune Municipal Corporation, then the same be treated the breach of terms.

e) If found that the applicant has obtained the said permission by using illegal tactics and misguiding to Pune Municipal Corporation, then the same be treated the breach of terms. The same is treated as the said permission obtained by misguiding under section 258 of Maharashtra Municipal Corporation Act, Development Control Regulations Rules No. 6.10.

ee) If found that the applicant and the person himself/themselves by claiming the ownership right and by making breach of the provisions and section 42 and 45 of Maharashtra Regional and Town Planning Act, 1966, then the same be treated the permission is obtained by misguiding.

6. The terms and instructions mentioned in consent letter/annexed not only binding on the applicant but the same is permanently binding on the applicant's all future legal heirs, power of attorney holder, manager, administrative, successor and every person who claiming on behalf of applicant.

7. Before commencement should submit N.A. Order.
8. The terms and conditions mentioned in the order of Maharashtra Pollution Control Board, Industrial Directorate, Labour Insurance Commissioner, N.A. Order, ULC Order will be binding.

   While doing the work as per above consent letter, if it is shown to the Pune Municipal Corporation that, any breach of Municipal Corporation Act, Maharashtra Regional & Town Planning Act, 1966 or rules and sub-rules made thereunder, then the Pune Municipal Corporation shall have right to cancel the said consent letter.

   If any doubts regarding the said consent letter, then before commencing the work, should inform the Municipal Corporation and to take clarification.

TERMS:

1. To give final sanction to the said layout from Municipal Commissioner otherwise lease or plot sale is not allowed also the permission shall not given for construction on any plot of said layout.
2. The 15% amenity space F.S.I. will be allowable after the amenity space given in possession and the name of Pune Municipal Corporation recorded on the ownership extract.

3. The whole things in respect of the construction of disputed area should revoked before demanding any occupancy certificate in the said land, if any dispute arose in respect of the disputed are, then the responsibility shall be on the owner/developer and they keep indemnified the Municipal Corporation.
4. All terms mentioned in U.L.C. order shall be binding upon the concerned owner/developer and Pune Municipal Corporation shall not responsible for the same.
5. It is binding to take precaution that the natural water flow should not be blocked and to channelize the natural water flow as per rules and instruction. It is binding to necessary channelization/ nala tenching in actual land a per primove survey.
6. All restriction of Air Force authority within the limits of 100 meter, 500 meter, 900 meter, 4.0 k.m. of area and boundary shall be binding.
7. It is binding to store the rain water and to reuse management/rain water harvesting.
8. To separate arrangement for the wet and dry waste.
9. All terms mentioned in prior layout shall be binding.
10. As mentioned in the order dated 12th December, 2012 of Environment Department, it is binding to

obtain No objection certificate from the Environment Department of Central Govt. for the 20000 sq.ft. and more than total construction and its planning proposal. It is also binding to submit the No objection certificate of Maharashtra Pollution Control Board as and when necessary for permission.

11. If the tenements are more than 150, it is binding to make arrangement of sewerage treatment plant as per the rules and instructions of drainage department.

12. It is binding to make arrangement of solar water heater for special purpose as mentioned in the provisions of said Rules.

13. It is binding to make arrangement of solar water heater for special purpose as mentioned in the provisions of said Rules.

14. The undertaking given in respect of water supply is binding and also it is binding on the developer to mentioned the things as mentioned in undertaking in agreement entered with tenements holder and to give written prior intimation.

15. The open space in layout shall be open for all members. The open space development should be done as per rules mentioned rain water harvesting should and provisions dated 14/08/2007.

16. To developed the road before demanding the construction permission.

17. Within one year from obtaining the construction permission the amalgamated demarcation map, 7/12 extract/ separate partition demarcation map, partitioned 7/12 extract should be submit to the Construction Development Department office.

18. Before using the additional carpet area of road widening the land acquired for road should be given or handover to Pune Municipal Corporation.

19. Before commencement of any construction on the said land to avail the permission from Building Control Department of Pune Municipal Corporation.

20. If there is divide or amalgamation of the land mentioned in the said layout, A. All plot and sub plot's demarcation should be obtain from City Survey Officer or District Inspector Land Record and to submit the revised map as per actual measurement. B. To make arrangement of separate water supply and drainage system for each sub plot. C. Till the water supply from Pune Municipal Corporation the developer shall available separate water supply. D. In future the Municipal Corporation shall not responsible in future

for the ownership of land, its area, measurement of land, plot and sub plot road, encroachment etc.

21. The roads passing through the said property should be develop by the Housing Society/Developer and the demarcation should be given from Pune Municipal Corporation. While development of the said road as colony road, the width should be proposed as per D.C.R. The development of said road should be as per the guidelines of Executive Engineer (Road) and to transfer the same with Pune Municipal Corporation. The housing society/developer should make development of the drainage system and sewerage and Municipal Corporation should not give any consideration in that respect. The width of the internal road in the layout should be kept as per Development Control Regulations.

22. Till starting of the water supply from Municipal Corporation, the Development should intimate about the same to plot holders/tenement holders.

23. He/they should not make any fencing to any of the building of said housing project, but before any development to make permanent fencing to the said land.

24. The developer should make arrangement of all internal roads, water supply pipeline, drainage system, lights etc. on his/their own cost and also the developer should make future arrangement of the said things.

25. The Development Certificates/Consent Letters given prior to this deemed as cancelled.

26. Any development of the road after demarcation on the actual land by the Development Scheme Department.

27. Till the availability of water supply from Pune Municipal Corporation, the Developer/Co-operative Society should available the water facility and shall not make any complaint.

28. To demark the all plots and sub plots in the said layout from City Survey Officer or District Inspector Land Records and to submit its demarcation certificate alongwith measurement.

29. To make fencing to the open space shown in said layout after levelling, and after plantation of trees as per Gardening Department.

30. Before commencement of any development to demolish the constructions shown in yellow colour with correct way.

31. To put the pole for light on the road of said property as per the provisions of Deputy Engineer (Electricity).

32. To keep the Waste-bin on the said property as per the provisions of Regional Officer/Health Department.

33. To construct the septic tank as per the instructions of Deputy Engineer (Drainage) and in future all drainage lines should be attach to the Pune Municipal Corporation's drainage line.

34. The drainage lines and newly drainage lines should be put under the guidance of drainage department.

35. The water supply lines and newly water supply lines be put under the guidance of water supply department.

36. To make arrangement of rainwater harvesting in layout and surface drainage. To construct the rainy drainage line adjacent to the road as directed in the said layout and the said work should be done satisfactory under the guidance of Executive Engineer.

Some Important Special Instructions:-

1. If in future any construction rather than sanctioned plan (e.g. all marginal distance and terrace shed, to

construct parturition wall or grill and parking closed etc.), then without given any prior intimation, the whole unauthorized construction will be demolished and the whole expenses incurred towards the same, shall be recovered from the flat holder/owner.

2. The allowable carpet area is shown alongwith the proposed T.D.R/Road widening reserved area/amenity space area. In actual the construction in consideration of T.D.R/Road widening reserved area/amenity space area shall not allowable. After available the T.D.R. Certificate and incurred the T.D.R., road widening/amenity space reserved area the name of Pune Municipal Corporation has been recorded on 7/12 extract the construction on said area will be allowable. If the carpet area agreed in Land Record it did not mean the construction permission is given. If presumed that the Land record is agreed, and if any construction done on the said area, the same shall be treated as unauthorized and the actions should be taken under the provisions of M.R.T.P. Act, 1966, B.P.M.C. Act, 1949. Also if any third party interest created in the said property, then municipal corporation is not responsible.

3. If the construction permission has been obtained by amalgamation/partition, then within one year from the consent letter the joint/separate 7/12 extract, property card extract also the demarcation map should be submit to Municipal Corporation.
4. To avail the facility of container for dry and wet waste.
5. Till the availability of water supply from Municipal corporation, to arrange the sufficient and adequate drinking water to all residents.
6. After given/handover the possession of road widening land to Pune Municipal Corporation and after the deeds of ownership rights transferred in the name of Pune Municipal Corporation, to plan the carpet area and to submit the demarcation plan.
7. To avail the facility of dustbin and lamp etc. in the surrounding area of building and to plant the adequate/sufficient trees in the garden as per the guidelines of Gardening Department.
8. To submit the no objection certificate of Meter Department about the no dues in respect of existing water meter.

9. The terms and conditions mentioned in Provisional Fire NOC shall binding on the owner/developer at necessary.

10. To submit the No objection certificate of Gardening Department before commencement of construction regarding the disturbance of trees.

11. The developer/owner after obtaining the building sanction permission to put the board on said land and following information should be indicate. C. Name and addresses of Owner, Developer, Architect and Contractor. Kh. S.No., C.T.S. Number, Ward Number etc. alongwith the boundaries of land. G. Permission Number and Date of Development/Map issued by Pune Municipal Corporation. Gh. Built up area/total area of proposed construction. D. Numbers of residence flat, numbers of commercial units and their area, address of person who available for shown the sanctioned layout, map, Ch. To available the certified copy of sanction layout on construction site.

12. To make arrangement of light on common road and open space of said plot.

13. If the construction of building work is adjacent to the main road, then to partition with tin shed.

14. To available the temporary bathrooms for the labour who working on construction site and to construct the separate bathroom for lady labour and the same shall be demolish before demanding the occupancy certificate.

15. Do not throw the raw material during the construction work on public road and to dispose off the same as per guidance of Regional Officer and to make arrangement to store the raw material as prescribed by the Municipal Corporation.

16. If any dispute arose for ownership right and redevelopment scheme of tenant, then the sole responsibility will be on developer and he/they keep indemnified to the Municipal Corporation.

17. To preserve the easement rights of air of the existing tenants of adjacent existing properties.

18. To set the pump for the water harvesting store in basement.

19. To use the basement parking only for parking.

20. To submit the structural stability certificate/report and letter of appointment of licensed holder structural designer/engineer and plinth inspection certificate also before demanding the occupancy certificate before the commencement

of work. To complete the additional construction under the continuance guidance of structural engineer.

21. To take precautions not to cause any damage/loss to the adjacent property/ies while demolishing the existing old construction.

22. To demolish the existing old construction also the road widening setback construction before commencement of proposed construction.

23. That the conditions mentioned in letter of Development Plan/Fire Brigade will be binding on the owner/developer.

EXHIBIT -U

वाचा:- श्री. गणपत मारुती जाधव तर्फे कु.मु.धा. मे. मॉ. संकल्प बिल्डकॉन (भागीदारी संस्था) तर्फे भागीदार मे. संकल्प सृष्टी बिल्डकॉन प्रा.लि. तर्फे १) श्री. पांडुरंग सुभाष हगवणे २) श्री. संतोष सुभाष हगवणे, मॉ. प्रणाम कन्सल्टन्सी प्रा.लि. तर्फे १) श्री. विवेक सुरेश पवार २) श्री. विशाल सुरेश पवार ३) श्री. रामकृष्ण नारायण रेड्डी ४) श्री. हेमंत पिशोरीलाल मलिक रा. बी-३, के.पी.सी.टी. मॉल, फातीमानगर, पुणे-१३ यांचेकडील अर्ज दि.१३/०५/२०१४ रोजीचा अर्ज.

२) मा. आयुक्त, पुणे विभाग यांचेकडील परिपत्रक क्र.मह-२/जमीन/आरआर/७७२/०३,दि.२३/९/०३.

३) पुणे मनपा कडील कमेन्समेन्ट प्रमाणपत्र क्र. सीसी/३४०६/२०१३, दि.०९/०१/२०१४

४) अपर जिल्हाधिकारी तथा स.प्रा.पुणे नागरी समुह,पुणे यांचेकडील दि. ३ मे,२०११ रोजीचे पत्र.

५) अपर जिल्हाधिकारी तथा सक्षम प्राधिकारी पुणे नागरी समुह, पुणे यांचेकडील क्र. युएलसी/टे.क्र.७/ कावि/१९१/२०१४, दि. ३०/०६/२०१४

६) महाराष्ट्र जमीन महसुल अधिनियम, १९६६ चे कलम ४४.

७) पर्यावरण विभागाकडिल पत्र क्रमांक इएनव्ही-२०१०/प्र.क्र.१४४/ता.क्र.३/दिनांक ०५/०२/२०११.

८) नगर विकास विभागाकडील परिपत्रक क्र. नाजक-२२११/प्र.क्र.१३८/नाजकधा-२ दि.७/०६/२०११.

९) भारत सरकार पर्यावरण व वन विभागाकडील नोटीफीकेशन क्र. F.No. १-४-२०१२-RE(Pt.) दि. १३/११/२०१३

जिल्हाधिकारी कार्यालय,पुणे
(महसुल शाखा)
क्र. डीएन/४३९/२०१४
क्र.पमह/एनए/एसआर/४०९/२०१४
पुणे, दिनांक ९/०९/२०१४.

विषय:- मौजे- येवलेवाडी, ता. हवेली, जि. पुणे येथील जमीन स.नं.४०/१/१ मधील क्षेत्र. ४०००-०० चौ.मी., स.नं.४०/१/२ मधील क्षेत्र. ४०००-०० चौ.मी. व स.नं. ४०/१/३ पैकी मधील २०००-०० चौ.मी. असे एकुण १००००-०० चौ.मी. क्षेत्रास निवासी प्रयाजनार्थ महाराष्ट्र जमीन महसूल अधिनियम १९६६ मधील ४४ नुसार अकृषिक परवानगी देणेबाबत.

आदेश

मौजे-येवलेवाडी, ता. हवेली, जि. पुणे येथील जमीन स.नं.४०/१/१ मधील क्षेत्र. ४०००-०० चौ.मी., स.नं.४०/१/२ मधील क्षेत्र. ४०००-०० चौ.मी. व स.नं. ४०/१/३ पैकी मधील २०००-०० चौ.मी. असे एकुण १००००-०० चौ.मी. क्षेत्रास निवासी प्रयाजनार्थ महाराष्ट्र जमीन महसूल अधिनियम १९६६ मधील ४४ नुसार अकृषिक मिळावी म्हणुन दिनांक १३/०५/२०१४ रोजीचे अर्जान्वये अर्जदार श्री. गणपत मारुती जाधव तर्फे कु.मु.धा. मे. मॉ. संकल्प बिल्डकॉन (भागीदारी संस्था) तर्फे भागीदार मे. संकल्प सृष्टी बिल्डकॉन प्रा.लि. तर्फे १) श्री. पांडुरंग सुभाष हगवणे २) श्री. संतोष सुभाष हगवणे, मॉ. प्रणाम कन्सल्टन्सी प्रा.लि. तर्फे १) श्री. विवेक सुरेश पवार २) श्री. विशाल सुरेश पवार ३) श्री. रामकृष्ण नारायण रेड्डी ४) श्री. हेमंत पिशोरीलाल मलिक रा. बी-३, के.पी.सी.टी. मॉल, फातीमानगर, पुणे-१३ यांनी या कार्यालयाकडे प्रस्ताव दाखल केलेला आहे.

सदर प्रस्तावातील मिळकतीवरील रेखांकन व बांधकाम आराखडयांस पुणे महानगरपालिका यांनी त्यांचेकडील कमेन्समेन्ट सर्टीफिकेट क्र.सीसी/३४०६/२०१३, दि.०९/०१/२०१४ अन्वये मंजुरी दिलेली आहे.

मौजे-येवलेवाडी, ता-हवेली, पुणे येथील विषयांकित मिळकतींचे सादर अभिलेखांवरून खालील प्रमाणे क्षेत्र हक्कनोंदणीस दाखल आहे.

अक्र	गावाचे नाव	तालुका	सर्व्हे/गट/सिटी सर्व्हे नं.	
१	**येवलेवाडी**	**हवेली**	**४०/१/१, ४०/१/२, ४०/१/३ पैकी**	
अक्र	जमिन मालकाचे नाव	स.नं.	७/१२ नुसार एकुण क्षेत्र (चौ.मी)	बिनशेती करावयाचे क्षेत्र (चौ.मी)
१	गणपत मारुती जाधव	४०/१/१	४०००-००	४०००-००
२		४०/१/२	४०००-००	४०००-००
३		४०/१/३ पै	४०००-००	२०००-००
२	एकूण क्षेत्र		१२०००-००	१००००-००
३	७/१२ नुसार मालकी हक्काने अर्जदार यांनी धारण क्षेत्र			१००००-००
४	अर्जदार यांनी रेखांकन नकाशात समाविष्ट केलेले क्षेत्र			१००००-००
५	रस्त्या रुंदीने व्याप्त क्षेत्र रोड वायडींग			००-००
८	सदयस्थितीमध्ये अकृषिक परवानगी दयावयाचे क्षेत्र			१००००-००
९	रेखांकनाचे प्रयोजन			निवासी

अर्जदार यांनी अर्जासोबत सादर केलेले सर्व हक्कनोंद उतारे, वन विभागाकडिल राखीव वनाची यादी, तहसिलदार, हवेली यांचा स्थळपाहणी अहवाल व कार्यालयातील ॲलिनेशन रजिस्टर मधील नोंदी यावरुन दिसून येते की,

१. विषयांकीत जमीनी हया मुळ कब्जेदार यांचे खुद्द मालकीची असुन, मुळ मालक यांनी अर्जदार यांना नोंदणीकृत दस्तान्वये कुलमुखत्यारपत्र दिले असून त्यांनी अकृषिक परवानगीकामी अर्ज सादर केला आहे.

२. प्रश्नाधिन मिळकत या कार्यालयाकडिल ॲलिनेशन रजिस्टर मधील नोंदी व तहसिलदार हवेली यांचा स्थळ पाहणी अहवाल पहाता सदरची जमीन कु.का.कलम ४३ बंधनास पात्र व नियंत्रित सत्ता प्रकार असल्याचे दिसून येत आहे. त्यानुसार अर्जदार यांचेकडून अकृषिक साऱ्याच्या ४० पट नजराणा शासन जमा करणेत आली आहे.

३. वनसंरक्षक, पुणे वन विभाग, पुणे यांनी या कार्यालयास दिनांक १४/०५/२००९ रोजी सादर केलेली यादी व सीडी तसेच १९५५ पासूनचे ७/१२ व फेरफार उतारे पाहता प्रस्तुत क्षेत्र राखीव वन संज्ञेत येत नाही.

४. तहसिलदार हवेली यांचेकडील क्र. बिनशेती/एसआर/१४४१/२०१३, दि.१९/१२/२०१३ अन्वये सादर स्थळपाहणीवरुन प्रस्तावित क्षेत्रातुन उच्च / लघु दाबाची विदयुत वाहिनी जात नाही.

५. तहसिलदार हवेली यांचेकडील क्र.बिनशेती/एसआर/१४४१/२०१३, दि.१९/१२/२०१३ अन्वये सादर अहवालावरुन विषयांकित जमिनीमध्ये अकृषिक परवानगी देणेपुर्वी अकृषिक वापर सुरु नाही

६. भारत सरकार पर्यावरण व वन विभागाकडील नोटीफीकेशन क्रमांक. F.No. १-४/२०१२-RE(Pt.), दि. १३/११/२०१३ अन्वये Ecolgically Sensetive (ESA) घोषित केलेल्या गावांच्या यादीमध्ये सदर गावाचा समावेश नाही.

७. नागरी जमिन (कमाल धारणा व विनियमन) अधिनियम, १९७६ निरसित करण्यात येऊन शासनाने नागरी जमीन (कमाल धारणा व विनियमन) निरसन अधिनियम, १९९९ दिनांक २९/११/२००९ पासुन स्विकृत केलेला आहे. शासनाचे नगरविकास विभागाकडील पत्र क्र.नाजक-१०(२००८)/प्र.क्र.१/ २००८/नाजकधा-१, दिनांक१ मार्च, २००८ अन्वये कलम १०(३), १०(५), २० व २१ अंतर्गत करण्यात आलेली कार्यवाही वगळता अन्य कलमांतर्गत झालेल्या कार्यवाहीबाबत ना.ज.क.धा. अधिनियमा तर्गत परवानगीची आवश्यकता नाही. तथापि, जमीन धारकाकडुन/विकासकाकडुन विक्री अथवा विकसन परवानगी मागीतलेल्या मिळकती संदर्भात निरसन अधिनियमाच्या संरक्षित कलमांतर्गत त्यांच्या मिळकती संदर्भात कार्यवाही झालेली नाही, या आशयाचे शपथपत्र व बंधपत्र रु.३००/-चे स्टॅम्प पेपरवर घेण्यात येऊन जमिनीचे हस्तांतरण व विकसनास परवानगी देण्यात याव्यात अशा सुचना दिलेल्या आहेत.

त्यानुसार अर्जदार यांनी विहित नमुन्यातील शपथपत्र व बंधपत्र रु.३००/- चे स्टॅम्पपेपरवर दिनांक २९/११/२०१३ रोजी सादर केलेले आहे. सादर केलेल्या शपथपत्र व बंधपत्रानुसार विषयांकित मिळकतीबाबत विवरणपत्र दाखल केले नसल्याचे नमूद करून त्यामध्ये प्रश्नाधिन मौजे-येवलेवाडी, ता-हवेली, पुणे येथील जमीन स.नं.४०/१/१, ४०/१/२, ४०/१/३ पै, मध्ये कोणतेही क्षेत्र हे अतिरिक्त नसल्याचे प्रतिज्ञापित केले आहे.

प्रस्तुत मिळकतीबाबत युएलसी कायदयातंर्गत अर्जदार यांनी विवरणपत्र दाखल केले होते काय? तसेच कलम १० (३) व १० (५) अन्वये कार्यवाही केलेल्या यादीमध्ये तसेच कलम २० अन्वये सुट दिलेल्या, कलम २१ खालील योजनांचे यादीत सदर जमिनीचा समावेश आहे काय? तसेच प्रकरणामध्ये कलम ८ (४) अन्वये निर्णय होऊन अतिरिक्त क्षेत्र निरंक घोषित केले असलेस सदरचे प्रकरण आपल्या कार्यालयामध्ये उपलब्ध आहे काय? याबाबतची माहिती व अभिप्राय २० दिवसामध्ये सादर करणेबाबत युएलसी कार्यालयास पत्र क्र.पमह/एनए/एसआर/४०९/१४, दि.०३/०६/२०१४ अन्वये कळविणेत आलेले होते. त्यानुसार युएलसी कार्यालयाकडुन पत्र क्र. युएलसी/टे.क्र.७/काबि/१९१/२०१४, दि. ३०/०६/२०१४ अन्वये अभिप्राय प्राप्त झाला आहे.

युएलसी कार्यालयाकडील अभिप्रायानुसार प्रश्नाधिन मौजे येवलेवाडी, ता. हवेली, येथील स.नं.४०/१/१, ४०/१/२ व स.नं. ४०/(जुना स.नं.६६), क्षेत्र. १०,०००-०० चौ.मी. हे अतिरिक्त नसुन सद्यस्थितीत पत्र क्र.युएलसी/टे.क्र.७/काबि/१९१/२०१४, दि. ३०/०६/२०१४ अन्वये परत पाठविलेल्या प्रकरणामध्ये कोणतेही अभिप्राय प्राप्त नाहीत.

तसेच युएलसी कार्यालयाकडुन दिनांक ३ मे, २०११ रोजी प्राप्त यादी व सीडी यामध्ये विषयांकित मिळकतीची तपासणी केली असता, कलम १०(३) व १०(५) ची यादी, सेक्शन-२० ची यादी, सेक्शन २० अपूर्णबाबतची यादी, सेक्शन २०(२) रद्द झालेल्या योजनांची यादी, प्लॉटेड स्कीमची यादी, सेक्शन-२१ खालील यादी, व औद्योगिक व कृषि प्रयोजनासाठी देण्यात आलेल्या सूटींच्या प्रकरणांची यादी या सर्व यादयांची तपासणी

केले असता विषयांकित सर्व्हे नंबर आढळुन आलेले नाहीत. तसेच सीआयडीकडील पत्रे व संदिग्ध ३० प्रकरणांच्या यादीमध्ये व बनावट / बोगस आदेशांची यादी पाहता विषयांकित जमीनीचा त्यामध्ये समावेश दिसून येत नाही.

प्रस्तुत जमिनीचे बांधकाम आराखड्यांस पुणे महानगरपालिका, पुणे यांचेकडील कमेन्समेन्ट प्रमाणपत्र क्र. सीसी/३४०६/२०१३, दि.०९/०१/२०१४ अन्वये निवासी प्रयोजनार्थ मंजुरी देणेत आलेली आहे.

महानगरपालिका क्षेत्रामध्ये नियोजन प्राधिकारी हि संबंधित महानगरपालिका सक्षम असल्याने त्यांचे कार्यक्षेत्रातील मिळकतीवरील रेखांकन / बांधकाम आराखड्यास मंजुरी करतेवेळी कमाल नागरी जमीन (कमाल धारणा व विनियमन) अधिनियम, १९७६ नुसार झालेल्या कार्यवाही बाबत खात्री त्यांचे कार्यालयाकडुन करणेत येत असलेचे गृहित धरुन त्यानंतर या कार्यालयामार्फत महाराष्ट्र जमिन महसुल अधिनियम १९६६ चे कलम ४४ अन्वये अकृषिक परवानगी देणेत येत आहे. सदर अकृषिक परवानगी वेळी प्रश्नाधिन मिळकती बाबत केवळ अकृषिक आकारणी व प्रयोजन बदल करणेस परवानगी देण्यात येत असते. त्यामुळे अकृषिक परवानगी आदेशामुळे कोणत्याही मिळकतीच्या मालकी हक्कामध्ये व धारणा प्रकारामध्ये कोणताही बदल केला जात नाही.

मा.विभागीय आयुक्त, पुणे विभाग, पुणे यांचेकडिल परिपत्रक क्र.मह-२/जमीन/जनरल/आर आर/७७२/२००३, दि.२२/०९/२००३ मधील तरतुदीनुसार विहीत नमुन्यात अर्जदार यांनी दिनांक २९/११/२०१३ रोजीचे नोटराईज्ड प्रतिज्ञापत्र व क्षतिपत्र दाखल केले आहे. सदर प्रतिज्ञापत्रात विषयांकित जमिनीचे बाबत खालील नमुद केलेल्या कोणत्याही कायदयाच्या तरतुदीचा भंग झालेला नाही असे विशद केले आहे.

१. मुंबई कुळ वहिवाट व शेतजमीन अधिनियम, १९४८.
२. महाराष्ट्र जमीन महसूल अधिनियम, १९६६.
३. महाराष्ट्र शेत जमीन (जमीन धारणेची कमाल मर्यादा) अधिनियम, १९७६.
४. इनाम जमीनी खालसा करण्यासाठीचे निर्गमित केलेले विविध कायदे.
५. मुंबई तुकडे पाडण्यास प्रतिबंध करणे व जमीन एकत्रिकरण करणे अधिनियम, १९४७.
६. महाराष्ट्र खाजगी वने (संपादन) अधिनियम, १९७५.
७. महाराष्ट्र अनुसूचित जमातीच्या व्यक्तींना जमिनी प्रत्यार्पित करणे अधिनियम, १९७४.
८. नागरी जमीन कमाल धारणा अधिनियम, १९७६.
९. महाराष्ट्र प्रकल्पबाधित व्यक्तिंचे पुनर्वसन अधिनियम, १९८६.

उपरोक्त नमुद कायदयातील तरतुदीचा भंग होत नसलेचे तसेच विषयांकित जमीन वर्ग-२ पैकी नसलेचे प्रतिज्ञा पत्रात नमुद केलेले आहे.

अर्जदार यांनी प्रतिवर्ष निवासी प्रयोजनासाठी **१००००-००** चौ.मी क्षेत्रावर रुपये ०.१०/- या दराने वार्षिक अकारणी रक्कम रु.१०००/- व रुपांतरीत कर रक्कम रु. ५००००/- तसेच जमीन कुळकायद्याची असलेने सा-याचे ४० पट रक्कम रु.३३/- अशी एकुण रक्कम रुपये **६०३३**/- एवढी रक्कम दिनांक २६/०८/२०१४ रोजी शासकीय कोषागार,

पुणे येथे जमा केली आहे. तसेच विषयांकित मिळकतीची मोजणी फी रक्कम रु.३३००/- दिनांक २७/०८/२०१४ रोजी शासकीय कोषागार, पुणे येथे जमा करुन चलन सादर केलेले आहे.

वरील परिस्थिती विचारात घेता, अर्जदार यांना निवासी प्रयोजनासाठी अकृषिक परवानगी देण्यास हरकत नाही. म्हणून, महाराष्ट्र जमीन महसूल अधिनियम, १९६६ चे कलम ४४ व त्याखालील नियमान्वये जिल्हाधिकारी, पुणे यांना प्रदान करणेत आलेल्या शक्तीनुसार मी, सौरभ राव, जिल्हाधिकारी पुणे, अर्जदार श्री. गणपत मारुती जाधव तर्फे कु.मु.धा. मे. मॉ. संकल्प बिल्डकॉन (भागीदारी संस्था) तर्फे भागीदार मे. संकल्प सृष्टी बिल्डकॉन प्रा.लि. तर्फे १) श्री. पांडुरंग सुभाष हगवणे २) श्री. संतोष सुभाष हगवणे, मे. प्रणाम कन्सल्टन्सी प्रा.लि. तर्फे १) श्री. विवेक सुरेश पवार २) श्री. विलास सुरेश पवार ३) श्री. रामकृष्ण नारायण रेड्डी ४) श्री. हेमंत पिशोरीलाल मलिक यांना पुणे महानगरपालिका यांचेकडील कमेन्समेन्ट प्रमाणपत्र क्र. सी.सी./३४०६/२०१३, दि.०९/०१/२०१४, मधील अटी व शर्तीस अधिन राहून खालील अटी व शर्तीवर मौजे-येवलेवाडी, ता. हवेली, जि. पुणे येथील जमीन स.नं.४०/१/१ मधील क्षेत्र. ४०००-०० चौ.मी., स.नं.४०/१/२ मधील क्षेत्र. ४०००-०० चौ.मी. व स.नं. ४०/१/३ पैकी मधील २०००-०० चौ.मी. असे एकुण १००००-०० चौ.मी. क्षेत्रास अकृषिक परवानगी देत आहे.

अकृषिक परवानगी मंजुर करावयाच्या जमिनीचे वर्णन

अ. क्र.	जमीनीचे मुद्दे	जमीनीबाबतचा तपशिल
१	गावाचे नाव, तालुका	मौजे-येवलेवाडी, ता-हवेली
२	सर्व्हे नंबर	४०/१/१, ४०/१/२, ४०/१/३ पै
३	अर्जदार यांनी रेखांकन नकाशात समाविष्ट केलेले क्षेत्र	१००००-००
४	रस्त्या रुंदीने व्याप्त क्षेत्र रोड वायडींग	००-००
५	सदयस्थितीमध्ये अकृषिक परवानगी द्यावयाचे क्षेत्र	१००००-००
	रेखांकनाचे प्रयोजन	निवासी

अटी व शर्ती:-

१. सदरची परवानगी महाराष्ट्र जमीन महसूल अधिनियम,१९६६ चे कलम ४४ व त्याखालील नियमान्वये देणेत येत आहे.

२. जमीनीचा अकृषिक वापर या आदेशाचे दिनांकापासून सुरु झाला असे समजणेत येत आहे.

३. अर्जदार यांनी जमीनीचा वापर त्यावरील इमारतीसह ज्या कारणासाठी परवानगी दिली आहे, त्याच कारणासाठी करावा. जमीनीचा वापर अन्य कारणासाठी करावयाचा झाल्यास जिल्हाधिकारी यांची पूर्वपरवानगी घेणे बंधनकारक राहील.

४. जमिनीचा अकृषिक वापर आदेशापूर्वीच सुरु केलेचे निदर्शनास आलेस अर्जदार महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४५ चे तरतुदीस पात्र राहतील.

५. अर्जदार यांनी निवासी इमारतीचे बांधकाम पुणे महानगरपालिका यांचेकडील कमेन्समेन्ट प्रमाणपत्र क्र. सीसी/३४०६/२०१३, दि.०९/०१/२०१४ अन्वये मंजुर केलेल्या रेखांकन/ इमारत नकाशाप्रमाणे केले पाहिजे व त्यामध्ये कोणताही फेरबदल सक्षम प्राधिका-यांच्या परवानगी शिवाय करु नये.

६. अर्जदार यांनी प्रतिवर्षी निवासी प्रयोजनासाठी १००००-०० चौ.मी क्षेत्रावर रुपये ०.१०/- या दराने वार्षिक आकारणी रक्कम रुपये १०००/- इतका अकृषिक सारा शासनास भरावा. सदर अकृषिक आकारणी तात्पुरत्या स्वरुपाची असून दिनांक ०१/०८/२००६ पासुन अकृषिक प्रमाणदर अंमलात आल्यानंतर फरकाची रक्कम असलेस ती शासनास जमा करणे अर्जदार यांचेवर बंधनकारक राहील.

७. प्रस्तुत जमीनीवर भविष्यात नजराणा रक्कम अकृषिक सा-याची फरकाची रक्कम तडजोड शुल्क अशी काही शासकिय रक्कमेची बाकी उद्‌भवलेस सदर रक्कम शासन जामा करणे अर्जदारावर बंधनकारक राहील.

८. प्रस्तुत जमीनीवर शासनाने वेळोवेळी निश्चित केलेल्या दराने अकृषिक आकारणी दरवर्षी भरणे अर्जदारास बंधनकारक राहील.

९. नागरी कमाल जमीन धारणा अधिनियम, १९७६ अंतर्गत अतिरिक्त ठरविणेत आलेली, तसेच बोगस प्रकरणांची यादी/सीडी इत्यादी माहिती ही पुणे महानगरपालिकेच्या कार्यालयात उपलब्ध आहे. सदर माहितीच्या आधारे पडताळणी करून रेखांकन/बांधकाम नकाशे पुणे महानगरपालिका, पुणे यांनी मंजुर केले असल्याचे गृहीत धरुन सदरची अकृषिक परवानगी देण्यात येत आहे.

१०. Planning Authority म्हणून पुणे महानगरपालिकेने दि.३०/१/२०१४ च्या पर्यावरण विभागाच्या परिपत्रकामध्ये नमूद बाबींची खात्री त्यांचे स्तरावरुन केली असेल, असे गृहीत धरण्यात येत आहे.

११. तसेच खबरदारीचा उपाय म्हणून मा.प्रधान सचिव, पर्यावरण विभाग यांचेकडे दिनांक.२२/०७/२०१४ रोजी झालेल्या कार्यवाहीसाठी सर्व नियोजन प्राधिकारी यांना या कार्यालयाकडील क्र. पमन/कावि/२२९/२०१४, दि.२८/७/२०१४ अन्वये पाठविणेत आले आहे.

१२. Planning Authority अस्तित्वात असलेल्या क्षेत्राकरिता संबंधित Planning Authority यांनी Environmental Clearance बाबतची खात्री करुनच बांधकाम नकाशे मंजूर करणे अपेक्षित आहे. या कार्यालयाकडून फक्त अकृषिक आकारणी करणेत येते. प्रत्यक्षरित्या बांधकाम नकाशे मंजूर केले जात नाही.

१३. अधिसुचित नैसर्गिक नाला/नदी ही प्रस्तुतचे क्षेत्रातुन गेलेली आहे किंवा नाही याबद्दलची खातर जमा पुणे महानगरपालिकेच्या स्तरावरून करणेत येऊन रेखांकन/बांधकाम आराखडयांस मंजुरी दिली असल्याचे गृहीत धरण्यात येऊन सदरची अकृषिक परवानगी देणेत येत आहे.

१४. वर्क ऑफ डिफेन्स ॲक्ट, १९०३ अन्वये बाधित होणाऱ्या क्षेत्रामध्ये सदरचा गट/सर्व्हे क्रमांकाचा समावेश नसल्याची खात्री करूनच पुणे मनपाकडुन रेखांकन/बांधकाम आराखडयांस मंजूरी दिलेली असल्याचे गृहीत धरण्यात येऊन सदरची अकृषिक परवानगी देणेत येत आहे.

१५. सदरची अकृषिक परवानगी, नागरी जमीन कमाल धारणा कायदा, १९७६, मुंबई कुळवहीवाट व शेतजमीन अधिनियम, १९४८ व मुंबई महानगरपालिका अधिनियम, १९४९ या कायदयामधील तरतुदीस पात्र राहून देण्यात आली आहे.

१६. सदरच्या आदेशातील अकृषिक क्षेत्र व अकृषिक सारा यामध्ये उपअधिक्षक भूमी अभिलेख हवेली, यांचेकडून प्रत्यक्ष मोजणी नंतर जो काही फेरबदल होईल तो करण्यास अर्जदार पात्र राहील.

१७. प्रस्ताबासोबत दि.२३/०६/२०१३ रोजी मो.र.क्र.५१८९/२०१३, अन्वये केलेल्या वहीवाटीचे मोजणी नकाशातील हद्दीचे अधिन राहुन सदरची शिफारस करणेत येत आहे. विषयाधिन जमीनीचे वहीवाटीचे अनुषंगाने काही वाद / न्यायालयीन वाद उद्भवलेस त्याची सर्वस्वी जबाबदारी अर्जदार / मालक यांची राहील. व या कार्यालयाकडुन देणेत आलेली परवानगी आपोआप रद्द होईल.

१८. सदर आदेशातील अटी व शर्तीचा भंग केल्यास अर्जदार महाराष्ट्र जमीन महसूल अधिनियम, १९६६ व त्याखालील नियमानुसार दंडास पात्र राहील तसेच दिलेली अकृषिक परवानगी रद्द समजणेत येईल.

१९. भविष्यात विषयांकित प्रकरणी कोणताही दिवाणी / फौजदारी दावा निर्माण झाल्यास सदरची परवानगी रद्द समजणेत येईल.

२०. अर्जदार यांनी सादर केलेली माहिती तसेच प्रतिज्ञापत्रात नमुद केलेली बाब अथवा कागदपत्रे चुकीची अथवा दिशाभुल करणारी आढळल्यास प्रस्तुतची परवानगी रद्द समजणेत येईल.

२१. वरील अटी व शर्तीपैकी कोणत्याही अटी व शर्तीचा भंग झाल्यास सदरची परवानगी रद्द समजणेत येईल.

(सौरभ राव)
जिल्हाधिकारी,पुणे

प्रति,

श्री. गणपत मारुती जाधव तर्फे कु.मु.धा. मे. मॉ. संकल्प बिल्डकॉन (भागीदारी संस्था) तर्फे भागीदार मे. संकल्प सृष्टी बिल्डकॉन प्रा.लि. तर्फे १) श्री. पांडुरंग सुभाष हगवणे २) श्री. संतोष सुभाष हगवणे, मॉ. प्रणाम कन्सल्टन्सी प्रा.लि. तर्फे १) श्री. विवेक सुरेश पवार २) श्री. विशाल सुरेश पवार ३) श्री. रामकृष्ण नारायण रेड्डी ४) श्री. हेमंत पिशोरीलाल मलिक
रा. बी-३, के.पी.सी.टी. मॉल, फातीमानगर, पुणे-१३

TRUE COPY

Read: - 1) Application dated 13/5/2014 of Shri. Ganpat Maruti Jadhav through his Power of Attorney M/s. Sankalp Buildcon (Partnership firm), through its partner Shri. Santosh Subhash Hagwane and 2) Shri. Vishal Suresh Pawar R/at. B-3, K. P. C. T. Mall, Fatimanagar, Pune-411013.

2) Circular No. Mh-2 / Land / RR / 772/03 dated 23/9/03 of Commissioner, Pune Division.

3) Commencement certificate no. CC / 3406/2013, dated 09/01/2014 of Pune Municipal Corporation Pune.

4) Letter dated May 3, 2011 of Additional Collector and Pune Agglomeration Group, Pune..

5) Order No. ULC/T.No. 7/Kavi/191/2014 dated 30/6/2014 of Additional Collector and Pune Agglomeration Group, Pune..

6) Section 44 of the Maharashtra Land Revenue Act, 1966.

7) Letter No. ENV-2010 / Pr.No.144 /T.No..3 / dated 05/02/2011 from Environment Department.

8) Circular no. Najak-2211 / Q.No.138 / Najakdha-2 on 7/06/11

9) Notification No. F.No. 1-4-2012 - RE (Pt.) 13/11/2013 from the Department of Environment and Forests, Government of India.

Pune Collectorate, Pune

(Revenue Branch)

No. DN/439/2014

no. Pamah/NA/SR/ 409/2014

Pune, Dated: 09/09/2014.

Subject: - Regarding giving non-agricultural permission to the area for residential purposes as per 44 of Maharashtra Land Revenue Act, 1966 situated at village Yevalewadi, Tal. Haveli, Dist. Pune bearing S.No. 40, H.No. 1/1, out of which area 4000-00 sq.m. S.No.. 40, H.No. 1/1 and area is 4000 sq.m. and S.No.. 40, H.No. 1/3 and area is 2000 sq.m., as per 7/12 and the total area covered in the drawing map is 10000 sq.mtr..

ORDER

That, as per application dated 13/5/2014 Shri. Ganpat Maruti Jadhav through his Power of Attorney M/s. Sankalp Buildcon (Partnership firm), through its partner Shri. Santosh Subhash Hagwane and 2) Shri. Vishal Suresh Pawar R/at. B-3, K. P. C. T. Mall, Fatimanagar, Pune-411013 has submitted proposal to this office for giving non-agricultural permission to the area for residential purposes as per 44 of Maharashtra Land Revenue Act, 1966 situated at village Yevalewadi, Tal. Haveli, Dist. Pune bearing S.No. 40, H.No. 1/1, out of which area 4000-00 sq.m. S.No.. 40, H.No. 1/2 and area is 4000 sq.m. and S.No.. 40, H.No. 1/3 and area is 2000 sq.m., as per

7/12 and the total area covered in the drawing map is 10000 sq.mtr..

The drawing and construction plans on the property mentioned in this proposal have been sanctioned by Pune Municipal Corporation, Pune vide Commencement Certificate no. CC / 3406/2014, 9/01/2014.

Based on the submitted records of the following area have been recorded in Record of Rights situated at village Yevalewadi, Ta - Haveli, Pune,

Sr. No.	Name of Land Owner	S.No.	Total area as per 7/12 extract (sq.mtr.)	Area to be given non-agricultural permission (sq.mtr.)
1	Shri. Ganpat Maruti Jadhav	S.No. 40, H.No. 1/1	4000-00	4000-00
		S.No. 40, H.No. ½	4000-00	4000-00
		S.No. 40, H.No. 1/3	4000-00	2000-00
2	Total area		12000-00	10000-00
3	Total area as per 7/12 and area included in the drawing map			10000-00

4	Area covered by road widening	00-00
5	Non-agricultural Area to be given at present	10000-00
6	For use	Residential

That applicant along with the application has submitted all extracts of record of right, list of reserved forests from Forest Department, site inspection report of Tehsildar, Haveli and the entries in the alienation register of the office show that,

1. The land in question is owned by the original occupier himself, the original owner has given the applicant a registered power of attorney and he has submitted a non-agricultural permit application. Case change no. 3045, Shri. Ganpat Maruti Jadhav's name has been reduced to 32M certificate and the name of the original owner has been reduced to 7/12.

2. Looking at the entries in the alienation register from the property in question and the site inspection report of the Tehsildar's the said land appears to be a restricted and controlled form of power under section 43 of Tenancy Act. Accordingly, 40 times the non-agricultural shade has been collected from the applicant.

3. Considering the list and CD submitted to this office by the Conservator of Forests, Pune Forest Department, Pune on 14/05/2009 as well as the 7/12 and mutation entries from 1955, the area is not considered as reserved forest.

4. As per order bearing No. Non-agricultural/SR/ 1441/2013, dated 19/12/2013 of Tehsildar Haveli and as per the spot inspection no any high/low voltage power lines do not pass through the proposed area.

5. As per order bearing No. Non-agricultural/SR/ 1441/2013, dated 19/12/2013 of Tehsildar Haveli and report submitted that, non-agricultural use has not started in the subject land before giving non-agricultural permission.

6. Notification from the Department of Environment and Forests, Government of India bearing F.No. 1-4 / 2012 RE (Pt.), Dt. 13/11/2013 this village is not included in the list of villages declared Ecologically Sensitive (ESA)

7. The Urban Land (Maximum Retention and Regulation) Act, 1976 has been repealed and the Government has approved the Urban Land (Maximum Retention and Regulation) Act, 1999 dated 29/11/2009. Government's letter from urban development department no.Najak-10(2008)/Pra.Kra.1/ 2008/ Najkadha-1, dated 1st March, 2008, the proceedings under Sections 10 (3), 10 (5), 20 and 21 under Section 10 (3), 10 (5), 20 and 21 the permission is not required under the

Act. However, no action has been taken against the land holder/developer seeking their sale or development permission under the protected section of the Resolution Act to give affidavit and indemnity bond on Rs. 300/- stamp paper and the instructions have been given to allow transfer and development of land. Accordingly, the applicant has to submit the affidavit and bond of Rs. 300 / - in the prescribed form on stamp paper which is submitted on 29/11/2013. Mentioning that no statement regarding the subject matter of property S.No. 40/1/1, 40/1/2 and S.No. 40/1/3 (Old S.No. 66), area 10,000-00 sq.mtr. has been filed as per the affidavit and bond The area is pledged not to be extra. The applicant has not submitted any copy of the order from ULC to this office.

Did the applicant file a return under the ULC Act regarding the property presented? Also, is this land included in the list of action taken under section 10 (3), 10 (5) and also in the list of schemes under section 21 exempted under section 20 Also, if the case has been decided under section 8 (4) and the additional area has been declared vacant, is the case available in your office Letter no. To the ULC office regarding submission of feedback within 20 days and the same has been intimated vide No. Pamah/NA/SR/409/2014 on 03/06/2014. At present, the letter has been sent to the

ULC office for more than 20 days but no response has been received from the ULC office.

However, the Pune Agglomeration Office sent a letter no. ULC/CA-2/1619/2007, dt.01/11/2007 and the list of proceedings under section 10 (3), 10 (5) under section 10 (3), 10 (5) for the area of Survey/Gat number in the village included in the Pune urban group and the CD has been sent to this office. According to that list the land bearing S.No. 40/1/1, 40/1/2 and S.No.40/1/3 (Old S.No.66), area 10,000-00 sq.mtr. of village Yevalewadi, Tal- Haveli this does not include.

Letter No. Najak-2211/ Sr. No. 138/Najakdha-2, dated 07/06/2011 of Government's Urban Development Department has clarified that in case where action has not been taken as per Section 10 (3) 10 (5) of the ULC Act or it is pending, there is no need to seek feedback or objection from the ULC / Civil Group.

Also, a copy of the order will be sent to the office of Pune Civil Group for verification even after the order regarding the property in question has been passed. Also, as per the list received from ULC dated May 03, 2011 and the letter dated June 7, 2011 from the Urban Development Department of the Government, letters from CD, list of 30

suspicious cases and list of forged/bogus orders are not included.

Also as per Letter no. Pamah / Kavi / 409/2014 dated 3/6/2014 of this office, while approving the construction plans to the Under Secretary, Revenue and Forest Department, a detailed report has been submitted to the Planning Authority regarding the investigation of ULC.

Under the chairmanship of the Resident Deputy Collector on dated 5/6/2014 while sanctioned the construction map/layout by Planning Authority the letter of this office no. Pamah / Kavi / 191/2014 dated 30/6/2014 the instruction has been given to check or verify the ULC.

Also as per the Semi Govt. letter bearing no. PMH/Kavi/191/2014 dated 30/6/2014 of this office given to the Planning Authority and informed them to take action as per the letter given by this office and as per the instructions given in meetings held on dated 21/5/2014 and 5/6/2014.

Assuming that the planning authority in the municipal area is competent with the concerned corporation, while approving the drawing / construction plan on the property in its jurisdiction, assuming that the action taken under the Urban Land (Maximum Retention and Regulation) Act, 1976 is being assured by his office, then Maharashtra Land Revenue through this office. Non-agricultural permission is

being given under Section 44 of the Act, 1966. At the time of this non-agricultural permission, only non-agricultural assessment and change of purpose is allowed in respect of the income in question. Therefore, the non-agricultural permission order does not make any change in the ownership of any property and the type of retention.

The permission regarding the construction of residential purpose for the said land has been approved vide Commencement Certificate No. CC/3406/2014 dated 09/01/2014 by Pune Municipal Corporation, Pune.

As per the Circular No. Mah2 / Land / General / RR / 772/2003, dated 22/09/2003 issued by the Divisional Commissioner, Pune Division, Pune the applicant has filed notarized affidavit in the prescribed format on dated 29/11/2013. In the said affidavit states that the provisions of any of the following laws have not been violated in respect of the subject land.

1. Mumbai Tenancy and Agricultural Land Act, 1948.

2. Maharashtra Land Revenue Act, 1966.

3. Maharashtra Agriculture Land (Maximum Land Holding) Act, 1976.

4. Various laws enacted to clear reward lands.

5. Mumbai Prohibition of Fragmentation and Land Consolidation Act, 1947.

6. Maharashtra Private Forests (Acquisition) Act, 1975.

7. Maharashtra Scheduled Tribes Land Transfer Act, 1974.

8. Urban Land Maximum Retention Act, 1976.

9. Maharashtra Project Affected Persons Rehabilitation Act, 1986.

The affidavit states that the provisions of the above mentioned law are not being violated and the subject land is not of Class-II.

The applicant has paid an annual unpaid amount of Rs.1000/- at the rate of Rs. 50,000/- as well as 40 times the amount of Rs. 6028/- also, the calculated fee for thematic income is Rs. 33,000/- has been deposited at Government Treasury, Pune on 10/10/2014 and the challan has been submitted.

Considering the above circumstances, the applicant has no objection to granting non-agricultural permission for residential purpose. Therefore, as per the powers conferred on the Collector, Pune under Section 44 of the Maharashtra Land Revenue Act, 1966 and below, I, Saurabh Rao, Collector Pune, the applicant Shri. Ganpat Maruti Jadhav, through his POA holder M/s. Maa Sankalp Buildcon (partnership firm) through its partner Shri. Santosh Subhash Hagwane and 2) Shri. Vishal Suresh Pawar R/o- RB-3, KPCT Mall, Fatimanagar, Pune-411013 and subject to the terms and

conditions mentioned in Commencement Certificate No. CC / 0011/2014, dated 1/04/2014 from Pune Municipal Corporation of, on the following terms and conditions I allow the non agricultural use of total area admeasuring 10000.00 sq.mtr. from S.No. 40, H.No. 1/3, out of which area 2000-00 sq.m. S.No.. 40, H.No. 1/4 and area is 4000 sq.m. and S.No.. 40, H.No. 1/5 and area is 4000 sq.mtr. situated at village Yevalewadi, Tal- Haveli, Dist- Pune.

Land Description of Non-Agricultural Permit to be Approved

Sr. No.	Issues in respect of land	Particulars regarding land
1	Name of the Village, Taluka	Village Yevalewadi, Tal-Haveli,
2	Survey No.	40/1/3, 40/1/4, 40/1/5
3	The area covered by the applicant in the drawing map	10000.00
4	Area covered by road widening	00.00
5	Allow non-agricultural permission in present condition	10000.00
6	Purpose of layout area	Residential

Terms and Conditions

1. That the said N.A. permission is given subject to the provisions mentioned in Urban Land Ceiling Act, 1976, Mumbai Tenancy & Agriculture Act, 1948 and Mumbai Municipal Corporation Act 1949.

2. The N.A. use of the said land should be commenced on the date of order.

3. The applicant should use the said land and its building for the purpose which is approved and if want to use for any purpose, then to take prior permission from District Collector, Pune.

4. If the use of said land found to be use before the permission, then liable for section 45 of Maharashtra Land Revenue Code, 1966.

5. The applicant should carry out the commencent of the construction vide Commencement Certificate No. CC/3406/2013 dated 9/1/2014 and should not make any changes without prior approval of competent authority.

6. The applicant should pay amount of Rs. 1000/- N.A. assessment per year at the rate of 010/- per annum on the said area 10000.00 sq.mtrs. and the said assessment is temporary in nature and the same will be enforced from

01/08/2006 and it is responsibility of the applicant that the difference amount should be deposit to the Govt.

7. It is responsibility of the applicant the najrana amount and the difference amount or compounding amount should be deposit to the Govt.

8. It is binding on the applicant to pay the annual assessment as defined by the Govt.

9. That the list/CD etc. in respect of the bogus matters and also the decided under the provisions of ULC Act 1976 is available in the office of Pune Municipal Corporation and this N.A. permission has been given by presuming that the sanction of layout has been approved by the PMC, Pune.

10. It is presumed that the Pune Municipal Corporation has ensure about the said fact being Planning Authority.

11. For precaution the Letter No. PMN/Kavi/229/2014 dated 28/7/2014 has been sent to all planning authority vide letter dated 22/7/2014 of Chief Secretary, Environment Department.

12. It is expected to sanction the construction map/layout after ensure of the Environmental Clearance from the Planning Authority and to further ensure that the construction will not be done without permission.

13. That the notified natural river has been gone from the said area it will ensure by the PMC on its level and after verifying this the permission has been given.

14. By ensuring that the gat no./survey no. has not been included in the said effected area under Work of Defence Act, 1903 the permission of N.A. has been given.

15. That the provisions of ULC Act, 1976, Mumbay Tenancy and Agriculture Act 1948 and Mumbai Municipal Corporation, 1949 are applicable.

16. That the applicant shall be liable for the changes after actual measurement from the Land Record office.

17. That the recommendation has been given as per the M.R. No. 5189/2013 dated 23/06/2013 and if any dispute or court litigation arose, then the applicant/owner should be liable and responsible for the same and the permission is automatically cancelled.

18. If any violations of the terms and conditions then the applicant liable for the prosecution under the provisions of MLRC Act 1966 and the permission stands cancelled.

19. If in future any civil or criminal proceeding or dispute arose, then the permission stands cancelled.

20. That the information mentioned in the affidavit and the documents found false, or misguide one, then the present permission should be stand cancelled.

21. If any violations of the terms and conditions mentioned above, then the permission should be cancelled.

Sd/xx
(Saurabh Rao)
Collector, Pune

To,
Shri. Ganpat Maruti Jadhav through his Power of Attorney M/s. Sankalp Buildcon (Partnership firm), through its partner Shri. Santosh Subhash Hagwane and 2) Shri. Vishal Suresh Pawar R/at. B-3, K. P. C. T. Mall, Fatimanagar, Pune-411013.

EXHIBIT - V

PUNE MUNICIPAL CORPORATION

Building Control Department

Approval of Work upto Plinth Level

Part First

Ref. No. .....

BULDING E & F (full)

Proposal No.	:	yev/0014/13
Outward No.	:	PCC/0179/15
Outward Date	:	18/5/2015

SITE DETAILS	
Peth / T.P. Scheme	PUNE
Village	Yevlewadi
Survey No.	40
Hissa No.	1/1+1/2+1/3(p)
C.T.S. No.	-
Final Plot No.	-
Sub Plot No.	-
Plot No.	-
Society	-
Land Mark	-

To,

Architect/ Licence Engineer Name :-

RAJENDRA H. THITE

4, DIAMOND PALACE, 570/571 SHANIWAR PETH,,PUNE 411030.,PUNE,411030

Owner Name :-

G. M. Jadhav

Sir,

With reference to your intimation No. PLN/0215/15 dated 14/5/2015 regarding the completion of construction work upto plinth level in the above mentioned site. I have to inform on verification at site that:

1. The further work may be proceeded with as per sanctioned plans. Sanctioned under commencement Certificate No. CC/3406/13 Dated 9/1/2014.

2. The work shall not be proceeded with.

   (a) As it is not as per sanctioned plans.

   (b)

   (c)

   (d)

3. अटी जोड्याचा मापामध्ये झालेल्या किरकोळ बदलानुसार फुकस्त नकाशे मान्य करुन घेणार या अटिवर.

(Balasaheb Tule)

Sub / Junior Engineer,
Building Control,
Pune Municipal Corporation.
Date :

(Sudhir Chavan)

Deputy Engineer
Building Control No.
Pune Municipal Corporation
Date :

TRUE COPY

EXHIBIT - W

पुणे महानगरपालिका

बांधकाम विकास विभाग
पुणे महानगरपालिका,
शिवाजीनगर,
पुणे - ४११००५.

(विसुसंगत पत्रव्यवहार खालील क्रमांक व दिनांक यांचा उल्लेखासह करावा)
(महापालिका वा इमारतीच्या आवश्यक मालकी हक्कांचे संदर्भ तपासात न घेता अर्जदारास हे समतीपत्र देण्यात येत आहे.)

बांधकाम चालू करण्याकरिता दाखला (संमती नकाशासह)

कमेन्समेन्ट सर्टिफिकेट

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

प्रस्ताव क्रमांक	YEV/0014/13		
Proposal Type	Residential	क्रमांक	CC/2266/15
Case Type	Revised	दिनांक	20/10/2015
Project Type	Layout of Building + Proposed Building		

श्री /श्रीमती M/s. Maa Sankalp Buildcon (PaH) यांस द्वारा इं.स.डो. RAJENDRA H. THITE (716) यांस राहणार पुणे, पेठ 4, DIAMOND PALACE, 570/571 SHANIWAR PETH, PUNE 411030. महाराष्ट्र नगर रचना अधिनियम, सन १९६६ चे कलमे ४४/४५/५८/६९ व मुंबई प्रांतिक महानगरपालिका अधिनियम, सन १९४९ चे कलमे २५३/२५४ प्रमाणे पुणे महानगरपालिकेच्या ताब्यातील गाव Yevlewadi येथील सर्वे नं. 40 सि.स.नं - दिलेला नं. 1/1+1/2+1/3/1 फायनल प्लॉट क्र. - प्लॉट क्र. - (.) (सोसायटी) याचे लाभास करण्यासाठी आपण महानगरपालिकेकडे दिनांक 15/7/2015 रोजी अर्ज दाखल केला आहे.

-: अटी :-

१. सदरचा प्रस्तावातील दर्शविण्यात आलेली दर्शनी अंतरे/रस्ता प्रमाणरेषा पर्यंतचे क्षेत्र पुणे म.न.पा.च्या सुचनेनुसार भविष्यात सार्वजनिक रस्त्याचा भाग राहणार आहे.

२. कोणत्याही नवीन इमारतीचा अथवा बांधीव/दुरुस्त इमारतीचा वापर अथवा वापरासाठी परवानगी वा ताबा हा कोणत्याही व्यक्तिद्वारे पुणे म.न.पा.चे भोगवटापत्र प्राप्त झाल्याशिवाय करण्यात येऊ नये.

३. सदर समतीपत्राची / विकास परवानगीची मुदत (काम सुरु झालेले नसल्यास) समतीपत्राचे दिनांकापासून १ वर्षांची राहील. मोयतचा संमती नकाशा हा संमतीपत्रकाचा अविभाज्य भाग समजणेत यावा.

४. सदर समतीपत्र हे मुदत संपल्यानंतर प्रत्येक वर्षी नूतनीकरण करणे आवश्यक आहे, असे नूतनीकरण केले न तीन वेळा करता येईल. तसे न झाल्यास महाराष्ट्र प्रादेशिक आणि नगररचना अधिनियम, १९६६ चे कलम ४४ अन्वये नवीन अर्ज करुन संमती घ्यावी लागेल. एम.आर.टी.पी. कलम ४८ अन्वये समतीपत्राची वैधता राहील.

५. सदरचे संमतीपत्र हे पुढील अटींचा भंग झाल्यास रद्द करण्यास पात्र राहील.

(अ) आणेवारील विकसन/बांधकाम हे मान्य नकाशाप्रमाणे दर्शविलेल्या/संमत केलेल्या वापरानुसार होत नसल्यास अथवा सदर ठिकाणी अनधिकृत बांधकाम/अनधिकृत वापर चालू असल्यास अटींचा भंग समजण्यात येईल.

(आ) सदर बांधकाम प्रस्तावातील संदर्भातील नमूद केलेल्या अटींचे उल्लंघन होत असल्यास/झाले असल्यास, पुणे म.न.पा. ने घातलेल्या निर्बंधाचे उल्लंघन झाले असल्यास, पुणे म.न.पा. ने घातलेल्या निर्बंधाचे उल्लंघन झाले असल्यास अटींचा भंग झाला आहे असे समजण्यात येईल.

(इ) अर्जदाराने सदरची परवानगी ही गैरकृत्य करुन पुणे म.न.पा.चे दिशाभूल करुन प्राप्त केलेली आहे, असे निदर्शनास आल्यास अटींचा भंग झाला आहे असे समजण्यात येईल. विकास नियंत्रण नियमावली, नियम क्र.६.१०, महाराष्ट्र म्युनिसिपल कॉर्पोरेशन ॲक्ट कलम २५८ अन्वये सदरची परवानगी दिशाभूल करुन घेण्यात आली असे समजण्यात येईल.

(ई) अर्जदार आणि जो इसम हा स्वतः किंवा त्याच्याद्वारे मालकी हक्काचा दावा करुन महाराष्ट्र प्रादेशिक आणि नगररचना अधिनियम, १९६६ चे कलम ४२ व ४५ अन्वये असलेल्या तरतुदीचे उल्लंघन करुन जमीन विकसन अथवा बांधकाम करत असल्याचे निदर्शनास आल्यास, सदरची परवानगी दिशाभूल करुन घेण्यात आली आहे असे समजण्यात येईल.

६. सदर समतीपत्रावरील/लगत असलेल्या अटी व शर्तना या केवळ अर्जदारास नव्हे तर भविष्यातील अर्जदाराचे सर्व वारसीदारास, मुखत्यारधारक, व्यवस्थापक, प्रशासक, वारसदार आणि प्रत्यक्ष इसम जो अर्जदाराच्याद्वारा मालकी हक्क सिध्द करेल त्या सर्वांस कायमस्वरुपी बंधनकारक राहील.

७. काम सुरु करण्यापूर्वी एन.ए. ऑर्डर दाखल करणार.

८. अकृषिक दाखला (एन.ए. ऑर्डर), यु.एल.सी. आदेश, महाराष्ट्र प्रदूषण नियामक मंडळ, औद्योगिक संचलनालय, कामगार विभा आयुक्त यांचे आदेशातील अटी व शर्ती बंधनकारक राहील.

वरील समतीप्रमाणे काम करताना महाराष्ट्र म्युनिसिपल कॉर्पोरेशन ॲक्ट, महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ अगर त्याप्रमाणे अनुसरुन केलेले नियम व पोटनियम यांचा भंग होत आहे, असे पुणे म.न.पा.चे निदर्शनास आल्यास सदरचे संमतीपत्र रद्द करण्याचा अधिकार पुणे म.न.पा.स राहील. वरील संमतीपत्राविषयी काही शंका येत असेल तर कामास आरंभ करण्यापूर्वी महानगरपालिकेकडे तसे कळवून स्पष्टीकरण करुन घ्यावे.

इमारत निरीक्षक
बांधकाम विकास विभाग
पुणे म.न.पा.

उप अभियंता
बांधकाम विकास विभाग
पुणे म.न.पा.

अटी पुढे चालू....

1462

-:अटी :-

1. भोगवटापत्रासाठी स्ट्रक्चरल इंजिनिअरचा दाखला (स्टॅबिलीटी सर्टीफीकेट) दाखल करणार.
2. अंशत: भोगवटापत्रासाठी रू. २२०/- चे स्टॅम्प पेपरवर इंडेम्निटी बॉन्ड दाखल करणे आवश्यक आहे.
3. भोगवटापत्र मागण्यापूर्वी पुणे महानगरपालिकेकडील कर आकारणी व करसंकलन पाणी पुरवठा, जलोत्सारण, पथ विभाग, अतिक्रमण इ. विभागाचे रक्कम व थकबाकी रक्कम पूर्णपणे भरणार.
4. कामगारांच्या सोयीसाठी जागेवर किमान एक संडास व एक मुतारी तात्पुरत्या स्वरूपाची बांधली पाहिजे. जुने संडास व मोरी असल्यास याप्रमाणे संडास, मुतारी बांधण्याची गरज नाही.
5. मालकी हक्काबाबत व इतर कोणत्याही हक्काबाबत व हद्दीबाबत वाद निर्माण झाल्यास त्यास अर्जदार पूर्णपणे जबाबदार राहणार.
6. जे बांधकाम नकाशात पाडणार म्हणून दर्शविले आहे ते वैध मार्गाने पाडून त्यानंतरच नवीन कामास सुरुवात करणार.
7. बांधकाम विकास विभाग, खात्याने जरी सेप्टीक टॅन्कसाठी परवानगी दिली असली तरी कार्यकारी अभियंता(जलोत्सारण विभाग) यांच्याकडे नकाशे दाखल करून त्याची मंजूरी घेतल्याखेरीज सेप्टीक टॅन्क अगर ड्रेनेजसंबंधी बांधकाम सुरू करू नये व भोगवटा पत्र मागण्यापूर्वी ड्रेनेज कामाचे ड्रेनेज जोडासह नकाशे व दाखला हजर करण्यात यावा.
8. भोगवटापत्र मागणीचे अर्जापूर्वी मा. कार्यकारी अभियंता (ड्रेनेज) यांचेकडील ड्रेनेज कनेक्शनचे मान्य नकाशे दाखल करणार.
9. इमारतीचे भोगवटापत्र देताना रस्त्यावरील व आतील बाजूस टाकण्यात आलेले इमारतीचे अविशिष्ट सामान व राडारोडा उचलून जागा साफकेल्याशिवाय अर्जाचा विचार केला जाणार नाही. राडारोडा कोठे टाकावा याबाबत बांधकाम विकास विभागामार्फत मार्गदर्शन केले जाईल.
10. नवीन बांधकाम सुरू करताना संबंधित जागेमध्ये झाडे असल्यास ती वृक्ष प्राधीकरण समितीत पुर्वपरवानगी घेतल्याशिवाय तोडू नयेत, अन्यथा कायदेशीर कारवाई करण्यात येईल याची नोंद घ्यावी.
11. ज्या भूखंडावर नवीन इमारत बांधण्यात आली आहे त्या इमारतीचे भोगवटापत्र मागण्यापूर्वी प्रत्येक मालकाने इमारतीसभोवार किमा भिंतीच्या आत व बाहेर उद्यान विभागाचे तरतुदीनुसार झाडे लावून ती व्यवस्थित वाढविण्याच्या दृष्टीने योग्य ती व्यवस्था व खबरदारी घ्यावी. त्याशिवाय (ऑक्युपन्सी सर्टिफिकेट) भोगवटापत्र मिळणार नाही.
12. सोबतच्या नकाशावर मागे लिहिलेल्या/चिटकवलेल्या अटींवर संमतीपत्र देण्यात येत आहे.
13. भूमीप्रापण कार्यालयामार्फत व/ बांधकाम विकास विभागाकडून रस्तारूंदी प्रमाणरेषा जागेवर आखून घेणार व मगच बांधकाम सुरू करणार या अटीवरच हे संमतीपत्र देण्यात येत आहे. (आवश्यक असल्यास)
14. जोत्यापर्यंत काम आल्यावर सेट-बॅक, मार्जिनल ओपन स्पेस इ. बाबी बांधकाम नियंत्रण कार्यालयाकडून तपासून घ्याव्यात, जोते तपासणी दाखला प्राप्त झाल्याशिवाय जोत्यावरील काम सुरू करू नये.
15. सोबतच्या नवीन/दुरूस्त नकाशात दाखविल्याप्रमाणे काम केले पाहिजे.
16. यापूर्वी अदा करण्यात आलेले विकसनाचे दाखले/संमतीपत्रे रद्द समजण्यात यावीत.
17. संबंधीत सुधारित विकास योजना आराखडा महाराष्ट्र सरकारने दि.०५/०१/१९८७, दि.०६/१२/२००७, दि.१८/०९/२००८, दि.०२/०३/२०१२, दि.०४/०४/२०१२ दिवशी मान्य केला आहे. त्यास अनुसरून नवीन काही उपसर्ग पोहोचत असल्यास अथवा हानी होत असल्यास त्याप्रित्यर्थ कोणत्याही प्रकारची भरपाई मागणार नाही व ती देण्याची जबाबदारी महानगरपालिकेवर नाही.
18. इतर महत्वाचे अटी :

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19. मा.पर्यावरण विभागाकडील दि. १२ डिसेंबर २०१२ रोजीचे आदेशानुसार नमुद केलेप्रमाणे २०००० चौ.मी. पेक्षा जास्त एकुण बांधकाम क्षेत्र नियोजन प्रस्तावास मा. केंद्र शासन यांचेकडील पर्यावरण विभागाकडील नाहरकत पत्र घेणे बंधनकारक राहील.
20. आवश्यक तेथे महाराष्ट्र प्रदुषण नियंत्रण बोर्डचे नाहरकत पत्र बांधकाम परवानगीचे वेळी दाखल करणे बंधनकारक राहील.
21. आवश्यकतेप्रमाणे लिफ्ट (उदवाहन)परवाना संबंधित प्राधिकारीकडून प्राप्त करून घेतले नंतरच वापर करणे बंधनकारक राहील.
22. बांधकाम जागेचा वापर सुरू करण्यापूर्वी भोगवटापत्र मागणेपूर्वी अग्निशामक विभागाकडील नाहरकत पत्र दाखला त्यानुसार

करावयाचा असून म.न.पा. कडून त्याचा मोबदला मिळणार नाही. रेखांकनातील अंतर्गत रस्त्याची रुंदी विकास नियंत्रण नियमावलीनुसार ठेवणार.

22 म.न.पा. कडून पाणीपुरवठा सुरु होईपर्यंत, निवासक सर्व प्लॉटधारकांना/गाळेधारकांना त्याची आगीव करून देणार.

23 गृहप्रकल्पामध्ये कोणत्याही इमारती भोवती कुंपण घालणार नाही, मात्र कोणताही विकास करण्यापूर्वी मिळकतीभोवती कायम स्वरूपी कुंपण घालणार.

24 गृहप्रकल्पामधील सर्व अंतर्गत रस्ते, पाणी पुरवठा वाहिन्या, मलनिःसारण वाहिन्या रस्त्याकडेची प्रकाश व्यवस्था इत्यादी गोष्टी विकसकाने स्वखर्चाने करावयाच्या असून त्याची भविष्यातील देखभाल दुरुस्तीची व्यवस्था विकसकाने करावयाची आहे.

25 यापूर्वी अदा करण्यात आलेले विकसनाचे दाखले/संमतीपत्र रद्द समजण्यात यावीत.

26 विकास योजना विभागाकडून विकास योजनेमधील रस्त्यांचे प्रत्यक्ष जागेवर आखणी केल्यानंतरच कोणताही विकास सुरू करणार.

27 पुणे म.न.पा. कडून पाणीपुरवठा उपलब्ध होईपर्यंत विकसक/सहकारी संस्था स्वत:पाण्याची व्यवस्था करणार त्याबाबत तक्रार करता येणार नाही.

28 रेखांकनातील सर्व प्लॉट व सब प्लॉट यांचे नगरभुमापन अधिकारी अथवा जिल्हा निरीक्षक भुमी अभिलेख यांचेकडून मोजणी करून घेणार व त्याचे मोजणी प्रमाणपत्र त्याच्या मापांसह सादर करणार.

29 सदर रेखांकनात दर्शविलेल्या खुल्या जागांचे योग्य सपाटीकरण केल्यानंतर, त्याचा उद्यान विभागाकडील मार्गदर्शनानुसार वृक्षलागवड केल्यानंतर व त्याकडेने कुंपन घालणार.

30 कोणताही विकास सुरू करण्यापूर्वी नकाशात पिवळ्या रंगाने दर्शविलेली बांधकामे वैध मार्गाने पाडून घेणार.

31 उप अभियंता (विद्युत) यांच्याकडील तरतुदीनुसार सदर मिळकतीतील रस्त्यांवर विद्युत प्रकाशासाठी खांब लावणार.

32 क्षेत्रिय कार्यालय/आरोग्य विभागाकडील तरतुदीनुसार सदर मिळकतीत कचरापेट्या ठेवणार.

33 उपअभियंता(मलनिःसारण) यांच्या सुचनेनुसार सेप्टिक टँकचे बांधकाम करणार व भविष्यात म.न.पा.च्या मलनिःसारण वाहिनीशी सदर मिळकतीतील सर्व मलनिःसारण वाहिन्या स्वखर्चाने जोडणार.

34 सदर मिळकतीतून जाणाऱ्या व नव्याने टाकावयाच्या मलनिःसारण वाहिन्या ह्या ड्रेनेज विभागाच्या देखरेखीखाली टाकणार.

35 सदर मिळकतीतून जाणाऱ्या व नव्याने टाकावयाच्या पाणी पुरवठा वाहिन्या ह्या पाणीपुरवठा विभागाच्या देखरेखीखाली टाकणार.

36 लेआऊटमध्ये रेनवॉटर हार्वेस्टिंग व सरफेस ड्रेनेजची व्यवस्था करणार. रेखांकनामध्ये निर्देशित केलेले रस्ते यांचे बाजूने पावसाळी गटारे बांधणार मा. कार्यकारी अभियंता (पथ) यांचे मार्गदर्शनानुसार सदर काम समाधनकारक व योग्य निकषानुसार करणार.

काही महत्वाच्या विशेष सुचना

1 भविष्यात मान्य नकाशा व्यतिरिक्त कोणतेही बांधकाम (उदा. सर्व मार्जिनल अंतरात व टेरेसवरील शेड, पार्टीशन वॉल करून अगर ग्रील लावून पार्किंग बंदिस्त करणे इ.) केल्यास, कोणतेही पूर्व सूचना न देता सदरची संपूर्ण अनाधिकृत बांधकामे पाडण्यात येतील व त्याप्रित्यर्थ येणारा संपूर्ण खर्च प्लॉट धारक/गाळेधारक यांचेकडून वसूल करण्यात येईल.

2 भूअभिन्यासातील अनुज्ञेय चटईक्षेत्र हे प्रस्तावित टी.डी.आर./रस्तारुंदी आरक्षित क्षेत्र/अमिनिटी स्पेसचे क्षेत्रासह दर्शविले आहे. प्रत्यक्षात या टी.डी.आर./रस्तारुंदी व अमिनिटी स्पेसच्या चटईक्षेत्राचे मोबदल्या बांधकाम अनुज्ञेय करण्यात आलेले नाही. टी.डी.आर.सर्टीफिकेट उपलब्ध करून रितसर टी.डी.आर. खर्ची टाकल्यावरच व रस्तारुंदी/अमिनिटी स्पेस व आरक्षित क्षेत्रासाठी म.न.पा.चे नावे ७/१२ उतारा दाखल झाल्यावर त्या क्षेत्राचे बांधकाम अनुज्ञेय करण्यात येईल. तसेच भू अभिन्यासात चटईक्षेत्र मान्य केले, याचा अर्थ त्यास बांधकाम परवानगी मिळाली असा होत नाही केवळ भूअभिन्यास मान्य आहे, म्हणून त्या क्षेत्राचे बांधकाम केल्यास ते अनधिकृत समजून, एम.आर.टी.पी. १९६६, बी.पी.एम.सी. ॲक्ट १९४९ चे संबंधित कलमांतर्गत कारवाई करण्यात येईल. तसेच मिळकतीत त्रयस्थ हितसंबंध निर्माण झालेस, त्यास म.न.पा. जबाबदार राहणार नाही.

3 एकत्रीकरण/विभाजन करून बांधकाम परवानगी घेतल्यास संमतीपत्र दिनांकापासून एक वर्षाचे आत एकत्रित/स्वतंत्र असा ७/१२ उतारा, मालमत्ता पत्रक तसेच मोजणी नकाशा महानगरपालिकेस सादर करणार.

4 ओला व सुका कचऱ्या करीता मिळकतीमध्ये कंटेनरची सोय करणार.

5 म.न.पा. पाणी पुरवठा उपलब्ध होईपर्यंत सर्व रहिवाश्यांच्या पुरता पिण्याच्या पाण्याची अन्य व्यवस्था स्वखर्चाने करणार.

6 मिळकतीमधील रस्तारुंदीतील जागा पुणे म.न.पा.च्या ताब्यात देऊन म.न.पा.च्या नावे मालकी हक्काचे कागदपत्र झाल्यानंतरच चटईक्षेत्राचे नियोजन करणार व मोजणीचा नकाशा दाखल करणार.

7 इमारतीच्या आवारात कचरापेटी, दिवाबत्ती इ. बाबींची सोय करणार व पुरेशा संख्येत उद्यान विभागाच्या मार्गदर्शक तत्वानुसार लोखंडी ट्री गार्डमध्ये झाडे लावणार.

8 अस्तित्वातील वॉटर मिटर बाबत मिटर विभागाचे थकबाकी नसल्याबाबतचे ना हरकत पत्र दाखल करणार.

9 आवश्यक तेथे प्रोव्हीजनल फायर एन.ओ.सी. मधील अटी मालक/विकसक यांचेवर बंधनकारक राहतील.

10 काम सुरू करण्यापूर्वी बांधकामास अडथळा येणाऱ्या झाडांबाबत गार्डन विभागाचे ना हरकत पत्र दाखल करणार.

11 बांधकामाचे नकाशांना परवानगी मिळाल्यावर विकसनकर्ता / मालक यांनी जागेवर फलक लावून खालील प्रमाणे माहिती दर्शवावी. क. मालकाचे, विकसकाचे, आर्किटेक्ट व कॉन्ट्रक्टर यांचे नावे व पत्ता.ख. जागेच्या हद्दीसह स.नं. सी.टी.एस. नंबर, वॉर्ड नंबर इ. ग. पुणे मनपाकडील विकसनासाठी /नकाशासाठी दिलेली परवानगी नंबर दिनांक.घ. बिल्टअप एरीया/नियोजीत बांधकामाचे एकूण क्षेत्र.ङ. निवासी फ्लॅटची संख्या, व्यापारी गाळ्यांची संख्या व त्याचे क्षेत्र मान्य नकाशाच्या प्रती पाहण्यासाठी उपलब्ध असण्याचा पत्ता. छ. मान्य नकाशांची प्रमाणित प्रत बांधकामाच्या जागेवर उपलब्ध ठेवणे.

12 फ्लॅटच्या आवारातील मोकळ्या जागेत व सामुहिक रस्त्यावर दिवाबत्तीची सोय करणार.

13 सदर इमारतीचे काम मुख्य रस्त्यालगत असल्यास योग्य त्या प्रकारे किंवा पत्र्याचे पार्टीशन बसवून बंदिस्त करणार

14 बांधकामावर काम करणाऱ्या कामगारासाठी त्यांचे संख्येनुसार तात्पुरती स्वच्छतागृहे उपलब्ध करून देणार की कामगारासाठी स्वतंत्र स्वच्छतागृह बांधणार व ते कोणतेही भोगवटापत्र मागणेपूर्वी पाडणार.

15 बांधकामाच्या व पाडकामाच्या काळात तयार होणारा राडारोडा कोणत्याही परिस्थितीत रस्त्यावर अगर सार्वजनिक ठिकाणी टाकणार नाही व मा. क्षेत्रीय अधिकारी यांचे मार्गदर्शनाने त्याची विल्हेवाट लावणार व वरीलप्रमाणे राडारोडा मनपा ने ठरवून दिलेल्या ठिकाणी टाकण्याची व्यवस्था करणार

16 मालकी हक्काबाबत व पुर्नवसनेचे योजनेमध्ये भाडेकरूंचा बाद निर्माण झाल्यास याची सर्व जबाबदारी विकसकाचीराहील व मनपास कोणतीही तोषीस लागू देणार नाही.

17 बाजूच्या अस्तित्वातील मिळकतीतील भाडेकरूचे अस्तित्वातील हवा उजेडाचे इजमेंट राईटस जपणार.

18 बेसमेंटमध्ये साटणा- ा पाण्याचा निचरा करण्यासाठी पंप बसवणार.

19 बेसमेंट पार्किंगचा वापर फक्त पार्किंगसाठीच करणार.

20 काम सुरु करण्यापुर्वी मान्यताप्राप्त दर्जाच्या परवानाधारक स्ट्रक्चरल डिझायनर/इंजिनियर यांची नेमणूक करणारे पत्र व जोते तपासणी दाखला तसेच कोणतेही भोगवटापत्र मागणेपूर्वी त्यांचे स्ट्रक्चरल स्टॅबिलीटी सर्टिफिकेट/रिपोर्ट दाखल करणार. वाढीव बांधकाम स्ट्रक्चरल इंजिनिअरर्सचे नियमित मार्गदर्शन व देखरेखीखाली पूर्ण करणार.

21 अस्तित्वातील जुनी बांधकाम पाडताना शेजारील मिळकत/मिळकतीतील इमारतीस धोका/नुकसान होणार नाही याची खबरदारी घेणार

22 नियोजित बांधकाम सुरू करणेपुर्वी रस्ता रुंदी सेटबॅक मधील तसेच अस्तित्वातील जुने बांधकाम पाडावयाचे दर्शविलेले बांधकाम वैध मार्गाने पाडणार.

23 विकास योजना/अग्निशामक दल यांचेकडील पत्रामधील अटी संबंधित मालक/विकसकावर बंधनकारक राहतील.

TRUE COPY

PUNE MUNICIPAL CORPORATION

Office of Executive Engineer
Building Development Department
Pune Municipal Corporation
Shivajinagar, Pune- 411005

(COMMENCEMENT CERTIFICATE)
(This consent letter is given without consideration of land and building ownership)
(Valid till one year from the date of issuance)
Land Layout/ Amalgamation/Division Certificate(with consent map)

No. YEV/0014//13 No. CC/2266/15
Proposal Type: Residential Date: 20/10/2015
Case Type: New
Project Type: Layout of Building + Proposed Building

Shri/Smt. M/s. Maa Sankap Buildcon (PAH) through its Licensed Architect RAJENDRA H. THITE office at Diamond Palace, 570/571, Shaniwar Peth, Pune- 411030 has filed the proposal dated 15/2/2015 for the permission for commencement of construction under section 44/45/58/69 of Maharahstra Town Planning Act, 1966 and under section 253/254 of Mumbai Provincial Municipal Corporation Act 1949 and as per section 45 of Maharashtra Regional Town Planning Act 1996 has been given for the land bearing S. No. 40 Hissa No. 1/3/2+1/4 Final Plot No. ..... Plot No..... situated at village Yevalewadi, within the limits of Pune Municipal Corporation (The annexed consent letter should be consider as the part and parcel of this consent letter)

TERMS

1. The distances/road of boundary mark shown in the said proposal shall remain the public road's part in future as per the Pune Municipal Corporation.

2. Without obtaining the occupancy certificate from Pune Municipal Corporation, no person shall use of any new building or additional/modified building or permission of use or possession.
3. The period of the said consent letter/development permission (if work is not commenced) is for 1 year from the date of consent letter. (The annexed consent map is the undivided part of this consent letter).
4. It is necessary to renew the said consent letter after the end of its period for each year and the said renewal shall be for continuous three time. If the same is not done, then as per section 44 of Maharashtra Regional Town Planning Act, 1966 and Section 253 and 254 of Maharashtra Municipal Corporation Act, 1966 the consent should be taken by filing new application. The validity of consent letter is as per Section 48 of M.R.T.P. Act.
5. The said consent letter is liable for cancelled if any breach of the following terms.

a) If the actual development construction is not carried out as per the sanctioned layout or any illegal construction/illegal use, then the same be treated the breach of terms.

aa) If any breach committed/commit of the terms mentioned in the proposed construction, and breach of the restrictions imposed by the Pune Municipal Corporation, then the same be treated the breach of terms.

e) If found that the applicant has obtained the said permission by using illegal tactics and misguiding to Pune Municipal Corporation, then the same be treated the breach of terms. The same is treated as the said permission obtained by misguiding under section 258 of Maharashtra Municipal Corporation Act, Development Control Regulations Rules No. 6.10.

ee) If found that the applicant and the person himself/themselves by claiming the ownership right and by making breach of the provisions and section 42 and 45 of Maharashtra Regional and Town Planning Act, 1966, then the same be treated the permission is obtained by misguiding.

6. The terms and instructions mentioned in consent letter/annexed not only binding on the applicant but the same is permanently binding on the applicant's all future legal heirs, power of attorney holder, manager, administrative, successor and every person who claiming on behalf of applicant.

7. Before commencement should submit N.A. Order.
8. The terms and conditions mentioned in the order of Maharashtra Pollution Control Board, Industrial Directorate, Labour Insurance Commissioner, N.A. Order, ULC Order will be binding.

   While doing the work as per above consent letter, if it is shown to the Pune Municipal Corporation that, any breach of Municipal Corporation Act, Maharashtra Regional & Town Planning Act, 1966 or rules and sub-rules made thereunder, then the Pune Municipal Corporation shall have right to cancel the said consent letter.

   If any doubts regarding the said consent letter, then before commencing the work, should inform the Municipal Corporation and to take clarification.

TERMS:

1. To file a Certificate (Stability Certificate) of Structural Engineer for occupancy certificate.
2. It is necessary to submit Indemnity Bond on Rs.220/ - stamp paper for part occupancy.
3. Before asking for occupancy certificate, tax collection and collection from Pune Municipal Corporation Water Supply, Road department, encroachment Department

should be constructed in such a way as to fully hold the amount of due amount.

4. For the convenience of labours/ workers, if there is at least one toilet and one latrine on the premises and old toilet and latrine if there then no need of to construct the toilet and latrine.
5. If in case of dispute regarding ownership or other, the applicant will be fully responsible.
6. The construction work department will start the new work only after seeing the construction as shown in the map.
7. If the building debarment has given permission for septic tank then also to submit the maps before the Executive Engineer and without his permission should not construct the construction of septic tank and drainage otherwise it will not be considered unless the occupants of the building are mapped. It should be noted that otherwise legal action will be taken.
8. Before applying for occupancy of the building to submit the drainage connection approved map before Executive Engineer (Drainage).
9. While issuing the occupancy certificate each owner of the building should take appropriate arrangements and precautions to extrude the garbage from the said place

and the building development department will be guide to them.

10. If there are trees while new construction on the said land, the trees in accordance with the provisions of the Tree Park Department.

11. Before asking of occupancy certificate (occupancy certificate) to plant the trees and to keep it and to take precaution to grow it otherwise the occupancy certificate will not be given.

12. The consent letter is given on the conditions as mentioned in the annexed map.

13. This certificate is issued subject to the conditions by obtaining the demarcation from the Land Record/ Building Development office as per actual and then only to start the construction. (If necessary.

14. After the plinth level construction, the set back, marginal open space etc. should be checked by the Building Control Office without checking the construction should not be commence over plinth level.

15. The work should be done as per the annexed map/revised map.

16. The development certificates / consent forms given earlier should be understood and the revised development plan.

17. The Maharashtra Govt. has approved the revised development plan vide 05/01/1987, dt. 06/12/2007, dt. 18/09/2008. Dt. 02/03/2012 and 04/04/2012. Accordingly, if any new prefix is reached or any damage is caused, no compensation will be sought and the corporation is not responsible for giving it.

18. Other important conditions.....

19. As mentioned in order dated 12th December 2012 of Environment Department for the construction of more than area 20000 sq.mtr. then it will be mandatory for the Central Government to issue a letter of disapproval from the Environment Department. It will be mandatory to get the NOC from the Maharashtra Pollution Control Board.

20. Before use and occupation of construction place and before asking of occupancy certificate the NOC from Fire Brigade should be taken and to keep necessary system on actual place.

21. To take the permanent maintenance/ repair of the said system and to make arrangement of vermin compost in the said plot.

Some important special instructions:

1. The conditions of circular bearing No. A/Ja/Ma/483/ dtd. 5/8/2013 will be binding regarding the fending and retaining wall.
2. The allowable carpet area is shown alongwith the proposed T.D.R/Road widening reserved area/amenity space area. In actual the construction in consideration of T.D.R/Road widening reserved area/amenity space area shall not allowable. After available the T.D.R. Certificate and incurred the T.D.R., road widening/amenity space reserved area the name of Pune Municipal Corporation has been recorded on 7/12 extract the construction on said area will be allowable. If the carpet area agreed in Land Record it did not mean the construction permission is given. If presumed that the Land record is agreed, and if any construction done on the said area, the same shall be treated as unauthorized and the actions should be taken under the provisions of M.R.T.P. Act, 1966, B.P.M.C. Act, 1949. Also if any third party interest created in the said property, then municipal corporation is not responsible.
3. If the construction permission has been obtained by amalgamation/partition, then within one year from the consent letter the joint/separate 7/12 extract, property

card extract also the demarcation map should be submit to Municipal Corporation.

4. To avail the facility of container for dry and wet waste.
5. Till the availability of water supply from Municipal corporation, to arrange the sufficient and adequate drinking water to all residents.
6. After given/handover the possession of road widening land to Pune Municipal Corporation and after the deeds of ownership rights transferred in the name of Pune Municipal Corporation, to plan the carpet area and to submit the demarcation plan.
7. To avail the facility of dustbin and lamp etc. in the surrounding area of building and to plant the adequate/sufficient trees in the garden as per the guidelines of Gardening Department.
8. To submit the no objection certificate of Meter Department about the no dues in respect of existing water meter.
9. The terms and conditions mentioned in Provisional Fire NOC shall binding on the owner/developer at necessary.
10. To submit the No objection certificate of Gardening Department before commencement of construction regarding the disturbance of trees.

11. The developer/owner after obtaining the building sanction permission to put the board on said land and following information should be indicate. C. Name and addresses of Owner, Developer, Architect and Contractor. Kh. S.No., C.T.S. Number, Ward Number etc. alongwith the boundaries of land. G. Permission Number and Date of Development/Map issued by Pune Municipal Corporation. Gh. Built up area/total area of proposed construction. D. Numbers of residence flat, numbers of commercial units and their area, address of person who available for shown the sanctioned layout, map, Ch. To available the certified copy of sanction layout on construction site.

12. To make arrangement of light on common road and open space of said plot.

13. If the construction of building work is adjacent to the main road, then to partition with tin shed.

14. To available the temporary bathrooms for the labour who working on construction site and to construct the separate bathroom for lady labour and the same shall be demolish before demanding the occupancy certificate.

15. Do not throw the raw material during the construction work on public road and to dispose off the

same as per guidance of Regional Officer and to make arrangement to store the raw material as prescribed by the Municipal Corporation.

16. If any dispute arose for ownership right and redevelopment scheme of tenant, then the sole responsibility will be on developer and he/they keep indemnified to the Municipal Corporation.

17. To keep the easement right of adjacent tenants of the said property.

18. To install the pump for drainage in the basement.

19. To use the basement parking only for parking.

20. To submit the structural stability certificate/report before asking any occupancy certificate and to complete the said work under guidance and management of structural engineer.

21. To take precaution not to demolish the adjance land while demolishing the houses.

22. To demolish the old construction before commencement of road widening.

23. That the terms and conditions mentioned in letter of development scheme/fire brigade is binding on owner/developer.

EXHIBIT - X

PUNE MUNICIPAL CORPORATION

Building Control Department

Approval of Work upto Plinth Level Full

Ref. No. ...

Proposal No.	:	YEV/0014/13
Outward No.	:	PCC/1228/16
Outward Date	:	17/3/2017

SITE DETAILS	
Peth / T.P. Scheme	PUNE
Village	Yevlewadi
Survey No.	40
Hissa No.	1/1+1/2+1/3/1(p)
C.T.S. No.	-
Final Plot No.	-
Sub Plot No.	-
Plot No.	-
Society	-
Land Mark	-

To,

Architect/ Licence Engineer Name :-

RAJENDRA H. THITE

CTS NO.110(1),F.P.NO.53/8,FLAT NO.101,ALMIRA APARTMENT,PRABHAT ROAD LANE NO.14,ERANDWANE,,PUNE 411004.,PUNE,411004

Owner Name :-

Maa Sankalp - Buildcon

Sir,

With reference to your intimation No. PLN/1919/16 dated 30/1/2017 regarding the completion of construction work upto plinth level in the above mentioned site. I have to inform on verification at site that: -

1. The further work may be proceeded with as per sanctioned plans. Sanctioned under commencement Certificate No. CC/2866/16 Dated 15/12/2016.

2. The work shall not be proceeded with.

   (a) As it is not as per sanctioned plans.
   (b)
   (c)
   (d)

3. जोत्यावरील बदलला प्रस्तावित दुरुस्त नकाशे मिळणे अभावी बांधकाम पुढे अधिकार

(~~Sandesh Subhash Patil~~)
Sub / Junior Engineer,
Building Control,
Pune Municipal Corporation.
Date :

(Rahul Salunkhe)
Deputy Engineer
Building Control No.
Pune Municipal Corporation
Date :

TRUE COPY

EXHIBIT – Y

पुणे महानगरपालिका

(यापुढील 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 संमतीपत्र पहाता महाराष्ट्र प्रादेशिक नगररचना अधिनियम , १९६६ चे कलम ४४/४५/५८/६९ यांतील अ[illegible] म्युनिसिपल कॉर्पोरेशन ॲक्ट चे कलम २५३ व २५४ यांतील तरतुदीप्रमाणे खालील अटींवर देण्यात येत आहे

APPROVED

प्रकरण [illegible]	YEV/0014/13	क्रमांक	: CC/3852/16
Proposal T[illegible]	Residential	दिनांक	: 31/03/2017
Case Ty[illegible]	Revised		
Project [illegible]	Layout of Building + Proposed Building		

श्री / श्रीम[illegible] Sankalp Buildcon व्दारा आर्किटेक्ट / ला. स. श्री RAJENDRA H. THITE यांस राहणार पुणे, पेठ महाराष्ट्र नगररचना अधिनयम, १९६६ चे [illegible]/५८/६९ व मुंबई प्रांतिक महानगरपालिका,अधिनियम सन १९४९ चे कलम २५३ व २५४ प्रमाणे पुणे महानगरपालिकेच्या सीमेतील पेठ Yevlewa [illegible] 40 सी. सं. न. _____ हिस्सा नं 1/1+1/2+1/3/1(p) कायनल प्लॉट क्र _____ प्लॉट क्र _____ सोसायटी येथे विकास करण्यासा[illegible]गरपालिकेकडे दिनांक 18/03/2017 रोजी प्रस्ताव दाखल केला आहे.

-: अटी :-

१. सदर प्रस्ताव[illegible] आलेली दर्शनी अंतरे / रस्ता प्रमाणरेषा पर्यंतचे क्षेत्र पुणे म.न.पा. च्या सुचनेनुसार भविष्यात सार्वजनिक रस्त्याचा भाग राहणार आहे.

२. कोणत्याही न[illegible] अथवा वाढीव/दुरुस्त इमारतीचा वापर अथवा वापरासाठी परवानगी वा ताबा हा कोणत्याही व्यक्तीद्वारे पुणे म.न.पा.च्या भोगवटापत्र प्राप्त झाल्या[illegible]वेऊ नये.

३. सदर संमती[illegible]वानगीची मुदत (काम सुरूझालेले नसल्यास)संमतीपत्राचे दिनांकापासून १ वर्षाची राहील.(सोमतचा संमती नकाशा हया संमतीपत्रकाचा अविभाज्य [illegible]ईल.)

४. सदर संमती[illegible]नंतर प्रत्येक वर्षी नूतनीकरण करणे आवश्यक आहे असे नूतनीकरण सलग तीन वेळा करता येईल.तसे न झाल्यास महाराष्ट्र प्रादेशिक आणि नगर[illegible], १९६६ चे कलम ४४ अन्वये नवीन अर्ज करुन संमती घ्यावी लागेल.एम.आर.टी.पी. कलम ४८ अन्वये संमतीपत्राची वैधता राहील.

५. सदरचे संमत[illegible]टींचा भंग झाल्यास रद्द करण्यास पात्र राहील.

(अ) जर[illegible]काम हे मान्य नकाशाप्रमाणे दर्शविलेल्या/संमत केलेल्या वापरानुसार होत नसल्यास अथवा सदर ठिकाणी अनधिकृत बांधकाम/अन[illegible]असल्यास अटींचा भंग समजण्यात येईल.

(आ) सद[illegible]तील संदर्भातील नमूद केलेल्या अटींचे उल्लंघन होत असल्यास/झाले असल्यास, पुणे म.न.पा.ने घातलेल्या निर्बंधाचे उल्लंघन झाले असल्यास[illegible]आहे असे समजण्यात येईल.

(इ) अर्ज[illegible]नगरी ही गैरकृत्य करुन पुणे म.न.पा.चे दिशाभूल करुन प्राप्त केलेली आहे,असे निदर्शनास आल्यास अटींचा भंग झाला आहे असे समजण्यात[illegible]नियंत्रण नियमावली नियम क्र.६.१० महाराष्ट्र म्युनिसिपल कॉर्पोरेशनॲक्ट कलम २५८ अन्वये सदरची परवानगी दिशाभूल करुन घेण्यात आली आ[illegible]येईल.

(ई) अर्ज[illegible]हा स्वत:किंवा त्याच्याद्वारे मालकी हक्काचा दावा करुन महाराष्ट्र प्रादेशिक आणि नगररचना अधिनियम,१९६६ चे कलम ४२ व ४५ अन्वये अ[illegible]उल्लंघन करुन बांधिम विकसन अथवा बांधकाम करत असल्याचे निदर्शनास आल्यास सदरची परवानगी दिशाभूल करुन घेण्यात आली आहे अ[illegible]

६. सदर संम[illegible]सलेल्याअटी व सूचना या केवळ अर्जदारास नव्हे तर भविष्यातील अर्जदाराचे सर्व वालीयारस,मुखत्यारधारक,व्यवस्थापक,प्रशासक, वा[illegible]ो अर्जदाराच्या द्वारा मालकी हक सिध्द करेल त्या सर्वांस कायमस्वरुपी बंधनकारक राहील.

७. काम सुरू [illegible]ीर दाखल करणार.

YEV/0014/13 [illegible]/2014

RAJENDRA HARISHCHANDRA THITE
ARCHITECT
L.I.C.NO 716
PUNE

CC/3852/16
31/03/2017

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८. अकृषिक दाखला (एन. ए. ऑर्डर), यु.एल.सी. आदेश, महाराष्ट्र प्रदूषण नियामक मंडळ, औद्योगिक संचानलाय, 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 अनुसरुन केलेले नियम व पोट नियम यांचा भंग होत आहे, असे पुणे म.न.पा. चे निदर्नास आल्यास सदरचे संमतीपत्र रद्द करण्याचा अधिकार पुणे म.न.पा.स राहील.

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

काही महत्वाच्या विशेष सूचना :-

१. भविष्यात मान्य नकाशा व्यतिरिक्त कोणतेही बांधकाम (उदा. सर्व मार्जिनल अंतरात व टेरेसवरील शेड, पार्टीशन वॉल करुन अगर ग्रील लावून पार्किंग बंदिस्त करणे इ.) केल्यास, कोणतेही पुर्व सूचना न देता सदरची संपूर्ण अनाधिकृत बांधकामे पाडण्यात येतील व त्याप्रित्यर्थ येणारा संपूर्ण खर्च फ्लॅट धारक/मालक यांचेकडून वसूल करण्यात येईल.

२. भूअभिन्यासातील अनुज्ञेय चटईक्षेत्र हे प्रस्तावित टी.डी.आर./रस्तारुंदी आरक्षित क्षेत्र/ॲमिनिटी स्पेसचे क्षेत्रासह दर्शविले आहे. प्रत्यक्षात या टी.डी.आर /रस्तारुंदी व ॲमिनिटी स्पेसच्या चटईक्षेत्राचे मोबदल्या बांधकाम अनुज्ञेय करण्यात आलेले नाही. टी.डी.आर.सर्टिफिकेट उपलब्ध करुन रितसर टी.डी.आर. खर्ची टाकल्याबरच व रस्तारुंदी/ॲमिनिटी स्पेस व आरक्षित क्षेत्रासाठी म.न.पा.चे नावे ७/१२ उतारा दाखल झाल्यावर त्या क्षेत्राचे बांधकाम अनुज्ञेय करण्यात यईल. तसेच भू अभिन्यासात चटईक्षेत्र मान्य केले, याचा अर्थ त्यांस बांधकाम परवानगी मिळाली असा होत नाही. केवळ भूअभिन्यास मान्य आहे, म्हणून त्या क्षेत्राचे बांधकाम केल्यास ते अनधिकृत समजून, एम.आर.टी.पी. १९६६, बी.पी.एम.सी. ॲक्ट १९४९ चे संबंधित कलमार्तगत कारवाई करण्यात येईल. तसेच मिळकतीत त्रयस्थ हितसंबंध निर्माण झालेस, त्यास म.न.पा. जबाबदार राहणार नाही.

३. एकत्रीकरण/विभाजन करुन बांधकाम परवानगी घेतल्यास संमतीपत्र दिनांकापासून एक वर्षाचे आत एकत्रित/स्वतंत्र असा ७/१२ उतारा, मालमत्ता पत्रक तसेच मोजणी नकाशा महानगरपालिकेस सादर करणार.

४. ओला व सुका कचऱ्या करीता मिळकतीमध्ये कंटेनरची सोय करणार.

५. म.न.पा. पाणी पुरवठा उपलब्ध होईपर्यंत सर्व रहिवासांच्या पुरेसा पिण्याच्या पाण्याची अन्य व्यवस्था स्वखर्चाने करणार.

६. मिळकतीमधील रस्तारुंदीतील जागा पुणे म.न.पा.च्या ताब्यात देऊन म.न.पा.च्या नावे मालकी हक्काचे कागदपत्र झाल्यानंतरच चटईक्षेत्राचे नियोजन करणार व मोजणीचा नकाशा दाखल करणार.

७. इमारतींच्या आवारात कचरापेटी, दिवाबत्ती इ. बाबींची सोय करणार व पुरेशा संख्येत उद्यान विभागाच्या मार्गदर्शक तत्वानुसार लोखंडी टी गार्डमध्ये झाडे लावणार.

८. अस्तित्वातील वॉटर मिटर बाबत मिटर विभागाचे थकबाकी नसल्याबाबतचे ना हरकत पत्र दाखल करणार.

९. आवश्यक तेथे प्रोव्हीजनल फायर एन.ओ.सी. मधील अटी मालक/विकसक यांचेवर बंधनकारक राहतील.

१०. काम सुरु करण्यापूर्वी बांधकामास अडथळा येणाऱ्या झाडांबाबत गार्डन विभागाचे ना हरकत पत्र दाखल करणार.

११. बांधकामाचे नकाशांना परवानगी मिळाल्यावर विकसनकर्ता / मालक यांनी जागेवर फलक लावून खालील प्रमाणे माहिती दर्शवावी. क. मालकाचे, विकसकाचे, आर्किटेक्ट व कॉन्ट्रक्टर यांचे नावे व पत्ता.ख. जागेच्या हद्दीसह स.नं. सी.टी.एस. नंबर, वॉर्ड नंबर इ. ग. पुणे मनपाकडील विकसनासाठी /नकाशासाठी दिलेली परवानगी नंबर दिनांक.घ.बिल्टअप एरीया/निवोजीत बांधकामाचे एकूण क्षेत्र.ङ. निवासी फ्लॅटची संख्या, व्यापारी गाळ्यांची संख्या व त्यांचे क्षेत्र मान्य नकाशाच्या प्रती पाहण्यासाठी उपलब्ध असण्याचा पत्ता. छ. मान्य नकाशांची प्रमाणित प्रत बांधकामाच्या जागेवर उपलब्ध ठेवणे.

१२. प्लॉटच्या आवारातील मोकळ्या जागेत व सामुहिक रस्त्यावर दिवाबत्तीची सोय करणार.

१३. सदर इमारतीचे काम मुख्य रस्त्यालगत असल्यास चांगल्या प्रकारे किंवा पत्र्याचे पार्टीशन बसवून बंदिस्त करणार

१४. बांधकामावर काम करणाऱ्या कामगारांसाठी त्यांचे संख्येनुसार तात्पुरती स्वच्छतागृहे उपलब्ध करु देणार सदी कामगारासाठी स्वतंत्र स्वच्छतागृह बांधणार व ते कोणतेही भोगवटापत्र मागणेपूर्वी पाडणार.

१५. बांधकामाच्या व पाडकामाच्या काळात तयार होणारा राडारोडा कोणत्याही परिस्थितीत रस्त्यावर अगर सार्वजनिक ठिकाणी टाकणार नाही व मा. क्षेत्रीय अधिकारी यांचे मार्गदर्शनाने त्याची विल्हेवाट लावणार व वरीलप्रमाणे राडारोडा मनपा ने ठरवून दिलेल्या ठिकाणी टाकण्याची व्यवस्था करणार

१६. मालकी हक्काबाबत व पुर्नवसनेचे योजनेमध्ये भाडेकरूंचा वाद निर्माण झाल्यास याची सर्व जबाबदारी विकसकाचीराहील व मनपास कोणतीही तोपीस लागू देणार नाही.

१७. बाजूच्या अस्तित्वातील मिळकतीतील भाडेकरूंचे अस्तित्वातील हवा उजेडाचे इजमेंट राईटस जपणार.

१८. बेसमेंटमध्ये साठलाऱ्या पाण्याचा निचरा करण्यासाठी पंप बसवणार.

१९. बेसमेंट पार्किंगचा वापर फक्त पार्किंगसाठीच करणार.

PUNE MUNICIPAL BUILDING CONTRACTOR APP

RAJENDRA HARIS ARCHI L.I.C.N ★ PUN

२०. क
यो
म
आवश्यकताप्राप्त दर्जाच्या परवानाधारक स्ट्रक्चरल डिझायनर/इंजिनियर यांची नेमणूक करणारे पत्र व जोते तपासणी दाखला तसेच
भोगवटा मागणेपूर्वी त्यांचे स्ट्रक्चरल स्टॅबिलीटी सर्टिफिकेट/रिपोर्ट दाखल करणार. वादीत बांधकाम स्ट्रक्चरल इंजिनिअरर्सचे नियमित
देखरेखीखाली पूर्ण करणार.

२१. अ
बांधकाम पाडताना शेजारील मिळकत/मिळकतीतील इमारतीस धोका/नुकसान होणार नाही याची खबरदारी घेणार.

२२. नि
भोगवटा मागणेपुर्वी रस्ता रुंदी सेटबॅक मधील तसेच अस्तित्वातील जुने बांधकाम पाडावयाचे दर्शविलेले बांधकाम वेब मागणे पाडणार.

२३. वि
बांधकाम दल यांचेकडील पत्रामधील अटी संबंधित मालक/विकसकावर बंधनकारक राहतील.

--: अटी :-

१. सदर रेखां
मा. आयुक्त यांचेकडून अंतिम मंजुरी घ्यावी अन्यथा रेखांकनातील कोणत्याही प्लॉटची विक्री किंवा लिज करता येणार नाही, तसेच प्लॉटवर बांधकाम परवानगी दिली जाणार नाही.

२. १५ % राहील
क.एस.आय. सदर अमिनिटी स्पेस ताब्यात दिल्यानंतर व मालकी हक्काच्या उताऱ्यावर पुणे म.न.पा.ची नोंद झालेनंतर अनुज्ञेय

३. सदर नि
भोगवटा पत्र मागणेपुर्वी बाधग्रस्त क्षेत्रावरील बांधकामाचे अनुषंगाने सर्व बाबी निरस्त करणार, बाधग्रस्त क्षेत्राबाबत कोणताही वाद
उद्भवल्यास जबाबदारी मालक/विकसन कर्त्याची राहील. म.न.पा.स कोणताही तोशिष लागू देणार नाही.

४. वृ.ए
अटी संबंधित मालक /विकसकावर बंधनकारक राहतील त्यास पुणे म.न.पा. जबाबदार राहणार नाही.

५. मैला राहि
प्रचलित नियमानुसार व सुचनेनुसार चेंबलाईन करून नैसर्गिक पाण्याचा प्रवाह बंदिस्त होणार नाही याची दक्षता घेणे बंधनकारक
आवश्यक ते वायनेलाइझेशन /नाला ट्रेन्चींग जागेवर प्रत्यक्षात करून घेणे बंधनकारक राहील.

६. एअ
मीटर, ५०० मीटर, ९०० मीटर, ४.० कि.मी. मधील परिक्षेत्रातील व फनेल कक्षेबाबतचे सर्व निर्बंध बंधनकारक राहतील.

७. पाय
पुर्नवापरासाठी व्यवस्थापन करणे/रेन वॉटर हार्वेस्टिंग करणे बंधनकारक राहतील.

८. आ
पाणीपुरवठा करणे करता स्वतंत्र व्यवस्था करणार.
अटी बंधनकारक राहतील.

दि. १४ डिसेंबर २०१२ रोजीचे आदेशानुसार मंजुर केलेप्रमाणे २०००० चौ.मी. पेक्षा जास्त एकुण बांधकाम क्षेत्र नियोजन प्रस्तावास
अग्निशमन विभागाकडील नाहरकत पत्र येणे बंधनकारक राहील. आवश्यक तेथे महाराष्ट्र प्रदुषण नियंत्रण बोर्डाचे नाहरकत पत्र बांधकाम
परवानगीस बंधनकारक राहील.

१२. नि
ड्रेनेज विभागाचे नियम व सुचनेनुसार सिवेज ट्रीटमेंट प्लॅन्ट व्यवस्था करणे बंधनकारक राहील.

१३. वि
मंजुर केलेल्या विशिष्ट वापराकरिता सोलर वॉटर हिटरची व्यवस्था करणे बंधनकारक राहील.

१४. वि
मंजुर केलेल्या विशिष्ट वापराकरिता सोलर वॉटर हिटरची व्यवस्था करणे बंधनकारक राहील.

१५. पा
बंधनकारक राहील तसेच दिलेल्या हमीपत्रातील बाबींसंदर्भात गाळेधारकाचे करारात नमूद करून गाळेधारकांना सोपी पूर्व
कल्पना राहील.

१५. तो
य
पार्कसाठी खुली राहील दि.१४/०८/२००७ मधील तरतुदीनुसार रेनवॉटर हार्वेस्टिंग नियमानुसार ओपनस्पेस विकसित

१६. वा
रस्ता विकसित करणार.

१७. व
आराखड्याच्या आतमध्ये एकत्रीत मोजणी नकाशा, एकत्रीत ७/१२ उतारा/स्वतंत्रपणे विभाजित मोजणी नकाशा, विभाजीत
७/१२ कार्यालयाकडे दाखल करणार.
पूर्वी सदरची रस्त्यात गेलेली जागा पुणे म.न.पा.च्या ताब्यात देणार.
ही बांधकाम नियंत्रण विभाग पुणे म.न.पा. यांचकडून बांधकामाची परवानगी घेणार.
जागा एकत्रीकरण केले असल्यास -अ. सर्व प्लॉट व सबप्लॉट यांचे नगरभूमापन अधिकारी अथवा जिल्हा निरीक्षक
भूमि अभिलेख यांचेकडील मोजणी नकाशा व प्रत्यक्षातील मापांनुसार दुरुस्त नकाशा सादर करणार. ब.प्रत्येक सब प्लॉटसाठी स्वतंत्र पाणीपुरवठा व मलनि:
सारण, पाणीपुरवठा होईपर्यंत विकसकाने स्वत:सोय करावयाची आहे.क. सदर मिळकतीच्या मालकीबाबत, त्याच्या
हद्दी व सब प्लॉटच्या पोहोच रस्त्याबाबत, अतिक्रमणाबाबत भविष्यात म.न.पा. जबाबदार राहणार नाही.
सदरील रस्ते हे गृहसंस्थेने / विकसकाने विकसन करावयाचे असून त्याची आखणी पुणे म.न.पा. कडून करून देण्यात येईल.
रस्ता करताना त्याची रुंदी वि.नि.नि.नुसार निर्धोचित करावी. कार्यकारी अभियंता (पथ) यांच्या मार्गदर्शक तत्वानुसार या
रस्त्याचे पुणे म.न.पा. कडे हस्तांतरण करावयाचे आहे. गृहसंस्थेने/विकसकाने स्वखर्चाने या रस्त्यावरील पाणीपुरवठा व मलनि:

सारण वाहिन्यांचा विकास करावयाचा असून म.न.पा. कडून त्याचा मोबदला मिळणार नाही. रेखांकनातील अंतर्गत रस्त्यांची रुंदी विकास नियंत्रण नियमावलीनुसार ठेवणार.

२२. म.न.पा. कडून पाणीपुरवठा सुरू होईपर्यंत, विकसक सर्व प्लॉटधारकांना/गाळेधारकांना त्याची जाणीव करून देणार.

२३. गृहप्रकल्पामध्ये कोणत्याही इमारती भोवती कुंपण घालणार नाही, मात्र कोणताही विकास करण्यापूर्वी मिळकतीभोवती कायम स्वरूपी कुंपण घालणार.

२४. गृहप्रकल्पामधील सर्व अंतर्गत रस्ते, पाणी पुरवठा वाहिन्या, मलनिःसारण वाहिन्या रस्त्याकडेची प्रकाश व्यवस्था इत्यादी गोष्टी विकसकाने स्वखर्चाने करावयाच्या असून त्याची भविष्यातील देखभाल दुरुस्तीची व्यवस्था विकसकाने करावयाची आहे.

२५. यापूर्वी अदा करण्यात आलेले विकासनाचे दाखले/संमतीपत्रे रद्द समजण्यात यावीत.

२६. विकास योजना विभागाकडून विकास योजनेमधील रस्त्यांचे प्रत्यक्ष जागेवर आणखी केल्यानंतरच कोणताही विकास सुरू करणार.

२७. पुणे म.न.पा. कडून पाणीपुरवठा उपलब्ध होईपर्यंत विकसक/सहकारी संस्था स्वतःपाण्याची व्यवस्था करणार त्याबाबत तक्रार करता येणार नाही.

२८. रेखांकनातील सर्व प्लॉट व सब प्लॉट यांचे नगरभुमापन अधिकारी अथवा जिल्हा निरीक्षक भुमी अभिलेख यांचेकडून मोजणी करून घेणार व त्याचे मोजणी प्रमाणपत्र त्यांच्या मापांसह सादर करणार.

२९. सदर रेखांकनात दर्शविलेल्या खुल्या जागांचे योग्य सपाटीकरण केल्यानंतर, त्यावर उद्यान विभागाकडील मार्गदर्शनानुसार वृक्षलागवड केल्यानंतर व त्याकडेने कुंपन घालणार.

३०. कोणताही विकास सुरू करण्यापूर्वी नकाशात पिवळ्या रंगाने दर्शविलेली बांधकामे वैध मार्गाने पाडून घेणार.

३१. उप अभियंता (विद्युत) यांच्याकडील तरतुदीनुसार सदर मिळकतीतील रस्त्यांवर विद्युत प्रकाशासाठी खांब लावणार.

३२. क्षेत्रिय कार्यालय/आरोग्य विभागाकडील तरतुदीनुसार सदर मिळकतीत कचरापेट्या ठेवणार.

३३. उपअभियंता(मलनिःसारण) यांच्या सुचनेनुसार सेप्टिक टँकचे बांधकाम करणार व भविष्यात म.न.पा.च्या मलनिःसारण वाहिनीशी सदर मिळकतीतील सर्व मलनिःसारण वाहिन्या स्वखर्चाने जोडणार.

३४. सदर मिळकतीतून जाणाऱ्या व नव्याने टाकावयाच्या मलनिःसारण वाहिन्या ह्या ड्रेनेज विभागाच्या देखरेखीखाली टाकणार.

३५. सदर मिळकतीतून जाणाऱ्या व नव्याने टाकावयाच्या पाणी पुरवठा वाहिन्या ह्या पाणीपुरवठा विभागाच्या देखरेखीखाली टाकणार.

३६. लेआऊटमध्ये रेनवॉटर हार्वेस्टिंग व सरफेस ड्रेनेजची व्यवस्था करणार. रेखांकनामध्ये निर्देशित केलेले रस्ते यांचे बाजूने पावसाळी गटारे बांधणार मा. कार्यकारी अभियंता (पथ) यांचे मार्गदर्शनानुसार सदर काम समाधनकारक व योग्य निकषानुसार करणार.

Sd/-
इमारत निरीक्षक
बांधकाम विकास विभाग
पुणे म न पा

Sd/-
उप अभियंता
बांधकाम विकास विभाग
पुणे म न पा

31/3/17
कार्यकारी अभियंता
बांधकाम विकास विभाग
पुणे म न पा

PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED PUNE

RAJENDRA HARISHCHANDRA THITE ARCHITECT L.I.C.NO 716 PUNE

TRUE COPY

TRUE COPY

PUNE MUNICIPAL CORPORATION

Office of Executive Engineer
Building Development Department
Pune Municipal Corporation
Shivajinagar, Pune- 411005

(COMMENCEMENT CERTIFICATE)
(This commencement certificate is given under section 44/45/58/69 of Maharashtra Town Planning Act and on the terms and conditions as mentioned in the Maharashtra Municipal Corporation Act)

No. YEV/0014//13 No. CC/3852/16
Proposal Type: Residential Date: 31/03/2017
Case Type: Revised
Project Type: Layout of Building + Proposed Building

Shri/Smt. M/s. Maa Sankap Buildcon through its Licensed Architect RAJENDRA H. THITE office at Diamond Palace, 570/571, Shaniwar Peth, Pune- 411030 has filed the proposal on 18/03/2017 for the permission for commencement of construction and proposal has been submitted on 18/03/2017 under section 44/45/58/69 of Maharashtra Town Planning Act, 1966 and under section 253/254 of Mumbai Provincial Municipal Corporation Act 1949 and as per section 45 of Maharashtra Regional Town Planning Act 1996 has been given for the land bearing S. No. 40 Hissa No. 1/3/2+1/4 Final Plot No. ..... Plot No..... situated at village Yevalewadi, within the limits of Pune Municipal Corporation

TERMS

1. The distances/road of boundary mark shown in the said proposal shall remain the public road's part in future as per the Pune Municipal Corporation.

2. Without obtaining the occupancy certificate from Pune Municipal Corporation, no person shall use of any new building or additional/modified building or permission of use or possession.
3. The period of the said consent letter/development permission (if work is not commenced) is for 1 year from the date of consent letter. (The annexed consent map is the undivided part of this consent letter).
4. It is necessary to renew the said consent letter after the end of its period for each year and the said renewal shall be for continuous three time. If the same is not done, then as per section 44 of Maharashtra Regional Town Planning Act, 1966 and Section 253 and 254 of Maharashtra Municipal Corporation Act, 1966 the consent should be taken by filing new application. The validity of consent letter is as per Section 48 of M.R.T.P. Act.
5. The said consent letter is liable for cancelled if any breach of the following terms.

a) If the actual development construction is not carried out as per the sanctioned layout or any illegal construction/illegal use, then the same be treated the breach of terms.

aa) If any breach committed/commit of the terms mentioned in the proposed construction, and breach of the restrictions imposed by the Pune Municipal Corporation, then the same be treated the breach of terms.

e) If found that the applicant has obtained the said permission by using illegal tactics and misguiding to Pune Municipal Corporation, then the same be treated the breach of terms. The same is treated as the said permission obtained by misguiding under section 258 of Maharashtra Municipal Corporation Act, Development Control Regulations Rules No. 6.10.

ee) If found that the applicant and the person himself/themselves by claiming the ownership right and by making breach of the provisions and section 42 and 45 of Maharashtra Regional and Town Planning Act, 1966, then the same be treated the permission is obtained by misguiding.

6. The terms and instructions mentioned in consent letter/annexed not only binding on the applicant but the same is permanently binding on the applicant's all future legal heirs, power of attorney holder, manager, administrative, successor and every person who claiming on behalf of applicant.

7. Before commencement should submit N.A. Order.
8. The terms and conditions mentioned in the order of Maharashtra Pollution Control Board, Industrial Directorate, Labour Insurance Commissioner, N.A. Order, ULC Order will be binding.

   While doing the work as per above consent letter, if it is shown to the Pune Municipal Corporation that, any breach of Municipal Corporation Act, Maharashtra Regional & Town Planning Act, 1966 or rules and sub-rules made thereunder, then the Pune Municipal Corporation shall have right to cancel the said consent letter.

   If any doubts regarding the said consent letter, then before commencing the work, should inform the Municipal Corporation and to take clarification.

Some Important Special Instructions:-

1. If in future any construction rather than sanctioned plan (e.g. all marginal distance and terrace shed, to construct parturition wall or grill and parking closed etc.), then without given any prior intimation, the whole unauthorized construction will be demolished and the whole expenses incurred towards the same, shall be recovered from the flat holder/owner.

2. The allowable carpet area is shown alongwith the proposed T.D.R/Road widening reserved area/amenity space area. In actual the construction in consideration of T.D.R/Road widening reserved area/amenity space area shall not allowable. After available the T.D.R. Certificate and incurred the T.D.R., road widening/amenity space reserved area the name of Pune Municipal Corporation has been recorded on 7/12 extract the construction on said area will be allowable. If the carpet area agreed in Land Record it did not mean the construction permission is given. If presumed that the Land record is agreed, and if any construction done on the said area, the same shall be treated as unauthorized and the actions should be taken under the provisions of M.R.T.P. Act, 1966, B.P.M.C. Act, 1949. Also if any third party interest created in the said property, then municipal corporation is not responsible.
3. If the construction permission has been obtained by amalgamation/partition, then within one year from the consent letter the joint/separate 7/12 extract, property card extract also the demarcation map should be submit to Municipal Corporation.

4. To avail the facility of container for dry and wet waste.
5. Till the availability of water supply from Municipal corporation, to arrange the sufficient and adequate drinking water to all residents.
6. After given/handover the possession of road widening land to Pune Municipal Corporation and after the deeds of ownership rights transferred in the name of Pune Municipal Corporation, to plan the carpet area and to submit the demarcation plan.
7. To avail the facility of dustbin and lamp etc. in the surrounding area of building and to plant the adequate/sufficient trees in the garden as per the guidelines of Gardening Department.
8. To submit the no objection certificate of Meter Department about the no dues in respect of existing water meter.
9. The terms and conditions mentioned in Provisional Fire NOC shall binding on the owner/developer at necessary.
10. To submit the No objection certificate of Gardening Department before commencement of construction regarding the disturbance of trees.

11. The developer/owner after obtaining the building sanction permission to put the board on said land and following information should be indicate. C. Name and addresses of Owner, Developer, Architect and Contractor. Kh. S.No., C.T.S. Number, Ward Number etc. alongwith the boundaries of land. G. Permission Number and Date of Development/Map issued by Pune Municipal Corporation. Gh. Built up area/total area of proposed construction. D. Numbers of residence flat, numbers of commercial units and their area, address of person who available for shown the sanctioned layout, map, Ch. To available the certified copy of sanction layout on construction site.

12. To make arrangement of light on common road and open space of said plot.

13. If the construction of building work is adjacent to the main road, then to partition with tin shed.

14. To available the temporary bathrooms for the labour who working on construction site and to construct the separate bathroom for lady labour and the same shall be demolish before demanding the occupancy certificate.

15. Do not throw the raw material during the construction work on public road and to dispose off the same as per guidance of Regional Officer and to make arrangement to store the raw material as prescribed by the Municipal Corporation.

16. If any dispute arose for ownership right and redevelopment scheme of tenant, then the sole responsibility will be on developer and he/they keep indemnified to the Municipal Corporation.

17. To preserve the easement rights of air of the existing tenants of adjacent existing properties.

18. To set the pump for the water harvesting store in basement.

19. To use the basement parking only for parking.

20. To submit the structural stability certificate/report and letter of appointment of licensed holder structural designer/engineer and plinth inspection certificate also before demanding the occupancy certificate before the commencement of work. To complete the additional construction under the continuance guidance of structural engineer.

21. To take precautions not to cause any damage/loss to the adjacent property/ies while demolishing the existing old construction.

22. To demolish the existing old construction also the road widening setback construction before commencement of proposed construction.

23. That the conditions mentioned in letter of Development Plan/Fire Brigade will be binding on the owner/developer.

TERMS:

1. To give final sanction to the said layout from Municipal Commissioner otherwise lease or plot sale is not allowed also the permission shall not given for construction on any plot of said layout.
2. The 15% amenity space F.S.I. will be allowable after the amenity space given in possession and the name of Pune Municipal Corporation recorded on the ownership extract.
3. The whole things in respect of the construction of disputed area should revoked before demanding any occupancy certificate in the said land, if any dispute arose in respect of the disputed are, then the

responsibility shall be on the owner/developer and they keep indemnified the Municipal Corporation.

4. All terms mentioned in U.L.C. order shall be binding upon the concerned owner/developer and Pune Municipal Corporation shall not responsible for the same.
5. It is binding to take precaution that the natural water flow should not be blocked and to channelize the natural water flow as per rules and instruction. It is binding to necessary channelization/ nala tenching in actual land a per primove survey.
6. All restriction of Air Force authority within the limits of 100 meter, 500 meter, 900 meter, 4.0 k.m. of area and boundary shall be binding.
7. It is binding to store the rain water and to reuse management/rain water harvesting.
8. To separate arrangement for the wet and dry waste.
9. All terms mentioned in prior layout shall be binding.
10. As mentioned in the order dated 12th December, 2012 of Environment Department, it is binding to obtain No objection certificate from the Environment Department of Central Govt. for the 20000 sq.ft. and more than total construction and its planning proposal. It is also binding to submit the No objection certificate

of Maharashtra Pollution Control Board as and when necessary for permission.

11. If the tenements are more than 150, it is binding to make arrangement of sewerage treatment plant as per the rules and instructions of drainage department.

12. It is binding to make arrangement of solar water heater for special purpose as mentioned in the provisions of said Rules.

13. It is binding to make arrangement of solar water heater for special purpose as mentioned in the provisions of said Rules.

14. The undertaking given in respect of water supply is binding and also it is binding on the developer to mentioned the things as mentioned in undertaking in agreement entered with tenements holder and to give written prior intimation.

15. The open space in layout shall be open for all members. The open space development should be done as per rules mentioned rain water harvesting should and provisions dated 14/08/2007.

16. To developed the road before demanding the construction permission.

17. Within one year from obtaining the construction permission the amalgamated demarcation map, 7/12

extract/ separate partition demarcation map, partitioned 7/12 extract should be submit to the Construction Development Department office.

18. Before using the additional carpet area of road widening the land acquired for road should be given or handover to Pune Municipal Corporation.

19. Before commencement of any construction on the said land to avail the permission from Building Control Department of Pune Municipal Corporation.

20. If there is divide or amalgamation of the land mentioned in the said layout, A. All plot and sub plot's demarcation should be obtain from City Survey Officer or District Inspector Land Record and to submit the revised map as per actual measurement. B. To make arrangement of separate water supply and drainage system for each sub plot. C. Till the water supply from Pune Municipal Corporation the developer shall available separate water supply. D. In future the Municipal Corporation shall not responsible in future for the ownership of land, its area, measurement of land, plot and sub plot road, encroachment etc.

21. The roads passing through the said property should be develop by the Housing Society/Developer and the demarcation should be given from Pune

Municipal Corporation. While development of the said road as colony road, the width should be proposed as per D.C.R. The development of said road should be as per the guidelines of Executive Engineer (Road) and to transfer the same with Pune Municipal Corporation. The housing society/developer should make development of the drainage system and sewerage and Municipal Corporation should not give any consideration in that respect. The width of the internal road in the layout should be kept as per Development Control Regulations.

22. Till starting of the water supply from Municipal Corporation, the Development should intimate about the same to plot holders/tenement holders.

23. He/they should not make any fencing to any of the building of said housing project, but before any development to make permanent fencing to the said land.

24. The developer should make arrangement of all internal roads, water supply pipeline, drainage system, lights etc. on his/their own cost and also the developer should make future arrangement of the said things.

25. The Development Certificates/Consent Letters given prior to this deemed as cancelled.

26. Any development of the road after demarcation on the actual land by the Development Scheme Department.

27. Till the availability of water supply from Pune Municipal Corporation, the Developer/Co-operative Society should available the water facility and shall not make any complaint.

28. To demark the all plots and sub plots in the said layout from City Survey Officer or District Inspector Land Records and to submit its demarcation certificate alongwith measurement.

29. To make fencing to the open space shown in said layout after levelling, and after plantation of trees as per Gardening Department.

30. Before commencement of any development to demolish the constructions shown in yellow colour with correct way.

31. To put the pole for light on the road of said property as per the provisions of Deputy Engineer (Electricity).

32. To keep the Waste-bin on the said property as per the provisions of Regional Officer/Health Department.

33. To construct the septic tank as per the instructions of Deputy Engineer (Drainage) and in

future all drainage lines should be attach to the Pune Municipal Corporation's drainage line.

34. The drainage lines and newly drainage lines should be put under the guidance of drainage department.

35. The water supply lines and newly water supply lines be put under the guidance of water supply department.

36. To make arrangement of rainwater harvesting in layout and surface drainage. To construct the rainy drainage line adjacent to the road as directed in the said layout and the said work should be done satisfactory under the guidance of Executive Engineer.

Sd/xx	Sd/xx	Sd/xx
Building Inspector	Dy. Engineer	Executive Engineer
Building Control Dept.	Building Control Dept	Building Control Dept
PMC	PMC	PMC

Free Copy

अतिरिक्त उपायुक्त
बुलन्दशहर

अति रजिस्ट्रार
बुलन्दशहर
Assistant Registrar
Bulandshahr

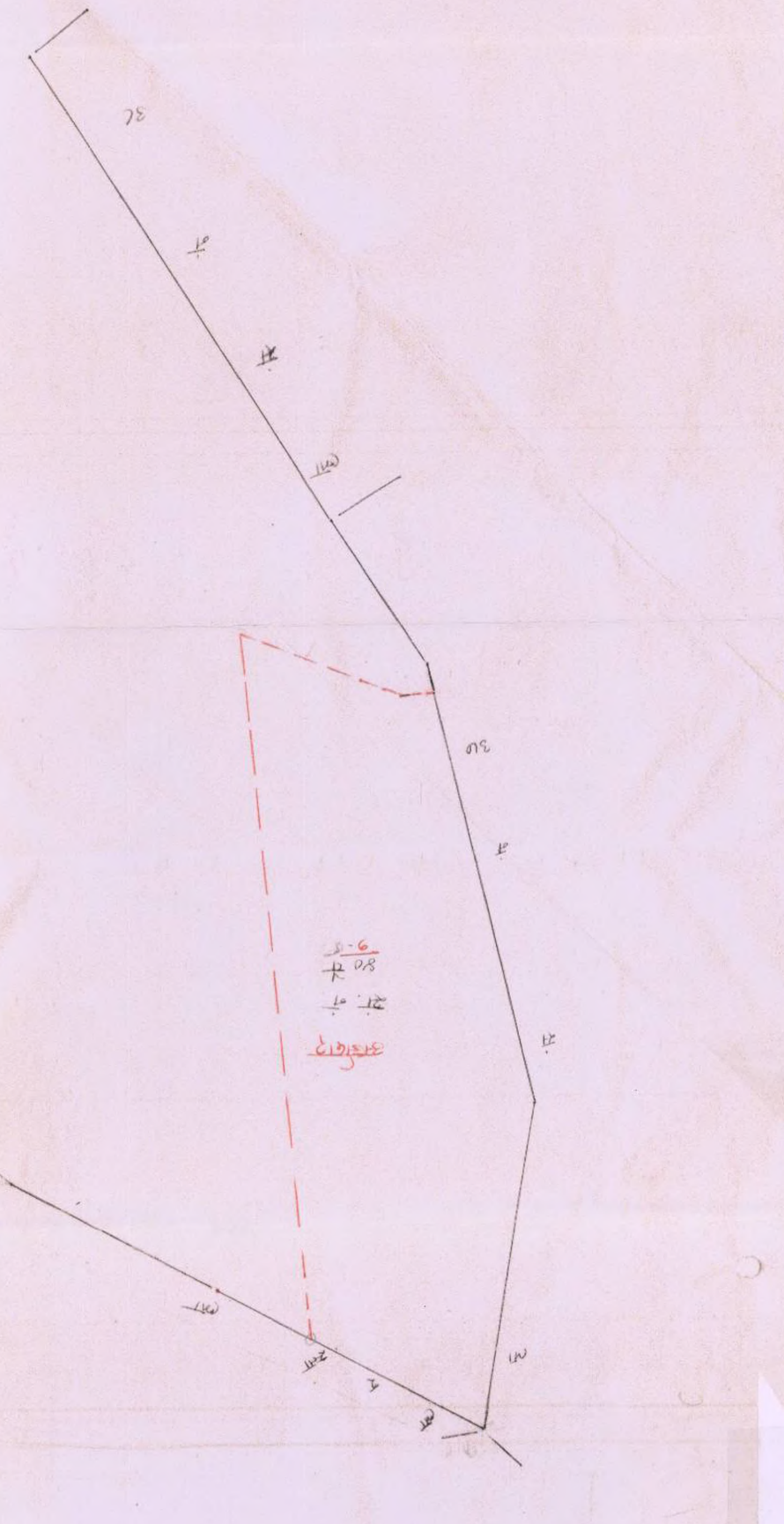

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EXHIBIT - AA

पुणे महानगरपालिका

(यापुढील 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)

कम्प्लायंस सर्टिफिकेट

सदरचा बांधकाम चालू करण्याचा दाखला आणि बांधकामाचे संमतीपत्र हे महाराष्ट्र प्रादेशिक व नगररचना अधिनियम , १९६६ चे कलम ४४/४५/५८/६९ यांतील आणि महाराष्ट्र म्युनिसिपल कॉर्पोरेशन ॲक्ट चे कलम २५३ व २५४ यांखाली दिलेल्या शर्तीप्रमाणे खालील अटींवर देण्यात येत आहे

BUILDING CONTROL DEPARTMENT ★ PUNE CORPORATION ★ APPROVED

प्रकरण दिनांक	: YEV/0014/13	क्रमांक	: CC/3296/17
Proposal Type	: Residential	दिनांक	: 09/03/2018
Case Type	: Revised		
Project Type	: Layout of Building + Proposed Building		

श्री / श्रीमती MAA SANKALP BUILDCON व्दारा आर्किटेक्ट / ला. स. श्री RAJENDRA H. THITE यांस राहणार पुणे, पेठ महाराष्ट्र नगररचना अधिनयम, १९६६ चे कलम ४४/४५/५८/६९ व मुंबई प्रांतिक महानगरपालिका,अधिनियम सन १९४९ चे कलम २५३ व २५४ प्रमाणे पुणे महानगरपालिकेच्या सीमेतील पेठ Yevlewadi घरांक सर्वे न 40 सी. सं. न. _____ हिस्सा नं 1/1+1/2+1/3/1(p) फायनल प्लॉट क्र _____ प्लॉट क्र _____ सोसायटी येथे विकास करण्यासाठी आपण महानगरपालिकेकडे दिनांक 16/12/2017 रोजी प्रस्ताव दाखल केला आहे.

-: अटी :-

१ सदर प्रस्तावातील दर्शविण्यात आलेली दर्शनी अंतरे / रस्ता प्रमाणरेषा पर्यंतचे क्षेत्र पुणे म.न.पा. च्या सुचनेनुसार भविष्यात सार्वजनिक रस्त्याचा भाग राहणार आहे.

२. कोणत्याही नवीन इमारतीचा अथवा वाढीव/दुरूस्त इमारतीचा वापर अथवा वापरासाठी परवानगी वा ताबा हा कोणत्याही व्यक्तीद्वारे पुणे म.न.पा.च्या भोगवटापत्र प्राप्त झाल्याशिवाय करण्यात येऊ नये.

३. सदर संमतीपत्राची/विकास परवानगीची मुदत (काम सुरूझालेले नसल्यास)संमतीपत्राचे दिनांकापासून १ वर्षाची राहील.(सोबतचा संमती नकाशा हया संमतीपत्रकाचा अविभाज्य भाग समजणेत येईल.)

४. सदर संमतीपत्र हे मुदत संपल्यानंतर प्रत्येक वषी नूतनीकरण करणे आवश्यक आहेअसे 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 राहील.

५. सदरचे संमतीपत्र हे पुढील अटींचा भंग झाल्यास रद्द करण्यास पात्र राहील.

(अ) जागेवरील विकसन बांधकाम हे मान्य नकाशाप्रमाणे दर्शविलेल्या/संमत केलेल्या वापरानुसार होत नसल्यास अथवा सदर ठिकाणी अनधिकृत बांधकाम/ अनधिकृत वापर चालू असल्यास अटींचा भंग समजण्यात येईल.

(आ) सदर बांधकाम प्रस्तावातील संदर्भातील नमूद केलेल्या अटींचे उल्लंघन होत असल्यास/झाले असल्यास, पुणे म.न.पा.ने घातललेल्या निर्बधाचे उल्लंघन झाले असल्यास, अटींचा भंग झाला आहे असे समजण्यात येईल.

(इ) अर्जदाराने सदरची परवानगी ही गैरकृत्य करून पुणे म.न.पा.चे दिशाभूल करून प्राप्त केलेली आहे,असे निदर्शनास आल्यास अटींचा भंग झाला आहे असे समजण्यात येईल.विकास नियंत्रण नियमावली नियम क्र.६.१० महाराष्ट्र म्युनिसिपल कॉर्पोरेशनॲक्ट कलम २५८ अन्वये सदरची परवानगी दिशाभूल करून घेण्यात आली आहे असे समजण्यात येईल.

(ई) अर्जदार आणि जो इसम हा स्वत:किंवा त्याच्याद्वारे मालकी हक्काचा दावा करून महाराष्ट्र प्रादेशिक आणि नगररचना अधिनयम,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.

६. सदर संमतीपत्रावरील/लगत असलेल्याअटी 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 राहील.

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

८. अकृषिक दाखला (एन. ए. ऑर्डर), यु.एल.सी. आदेश, महाराष्ट्र प्रदूषण नियामक मंडळ, औद्योगिक संचानलाय, कामगार विमा आयुक्त यांचे आदेशातील अटी व शती 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 सदरचे संमतीपत्र रद्द करण्याचा अधिकार पुणे म.न.पा.स राहील.

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

काही महत्वाच्या विशेष सूचना :-

१. विकास योजना/अग्निशामक दल यांचेकडील पत्रामधील अटी संबंधित मालक/विकसकावर बंधनकारक राहतील.

२. नियोजित बांधकाम सुरू करणेपुर्वी रस्ता रुंदी सेटबॅक मधील तसेच अस्तित्वातील जुने बांधकाम पाडावयाचे दर्शविलेले बांधकाम वैध मार्गाने पाडणार.

३. अस्तित्वातील जुनी बांधकाम पाडताना शेजारील मिळकत/मिळकतीतील इमारतीस धोका/नुकसान होणार नाही याची खबरदारी घेणार

४. काम सुरु करण्यापुर्वी मान्यताप्राप्त दर्जाच्या परवानाधारक स्ट्रक्चरल डिझायनर/इंजिनियर यांची नेमणूक करणारे पत्र व जोते तपासणी दाखला तसेच कोणतेही भोगवटापत्र मागणेपूर्वी त्यांचे स्ट्रक्चरल स्टॅबिलीटी सर्टिफिकेट/रिपोर्ट दाखल करणार. वादीव बांधकाम स्ट्रक्चरल इंजिनिअरर्सचे नियमित मार्गदर्शन व देखरेखीखाली पूर्ण करणार.

५. बेसमेंट पार्किंगचा वापर फक्त पार्किंगसाठीच करणार.

६. बेसमेंटमध्ये साठणाऱ्या पाण्याचा निचरा करण्यासाठी पंप बसवणार.

७. बाजूच्या अस्तित्वातील मिळकतीतील भाडेकरूंचे अस्तित्वातील हवा उजेडाचे इजमेंट राईटस जपणार.

८. मालकी हक्काबाबत व पुर्नवसनेचे योजनेमध्ये भाडेकरूंचा वाद निर्माण झाल्यास याची सर्व जबाबदारी विकसकाचीराहील व मनपास कोणतीही तोषीस लागू देणार नाही.

९. बांधकामाच्या व पाडकामाच्या काळात तयार होणारा राडारोडा कोणत्याही परिस्थितीत रस्त्यावर अगर सार्वजनिक ठिकाणी टाकणार नाही व मा. क्षेत्रीय अधिकारी यांचे मार्गदर्शनाने त्याची विल्हेवाट लावणार व वरीलप्रमाणे राडारोडा मनपा ने ठरवून दिलेल्या ठिकाणी टाकण्याची व्यवस्था करणार

१०. बांधकामावर काम करणाऱ्या कामगारांसाठी त्यांचे संख्येनुसार तात्पुरती स्वच्छतागृहे उपलब्ध करू देणार स्त्री कामगारासाठी स्वतंत्र स्वच्छतागृह बांधणार व ते कोणतेही भोगवटापत्र मागणेपूर्वी पाडणार.

११. सदर इमारतीचे काम मुख्य रस्त्यालगत असल्यास चांगल्या प्रकारे किंवा पत्र्याचे पार्टीशन बसवून बंदिस्त करणार

१२. प्लॉटच्या आवारातील मोकळ्या जागेत व सामुहिक रस्त्यावर दिवाबत्तीची सोय करणार.

१३. बांधकामाचे नकाशांना परवानगी मिळाल्यावर विकसनकर्ता / मालक यांनी जागेवर फलक लावून खालील प्रमाणे माहिती दर्शवावी. क. मालकाचे, विकसकाचे, आर्किटेक्ट व कॉन्ट्रक्टर यांचे नावे व पत्ता.ख. जागेच्या हद्दीसह स.नं. सी.टी.एस. नंबर, वॉर्ड नंबर इ. ग. पुणे मनपाकडील विकसनासाठी /नकाशासाठी दिलेली परवानगी नंबर दिनांक.घ.बिल्टअप एरीया/नियोजीत बांधकामाचे एकूण क्षेत्र.ङ. निवासी फ्लॅटची संख्या, व्यापारी गाळ्यांची संख्या व त्यांचे क्षेत्र मान्य नकाशाच्या प्रती पाहण्यासाठी उपलब्ध असण्याचा पत्ता. छ. मान्य नकाशांची प्रमाणित प्रत बांधकामाच्या जागेवर उपलब्ध ठेवणे.

१४. काम सुरू करण्यापूर्वी बांधकामास अडथळा येणाऱ्या झाडांबाबत गार्डन विभागाचे ना हरकत पत्र दाखल करणार.

१५. आवश्यक तेथे प्रोव्हीजनल फायर एन.ओ.सी. मधील अटी मालक/विकसक यांचेवर बंधनकारक राहतील.

१६. अस्तित्वातील वॉटर मिटर बाबत मिटर विभागाचे थकबाकी नसल्याबाबतचे ना हरकत पत्र दाखल करणार.

१७. इमारतीच्या आवारात कचरापेटी, दिवाबत्ती इ. बाबींची सोय करणार व पुरेशा संख्येत उद्यान विभागाच्या मार्गदर्शक तत्वानुसार लोखंडी टी गार्डमध्ये झाडे लावणार.

१८. मिळकतीमधील रस्तारुंदीतील जागा पुणे म.न.पा.च्या ताब्यात देऊन म.न.पा.च्या नावे मालकी हक्काचे कागदपत्र झाल्यानंतरच चटईक्षेत्राचे नियोजन करणार व मोजणीचा नकाशा दाखल करणार.

१९. म.न.पा. पाणी पुरवठा उपलब्ध होईपर्यंत सर्व रहिवासांच्या पुरेसा पिण्याच्या पाण्याची अन्य व्यवस्था स्वखर्चाने करणार.

२०. ओला व सुका कचऱ्या करीता मिळकतीमध्ये कंटेनरची सोय करणार.

२१. एकत्रीकरण/विभाजन करून बांधकाम परवानगी घेतल्यास संमतीपत्र दिनांकापासून एक वर्षाचे आत एकत्रित/स्वतंत्र असा ७/१२ उतारा, मालमत्ता पत्रक तसेच मोजणी नकाशा महानगरपालिकेस सादर करणार.

२२. भूअभिन्यासातील अनुज्ञेय चटईक्षेत्र हे प्रस्तावित टी.डी.आर./रस्तारूंदी आरक्षित क्षेत्र/ॲमिनिटी स्पेसचे क्षेत्रासह दर्शविले आहे. प्रत्यक्षात या टी.डी.आर./रस्तारूंदी व ॲमिनिटी स्पेसच्या चटईक्षेत्राचे मोबदल्या बांधकाम अनुज्ञेय करण्यात आलेले नाही. टी.डी.आर.सर्टिफिकेट उपलब्ध करून रितसर टी.डी.आर. खर्ची टाकल्यावरच व रस्तारूंदी/ॲमिनिटी स्पेस व आरक्षित क्षेत्रासाठी म.न.पा.चे नावे ७/१२ उतारा दाखल झाल्यावर त्या क्षेत्राचे बांधकाम अनुज्ञेय करण्यात यईल. तसेच भू अभिन्यासात चटईक्षेत्र मान्य केले, याचा अर्थ त्यांस बांधकाम परवानगी मिळाली असा होत नाही.

केवळ भूअभिन्यास मान्य आहे, म्हणून त्या क्षेत्राचे बांधकाम केल्यास ते अनधिकृत समजून, एम.आर.टी.पी. १९६६, बी.पी.एम.सी. ॲक्ट १९४९ चे संबंधित कलमार्तगत कारवाई करण्यात येईल. तसेच मिळकतीत त्रयस्थ हितसंबंध निर्माण झालेस, त्यास म.न.पा. जबाबदार राहणार नाही.

२३. भविष्यात मान्य नकाशा व्यतिरिक्त कोणतेही बांधकाम (उदा. सर्व मार्जिनल अंतरात व रेसेसवरील शेड, पार्टीशन वॉल करून अगर ग्रील लावून पार्किंग बंदिस्त करणे इ.) केल्यास, कोणतेही पुर्व सूचना न देता सदरची संपूर्ण अनाधिकृत बांधकामे पाडण्यात येतील व त्याप्रित्यर्थ येणारा संपूर्ण खर्च फ्लॅट धारक/मालक यांचेकडून वसूल करण्यात येईल.

-: अटी:-

१. लेआऊटमध्ये रेनवॉटर हार्वेस्टिंग व सरफेस डेनेजची व्यवस्था करणार. रेखांकनामध्ये निर्देशित केलेले रस्ते यांचे बाजूने पावसाळी गटारे बांधणार मा. कार्यकारी अभियंता (पथ) यांचे मार्गदर्शनानुसार सदर काम समाधनकारक व योग्य निकषानुसार करणार.

२. सदर मिळकतीतून जाणाऱ्या व नव्याने टाकावयाच्या पाणी पुरवठा वाहिन्या ह्या पाणीपुरवठा विभागाच्या देखरेखीखाली टाकणार.

३. सदर मिळकतीतून जाणाऱ्या व नव्याने टाकावयाच्या मलनिःसारण वाहिन्या ह्या डेनेज विभागाच्या देखरेखीखाली टाकणार.

४. उपअभियंता(मलनिःसारण) यांच्या सुचनेनुसार सेप्टिक टँकचे बांधकाम करणार व भविष्यात म.न.पा.च्या मलनिःसारण वाहिनीशी सदर मिळकतीतील सर्व मलनिःसारण वाहिन्या स्वखर्चाने जोडणार.

५. क्षेत्रिय कार्यालय/आरोग्य विभागाकडील तरतुदीनुसार सदर मिळकतीत कचरापेट्या ठेवणार.

६. उप अभियंता (विद्युत) यांच्याकडील तरतुदीनुसार सदर मिळकतीतील रस्त्यांवर विद्युत प्रकाशासाठी खांब लावणार.

७. कोणताही विकास सुरू करण्यापूर्वी नकाशात पिवळ्या रंगाने दर्शविलेली बांधकामे वैध मार्गाने पाडून घेणार.

८. सदर रेखांकनात दर्शविलेल्या खुल्या जागांचे योग्य सपाटीकरण केल्यानंतर, त्यावर उद्यान विभागाकडील मार्गदर्शनानुसार वृक्षलागवड केल्यानंतर व त्याकडेने कुंपन घालणार.

९. रेखांकनातील सर्व प्लॉट व सब प्लॉट यांचे नगरभुमापन अधिकारी अथवा जिल्हा निरीक्षक भुमी अभिलेख यांचेकडून मोजणी करून घेणार व त्याचे मोजणी प्रमाणपत्र त्यांच्या मापांसह सादर करणार.

१०. पुणे म.न.पा. कडून पाणीपुरवठा उपलब्ध होईपर्यंत विकसक/सहकारी संस्था स्वतःपाण्याची व्यवस्था करणार त्याबाबत तक्रार करता येणार नाही.

११. विकास योजना विभागाकडून विकास योजनेमधील रस्त्यांचे प्रत्यक्ष जागेवर आणखी केल्यानंतरच कोणताही विकास सुरू करणार.

१२. यापूर्वी अदा करण्यात आलेले विकसनाचे दाखले/संमतीपत्रे रद्द समजण्यात यावीत.

१३. गृहप्रकल्पामधील सर्व अंतर्गत रस्ते, पाणी पुरवठा वाहिन्या, मलनिःसारण वाहिन्या रस्त्याकडेची प्रकाश व्यवस्था इत्यादी गोष्टी विकसकाने स्वखर्चाने करावयाच्या असून त्याची भविष्यातील देखभाल दुरूस्तीची व्यवस्था विकसकाने करावयाची आहे.

१४. गृहप्रकल्पामध्ये कोणत्याही इमारती भोवती कुंपण घालणार नाही, मात्र कोणताही विकास करण्यापूर्वी मिळकतीभोवती कायम स्वरूपी कुंपण घालणार.

१५. म.न.पा. कडून पाणीपुरवठा सुरू होईपर्यंत, विकसक सर्व प्लॉटधारकांना/गाळेधारकांना त्याची जाणीव करून देणार.

१६. सदर मिळकतीतून जाणारे विकास योजनेतील रस्ते हे गृहसंस्थेने / विकसकाने विकसन करावयाचे असून त्याची आखणी पुणे म.न.पा. कडून करून देण्यात येईल. या रस्त्यांची कॉलनी रस्ते म्हणून विकास करताना त्याची रूंदी वि.नि.नि.नुसार नियोजित करावी. कार्यकारी अभियंता (पथ) यांच्या मार्गदर्शक तत्वानुसार या रस्त्यांचा विकास करावयाचा असून त्याचे पुणे म.न.पा. कडे हस्तांतरण करावयाचे आहे. गृहसंस्थेने/विकसकाने स्वखर्चाने या रस्त्यावरील पाणीपुरवठा व मलनिःसारण वाहिन्यांचा विकास करावयाचा असून म.न.पा. कडून त्याचा मोबदला मिळणार नाही. रेखांकनातील अंतर्गत रस्त्यांची रूंदी विकास नियंत्रण नियमावलीनुसार ठेवणार.

१७. सदर रेखांकनामध्ये मिळकतीची विभागणी अथवा एकत्रीकरण केले असल्यास -अ. सर्व प्लॉट व सबप्लॉट यांचे नगरभूमापन अधिकारी अथवा जिल्हा निरीक्षक भुमीअभिलेख यांचेकडून मोजणी करून घेणार व प्रत्यक्षातील मापांनुसार दुरूस्त नकाशा सादर करणार. ब.प्रत्येक सब प्लॉटसाठी स्वतंत्र पाणीपुरवठा व मलनिःसारण व्यवस्था करणार.क. म.न.पा.कडून पाणीपुरवठा होईपर्यंत विकसकाने स्वतःसोय करावयाची आहे.ड. सदर मिळकतीच्या मालकीबाबत, त्याच्या क्षेत्राबाबत, मिळकतीच्या मापांबाबत प्लॉटस् व सब प्लॉटच्या पोहोच रस्त्याबाबत, अतिक्रमणाबाबत भविष्यात म.न.पा. जबाबदार राहणार नाही.

१८. जागेवर कोणतेही बांधकाम सुरू करण्यापूर्वी बांधकाम नियंत्रण विभाग पुणे म.न.पा. यांजकडून बांधकामाची परवानगी घेणार.

१९. रस्ता रूंदीचे अतिरिक्त चटई क्षेत्र वापरण्यापूर्वी सदरची रस्त्यात गेलेली जागा पुणे म.न.पा.च्या ताब्यात देणार.

२०. बांधकाम परवानगी घेतल्यापासून एक वर्षाच्या आतमध्ये एकत्रीत मोजणी नकाशा, एकत्रीत ७/१२ उतारा/स्वतंत्रपणे विभाजित मोजणी नकाशा, विभाजीत ७/१२ उतारा, बांधकाम विकास विभाग कार्यालयाकडे दाखल करणार.

२१. बांधकाम परवानगी मागण्यापूर्वी पोहोच रस्ता विकसित करणार.

२२. ले आऊट मधील ओपन स्पेस सर्व सभासदांसाठी खुली राहील दि.१४/०८/२००७ मधील तरतुदीनुसार रेनवॉटर हार्वेस्टिंग नियमानुसार ओपनस्पेस विकसित करणार.

२३. पाणी पुरवठ्याबाबत दिलेले हमीपत्र बंधनकारक राहील तसेच दिलेल्या हमीपत्रातील बाबींसंदर्भात गाळेधारकाचे करारात नमूद करून गाळेधारकांना लेखी पूर्व कल्पना देणे, विकसन कर्त्यांवर बंधनकारक राहील.

२४. नियमामधील तरतुदीनुसार नमूद केलेल्या विशिष्ट वापराकरिता सोलर वॉटर हिटरची व्यवस्था करणे बंधनकारक राहील.

२५. नियमामधील तरतुदीनुसार नमूद केलेल्या विशिष्ट वापराकरिता सोलर वॉटर हिटरची व्यवस्था करणे बंधनकारक राहील.

२६. १५० पेक्षा जास्त टेनामेंट असल्यास डेनेज विभागाचे नियम व सुचनेनुसार सिवेज ट्रीटमेंट प्लॅन्ट व्यवस्था करणे बंधनकारक राहील.

२७. मा.पर्यावरण विभागाकडील दि. १२ डिसेंबर २०१२ रोजीचे आदेशानुसार नमुद केलेप्रमाणे २०००० चौ.मी. पेक्षा जास्त एकुण बांधकाम क्षेत्र नियोजन प्रस्तावास मा. केंद्र शासन यांचेकडील पर्यावरण विभागाकडील नाहरकत पत्र घेणे बंधनकारक राहील. आवश्यक तेथे महाराष्ट्र प्रदुषण नियंत्रण बोर्डचे नाहरकत पत्र बांधकाम परवानगीचे वेळी दाखल करणे बंधनकारक राहील.

२८. पूर्व मान्य ले आऊट मधील सर्व अटी बंधनकारक राहतील.

२९. ओला कचरा व सुका कचरा वेगवेगळा करणे करता स्वतंत्र व्यवस्था करणार.

३०. पावसाळी पाणी साठवणे व पुर्नवापरासाठी व्यवस्थापन करणे/रेन वॉटर हार्वेस्टिंग करणे बंधनकारक राहतील.

३१. एअर फोर्स अॅथॉरीटीचे १०० मीटर, ५०० मीटर, ९०० मीटर, ४.० कि.मी. मधील परिक्षेत्रातील व फनेल कक्षेबाबतचे सर्व निर्बंध बंधनकारक राहतील.

३२. नैसर्गिक पाण्याचा दर्शविलेला प्रवाह नियमानुसार व सुचनेनुसार चॅनेलाईज करून नैसर्गिक पाण्याचा प्रवाह बंदिस्त होणार नाही याची दक्षता घेणे बंधनकारक राहील. प्रायमुव्ह सर्वेक्षणानुसार आवश्यक ते चायनेलाशझेशन /नाला ट्रेन्चींग जागेवर प्रत्यक्षात करून घेणे बंधनकारक राहील.

३३. यु.एल.सी.ऑर्डरमधील सर्व अटी संबंधित मालक /विकसकावर बंधनकारक राहतील त्यास पुणे म.न.पा. जबाबदार राहणार नाही.

३४. सदर मिळकतीतील कोणतेही भोगवटा पत्र मागणेपुर्वी वादग्रस्त क्षेत्रावरील बांधकामाचे अनुषंगाने सर्व बाबी निरस्त करणार, वादग्रस्त क्षेत्राबाबत कोणताही वाद निर्माण झालेस त्याची सर्वस्वी जबाबदारी मालक/विकसन कर्त्याची राहील. म.न.पा.स कोणताही तोशिष लागू देणार नाही.

३५. १५ % अॅमिनिटी स्पेसचा एफ.एस.आय. सदर अॅमिनिटी स्पेस ताब्यात दिल्यानंतर व मालकी हक्काच्या उताऱ्यावर पुणे म.न.पा.ची नोंद झालेनंतर अनुज्ञेय राहील.

३६. सदर रेखांकनास मा. महापालिका आयुक्त यांजकडून अंतिम मंजुरी घ्यावी अन्यथा रेखांकनातील कोणत्याही प्लॉटची विक्री किंवा लिज करता येणार नाही, तसेच रेखांकनातील कोणत्याही प्लॉटवर बांधकाम परवानगी दिली जाणार नाही.

Sd/-
Sandesh Subhash Patil
इमारत निरीक्षक
बांधकाम विकास विभाग
पुणे म न पा

Sd/-
Rahul Salunkhe
उप अभियंता
बांधकाम विकास विभाग
पुणे म न पा

Namdev D Gambhire
कार्यकारी अभियंता
बांधकाम विकास विभाग
पुणे म न पा

PUNE MUNICIPAL CORPORATION * BUILDING CONTROL DEPARTMENT * APPROVED * PUNE

TRUE COPY

PUNE MUNICIPAL CORPORATION

Office of Executive Engineer
Building Development Department
Pune Municipal Corporation
Shivajinagar, Pune- 411005

(COMMENCEMENT CERTIFICATE)
(This commencement certificate is given under section 44/45/58/69 of Maharashtra Town Planning Act and on the terms and conditions as mentioned in the Maharashtra Municipal Corporation Act)

No. YEV/0014//13 No. CC/3296/17
Proposal Type: Residential Date: 09/03/2018
Case Type: Revised
Project Type: Layout of Building + Proposed Building

Shri/Smt. M/s. Maa Sankap Buildcon through its Licensed Architect RAJENDRA H. THITE office at Diamond Palace, 570/571, Shaniwar Peth, Pune- 411030 the permission for commencement of construction and proposal has been submitted on 16/12/2017 under section 44/45/58/69 of Maharashtra Town Planning Act, 1966 and under section 253/254 of Mumbai Provincial Municipal Corporation Act 1949 and as per section 45 of Maharashtra Regional Town Planning Act 1996 has been given for the land bearing S. No. 40 Hissa No. 1/3/2+1/4 Final Plot No. ..... Plot No..... situated at village Yevalewadi, within the limits of Pune Municipal Corporation

TERMS

1. The distances/road of boundary mark shown in the said proposal shall remain the public road's part in future as per the Pune Municipal Corporation.

2. Without obtaining the occupancy certificate from Pune Municipal Corporation, no person shall use of any new building or additional/modified building or permission of use or possession.
3. The period of the said consent letter/development permission (if work is not commenced) is for 1 year from the date of consent letter. (The annexed consent map is the undivided part of this consent letter).
4. It is necessary to renew the said consent letter after the end of its period for each year and the said renewal shall be for continuous three time. If the same is not done, then as per section 44 of Maharashtra Regional Town Planning Act, 1966 and Section 253 and 254 of Maharashtra Municipal Corporation Act, 1966 the consent should be taken by filing new application. The validity of consent letter is as per Section 48 of M.R.T.P. Act.
5. The said consent letter is liable for cancelled if any breach of the following terms.

a) If the actual development construction is not carried out as per the sanctioned layout or any illegal construction/illegal use, then the same be treated the breach of terms.

aa) If any breach committed/commit of the terms mentioned in the proposed construction, and breach of the restrictions imposed by the Pune Municipal Corporation, then the same be treated the breach of terms.

e) If found that the applicant has obtained the said permission by using illegal tactics and misguiding to Pune Municipal Corporation, then the same be treated the breach of terms. The same is treated as the said permission obtained by misguiding under section 258 of Maharashtra Municipal Corporation Act, Development Control Regulations Rules No. 6.10.

ee) If found that the applicant and the person himself/themselves by claiming the ownership right and by making breach of the provisions and section 42 and 45 of Maharashtra Regional and Town Planning Act, 1966, then the same be treated the permission is obtained by misguiding.

6. The terms and instructions mentioned in consent letter/annexed not only binding on the applicant but the same is permanently binding on the applicant's all future legal heirs, power of attorney holder, manager, administrative, successor and every person who claiming on behalf of applicant.

7. Before commencement should submit N.A. Order.
8. The terms and conditions mentioned in the order of Maharashtra Pollution Control Board, Industrial Directorate, Labour Insurance Commissioner, N.A. Order, ULC Order will be binding.

   While doing the work as per above consent letter, if it is shown to the Pune Municipal Corporation that, any breach of Municipal Corporation Act, Maharashtra Regional & Town Planning Act, 1966 or rules and sub-rules made thereunder, then the Pune Municipal Corporation shall have right to cancel the said consent letter.

   If any doubts regarding the said consent letter, then before commencing the work, should inform the Municipal Corporation and to take clarification.

Some important special instructions:

1. The terms and conditions mentioned in letter of Development Scheme/Fire Brigade will be binding on the owners / developers.
2. To demolish the old construction in the said land before commencement of the construction.
3. To take precaution while demolishing the construction.

4. A letter appointing a licensed Structural Designer / Engineer of approved quality who will also complete the before starting the work to ensure that there is no danger / damage to the adjacent property / property building while demolishing the existing old building. Will submit their Structural Stability Certificate / Report as per the occupancy certificate, increased construction will use etc.
5. Basement parking only for parking.
6. Install pumps to drain the water stored in the basement.
7. The existing air of the tenants in the existing property.
8. In case of dispute between the tenants in the ownership claim and rehabilitation scheme, the development pundit and Corporation will not take any responsibility for it.
9. It will be disposed of under the guidance of the field officer and the above will be arranged at the place specified by Corporation and it will be issued before any occupancy certificate is sought.
10. Provide temporary toilets to the construction workers according to their number. Separate toilets for women workers.

11. If the work of the building is near the main road, it will be closed well or by installing leaf partitions.
12. To make arrangement of open space and common road.
13. C. T. S. Number, ward number etc. permission number given for the map for residence. Built-up area / Total area of planned construction d Names of developers, architects and contractors and after getting permission for construction maps, the developer / developer should put up a sign on the front and show the following information. To make available the owner's, residential flat on the construction site.
14. The number of merchant lanes and their area address available for viewing copies of approved maps.
15. A certified copy of the approved maps will be submitted to the Garden Department no-objection letter regarding trees obstructing construction before commencement of work.
16. Provisional Fire NOC where necessary. The terms in between will be binding on the owner / developer.
17. Regarding the existing boater meter, the meter department will file a no-objection letter regarding the absence of garbage.

18. Adequate number of matters will be done and in sufficient number as per the guidelines of the park department, iron will be placed in the tea guard and the map will be submitted.
19. Other arrangements will be made for adequate drinking water supply for all residents till water supply becomes available.
20. Letter to amalgamation Map will be submitted to the Corporation.
21. If the building permit is obtained by consolidation / division, 7/12 extracts of one year from the date of consent letter.
22. The reserved area / shown in the area of amenity space. Actually this T D. R. /Compensation for construction of road floor space is not permitted. T. D. R. By making the certificate available, T. D. R. Expenditure List / Amnesty Space and Reserved Area The construction of the area will be allowed after the 7/12 transcript is filed. Also, accepting the floor space in acting does not mean that they have got building permission.
23. That the additional construction except the approved map (e.g. all marginal space and shed on terrace, partition wall if closed by grilling) then the said illegal

construction will be demolish and whole expenses will be recovered from the owner/developers.

TERMS:

1. Under the guidance of the Executive Engineer (Path), the work will be carried out satisfactorily and according to proper criteria.
2. Construction and in future it will be connected to the sewerage system of the Municipal Corporation.
3. All the sewerage lines will be connected to the premises. Prior to commencement, the constructions indicated in yellow on the map will be validly demanded.
4. To construct the septic tank as per the instruction given by the PMC.
5. To keep the dust bin as per the provisions of regional offices/health offices.
6. To install the light pole as per the instruction and provisions of Deputy Engineer (Ele.)
7. To demolish the construction as mentioned in yellow colur on map.
8. After levelling the open spaces as mentioned in the layout, then to fencing and plantation will be done.
9. To measured all plots and sub plots from the Gardening department.

10. To make arrangement of the water supply till the availability from PMC.

11. To carry out the development after the measurement done from the Development Department.

12. That the consent letters and development certificates should be deemed cancelled.

13. That all the internal road, water line, drainage line etc. arrangement should be done by the developer at his own cost.

14. Not to fencing to the said housing project and before commencement of development to fence it.

15. To available the water to plot holder/flat holder before commencement.

16. That the development of the said road in said scheme should be done by the developer and to transfer the same with PMC and also to develop the drainage and sewerage line and to take keep the width as per layout.

17. If any amalgamations of the property then to measured the all plot and sub plot from Land record office and to submit the revised map and also to avail the water supply till the availability of water line from corporation.

18. To take permission from Building Control Department of PMC

19. To handover the area to PMC which will be acquired for road widening.

20. To submit the 7/12 extract and measurement map, divided 7/12 extract and Building Development Department.

21. To developer the approach road before asking the commencement.

22. As per the Rainwater harvesting rules dated 14.8.2007 to develop the open space and to free the open space for all members.

23. That the undertaking reading the water supply will be binding and to give the instruction to the all plot/ flat holders.

24. It is binding to make available the solar water heater.

25. It is binding to make available the solar water heater.

26. It is binding to make arrangement of seweage treatment if the tenaments are more than 150.

27. As mentioned in the order dated 12 the December 2012 of Environment Department, if the area is more

than 20000 sq.mtr. then it is binding to avail the NOC from State and Central Govt.

28. All terms in the pre-approved say out will remain binding.

29. Separate arrangements will be made for separation of wet waste and dry waste.

30. Rainwater harvesting and reuse management / rainwater harvesting will be mandatory.

31. Airport 100 m, 500 m, 900 m, 4.0 km. All restrictions on perimeter and funnel orbit will remain binding,

32. Care should be taken to ensure that the flow of natural water is not blocked by channelizing the flow of natural water as per the rules and instructions. According to most of the surveys, it will be mandatory to carry out the required channelization / drain at the tendering place.

33. All the terms in the ULC will be binding on the concerned owner / developer will not remain unaffected.

34. Prior to requesting any of these occupancy letters, all matters pertaining to the construction on the disputed area will be terminated. The corporation will not impose.

35. After the possession of this amenity space of 15% and on the transcript of ownership, Pune Municipal Corporation the backlog will remain after the entry of final drawn .

36. Final approval should be sought from the Municipal Commissioner, otherwise no plot can be sold without drawing, and no construction will be allowed on any plot in the drawing.

Sd/xx Building Inspector Building Control Dept. PMC	Sd/xx Dy. Engineer Building Control Dept PMC	Sd/xx Executive Engineer Building Control Dept PMC

EXHIBIT-BB

SEAL OF JOINT SUB-REGISTRAR CLASS-II

हवल - २३

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GRN	MH002101590201819M	BARCODE		Date 30/05/2018-08:06:58	Form ID
Department	Inspector General Of Registration			Payer Details	
Type of Payment	Registration Fee Ordinary Collections IGR			TAX ID (If Any)	
				PAN No.(If Applicable)	
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR			Full Name	PUNE MUNICIPAL CORPORATION
Location	PUNE				
Year	2018-2019 One Time			Flat/Block No.	Survey Number 40/1/1 1/2 1/3/1
	Account Head Details	Amount In Rs.		Premises/Building	
0030063301	Amount of Tax	30000.00		Road/Street	YEWALEWADI
				Area/Locality	PUNE
				Town/City/District	
				PIN	4 1 1 0 4 6
				Remarks (If Any)	PAN2=AAXFM4689A~SecondPartyName=MAA SANKALP BUILDCON~
				Amount In Words	Thirty Thousand Rupees Only
		30,000.00			
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK	
	Cheque-DD Details			Bank CIN / Ref. No.	6910333201805301504 / 168156562
Cheque/DD No.				Bank Date / RBI Date	30/05/2018-16:39:45 / Not Verified with RBI
Name of Bank				Bank-Branch	IDBI BANK
Name of Branch				Scroll No. , Date	Not Verified with Scroll

DEFACED ₹30000.00 DEFACED

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 8788017575

सदर चलन केवल दुय्यम निबंधक कार्यालयास नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-524-8223	00011879232018 19	31/05/2018-12:24:00	IGR584	30000.00
			Total Defacement Amount		30,000.00

Print Date 31-05-2018 12:24:03

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II * HAVELI-23 * STR Exam Number-6

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GRN MH002101560201819M	BARCODE [redacted]		Date 30/05/2018-06:06:58	Form ID	
Department Inspector General Of Registration			Payer Details		
Type of Payment Registration Fee Ordinary Collections IGR			TAX ID (If Any)		
			PAN No.(If Applicable)		
Office Name HVL1_HAVELI NO1 SUB REGISTRAR			Full Name	PUNE MUNICIPAL CORPORATION	
Location PUNE					
Year 2018-2019 One Time			Flat/Block No.	Survey Number 40/1/1 1/2 1/3/1	
Account Head Details		Amount In Rs.	Premises/Building		
0030063301 Amount of Tax		30000.00	Road/Street	YEWALEWADI	
			Area/Locality	PUNE	
			Town/City/District		
			PIN	4 1 1 0 4 5	
			Remarks (If Any)		
			PAN2=AAXFM4669A~SecondPartyName=MAA SANKALP BUILDCON~		
			Amount In Words	Thirty Thousand Rupees Only	
Total		30,000.00			
Payment Details IDBI BANK			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	69103332018053015044 168156582
Cheque/DD No.			Bank Date	RBI Date	30/05/2018-18:36:45 Not Verified with RBI
Name of Bank			Bank-Branch		IDBI BANK
Name of Branch			Scroll No. , Date		Not Verified with Scroll

Mobile No. : 8788017576

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवळ दुय्यम निबंधक कार्यालय मोरणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

REGISTRAR CLASS-II HAVELI-23

Print Date 30-05-2018 07:24:24



महाराष्ट्र MAHARASHTRA © 2017 ©

AH 149789

19 APR 2018

दस्तऐवज दस्त

दस्त नोंदणी करणार आहेत का ? होय/नाही.

पुरावा सादर करणाऱ्याचे नांव व पत्ता

पुरावा घेणाऱ्याचे नांव

दस्त लिहून देणाऱ्याचे नांव व पत्ता

दुय्यम निबंधक हवेली क्र. २३
पावती क्र. २२०१९२१
दि. १९/०४/२०१८

दस्त क्रमांक हवेली - २३
१२२३ | 3 | 30
२०१८

दिनांक १६ APR 2018

प्रथम सुद्रांक लिपीक
सेवानगर पुणे करिता

SEAL OF JOINT SUB-REGISTRAR CLASS-II HAVELI-23

REGISTRAR CLASS-II LI-23

This is an integral part of further agreement.

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THE SEAL OF JOINT SUB-REGISTRAR CLASS-II * HAVELI-23 *

हस्तांतरण दस्त

प्रस्तुतचा हस्तांतरण दस्त आज वार गुरुवार, दिनांक ३१., माहे ....मे....., सन २०१८, इसवी ते दिवशी मुक्काम पुणे येथे.

पुणे महानगरपालिका, पुणे
महाराष्ट्र महानगरपालिका अधिनियम १९४९
अन्वये स्थापन करण्यात आलेली,
पुणे शहराची महानगरपालिका.
तर्फे मा. उपआयुक्त,
मालमत्ता व व्यवस्थापन
श्री. अनिल हरिहर मुळे.
वय - ५२ वर्षे, धंदा - नोकरी,
पत्ता: पुणे महानगरपालिका भवन,
शिवाजीनगर, पुणे - ४११००५.

.... लिहून घेणार

यांसी .....

अ.क्र.	नांव	वय वर्षे	राहणार
(१)	श्री. गणपत मारुती जाधव तर्फे कु.मु.धारक म्हणुन	८४	मु.पो. येवलेवाडी, ता. हवेली, जि. पुणे.
(२)	मे. मॉं संकल्प बिल्डकॉन तर्फे भागीदार		
	१) श्री. विशाल सुरेश पवार	३९	ऑफीस: बी-३, के.पी.सी.टी.
	२) श्री. हेमंत पिशोरीलाल मलिक	४५	मॉल, फातीमानगर, पुणे: ४११०१३.

.... लिहून देणार

कारणे हस्तांतरण दस्त लिहून देतो की,

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१ अ) **मिळकतीचे वर्णन** :- तुकडी पुणे, पोटतुकडी तालुका हवेली सब रजिस्ट्रार यांचे हद्दीतील व पुणे महानगरपालिकेच्या हद्दीतील पुणे, पेठ: येवलेवाडी, येथील सर्वे नं. ४०, हि.क्र. १/१ + १/२ + १/३/१, (बिल्डींग - डी, ई, एफ) येथील १००००.०० चौ.मी. असून,

संपुर्ण मिळकत क्षेत्र १००००.०० चौ.मी. च्या चतु:सिमा पुढीलप्रमाणे

पुर्वेस - स.नं. ४० मधील उर्वरीत मिळकत.
पश्चिमेस - स.नं. ४० मधील उर्वरीत मिळकत.
दक्षिणेस - स.नं. ४० मधील उर्वरीत मिळकत.
उत्तरेस - रस्ता.

१ ब) कलम १ अ मधील पुणे, पेठ: येवलेवाडी, येथील सर्वे नं. ४०, हि.क्र. १/१ + १/२ + १/३/१, येथील अमेनिटी स्पेस (सुविधा क्षेत्र) क्षेत्र १५००.५९ चौ.मी. च्या चतु:सिमा पुढीलप्रमाणे

पुर्वेस - स.नं. ४० मधील उर्वरीत मिळकत.
पश्चिमेस - अंतर्गत रस्ता.
दक्षिणेस - स.नं. ४० मधील नियोजित इमारत.
उत्तरेस - रस्ता.

येणेप्रमाणे चतु:सिमापूर्वक मिळकत त्यातील सर्व तदंगभूत वस्तूसहीत,

२) वर नमूद केलेल्या कलम १ अ मध्ये वर्णन केलेली मिळकत ही लिहून देणार यांचे मालकीची असून त्यापैकी कलम १ ब मिळकत अॅमेनिटी स्पेस सोबतच्या नकाशामध्ये अनुक्रमे तांबड्या रंगाने अ, ब, क, ड या अक्षरांनी नमूद केला आहे. त्याच भागाची मोजमापे नकाशात दर्शविली असून अॅमेनिटी स्पेस (सुविधा क्षेत्र) क्षेत्र १५००.५९ चौ.मी. असे असून पुणे महानगरपालिकेने आरक्षित केलेले आहे. सदरचे क्षेत्र मा. उपआयुक्त, मालमत्ता व व्यवस्थापन यांनी पुणे महानगरपालिकेच्या वतीने दि.२.८.१८ रोजी स्वतंत्र ताबेयादीने ताब्यात घेतलेले असून सदर



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सदरचा खुला व प्रत्यक्ष ताबा लिहून देणार यांनी लिहून घेणार यांना विनातक्रार दिलेला आहे. सदरचा ताबा कायम स्वरुपी लिहून देणार यांच्या मालकी हक्काने होण्यासाठी लिहून देणार यांनी सदरचा हस्तांतरण दस्त लिहून देत आहोत.

३) महाराष्ट्र महानगरपालिका अधिनियम १९६६ चे कलम ७७ नुसार व नविन महाराष्ट्र रिजनल टाऊन प्लॉनिंग ॲक्ट मधील कलम १२६ (ॲपेंडिक्स नं. ८ नुसार मंजूर केलेल्या डेव्हलपमेंट कंट्रोल रुल्स एन-२-३ नुसार) तरतूदीन्वये पुणे महानगरपालिकेने वर नमूद संपादित केलेल्या जागेबाबत नुकसान भरपाई स्विकारण्याचा लिहून देणार यांना पुर्ण हक्क व अधिकार असून सदरच्या क्षेत्राबाबत लिहून देणार यांनी यापुर्वी कोणत्याही स्वरुपाचा मोबदला स्विकारलेला नाही व नव्हता. नुकसान भरपाई एफ.एस.आय. / टी.डी.आर. च्या स्वरुपात द्यावयाची असून त्यास मा. नगर अभियंता यांनी मान्यता दिलेली आहे. वर कलम १ मध्ये वर्णन केलेली मिळकत पुर्णपणे निर्वेध व निजोखमी असून लिहून देणार यांचेशिवाय इतर कोणाचाही त्यावर हक्क व अधिकार नाही. तसेच मिळकतीवर गहाण, दान, लीज, बक्षिस, ताबा व अन्य प्रकारचा बोजा निर्माण केलेला नाही. अथवा सदर मिळकत कोणत्याही कोर्ट कारवाई अथवा जप्तीचा विषय नसल्याची खात्री लिहून देणार यांनी दिलेली आहे. अगर सदर दस्तातील क्षेत्राबाबत आम्हाला यापुर्वी रिझर्वेशन, ॲक्विझिशन अगर रिक्विझिशन ची नोटिस आलेली नाही व नव्हती.

४) वर कलम १ ब मध्ये नमूद केलेली मिळकत ही या हस्तांतरण दस्ताचा विषय असून, सदर मिळकतीच्या टायटलचे बाबतीत व मालकी हक्काबाबत सर्व कागदपत्रे लिहून देणार यांनी पुणे महानगरपालिकेकडे उपलब्ध करुन दिलेली आहेत. प्रस्तूतचा हस्तांतरण दस्ताने लिहून घेणार हे वर नमूद मिळकतीचे मालक झालेले असून, यदा कदाचित भविष्यात सदरच्या मिळकतीच्या कायदेशीर मालकी हक्काबाबत काही वाद उपस्थित झाला अथवा मिळकतीच्या कायदेशीर मालकी हक्काबाबत कोणाची तक्रार/हरकत/मुद्दा उपस्थित झाल्यास त्याचे स्वखर्चाने निराकरण करण्याची सर्वस्वी जबाबदारी लिहून देणार यांची राहणार असून, त्याची कोणत्याही स्वरूपाची तोषिश लिहून देणार हे पुणे महानगरपालिकेस लागू देणार नाहीत. तसेच याबाबत वेगळे हमीपत्र लिहून देणार यांनी महानगरपालिकेस दिले आहे.





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५) या हस्तांतरण दस्ताने पुणे महानगरपालिकेकडे हस्तांतरित केलेल्या क्षेत्राबाबत लिहून देणार यांना मिळावयाच्या चटई निर्देशांकाच्या मोबदला/ टी.डी.आर. पोटी पुणे महानगरपालिकेचे नावे स्वतंत्ररित्या विना मोबदला मिळकतपत्रिका करुन देण्याची जबाबदारी लिहून देणार यांची आहे. त्यासाठी अर्ज ऑफिडेव्हिट करणेकामी सहया, संमत्या लिहून देणार यांनी देण्याच्या असून त्यासाठी आवश्यक तो खर्च लिहून देणार यांनीच करावयाचा आहे.

६) सदर मिळकत लिहून देणार यांनी पुणे महानगरपालिकेकडे पूर्णत: मोकळी, निर्वेध, बोजारहित, अशी स्वखर्चाने प्रस्तुतच्या दस्ताने हस्तांतरीत केलेली असून त्या मोबदल्यात लिहून देणार यांना पुणे महानगरपालिकेने म्हणजेच लिहून घेणार यांनी नुकसान भरपाई म्हणून एफ.एस.आय. / टी.डी.आर. द्यावयाचा आहे.

७) सदरची जागा/मिळकत सार्वजनिक सुखसोईसाठी हस्तांतरीत होत असल्याने, महसूल व वनविभाग, मंत्रालय, मुंबई - ३२, दि. ३१/१०/२००३ चे आदेशानुसार महाराष्ट्र मुद्रांक अधिनियम १९५८ क्रमांक मुद्रांक २००३/प्र.क.१७५/न.१ अन्वये स्थानिक प्राधिकरणाने तयार केलेल्या विकास नियंत्रण नियमानुसार हस्तांतरणीय विकास अधिकाऱ्यांच्या मंजुरी अनुसार किंवा यथास्थिती वाढीव चटई निर्देशांकानुसार सार्वजनिक सुखसोयी देण्यासाठी स्थावर मालमत्तेचे विनामूल्य हस्तांतरण किंवा विकास किंवा बांधकाम यांचा अंतर्भाव असलेल्या राज्यातील कोणत्याही महानगरपालिका किंवा नगरपरिषदेच्या (यात यापुढे ज्यांचा निर्देश संयुक्तपणे स्थानिक प्राधिकरण असा करण्यात आला आहे.) नावाने कोणत्याही व्यक्तिने निष्पादित केलेल्या संलेखावर उक्त अधिनियमाची अनुसूची एक मधील अनुच्छेद २५ च्या खंड (ब) अन्वये आकारणी योग्य असलेले मुद्रांक शुल्क माफ केलेला आहे. तथापि प्रस्तुतच्या दस्ताबाबत योग्य ती नोंदणी फी व इतर सर्व अनुषंगिक खर्च लिहून देणार यांनी केला आहे.

८) वर कलम १ ब मध्ये वर्णन केलेल्या मिळकतीबाबत आजपर्यंत सर्व कर भरण्याची जबाबदारी लिहून देणार यांची राहील. त्याची कोणतीही तोषिस पुणे महानगरपालिकेस लागू द्यावयाची नाही.

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२०१८

९) लिहून देणार यांनी सदरच्या जमिनीचा अधिकृत मोजणी सिटी सर्व्हे विभागाकडून करुन घेतली असून सदरच्या जमिनीच्या चतु:सिमा व क्षेत्र दाखविणारा अधिकृत मोजणी नकाशा प्रस्तुतच्या हस्तांतरण दस्तास जोडण्यात आलेला असून तो या दस्ताचा अविभाज्य भाग समजावयाचा आहे.

१०) प्रस्तुतचा हस्तांतरण दस्त पुणे महानगरपालिके तर्फे करुन घेण्याचा आपला हक्क व अधिकार मा. महापालिका आयुक्त, पुणे यांनी अधिकार सुपुर्ती: मआ/सुपूर्ती/डीइएल/१४८८, दि. २६/३/२०१५ ने महाराष्ट्र मनपा अधिनियम १९४९ चे कलम ६९ (१) अन्वये मा.उपआयुक्त, मालमत्ता व व्यवस्थापन यांना सुपूर्त केला असून त्या अन्वये लिहून घेणार यांना सदरचा दस्त पुणे मनपाचे वतीने करुन देण्याचा अधिकार प्राप्त आहे.

वरीलप्रमाणे लिहून घेणार व लिहून देणार यांचेमध्ये करण्यात आलेल्या प्रस्तुतच्या हस्तांतरण दस्तामधील सर्व मजकूर लिहून देणार यांना मान्य व कबूल असून प्रस्तुतचा हस्तांतरण दस्त आज रोजी साक्षीदारांसमक्ष राजीखुशीने लिहून दिला असून तो आमचेवर व आमचे वालीवारस असायनीज, यांचेवर पूर्णपणे बंधनकारक आहे व रा

श्री. गणपत मारुती जाधव
तर्फे कु.मु.धारक म्हणुन
मे. मॉ संकल्प बिल्डकॉन तर्फे भागीदार
१) श्री. विशाल सुरेश पवार
२) श्री. हेमंत पिशोरीलाल मलिक
(लिहून देणार)

(दस्त हाताने)

THE SEAL OF JOINT SUB-REGISTRAR CLASS II HAVELI-23

हवल - २३

८८२३	९	३०

२०१८

श्री. अनिल हरिहर मुळे.
मा. उपआयुक्त,
मालमत्ता व व्यवस्थापन,
पुणे महानगरपालिका
(लिहून घेणार)

साक्षीदार:

१) नाव: संदेश माहुली कुमाळ
सही
पत्ता: पुणे - ३८

२) नाव: Rupesh e Lavkar
सही
पत्ता: Jai Ganesh Sanidya, Ghasari

प्रस्तुत करारनाम्यावर पुणे महानगरपालिकेचे सिल आमचे समक्ष केले.

(१) (२)

सभासद स्थायी समिती, पुणे महानगरपालिका

REGISTRAR CLASS II

[1]

तावेदादी

मी /आम्ही खाली सही करणार

अ.क्र.	नांव	वय वर्षे	राहणार
(१)	श्री. गणपत मारुती जाधव तर्फे कु.मु.वारस म्हणुन	८४	मु.पो. येवलेवाडी, ता. हवेली, जि. पुणे.
(२)	मे. मॉ संकल्प बिल्डकॉन तर्फे भागीदार १. श्री. विशाल सुरेश पवार. २. श्री. हेमंत पिशोरीलाल मलिक.		

कारणे पुणे महानगरपालिकेस तावेदार म्हणून देतो की :-

(१) मिळकतीचे वर्णन:- तुकडी पुणे, पोट तुकडी तालुका हवेली सब रजिस्ट्रार यांचे हद्दीतील व पुणे महानगरपालिकेच्या हद्दीतील, पुणे, पेठ:- येवलेवाडी, येथील सर्वे नं. ४०, हि.क्र. १/१ + १/२ + १/३/१, येथील १०००.०० चौ.मी. क्षेत्रफळाची जागा, यासी चतु:सिमा पुढीलप्रमाणे:

पूर्वेस	: स.नं. ४० मधील उर्वरीत मिळकत.
पश्चिमेस	: स.नं. ४० मधील उर्वरीत मिळकत.
दक्षिणेस	: स.नं. ४० मधील उर्वरीत मिळकत.
उत्तरेस	: रस्ता.

येणे प्रमाणे चतु:सिमापूर्वक मिळकत सोबतच्या नकाशात सविस्तर दर्शविलेली आहे. ही मिळकत आमचे संपूर्ण मालकीची हक्काची व वहिवाटीची आहे त्याबाबतचे जरुर ते कायदेशीर पुरावे आम्ही पुणे महानगरपालिकेकडे दिलेले आहेत .

(२) सोबतच्या नकाशात दर्शविल्याप्रमाणे पुणे मनपाच्या बांधकाम विकास योजना कार्यालयाने जागेवर प्रत्यक्ष मोजमापे घेऊन मंजुर करुन दिलेल्या नकाशांप्रमाणे सदर परिच्छेद क्र. १ मधील मिळकतीमध्ये दर्शविली आहे. सदर मिळकतीचा अमेनिटी स्पेस (सुविधा क्षेत्र) दर्शविलेला भाग सोबतच्या नकाशामध्ये तांबडया रंगाने अ.क.क.ड. या अक्षरांनी नमूद केला आहे .त्याच भागाची मोजमापे नकाशात दर्शविली असून त्याचे क्षेत्रफळ १५००.५९ चौ.मी. असे आहे. यासी चतु:सिमा पुढीलप्रमाणे:

पूर्वेस	: स.नं. ४० मधील उर्वरीत मिळकत.
पश्चिमेस	: अंतर्गत रस्ता.
दक्षिणेस	: नियोजित इमारत व ओपन स्पेस
उत्तरेस	: रस्ता.

येणेप्रमाणे चतु:सिमापूर्वक मिळकत.

(३) वरील परिच्छेद क्र. १ मध्ये वर्णन केलेल्या मिळकतीमध्ये नवीन इमारत बांधण्याची योजना आम्ही तयार केली व त्यास पुणे मनपाकडील परवानगी सं. ब. क्र. ३४०६/१३ दि. ९/१/२०१४ (बांधकाम परवानगी) अन्वये मान्यता घेण्यात आली. नवीन डेव्हलपमेंट कंट्रोल रुल नं. एन २-३ नुसार अगर पुणे मनपाचे बांधकाम नियमावलीत तरतुदीनुसार मला / आम्हाला वरील मिळकतीवर

हवेली मौजे २३
४११०१३
८८२३ | १० | ४७
३०९८

हवल - २३

~~आरक्षण असल्याकारणे जागा क्षेत्र~~ सबलतीने एफ.एस.आय/टी.डी.आर. च्या स्वरुपात मोबदला ~~देणार असल्याने~~ प्रस्तावित **अमेनिटी स्पेस (सुविधा क्षेत्र)** दर्शविलेलीजागारी वरील परिच्छेद क्र. २ मध्ये वर्णन केलेली १४०.५९ चौ.मी. क्षेत्राची खुली जागा मी / आम्ही आज दि. २६/१२/२०१८ रोजी पुणे मनपाच्या ताब्यात स्वेच्छापूर्वक सुपूर्त दिलेली आहे. आजपासून हे क्षेत्र पुणे महानगरपालिका यांनी ताब्यात घेण्यास ~~करण्यास नाही~~ / आमची हरकत नाही. या जागेसाठी आम्ही आमचे वालीवारस, सदर जागेचे हितसंबंधी हे मनपाकडून कोणताही मोबदला मागणार नाहीत व कोणत्याही प्रकारची हरकत घेणार नाहीत.

(४) वरील जागेवर असलेली शेड / अन्य बांधकाम आम्ही पाडून सदर जागेचा खुला ताबा मनपास दिल्याने सरकार दरबारी उपरोक्त क्षेत्राची नोंद मालक म्हणून विकसक यांनी स्वखर्चाने करावी. जागा पुणे मनपाच्या नावे मालकी हक्काने दाखल करणे कामी आणि जाबजबाबाची अगर लेखी अर्जाची अगर कोणतीही मदत लागल्यास ती आम्ही विनाहरकत केव्हाही देऊ. सदर ठिकाणी बांधण्यात येत असलेल्या इमारतीचे पुर्णत्वाचा दाखला घेण्यापुर्वी आम्ही नगर भूमापन कार्यालया कडून **अमेनिटी स्पेस (सुविधा क्षेत्र)** दर्शविलेली जागेची मोजणी करून घेऊन मोजणीचा नकाशा हजर करु या अटीवर सदरहू जागा पुणे मनपाच्या ताब्यात दिलेली आहे. **अमेनिटी स्पेस (सुविधा क्षेत्र)** दर्शविलेल्या जागेचा मोजणीचा नकाशा हजर केल्याखेरीज इमारतीचा पूर्णत्वाचा दाखला मिळणार नाही याची आम्ही नोंद घेतली आहे.

कळावे.

दि.

जागा देणार

जागा घेणार

१) नाव-
स्वाक्षरी

मेंटेनन्स सर्व्हेअर
भूमी जिंदगी विभाग
पुणे महानगर पालिका

उप अभियंता
भूमी जिंदगी विभाग
पुणे महानगर पालिका

साक्षीदार -
१) इमारत निरीक्षक बांधकाम परवानगी / विकास योजना
२) लायसन्स सर्व्हेअर

उप आयुक्त,मालमत्ता व व्यवस्थापन,
पुणे महानगरपालिका
जा.क्र. :- मा.व.व्य./१३६५/२०१८
दिनांक :- २९/०५/२०१८

मा.सब रजिस्ट्रार
हवेली क्र.
पुणे

यांसकडेस . .

हवल - २३
८२१३	९८	३०
२०१८		

विषय :- दस्तऐवज रजिस्टर करणेबाबत.

महोदय,

पुणे महानगरपालिकेच्या काही जागा खरेदीने, भाडेपट्टयाने, लिव्ह अँन्ड लायसन्स कराराने देण्यात येतात. तसेच सार्वजनिक सुख-सोई देणेसाठी मोकळ्या जागा, बांधीव क्षेत्र पुणे महानगरपालिकेच्या ताब्यात येतात. त्या संबंधीचे करारनामे, हस्तांतरण दस्त इ. दस्तऐवज रजिस्ट्रेशनसाठी आपले कार्यालयात दाखल करणेत येतात. भारतीय रजिस्ट्रेशन कायदा १९०८ कलम ८८ (१) मधील तरतुदीनुसार रजिस्ट्रेशनच्या वेळी समक्ष हजर न राहणेबाबत मला सवलत देण्यात आलेली आहे.

तरी दस्तऐवज रजिस्ट्रेशन करीता माझ्या वतीने माझ्या कार्यालयातील श्री. संतोष सुर्यकांत जाधव (लिपीक टंकलेखक) हे हजर राहतील.

कळावे.

(अनिल मुळे)
उप आयुक्त
मालमत्ता व व्यवस्थापन
पुणे महानगरपालिका

(संतोष सुर्यकांत जाधव)
लिपिक टंकलेखक
यांचे स्वाक्षरीचा नमुना

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असा. मा. २७६ रजिस्टर्ड नं. टीवीएन/वि-२०३/एमसीजी/२००३-०५

12 DEC 2003

महाराष्ट्र शासन राजपत्र

असाधारण

प्राधिकृत प्रकाशन

गुरुवार, ऑक्टोबर ३१, २००४/कार्तिक ९, शके १९२६

स्वतंत्र पॅजिनेशन ठेवण्यात आहे जेणेकरून या भागाचा वेगळे पुस्तक म्हणून स्वतंत्रपणे वितरण करता येईल.

भाग चार-ब

महाराष्ट्र शासनाने महाराष्ट्र अधिनियमांच्या तयार केलेले (भाग एक, एक-अ आणि एक-ब यांमध्ये प्रसिद्ध केलेले नियम व आदेश यांव्यतिरिक्त) नियम व आदेश.

महसूल व वन विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक ३१ ऑक्टोबर २००४

मुंबई मुद्रांक अधिनियम, १९५८.

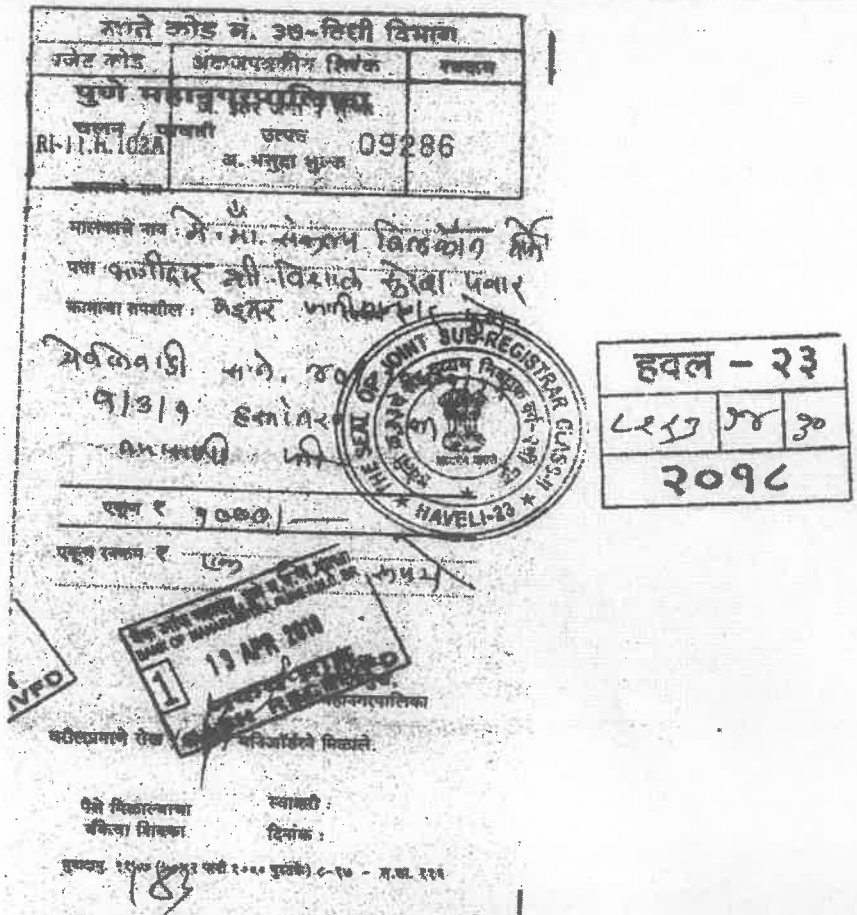
क्रमांक मुद्रांक २००३/प्र.क्र. १७७/म-१.—याबाबत मुद्रांक अधिनियम, १९५८ (१९५८ चा ७३) (यास यापुढे त्याचा निर्देश "उक्त अधिनियम" असा करण्यात आला आहे) यांच्या कलम १ च्या पोट-कलम (३) द्वारे प्रदान केलेल्या अधिकारांचा वापर करून, तो अधिनियम राज्य करणे शक्यतेचे असे आहे याची, याद्वारे महाराष्ट्र शासन, याद्वारे स्थानिक प्राधिकरणाने तयार केलेल्या विकास नियंत्रण नियमानुसार हस्तांतरणीय विकास अधिकारांच्या मंजूरी अनुज्ञप्ति किंवा वापरासाठी, पहिली आठ वर्षे नियंत्रणानुसार सार्वजनिक सुविधांसाठी वापरावर भारलेले विनामूल्य हस्तांतरण किंवा विक्रीस किंवा वितरण यांच्या अंतर्गत असलेल्या, राज्यातील कोणत्याही महानगरपालिकेच्या किंवा नगरपरिषदेच्या (यात यापुढे जर्नीच निर्देश हा युक्तपणाचे "स्थानिक प्राधिकरण" असा करण्यात आला आहे) भागाने कोणत्याही स्वरूपाने निष्पादित केलेल्या, संलेखनावर, उक्त अधिनियमाची अनुसूची-एक मधील अनुच्छेद २५ च्या खंड (ए) खालील अंमलबजावणीच्या असलेले मुद्रांक शुल्क माफ करीत आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

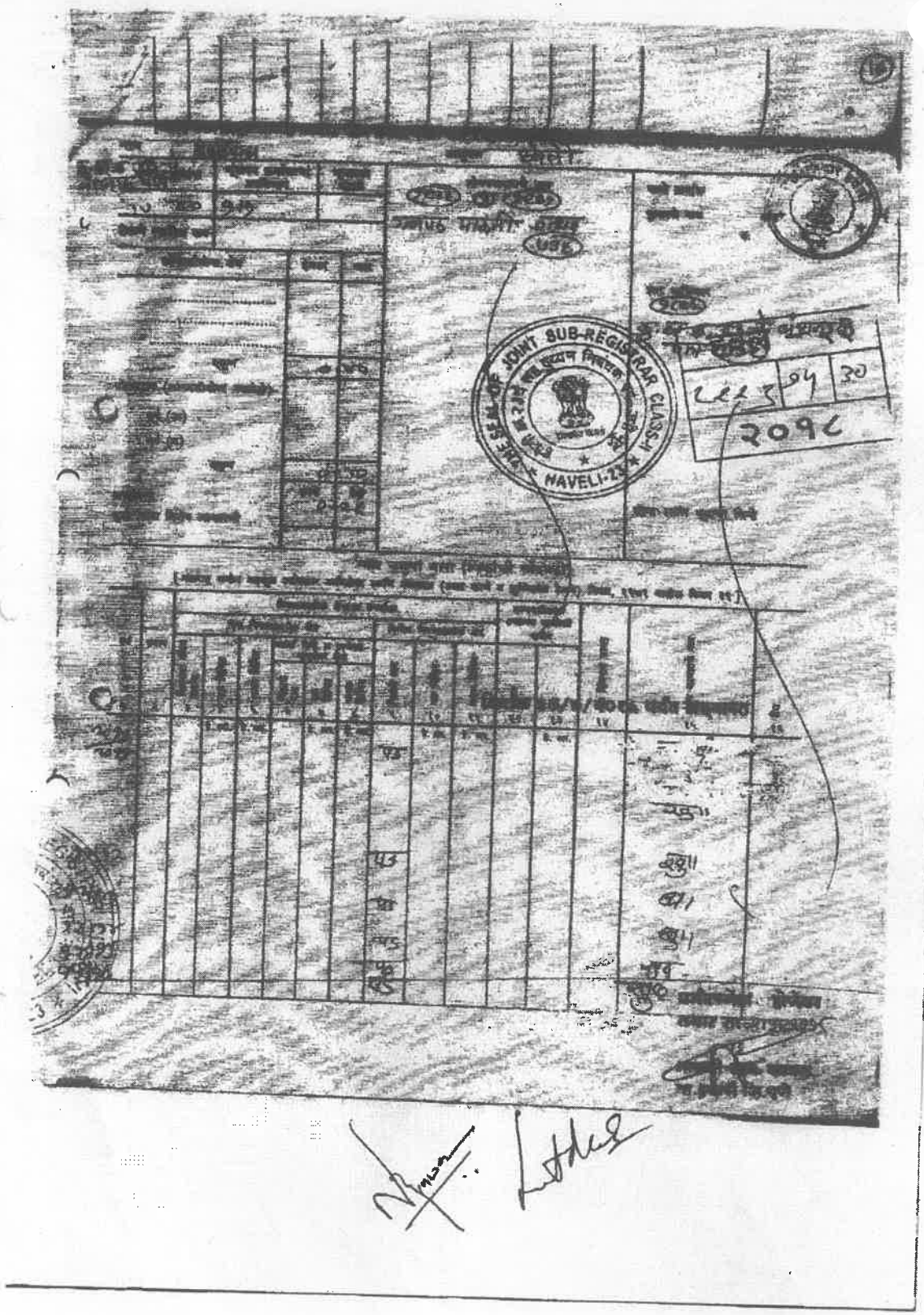
एकनाथ अक्कर,
शासनाचे सह सचिव.

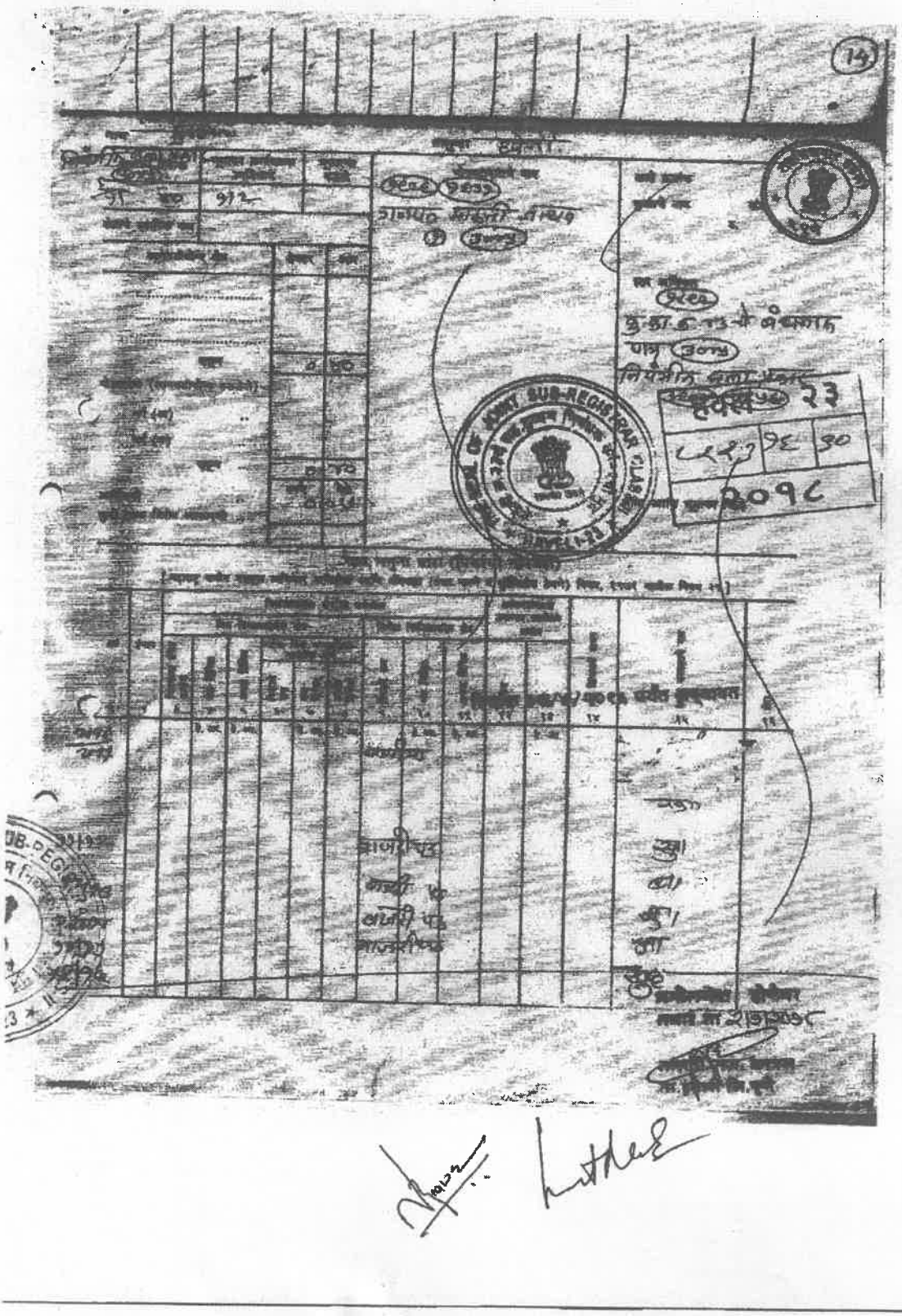
भा. चा. ब—३१ (१९५१)

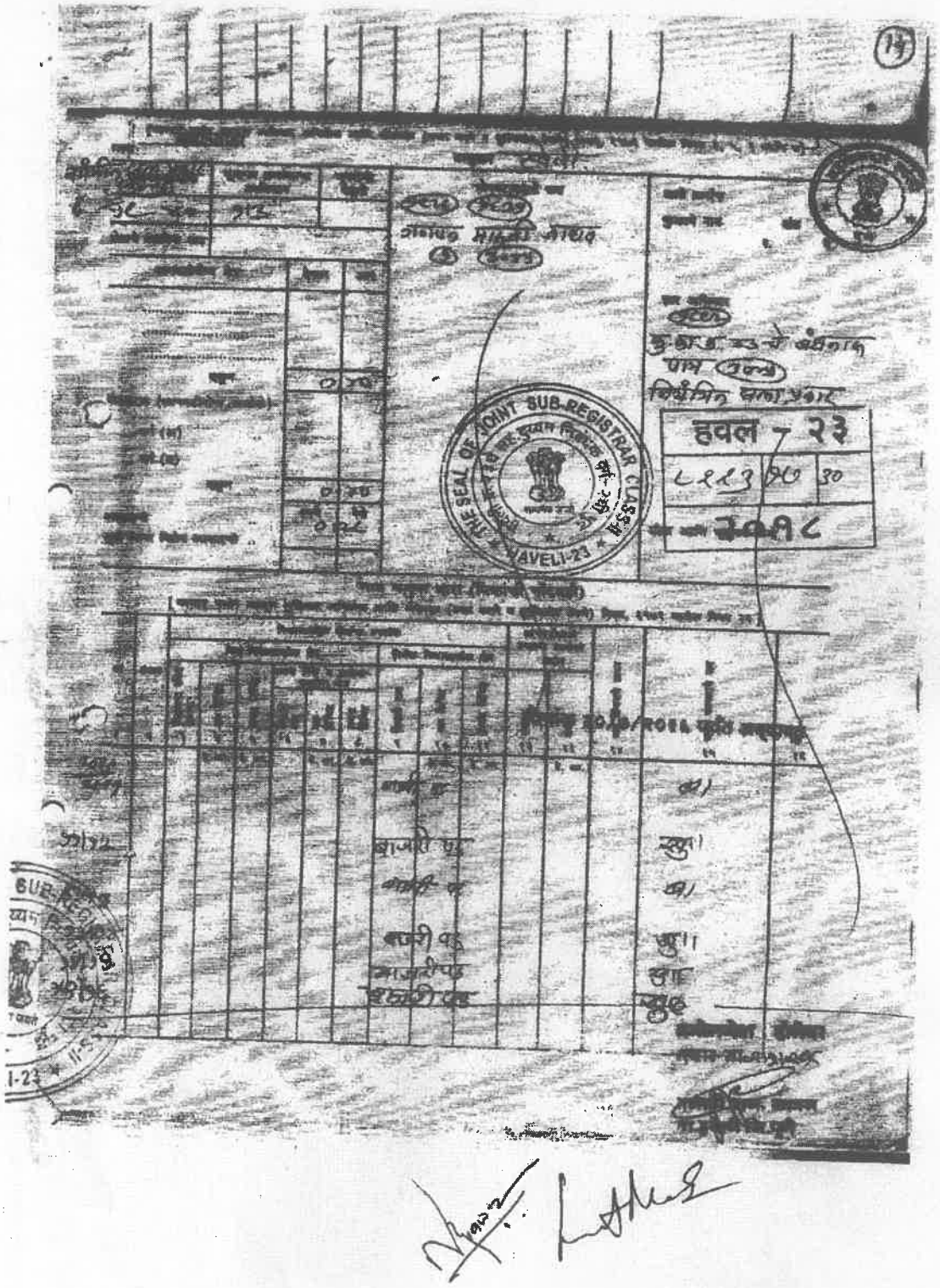
THE SEAL OF JOINT SUB-REGISTRAR
EGISTRAR CLASS-II
THE CHAMBER OF COMMERCE
LIBRARY

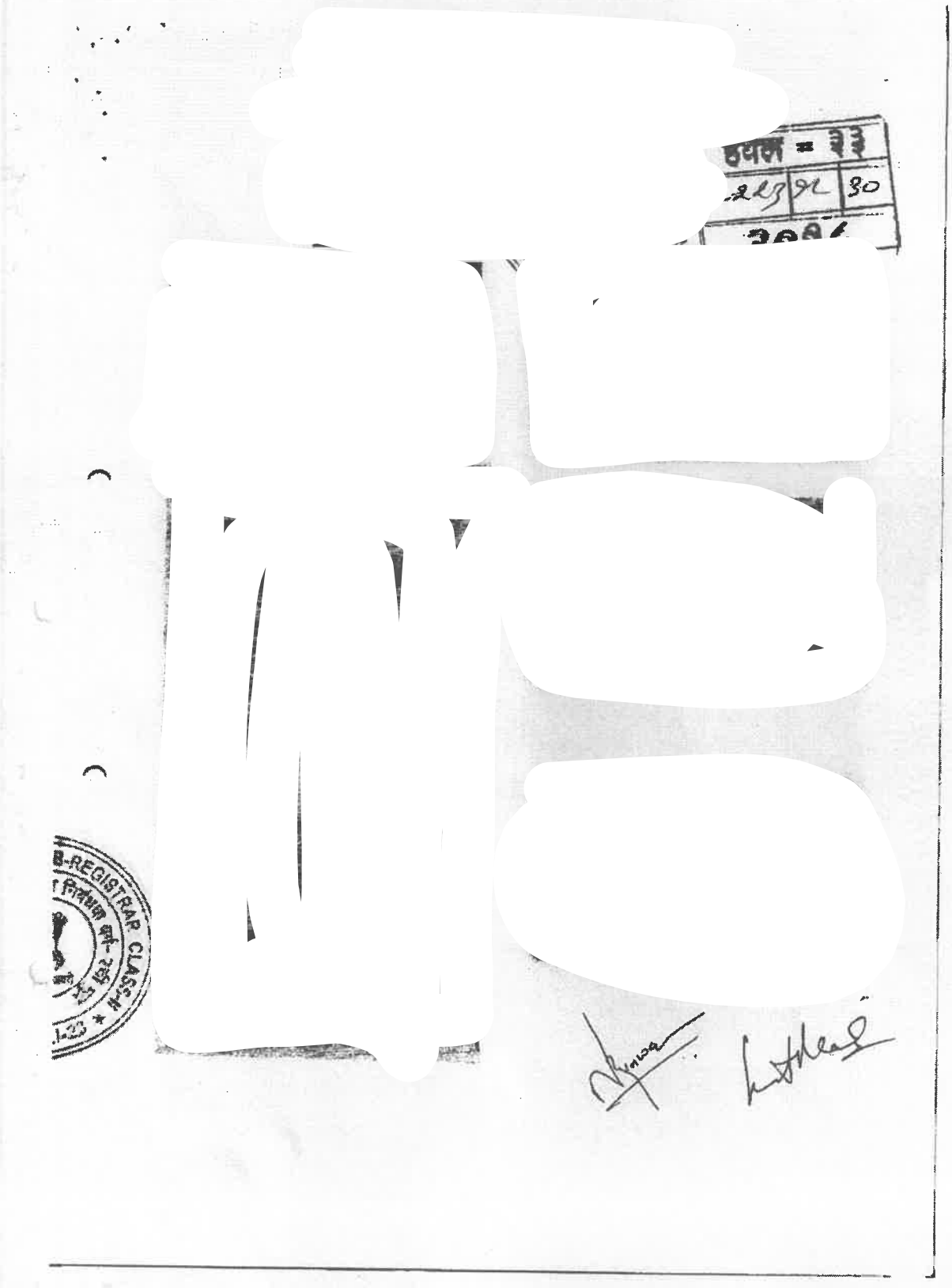

हवल - २३
२०१८
HAVELI-23
19 APR 2018

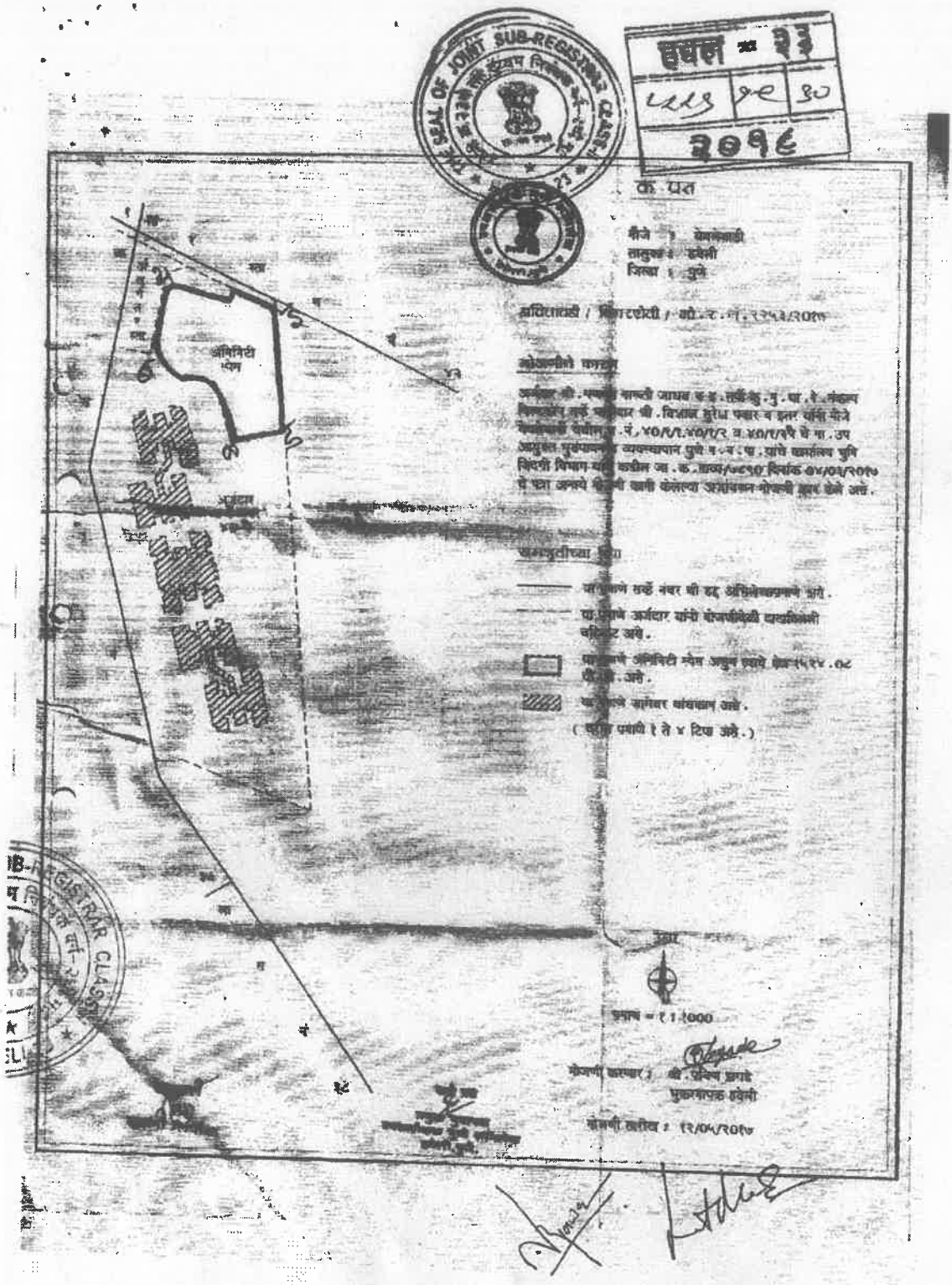

HAVELI-23

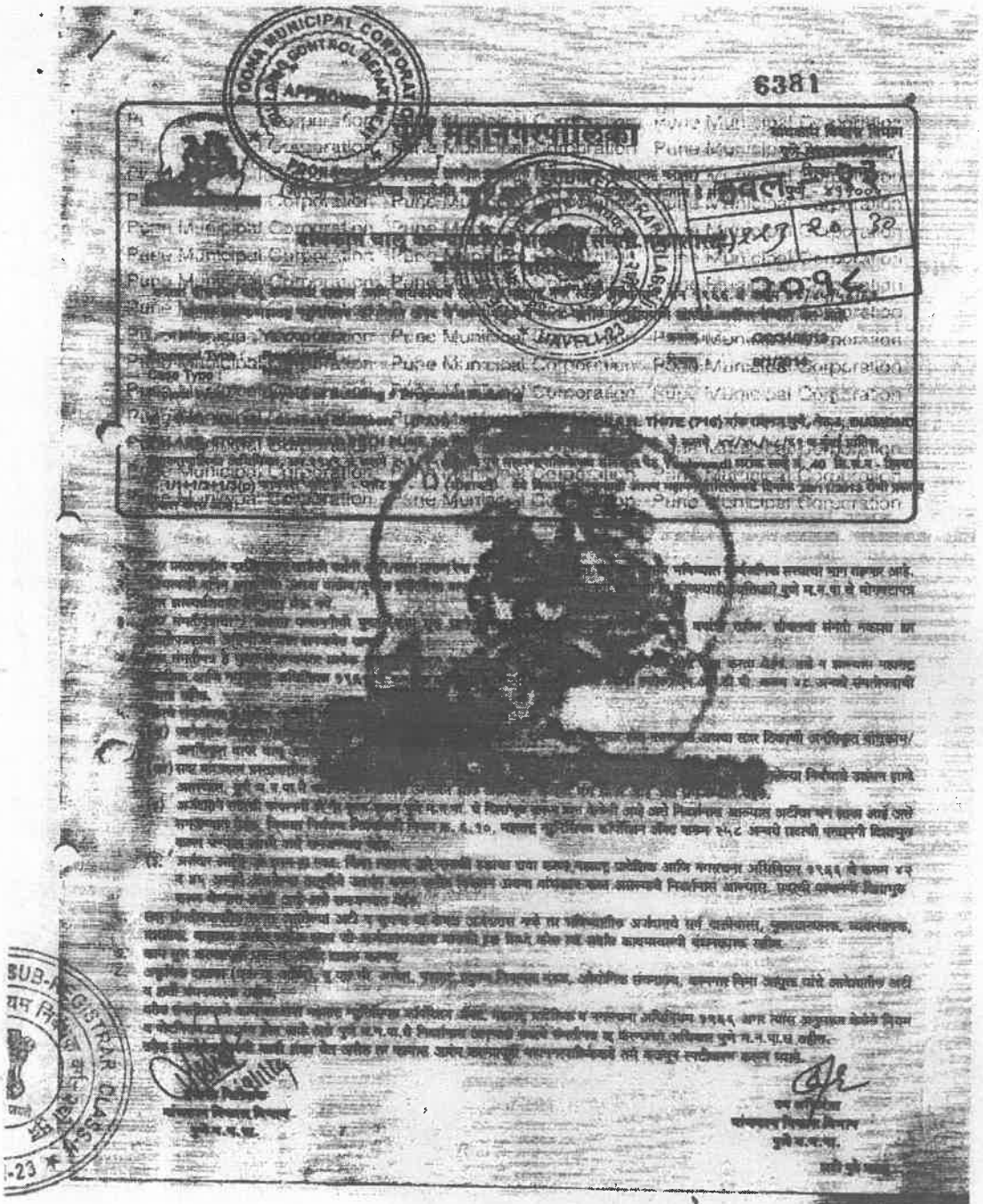

SEAL OF JOINT SUB-REGISTRAR CLASS-II
HAVELI-23




हवल - २३
THE SEAL OF JOINT SUB-REGISTRAR CLASS-II
HAVELI-23



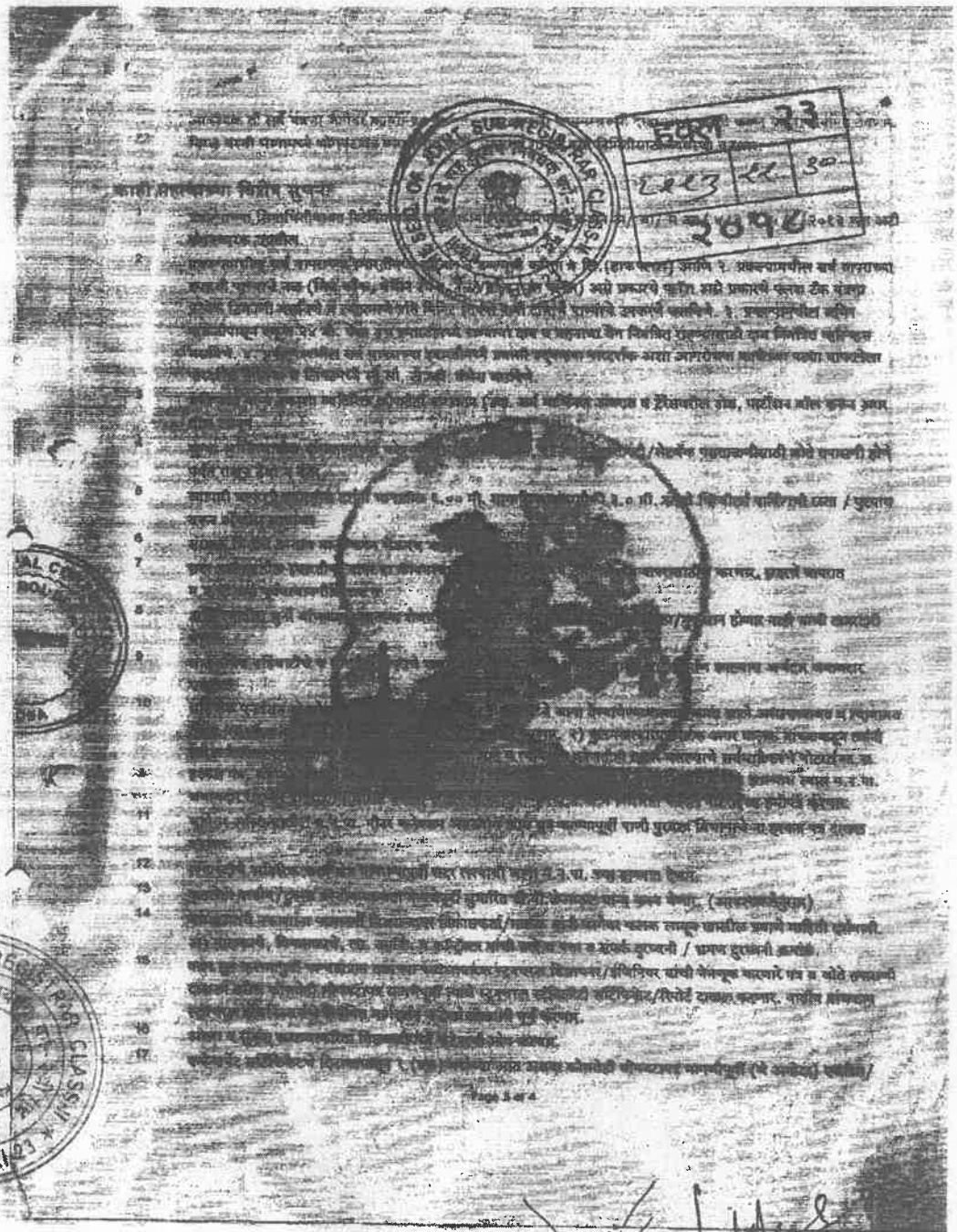

क प्रत
मौजे : वेलवंडी
तालुका : हवेली
जिल्हा : पुणे
अतिरातली / मिश्र रहेरी / मो.र.नं.१३५३/२०१७
अतिरिक्त क्षेत्र
स्केच = १:१०००
मोजणी कारकून : श्री. प्रविण झगडे
भूकरमापक हवेली
मोजणी तारीख : १२/०५/२०१७

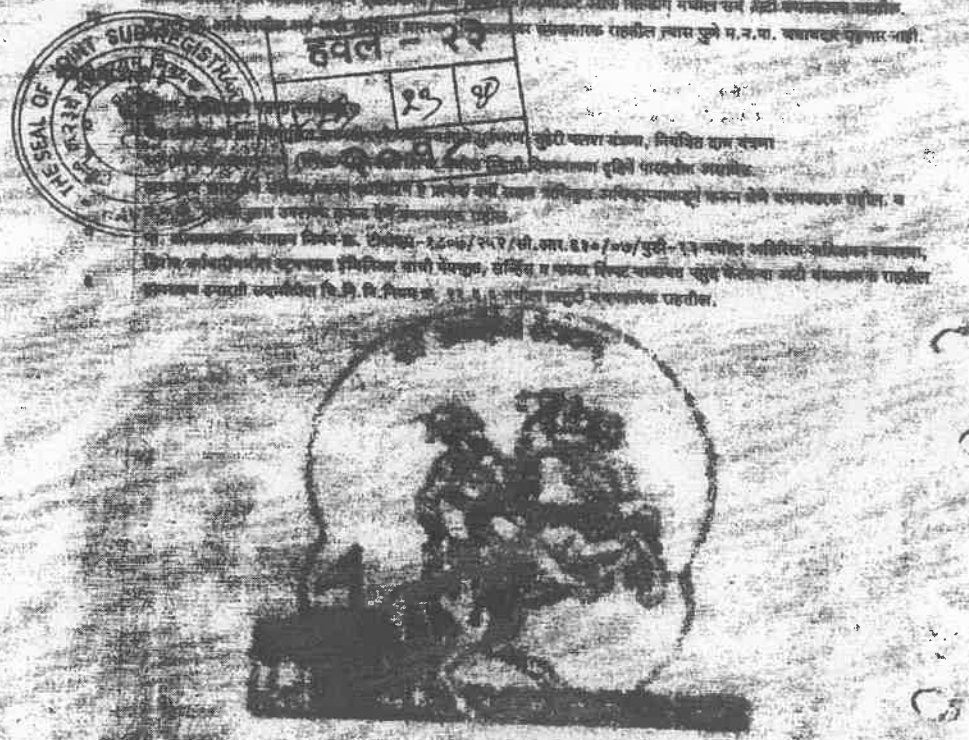

6381
Pune Municipal Corporation
Case Type :

हवल - २३



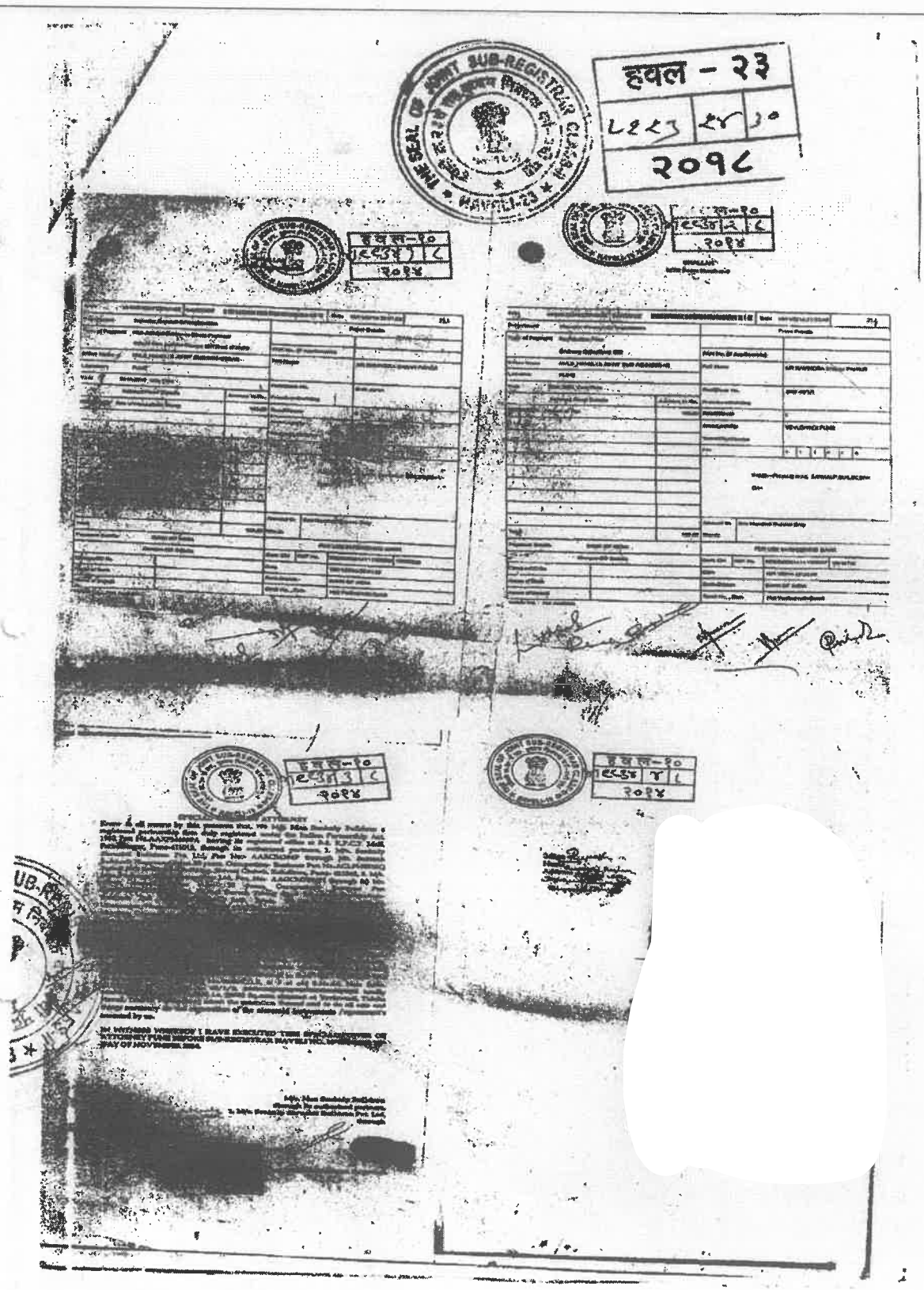
Page 2 of 4





हवल - २२
२३ | ४

SUB-REGISTRAR CLASS-II
123


हवल - २३
२०१८

SEAL OF JOINT SUB-REGISTRAR

हवल - २३

घोषणापत्र

मी - [illegible]

याद्वारे घोषित करतो की, दुय्यम निबंधक ---- हवेली नं. २३

यांचे कार्यालयात ---- [illegible]

या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. [illegible]

[illegible] व इ. यांनी दि. ---- ३१/१२/२०१८

रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/ निष्पादित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबादल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक -

३१/१२/२०१८.

कुलमुखत्यारपत्रधारकाचे नाव व सही

हवल - २३

८२३ | ४८ | ३९

२०१८

४-४२

SUB-REGISTRAR CLASS-II
HAVELI-23

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II
HAVELI-23

हवेली - २३
५२१७ | २७ | 30
२०१८

मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)

Valuation ID : 201805311564

31 May 2018,12:15:39 PM

मूल्यांकनाचे वर्ष : 2018

जिल्हा : पुणे

तालुका : तालुका हवेली विभागाचे नाव : (वि.क 65) वेताळवाडी (पुणे महानगरपालिका)

उपमूल्य विभाग : 65/718-वर्गीकृत रहिवास विभागातील गावमहसूल

क्षेत्राचे नांव : Pune Muncipal Corporation

वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर

खुली जमीन	निवासी सदनिका	पनर्सदनिक	दुकाने	औद्योगिक	मोजमापनाचे एकक
9360	33750	40000	55000	0	चौ. मीटर

मिळकतीचे क्षेत्र 1500.59 चौ. मीटर

Layout Plot

1. 1500.59चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =9360/-

1500.59चौ. मीटर क्षेत्रासाठी मुल्यांकन = 1500.59*9360

=14045522.4/-

जमीनीचे एकत्रित अंतिम मुल्य = मिळकतीचे क्षेत्र 1 मूल्य + मिळकतीचे क्षेत्र 2 मूल्य

=14045522.4 + 0

= Rs.14045522.4/-

हवेली - २३

२११३ | २८ | ३०

२०९८

THE SEAL OF JOINT SUB-REGISTRAR हवेली-२३ HAVELI-23

JOINT SUB-REGISTRAR CLASS-II HAVELI-23

Summary1 (GoshwaraBhag-1)

524/8223
गुरुवार,31 मे 2018 12:23 म.नं.

दस्त गोषवारा भाग-1

हवल23 २९३०
दस्त क्रमांक: 8223/2018

दस्त क्रमांक: हवल23 /8223/2018

बाजार मुल्य: रु. 1,40,45,522/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

मु. लि. सह. दु. नि. हवल23 यांचे कार्यालयात

अ. क्रं. 8223 वर दि.31-05-2018

रोजी 12:12 म.नं. वा. हजर केला.

पावती:8462 पावती दिनांक: 31/05/2018

सादरकरणाराचे नाव: पुणे महानगरपालिका तर्फे मा. उपआयुक्त मालमत्ता व व्यवस्थापन श्री. अनिल हरिहर मुळे यांचे तर्फे नोंदणीकरिता लिपिक टंकलेखक श्री. संतोष सूर्यकांत वाहन

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 640.00
पृष्ठांची संख्या: 32	
एकुण:	30640.00

दस्त हजर करणाऱ्याची सही:

Jt. Sub-Registrar Haveli 23

Jt. Sub-Registrar Haveli 23

दस्ताचा प्रकार: हस्तांतरणपत्र

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा त्यालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्रं. 1 31 / 05 / 2018 12 : 12 : 18 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 31 / 05 / 2018 12 : 13 : 14 PM ची वेळ: (फी)

प्रतिज्ञापत्र

आम्ही लिहून देणार व लिहून घेणार सत्य प्रतिज्ञेवर लिहून देतो की सदर दस्तास जोडलेली पुरक कागदपत्रे ही अस्सल व खरी असून ती खोटी व बनावट आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये होणाऱ्या कार्यवाहीस आम्ही जबाबदार राहू.

लिहूनघेणार

लिहून देणार

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II HAVELI-23

Summary-2(दस्त गोषवारा भाग - २)

दस्त गोषवारा भाग-2

हवल23 30130
दस्त क्रमांक:8223/2018

31/05/2018 12:32:33 PM

दस्त क्रमांक :हवल23/8223/2018
दस्ताचा प्रकार :-हस्तांतरणपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:पुणे महानगरपालिका तर्फे मा. उपआयुक्त मालमत्ता व व्यवस्थापन श्री. अनिल हरिहर मुळे यांचे तर्फे नोंदणीकरिता लिपिक टंकलेखक श्री. संतोष सूर्यकांत जाधव पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:	लिहून घेणार वय :-44 स्वाक्षरी:-		
2	नाव:श्री. गणपत मारुती जाधव यांचे तर्फे कु.मु. म्हणून मे. माँ संकल्प बिल्डकॉन तर्फे भागीदार 1. श्री. विशाल सुरेश पवार, 2. श्री. हेमंत पिंगोरीलाल मलिक यांचे तर्फे कबुली जबाब कु.मु. म्हणून श्री. रवींद्र बबन पवार पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: मातववाडी, हडपसर पुणे, महाराष्ट्र, पुणे. पॅन नंबर:AAXFM4689A	लिहून देणार वय :-33 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत हस्तांतरणपत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
सिद्धा क.3 ची वेळ:31 / 05 / 2018 12 : 16 : 00 PM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	अंगठ्याचा ठसा
1	नाव:अक्षपाणी बबन उलालकर वय:35 पत्ता:धनकवडी, पुणे पिन कोड:411043	
2	नाव:अजिंक्य मोरे - - वय:25 पत्ता:शनिवार पेठ पुणे पिन कोड:411030	

शिक्का क्र.4 ची वेळ:31 / 05 / 2018 12 : 17 : 39 PM

Jt. Sub Registrar Haveli 23

प्रमाणित करण्यात येते की,
या दस्तऐवजात एकुण 30 पृष्ठे आहेत
पहिले नंबराचे पुस्तकाचे
223 दस्त नंबर नोंदवला.

सह. दुय्यम निबंधक (वर्ग-२) हवेली क्र.२३.
दिनांक 31/05/2018

EPayment Details.

Sr.	Epayment Number	Defacement Number
1	MH002101580201819M	0001187923201819

8223 /2018

1. Verify Scanned Document for correctness (Number, Name, Address, Photo) printout after scanning.
2. Get print immediately after registration.

Your Rights as Registrants
For feedback please write to us at feedback.iserita@gmail.com

सह. दुय्यम निबंधक वर्ग-२
हवेली क्र. २३, पुणे

सह. दुय्यम निबंधक वर्ग-२
हवेली क्र. २३, पुणे

सह. दुय्यम निबंधक वर्ग-२
हवेली क्र. २३, पुणे

सह. दुय्यम निबंधक वर्ग-२
हवेली क्र. २३, पुणे

पा.क्र. ०३२८३९४

सादर नक्कल अर्जदार श्री. योगेश हिरवे.

यांस स्वाधे तारीख ३/९/२०१८

ये अर्ज क्रमांक २०२/२०१८

ये अर्जादरम्न ८५५५५

यांस दिली तारीख-३/९/२०१८

सह. दु.नि. (वर्ग २) हवेली-२३

श्री नक्कल वाचली

श्री स्वप्नजात घेतली

अस्सलयर हुकुम नक्कल

THE SEAL OF JOINT SUB-REGISTRAR CLASS II सह दुय्यम निबंधक वर्ग-२ हवेली २३ HAVELI-23

TRUE COPY

TRANSFER DEED

This Transfer Deed is made and executed on this Thursday, 31st May, in the year 2018 at Pune.

Pune Municipal Corporation, Pune
Established under Maharashtra Municipal
Corporation Act, 1949
The Municipal Corporation of City of Pune
Through its Deputy Commissioner
Assets & Management
Mr. Anil Harihar Mule
Age 52 years, Occ: Service,
R/at- Pune Municipal Corporation Building,
Shivajinagar, Pune- 411005 --- Party of First Part

AND

Sr.No.	Name	Age years	Resident
1	Mr. Ganpat Maruti Jadhav through its POA Holder.	84	At Post Yevalewadi, Tal-Haveli, Dist- Pune
2	Maa Sankalp Buildcon through its Partner 1) Mr. Vishal Suresh Pawar 2) Mr. Hemant Pishorila Malik	 39 45	Office: B-3, K.P.C.T. Mall, Fatimanagar, Pune-411013

... Party of Second Part (Executants)

We hereby execute this Transfer Deed that,

1A) Description of Property: All that piece and parcel of land bearing Survey No. 40, Hissa No. 1/1 +1/2 +1/3/1 admeasuring 10000.00 sq.mtr. of village Yevalewadi, Tal- Haveli, Dist- Pune and within the limits of Pune Municipal Corporation.

The total area of land is 10000.00 sq.mtr. and is bounded as under:-

On or towards East :- Remaining land from S.No. 40

On or towards West :- Remaining land from S.No. 40

On or towards South :- Remaining land from S.No. 40

On or towards North :- Road

1b) All that piece and parcel of amenity space area admeasuring 1500.59 sq.mtr. of Survey No. 40, Hissa No. 1/1+1/2+ 1/3/1 (of village Yevalewadi, Tal- Haveli, Dist- Pune as mentioned in para no. 1A and is bounded as under:-

On or towards East :- Remaining land from S.No. 40On or towards West :- Internal Road

On or towards South :- Remaining land from S.No. 40

On or towards North :- Road

2) That the property mentioned in para no. 1A above is owned by the party of second part and the same has been annexed in the amenity space map with red colour as A, B, C and D words and the measurement of the amenity space area is

1500.59 sq.mtr. and the same has been reserved by the Pune Municipal Corporation. The said area has been taken by the Deputy Commissioner, Assets and Management on behalf of Pune Municipal Corporation with separate possession receipt dated 24.1.2018 and the vacant and actual possession of the said space has been given by the executants/party of second part to the party of first part. In order to confirm the possession of the said space, the present transfer deed is to be executed.

3) As per the section 77 of the Maharashtra Municipal Corporation Act 1966 and Section 126 (Development Control Rules N-2-3 in sanctioned Appendix No. 8) of Maharashtra Regional Town Planning Act, the executants have absolute right to receive the compensation in respect of the acquired land and the executants has not received any consideration about the said area. The compensation will be given in the form of F.S.I./T.D.R. and it was approved by the City Engineer. That the property mentioned in para no. 1 above is clear and clear and except the executants, no any have any right, title and interest over the said land also the executants have not created any type of mortgage, lien, lease, gift, possession etc. or the said property is not the subject matter of any court proceeding or seizure. Also we have not received any notice of reservation, acquisition and requisition.

4) That the property mentioned in para no. 1B is the subject matter of this transfer deed and the executants has handed over all the documents regarding the title and ownership to the Pune Municipal Corporation. The party of first part become the owner of the said property by way of this transfer deed and if in future any dispute arose in respect of the legal ownership of the said land or anyone raise any objection then the executants shall be responsible for the and the executants shall keep indemnified to the Pune Municipal Corporation. Also the executants has given separate undertaking to the Pune Municipal Corporation.

5) By this transfer deed in respect of the land which is transferred to the Pune Municipal Corporation, in respect of the FSI/TDR which will be get by the party of second part, the Pune Municipal Corporation will be given the separate property card in the name of Pune Municipal Corporation and for that purpose the executants will be given necessary signature, affidavit, consent and the executants also bear the required expenses.

6) That the said property has handed over to the Pune Municipal Corporation vide this agreement which are completely free, free from any burden and without any encumbrances and in consideration of this property the Pune Municipal Corporation would give FSI/TDR to the executants.

7) That the property is being transferred for public convenience, as per order of Revenue and Forest Department, Mantralaya, Mumbai - 32, dated 31/10/2003, Maharashtra Stamp Act 1958 No. Stamp No. 2003 / PR. 175 / 2.1 as per the Development Control Rules prepared by the local authority as per the approval of the Transferable Development Officer or as per the existing incremental carpet index for free transfer of real estate or development or construction of any Municipal Corporation or Municipal Council in the State (hereinafter referred to as Joint Local Authority) This has been done.) The stamp duty levied under section 25 (b) of Schedule A of the said Act is waived on the document executed by any person by name. However, the appropriate registration fee and all other incidental expenses paid by the executants.

8) That the executants will be responsible for paying all the taxes till date in respect of the property described in Para No 1B above and keep indemnified to Pune Municipal Corporation.

9) That the authorized measurement of the said land has been done through the City Survey Officer and the authorized map in which the boundaries and area shown is annexed herewith and the same may be consider as part and parcel of this deed.

10) The right and entitlement to be handed over by the Pune Municipal Corporation and the Municipal Commissioner, Pune in MA/Supurti/DEL/1488 dated 26/3/2015 under Section 69 (1) of the Maharashtra Municipal Corporation Act, 1949. It has been handed over to the Deputy Commissioner, Property Management and according to that, the person who has written it has the right to make the document on behalf of Pune Municipal Corporation.

That the contents mentioned in present transfer deed are agreed and accepted by both the parties and the same has been executed in front of the witnesses and the same is binding on us and our respective legal heirs, assignees.

Mr. Ganpat Maruti Jadhav
Through POA Holder
M/s. Sankalp Buildcon through
Partner
1) Mr. Vishal Suresh Pawar
2) Mr. Hemant Pishorilal Malik
(Executants)

Mr. Anil Harihar Mule,
Deputy Commissioner,
Property & Management,

Pune Municipal Corporation

(Party of First Part)

Witnesses:-

1) Name: Sanjay Maruti Dhumal

Sign:

Add: Bhusari Colony, Kothrud,

Pune- 38

2) Name: Rupen C.

Sign:

Add:

The seal of Pune Municipal Corporation has been endorsed on the said agreement before us.

Sd/xx

Member, Standing Committee,

Pune Municipal Corporation.

POSSESSION RECEIPT

We the undersigned

Sr.No.	Name	Age years	Resident
1	Mr. Ganpat Maruti Jadhav through its POA Holder.	84	At Post Yevalewadi, Tal-Haveli, Dist- Pune
2	Maa Sankalp Buildcon through its Partner 1) Mr. Vishal Suresh Pawar 2) Mr. Hemant Pishorila Malik	 39 45	Office: B-3, K.P.C.T. Mall, Fatimanagar, Pune-411013

... Party of Second Part (Executants)

We hereby execute this Possession Receipt in the name and in favour of Pune Municipal Corporation that,

1) Description of Property: All that piece and parcel of land bearing Survey No. 40, Hissa No. 1/1 +1/2 +1/3/1 admeasuring 10000.00 sq.mtr. Of village Yevalewadi, Tal-Haveli, Dist- Pune and within the limits of Pune Municipal Corporation.

The total area of land is 10000.00 sq.mtr. and is bounded as under:-

On or towards East :- Remaining land from S.No. 40

On or towards West :- Remaining land from S.No. 40

On or towards South :- Remaining land from S.No. 40

On or towards North :- Road

Hereinafter the bounded property which is shown in the annexed map in detailed. That the said property is absolutely owned by us and we have given to the Pune Municipal Corporation.

2) As mentioned in the annexed map the Building Development Scheme office has sanctioned and measured the land as actual as mentioned in para no. 1 above and the same has been annexed in the amenity space map with red colour as A, B, C and D words and the measurement of the amenity space area is 1500.59 sq.mtr. and the same has been reserved by the Pune Municipal Corporation and is bounded as under:-

On or towards East :- Remaining land from S.No. 40

On or towards West :- Internal Road

On or towards South :- Proposed building & Open space

On or towards North :- Road

Hereinafter referred to as the bounded property.

(3) That we have prepared to construct the new building in the property mentioned in para no. 1 and the same has been sanctioned/approved by the Pune Municipal Corporation vide Consent Letter No. 3406/13 dated 9/1/2014. As per the new

Development Control Rule No. N 2-3 we have available some of the area in the form of FSI/TDR from Pune Municipal Corporation under the provisions of Building Rules and the amenity space which is specifically mentioned in para no. 2 above i.e. 1500.59 sq.mtr. open land we have given free of cost in possession of Pune Municipal Corporation on 24/1/2017. We have no any objection to take the same in possession of Pune municipal Corporation from till today, we will not ask any consideration from the corporation or will not take any objection.

4) As we have given the vacant possession to the corporation by demolishing the shed/other construction over the said land, hence you being the owner should mutate your name as owner from your own cost and if any help or assistance or written application required for enter the name of Pune Municipal Corporation being owner, then we will give the same without any objection. Before taking the completion certificate in respect of the building constructed on the said land, then we will submit the demarcation/measurement map which measurement taken by the Land Record office and the said space has been given in the possession of the Pune Municipal Corporation. We have taken the note that, without presenting the map on which the amenity space is shown we will not get the completion certificate.

Date:

Executants		In favour of
1) Name:	Maintenance Surveyor	Dy. Engineer
Sign:	Land Record Dept.	Land Record Dept.
	Pune Municipal Corp.	Pune Municipal Corp

Witnesses:-

1) Building Inspector Building Permission/Development Scheme

2) License Surveyor.

Deputy Commissioner, Property &
Management,
Pune Municipal Corporation,
O.No. M.V.Y/1365/2018
Date: 21/05/2018

To,
The Sub Registrar
Haveli No.
Pune.

Subject:- Regarding registration of document.

Sir,

That, some of the lands will be given through the Pune Municipal Corporation vide sale, lease and leave and license agreement. Also the open space, constructed area for given the public facilities will be came to the possession of Pune Municipal Corporation and the agreements, transfer deed etc. will be submitted for the registration. As per the provisions of section 88 (1) of the Indian Registration Act 1908, I have been exempted not to personally present.

Therefore for the registration of document, Mr. Santosh Suryakant Jadhav (Clerk Steno) of my office will be present.

Yours faithfully

(Anil Mule)
Dy. Commissioner
Property & Management
Pune Municipal Corporation

(Santosh Suryakant Jadhav)
Clerk Steno

Declaration

I, Mr. Ravindra Baban Pawar, hereby declare that, the document titled as Agreement has been submitted to the office of Sub Registrar Haveli No. 21. As per the power of attorney given by M/s. Maa Sankalp Buildcon through Mr. Vishal Suresh Pawar and others dated 11/11/2014 I have submitted the said document for its registration/and admit the execution of the said deed. That the said power of attorney is not cancelled by the executants or no one executants of the said power of attorney is dead or the said power of attorney is not be declared as cancelled. The said power of attorney is absolutely valid and I am competent to do the above mentioned acts. If the above mentioned contents found false, then I will be liable for punishment under section 42 of Indian Registration Act 1908.

Date: 15/10/2017 Name & Sign of POA Holder.

EXHIBIT-CC

EXHIBIT-CC

मुमादागु. १७६३ (५०x३ पानी २०० पॅड्स) १-१७

बांधकाम नियंत्रण

पुणे महानगरपालिका

शिवाजीनगर, पुणे ४११००५

बांधकाम नियंत्रण कार्यालय

क्रमांक : OCC/1463/18

दिनांक : 21/02/2019

[मुंबई प्रांतिक महानगरपालिका अधिनियम, १९४९ कलम २६३ (१) अन्वये]

पार्ट-I, भोगवटा पत्र (इमारत ई, पुरक).

श्री./श्रीमती मे. मॉ संकल्प बिल्डकॉन तर्फे श्री विशाल सु. पवार व इतर ८० श्रीराजेंद्र शेटे

राहणार दरर्क. १११०, प्रभात रोड, शिवाजी कॉलनी, पर्वती, पुणे.

यांस -

आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम, १९४९ कलमे २५३/२५४ व एम्.आर.टी.पी. ॲक्ट कलमे ४५/६९ प्रमाणे पुणे, पेठ येवलेवाडी ——— घसंक/स.नं. २०/१/१+१/२+१/३/१ (पार्ट)

फायनल प्लॉट क्र. / सर्व्हे क्र. — टी.पी. स्कीम नंबर — यांत.

इकडील संमतीपत्र / कमेन्समेंट सर्टिफिकेट क्रमांक CC/3708/18 दिनांक : 21/09/18. अन्वये CC/3208/19 दि. 21/02/2019 (दुरुस्त).

बांधकाम करण्यास परवानगी देण्यात आली आहे. सदरील संमतीपत्र / कमेन्समेंट सर्टिफिकेटप्रमाणे सर्व / काही भागाचे काम पुरे झाल्याबद्दल व सदर नवीन बांधलेल्या इमारतीची जागा उपयोगात आणावयास संमती मिळण्याबाबत दिनांक 28/11/2018 रोजी अर्ज केल्यावरून आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम, १९४९ कलम २६३ (१) प्रमाणे कळविण्यात येते की, खालील नमूद केलेल्या अटींवर पुढील वर्णनाचा इमारतीचा भाग उपयोगात आणण्यास संमती देण्यात येत आहे.

उपयोगात आणावयाच्या बांधकामाचे वर्णन

	इमारत - ई		इमारत - एफ	विंग - एफ १)	विंग - एफ २)
१	तळ मजला	पार्किंग.	तळ मजला	पार्किंग.	पार्किंग.
२	पहिला मजला	१०१,१०२,१०३,१०४.	पहिला मजला	१०१,१०२,१०३,१०४.	१०१,१०२,१०३,१०४.
३	दुसरा मजला	२०१,२०२,२०३,२०४.	दुसरा मजला	२०१,२०२,२०३,२०४.	२०१,२०२,२०३,२०४.
४	तिसरा मजला	३०१,३०२,३०३,३०४.	तिसरा मजला	३०१,३०२,३०३,३०४.	३०१,३०२,३०३,३०४.
५	चौथा मजला	४०१,४०२,४०३,४०४.	चौथा मजला	४०१,४०२,४०३,४०४.	४०१,४०२,४०३,४०४.
६	पाचवा मजला	५०१,५०२,५०३,५०४.	पाचवा मजला	५०१,५०२,५०३,५०४.	५०१,५०२,५०३,५०४.
७	सहावा मजला	६०१,६०२,६०३,६०४.	सहावा मजला	६०१,६०२,६०३,६०४.	६०१,६०२,६०३,६०४.
८	सातवा मजला	७०१,७०२,७०३,७०४.	सातवा मजला	७०१,७०२,७०३,७०४.	७०१,७०२,७०३,७०४.
९	आठवा मजला	८०१,८०२,८०३,रिफ्युज एरिया	आठवा मजला	८०१,८०२,८०३,८०४.	८०१,८०२,८०३,रिफ्युज एरिया
१०	नववा मजला	९०१,९०२,९०३,९०४.	नववा मजला	९०१,९०२,९०३,९०४.	९०१,९०२,९०३,९०४.
११	दहावा मजला	१००१,१००२,१००३,१००४.	दहावा मजला	१००१,१००२,१००३,१००४.	१००१,१००२,१००३,१००४.
१२	अकरावा मजला	११०१,११०२,११०३,११०४.	अकरावा मजला	११०१,११०२,११०३,११०४.	११०१,११०२,११०३,११०४.

इमारत ई - तळ मजला संपूर्ण पार्किंग + ४३ निवासी सदनिका.

इमारत एफ (विंग - एफ १) - तळ मजला संपूर्ण पार्किंग + ४४ निवासी सदनिका.

इमारत एफ (विंग - एफ २) - तळ मजला संपूर्ण पार्किंग + ४३ निवासी सदनिका.

असे एकुण १३० निवासी सदनिका फक्त.

नोट-भविष्यात मान्य नकाशाखेरीज कोणतीही बांधकामे (उदा. मार्जिनल अंतरावर व टेरेसवर शेड, पार्टिशन वॉल, कव्हर अगर नेट लावून पार्किंग बंदिस्त करणे इत्यादी) केल्यास कोणतीही पूर्वसुचना न देता सदरची संपूर्ण अनधिकृत बांधकाम पाडण्यात येईल. व त्यासाठी येणारा खर्च प्लॉट धारक/मालक यांजकडून वसूल करण्यात येईल.

सहायक अभियंता
बांधकाम नियंत्रण विभाग
पुणे महानगरपालिका.

TRUE COPY

PUNE MUNICIPAL CORPORATION

SHIVAJINAGAR, PUNE- 411005

BUILDING CONTROL OFFICE

No. OCC/1463/18

Date: 21/02/2019

(Under section 263(1) of Mumbai Provincial Municipal Corporation Act 1949)

Part-I OCCUPANCY CERTIFICATE (Building E, F)

To,

Shri/ Smt. M/s. Maa Sankalp Buildcon through Mr. Vishal S. Pawar and other C/o. Mr. Rajendra Thite, R/at- House No. 110, Prabhat Road, Thorat Colony, Erandwana, Pune

You are given Commencement Certificate No. CC/3406/13 dated 9/1/14 and CC/3296/17 dated 9/3/2018 (revised) for the construction on the property bearing S.No. 40/1/1+1/2+1/3/1 situated at village Yevalewadi, Pune under Section 253/254 of Mumbai Provincial Municipal Corporation Act 1949 and under section 45/69 of M.R.T.P. Act. As per the application made by you on dated 16/11/2018 that according to the consent letter/ commencement certificate/some of the part construction has been carried out and consent is required for its occupation, upon your application you are hereby informed under section 263(1) of Mumbai Provincial Municipal Corporation Act 1949

the consent hereby given on following terms and conditions to occupy the following parts of the building.

Description of construction to be used for occupation

	Building-E		Building –F	Wing F1	Wing F2
1	Ground Floor	Parking	Ground Floor	Parking	Parking
2	First Floor	101,102,103,104	First Floor	101,102,103,104	101,102,103,104
3	Second Floor	201,202,203,204	Second Floor	201,202,203,204	201,202,203,204
4	Third Floor	301,302,303,304	Third Floor	301,302,303,304	301,302,303,304
5	Fourth Floor	401,402,403,404	Fourth Floor	401,402,403,404	401,402,403,404
6	Fifth Floor	501,502,503,504	Fifth Floor	501,502,503,504	501,502,503,504
7	Sixth Floor	601,602,603,604	Sixth Floor	601,602,603,604	601,602,603,604
8	Seventh Floor	701,702,703,704	Seventh Floor	701,702,703,704	701,702,703,704
9	Eighth Floor	801,802,803, refuge area	Eighth Floor	801,802,803, refuge area	801,802,803, refuge area
10	Ninth Floor	901,902,903,904	Ninth Floor	901,902,903,904	901,902,903,904
11	Tenth Floor	1001,1002,1003, 1004	Tenth Floor	1001,1002,1003, 1004	1001,1002,1003, 1004
12	Eleventh Floor	1101,1102,1103,1104	Eleventh Floor	1101,1102,1103,1104	1101,1102,1103,1104

Building E- Ground Floor total parking + 43 residential flats.

Building F (Wing –F1) Ground Floor total parking + 44 residential flats

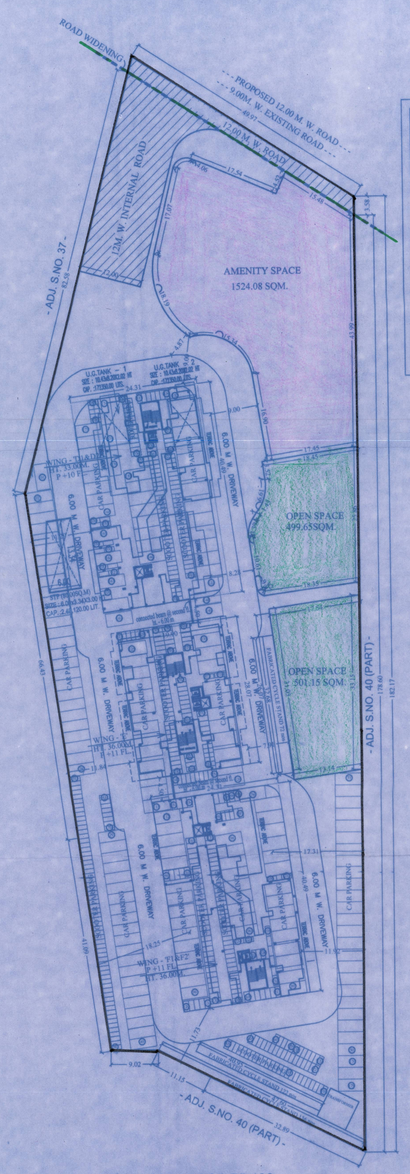
Building F (Wing –F2) Ground Floor total parking + 43 residential flats

Total 130 residential flats.

EXHIBIT -DD

FLOOR AREA STATEMENT (IN SQ.M)

WING/BUILDING	BLDG. HT.	FLOOR	TN.NO.	TN.NO. LIG/MIG(MHADA)	TOTAL TN.NO.	GROUND COVERAGE	RESI. - F.S.I. EXISTING	RESI. - F.S.I. PROPOSED	RESI. - F.S.I. TOTAL	PERM. BALCONY EXISTING	PERM. BALCONY	EXISTING BALCONY ENCLOSE	EXISTING BALCONY DRY	EXISTING BALCONY TOTAL	PROPOSED BALCONY ENCLOSE	PROPOSED BALCONY OPEN	PROPOSED BALCONY TOTAL	TERRACE EXISTING	TERRACE PROPOSED	TERRACE TOTAL	EXISTING STAIR. FIRE	EXISTING STAIR. STAIR.	PROPOSED STAIR. FIRE	PROPOSED STAIR. STAIR.	PASSAGE EXISTING	PASSAGE PROPOSED	PASSAGE TOTAL	LIFT	TO BE LIG/MIG(MHADA) EXISTING	TO BE LIG/MIG(MHADA) PROP.	TO BE LIG/MIG(MHADA) TOTAL
D	33.00	P+10	70	10	80	464.04	---	3693.68	3693.68	---	554.05	---	---	---	234.84	129.67	364.51	---	468.36	468.36	---	---	176.50	176.50	---	566.43	566.43	2.86	---	492.75	492.75
E	36.00	P+11	44	- -	44	385.80	3081.83	50.80	3132.63	462.27	7.62	451.93	---	451.93	---	---	---	622.64	8.11	630.75	213.07	204.27	---	---	406.56	---	406.56	2.86	---	---	---
F	36.00	P+11	68	20	88	467.81	3063.11	24.43	3087.54	459.47	3.66	423.69	5.03	428.72	---	---	---	612.02	2.65	614.67	194.15	194.15	---	---	1051.59	---	1051.59	2.86	985.50	---	985.50
TOTAL AREA			182	30	212	1317.65	6144.94	3768.91	9913.85	921.68	565.33	875.62	5.03	880.65	234.84	129.67	364.51	1234.66	479.12	1713.78	407.22	398.42	176.50	176.50	1458.15	566.43	2024.58	8.58	985.50	492.75	1478.25



PARKING FLOOR PLAN
SCALE = 1:500

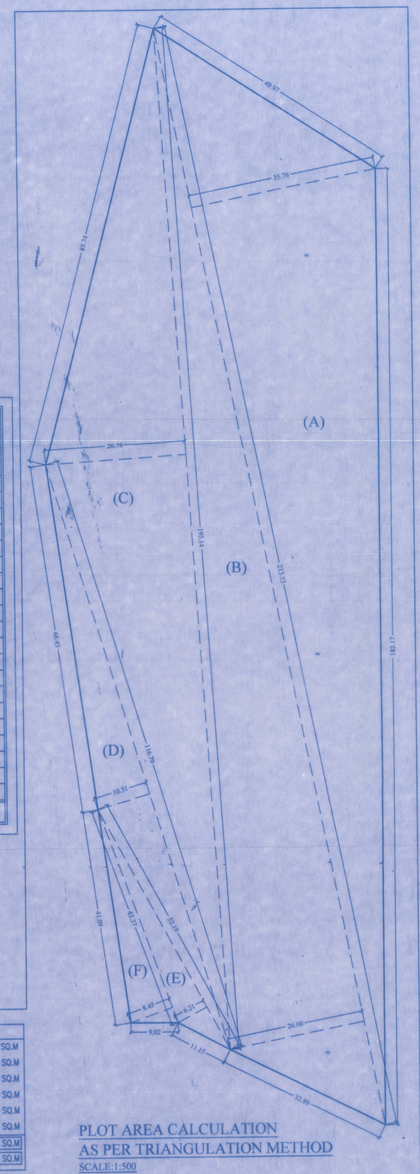
FLOOR AREA STATEMENT (IN SQ.M)
(FLAT HANDOVER TO LIG/MIG (MHADA) WING - D

SR.NO.	WING TYPE	FLOOR	TENAMENT NO.	AREA
1	D - 2	FIRST	103	49.275
			104	49.275
2	D - 2	SECOND	203	49.275
			204	49.275
3	D - 2	THIRD	303	49.275
			304	49.275
4	D - 2	FOURTH	403	49.275
			404	49.275
5	D - 2	FIFTH	503	49.275
			504	49.275
			TOTAL AREA	492.75

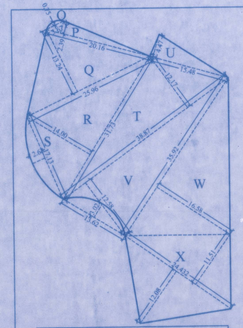
FLOOR AREA STATEMENT (IN SQ.M)
(FLAT HANDOVER TO LIG/MIG (MHADA) (WING - F)

SR.NO.	WING TYPE	FLOOR	TENAMENT NO.	AREA
1	F - 1	FIRST	103	49.275
			104	49.275
2	F - 1	SECOND	203	49.275
			204	49.275
3	F - 1	THIRD	303	49.275
			304	49.275
4	F - 1	FOURTH	403	49.275
			404	49.275
5	F - 1	FIFTH	503	49.275
			504	49.275
6	F - 1	SIXTH	603	49.275
			604	49.275
7	F - 1	SEVENTH	703	49.275
			704	49.275
8	F - 1	EIGHT	803	49.275
			804	49.275
9	F - 1	NINTH	903	49.275
			904	49.275
10	F - 1	TENTH	1003	49.275
			1004	49.275
			TOTAL AREA	985.50

AREA OF PLOT	
A) 0.50 X 213.53 X 35.76 X 1 =	3817.92 SQ.M
B) 0.50 X 213.53 X 26.00 X 1 =	2775.89 SQ.M
C) 0.50 X 195.14 X 26.76 X 1 =	2610.97 SQ.M
D) 0.50 X 116.79 X 10.31 X 1 =	602.05 SQ.M
E) 0.50 X 52.19 X 6.21 X 1 =	162.05 SQ.M
F) 0.50 X 43.37 X 8.45 X 1 =	183.24 SQ.M
TOTAL AREA	=10152.12 SQ.M
AREA OF AS PER 7/12	=10000.00 SQ.M

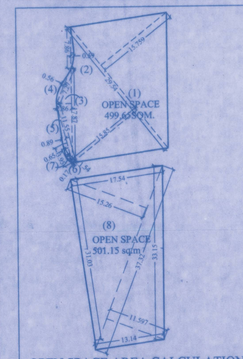


PLOT AREA CALCULATION
AS PER TRIANGULATION METHOD
SCALE:1:500



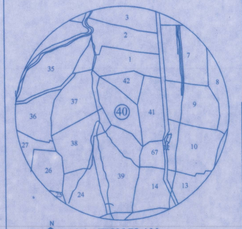
AMENITY AREA CALCULATION	
O) 2/3 X 3.67 X 0.75	= 1.84 SQ.M
P) 0.50 X 20.16 X 2.39	= 24.09 SQ.M
Q) 0.50 X 25.96 X 13.24	= 171.86 SQ.M
R) 0.50 X 31.73 X 14.00	= 222.11 SQ.M
S) 2/3 X 17.13 X 2.63	= 30.03 SQ.M
T) 0.50 X 38.87 X 12.17	=236.52 SQ.M
U) 0.50 X 15.48 X 4.47	= 34.60 SQ.M
V) (0.50X38.87X12.58)-(2/3X13.62X3.02)=	217.07 SQ.M
W) 0.50 X 35.92 X 16.58	=297.78 SQ.M
X) 0.50 X24.432 X(12.08+11.51)=288.18 SQ.M	
TOTAL AREA	=1524.08 SQ.M

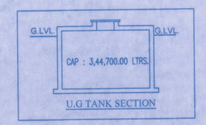
AMENITY SPACE AREA CALCULATION
AS PER TRIANGULATION METHOD
SCALE:1:500



OPEN SPACE AREA CALCULATION
AS PER TRANGULATION METHOD
SCALE:1:500

OPEN SPACE AREA CALCULATION	
1) 0.50 X 29.54 X15.759	= 232.76 SQ.M
2) 0.50X29.54X15.85-(2/3X7.36X.59)	= 231.01 SQ.M
3) 0.50 X 17.87 X 2.86	= 25.55 SQ.M
4) 2/3 X 7.27 X 0.56	= 02.71 SQ.M
5) 0.50 X 11.55 X 0.89	= 05.14 SQ.M
6) 2/3 X 1.54 X 1.17	= 01.20 SQ.M
7) 0.50 X 3.95 X 0.65	= 01.28 SQ.M
8) 0.50 X 37.32(15.26+11.597)	= 501.15 SQ.M
TOTAL AREA	=1000.80 SQ.M





U.G TANK SECTION

WATER STATEMENT		
BUILDING TYPE	O.H.W TANK	U.G. TANK
WING D1&D2	74,000.00	1,11,000.00
WING E	49,700.00	94,600.00
WING F1&F2	89,100.00	1,39,100.00
TOTAL	2,12,800.00	3,44,700.00

BALCONY AREA CALC.

PERMISSIBLE BALCONY = 9913.37 X15% = 1487.00 SQM.

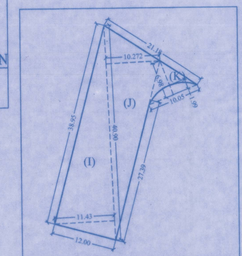
PROPOSED BALCONY = 1245.16 SQM.

TENEMENT STATEMENT

PERMISSIBLE TENEMENT = 250 T/HEC. = 8475.92X250 / 10000.00

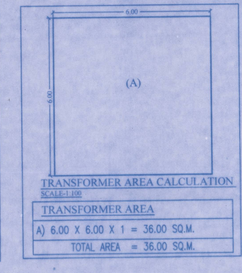
PERMISSIBLE TENEMENT = 212 NOS.

PROPOSED TENEMENT –
1) (D1&D2- WING) = 80
2) (E- WING) = 44
3) (F1&F2- WING) = 88
TOTAL TENEMENT AREA = 212



12M. WIDE INTERNAL ROAD AREA
AS PER TRANGULATION METHOD
SCALE:1:500

12M. WIDE INTERNAL ROAD
I) 0.50 X 40.90 X 11.43 X 1 = 233.74 SQ.M
J) 0.50 X 40.90 X 10.272X1 = 210.05 SQ.M
K) (0.50X10.05X6.98)-(2/3X10.05X1.99) = 21.74 SQ.M
TOTAL AREA = 465.53 SQ.M



TRANSFORMER AREA CALCULATION
SCALE:1:100

TRANSFORMER AREA
A) 6.00 X 6.00 X 1 = 36.00 SQ.M.
TOTAL AREA = 36.00 SQ.M.

PARKING STATEMENT

PARKING REQUIRED	WING	CAR	SCOOTER	CYCLE
	D1&D2	50	140	110
	E	65	88	65
	F1&F2	40	136	125
	TOTAL	155	364	300

FOR LIG/MIG (MHADA)

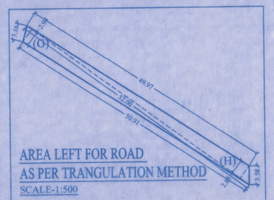
PARKING REQUIRED	WING	CAR	SCOOTER	CYCLE
	D1&D2	05	20	20
	F1&F2	10	40	40
	TOTAL	15	60	60

VISITORS PARKING (5%)

PARKING		170	424	360
TOTAL PARKING		09	21	18
PARKING REQUIRED		179	445	378

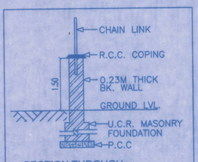
PARKING AREA STATEMENT

	AREA REQUIRED	AREA PROPOSED
CAR	179 NOS. X 12.50 SQ.M.	2237.50 SQ.M.
SCOOTER	445 NOS. X 2.00 SQ.M.	890.00 SQ.M.
CYCLE	378 NOS. X 1.40 SQ.M.	529.20 SQ.M.
TOTAL		3656.70 SQ.M.



AREA LEFT FOR ROAD
AS PER TRANGULATION METHOD
SCALE:1:500

7.50 M. WIDE PROPOSED ROAD
G) 0.50 X 52.00 X 2.94 X 1 = 76.44 SQ.M
H) 0.50 X 52.00 X 2.88 X 1 = 74.88 SQ.M
TOTAL AREA = 151.32 SQ.M



SECTION THROUGH
COMPOUND WALL

उपकर-4
Dt. 23/03/20
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE No. cc/3221/15
Building Inspector Deputy Engineer
(Jr. Engg./Sect. Engg.)
BUILDING PERMISSION DEPT.
ZONE - I P.M.C.

PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED PUNE

CONSIDERATIONS		
1.	PLOT AREA	= 10000.00 SQ.M
2.	F.S.I	= 1.10

Sr.NO	Description	Area IN SQ.M		
1	F.S.I	11392.10		
2	NON F.S.I			
	BALCONY	1245.16		
	PASSAGE/LOBBY	PASSAGE	LOBBY	
		2024.58	---	2024.58
	STAIRCASE	REGULAR	FIRE	
		574.92	583.72	1158.64
	LIFT &LIFT MACHINE RM	LIFT	L.M.R	
		8.58	---	8.58
	TERRACE	1713.78		
	TOP TERRACE	1365.89		
	REFUGE AREA	WING D1 = 24.36 SQ.M WING E = 20.66 SQ.M WING F2 = 24.36 SQ.M TOTAL = 69.38 SQ.M		
	CONNECTING SLAB	---		
	O.H.T AREA	96.92		
	U.G.T AREA	182.94		
	O.W.C AREA	---		
	S.T.P AREA	80.00		
	TRANSFORMER(APPROX)	36.00		
	SECURITY CABIN	---		
	CLUB HOUSE	146.24		
	COVERED PARKING	---		
	TOTAL NON F.S.I	8147.95		
	Construction B/UP Area Total F.S.I Area +Total Non F.S.I Area	11392.10 +8128.11 =19520.21		
	COVERAGE	D1&D2 -WING) = 464.04 SQ.M. E -WING) = 385.80 SQ.M. F1&F2 -WING) = 467.81 SQ.M. TOTAL AREA = 1317.65 SQ.M.		

LIG/MIG (MHADA) AREA STATEMENT:		
(A)	NET AREA OF PLOT	10000.00
(B)	b) 12M. AREA LEFT FOR PROPOSED ACCESS ROAD	151.32
	c) AMENITY SPACE AREA (15%)	1500.59
	d) OPEN SPACE AREA (10%)	1000.80
(C)	BALANCE PLOT AREA (A–B)	7347.29
(D)	PERMISSIBLE AREA (7347.29X20%)	1469.45
(E)	PROPOSED AREA	1478.25

AREA OF COVERAGE

PERMISSIBLE GR. COVERAGE =1/2X NET PLOT AREA
1/5 X 8291.72 = 1658.34 SQ.M.

PROPOSED COVERAGE –
1) (D1&D2 -WING) = 464.04 SQ.M.
2) (E -WING) = 385.80 SQ.M.
3) (F1&F2 -WING) = 467.81 SQ.M.

TOTAL GROUND COVERAGE AREA = 1317.65 SQ.M.

STAMP OF APPROVAL (D+E+F) 01/14

AREA STATEMENT		SQ.M.
1.	AREA OF PLOT	
	a) AREA OF PLOT (AS PER 7/12)	10000.00
	b) AS PER MEASUREMENT SHEET	10152.12
	c) AS PER SITE	---
2.	DEDUCTIONS FOR	---
	a) PROPOSE ROAD WIDENING AREA	---
	b) ANY D.P. RESERVATION AREA	---
3.	GROSS AREA OF PLOT(1–2)	10000.00
4.	RECREATIONAL OPEN SPACE	
	a) REQUIRED = 10000X0.10=1000.00 SQ.M	---
	b) PROPOSED = 1000.80 SQ.M	---
5.	AMENITY SPACE	---
	a) REQUIRED = 10000X0.15=1500.00 SQ.M	---
	b) PROPOSED	1524.08
6.	SERVICE ROAD AND HIGHWAY WIDENING	---
7.	a) INTERNAL ROAD AREA = 465.53 SQ.M	
	b) 12M. AREA LEFT FOR PROPOSED ACCESS ROAD = 151.32 SQ.M	---
8.	NET AREA OF PLOT = [3–5(b)]	8475.92
9.	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (sr.no 8 x 1.10)	9323.51
11.	ADDITION OF AREA FOR F.S.I.	---
	a) IN–SITU AREA AGAINST D.P ROAD [OXSR.NO 2(A)	---
	b) IN–SITU AREA AGAINST AMENITY SPACE	---
	c) TDR AREA	
	d) AMENITY SPACE (1524.08 X 2) = 3048.16 SQ.M UTILIZED AMENITY AREA = 591.00 SQ.M BALANCE AMENITY AREA = 2457.16 SQ.M	591.00
12.	TOTAL AREA AVAILABLE (10+11)	9914.51
12.	MAXIMUM UTILIZATION OF F.S.I. PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 15.4)	---
13.	TOTAL BUILT–TUP AREA IN PROPOSAL.	
	a) EXISTING BUILT–UP AREA	6144.94
	b) RESIDENTIAL BUILT–UP AREA	3768.91
	c) EXCESS BALCONY AREA COUNTED IN F.S.I.	---
	e) TOTAL BUILT–TUP AREA (a+b+c+d+e)	9913.85
14.	F.S.I. CONSUMED (13/8)	
15.	AREA FOR INCLUSIVE HOUSING, IF ANY	
	a) REQUIRED	212
	b) PROPOSED	212

PARKING STATEMENT	CAR	SCOOTER/ MOT. CYCLE	CYCLE OUT SIDER
(A) PARKING REQUIRED BY RULE	179	445	378
(D) TOTAL PARKING PROVIDED	179	445	378

SCHEDULE OF OPENINGS:

DOORS:	WINDOWS	WINDOWS:
D = 0.90 X 2.10	W = 1.80 X 1.20	W2 = 1.20 X 1.20
D1 = 0.90 X 2.10	W3 = 1.80 X 0.90	V = 0.60 X 0.90
D2 = 0.75 X 2.10	W2 = 0.90 X 1.20	

BRIEF SPECIFICATION :

- R.C.C FRAMED STRUCTURE
- R.C.C FOOTING UP TO HARD STRATA
- EXTERNAL WALLS 0.15 THK INTERNAL WALLS 0.15 THK IN BLOCKS OR BRICKS
- WALLS EXTERNALLY CEMENT PLASTERED AND INTERNALLY NERU FINISHED
- T.W. DOORS AND M.S. WINDOWS
- M.W TILE FLOORING
- GLAZED TILE FLOORING AND DADO IN TOILETS
- STANDARD SANITARY WARES AND FIXTURES

- R.C.C SLAB TO HAVE W.P.COURSE • ON TOP

1) This drawing is based on information/document provided by owner/P.A.H.
2)This drawing is copyright of This drawing should not be copied or used without prior permission of architect.

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON / / AND THE DIAMENSION OF SIDES ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ SCHEME RECORDS/ LAND RECORD DEPTT./CITY SURVEY RECORDS

SIGNATURE OF LICENSED ARCHITECT

LEGEND :

- a) PLOT BOUNDARY SHOWN BLACK
- b) PROPOSED WORK SHOWN RED
- c) DRAINAGE LINE SHOWN RED DOTTED
- d) WATER LINE SHOWN BLACK DOTTED
- e) DEMOLISHED WORK SHOWN YELLOW

OWNER NAME : Owner Sign

FOR M/s. MAA SANKALP BUILDCON (P.A.H.)
Through its Partners
1) MR. VISHAL SURESH PAWAR
2) MR. HEMANT PISHORILAL MALIK

PROJECT :

PROPOSED RESIDENTIAL BUILDING AT S. No. 40, H. No. 1/1 + 1/2 + 1/3/1, YEWALEWADI, PUNE.

ARCHITECT'S / ENGINEERS SIGN : North | File Name : MNPL - 6

SHRI. RAJENDRA H. THITE
LIC.NO.-716

Checked By

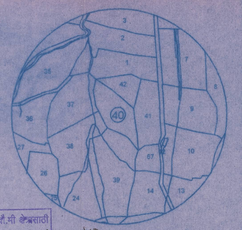
Scale: 1:100 | Date: 13/03/20 | Drg. By : POURNIMA | S.M.D.

ARCHITECT / ENGINEER

RAJENDRA H. THITE
101,1st FLOOR, ALMIRA, CTS NO.110,
INCOME TAX LANE, PRABHAT ROAD,
LANE NO.14, THORAT COLONY ROAD,
ERANDWANA, PUNE.
PH: [O] - 20251727
LIC. NO. 716.

FLOOR AREA STATEMENT (IN SQ.M)

TYPE OF BLDG.	BLDG. HT.	FLOOR	TN.NO.	TN.NO. LIG/MIG	TOTAL TN.NO.	GROUND COVERAGE	RESI - F.S.I.	TO BE LIG/MIG	TOTAL RESI - F.S.I.	BALC. AREA PERMISIBLE	ENCLOSE BALCONY	OPEN BALC. LIG/MIG	TOTAL BALCONY	TERRACE	STAIRCASE: FIRE STAIRCASE	STAIRCASE	TOTAL	LIFT	LIFT M.R.	PASSAGE	REQUIRED OPEN SPACE	PROVIDED OPEN SPACE	REQUIRED AMINITY SPACE	PROVIDED AMINITY SPACE
BUILDING - D	30.50	P+9	47	18	65	477.49 SQ.M.	2237.24 SQ.M.	749.43 SQ.M.	2986.67 SQ.M.	448.00 SQ.M.	309.01 SQ.M.	108.27 SQ.M.	417.28 SQ.M.	426.16	151.47 SQ.M.	156.06 SQ.M.	307.53 SQ.M.	9.31	15.68	877.41				
BUILDING - E	18.05	P+5	19	--	19	334.95 SQ.M.	1310.07 SQ.M.	----	1310.07 SQ.M.	196.51 SQ.M.	198.25 SQ.M.	----	198.25 SQ.M.	273.47	88.26 SQ.M.	94.40 SQ.M.	182.66 SQ.M.	9.41	15.68	220.51	1000.00 SQ.M.	1000.80 SQ.M.	1500.00 SQ.M.	1500.59 SQ.M.
BUILDING - F	30.50	P+9	47	18	65	477.49 SQ.M.	2237.51 SQ.M.	749.43 SQ.M.	2986.94 SQ.M.	448.04 SQ.M.	309.01 SQ.M.	108.27 SQ.M.	417.28 SQ.M.	426.16	151.47 SQ.M.	156.06 SQ.M.	307.53 SQ.M.	9.31	15.68	877.41				
TOTAL AREA			113	36	149	1289.93 SQ.M.	5784.82 SQ.M.	1498.86 SQ.M.	7283.68 SQ.M.	1092.55 SQ.M.	816.28 SQ.M.	216.54 SQ.M.	1032.82 SQ.M.	1125.79	391.20 SQ.M.	406.52 SQ.M.	797.72 SQ.M.	28.03	47.04	1975.33	1000.00 SQ.M.	1000.80 SQ.M.	1500.00 SQ.M.	1500.59 SQ.M.



LOCATION PLAN

STAMP OF APPROVAL

बांधकाम विकास विभाग झोन क्र. २
मान्य लेआऊट/एकत्रिकरण/विभागणी/
प्लॉटेड लेआऊट क्र. CE/1852/13
स.प्र.क. CE/1613/13 दिनांक
कार्यकारी अभियंता
बांधकाम विकास विभाग
पुणे महानगरपालिका

POONA MUNICIPAL CORPORATION DEVELOPMENT PLAN SECTION POONA

AREA STATEMENT

			SQ.M.
1. AREA OF PLOT			10000.00
2. DEDUCTIONS FOR			
(a) ROAD ACQUISITION AREA			0.00
(b) EXISTING INTERNAL ROAD			0.00
(c) ANY RESERVATION			0.00
(d) OTHER			0.00
TOTAL (a+b+c+d)			0.00
3. NET GROSS AREA OF PLOT (1-2) :			10000.00
4. DEDUCTIONS FOR	(A)		
(a) TRANSFORMER AREA			36.00
(b) RECREATION OPEN SPACE			1000.80
(c) INTERNAL ROADS			711.44
(d) AMENITY SPACE			1500.59
(e) OTHERS			0.00
TOTAL (a+b+c+d+e)			3248.84
5. NET AREA OF PLOT (3-4) :	(B)		6751.17
6. ADDITION FOR F.S.I.			
(a) EXISTING INTERNAL ROAD			0.00
(b) TRANSFORMER AREA			36.00
(c) RECREATION OPEN SPACE : (NOTIONAL)			0.00
(d) INTERNAL ROADS			0.00
(e) AMENITY SPACE	Permission Receipt Not Submitted		0.00
(f) OTHER ADDITION			560.12
TOTAL (a+b+c+d+e+f)			596.12
7. TOTAL AREA (5+6) :	(C)		7347.29
8. F.A.R. PERMISSIBLE	1.0000		7347.29
9. ROAD AREA AVAILABLE	0.00%	0.00	0.00
9. ROAD AREA PERMISSIBLE	40%	2700.47	
10. TDR Area	00		0.00
11. PERM. FLOOR AREA (7X8+9+10)			7347.29
12. EXISTING FLOOR AREA			0.00
13. PROPOSED RESIDENTIAL AREA			7283.68
14. PROPOSED COMMERCIAL AREA			0.00
15. PROPOSED INDUSTRIAL AREA			0.00
16. PROPOSED SPECIAL FSI AREA			0.00
17. EXCESS BALCONY AREA TAKEN IN F.S.I.			0.00
18. TOTAL BUILT UP AREA (12 To 17)			7283.68
19. F.S.I. CONSUMED			0.9900
20. COVERAGE PERMISSIBLE	1/5		1283.24
21. EXISTING COVERAGE			0.00
22. PROPOSED COVERAGE			1289.93
23. TOTAL COVERAGE			1289.93
B) BALCONY STATEMENT			
(a) PERMISSIBLE BALCONY AREA			1092.55
(b) PROPOSED BALCONY AREA			1032.82
(c) EXCESS BALCONY AREA (TOTAL)			0.00
C) TENEMENT STATEMENT			
(a) NET AREA OF PLOT ITEM A(7)ABOVE			6751.17
(b) LESS NON-RESIDENTIAL AREA (SHOPS ETC.)			0.00
(c) AREA FOR TENEMENTS (a-b)			7347.29
(d) TENEMENTS PERMISSIBLE	250 /Hec.(NBA)		184
(e) TENEMENTS PROPOSED			149

D) PARKING STATEMENT

	CAR	SCOOTER	CYCLE
(a) PARKING REQUIRED BY RULE	117	298	240
(b) PARKING PROVIDED	155	361	334
(c) GARAGES PERMISSIBLE	00	00	00
(d) GARAGES PROPOSED	00	00	00

SPECIFICATIONS

- R.C.C. FRAMED STRUCTURE
- R.C.C FOOTING UP TO HARD STRATA
- EXTERNAL WALLS 150mm. THK INTERNAL WALLS 150mm. THK IN BLOCKS OR BRICKS
- WALLS EXTERNALLY CEMENT PLASTERED AND INTERNALLY NERU FINISHED
- T.W. DOORS AND M.S. WINDOWS
- M.M TILE FLOORING
- GLAZED TILE FLOORING AND DADO IN TOILETS
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- R.C.C SLAB TO HAVE W.P.COURSE ON TOP

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CERTIFICATE OF AREA

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SIGN OF ARCHITECT

LEGEND

PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGE/LINE SHOWN RED DOTTED
WATERLINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLISHION SHOWN HATCHED YELLOW

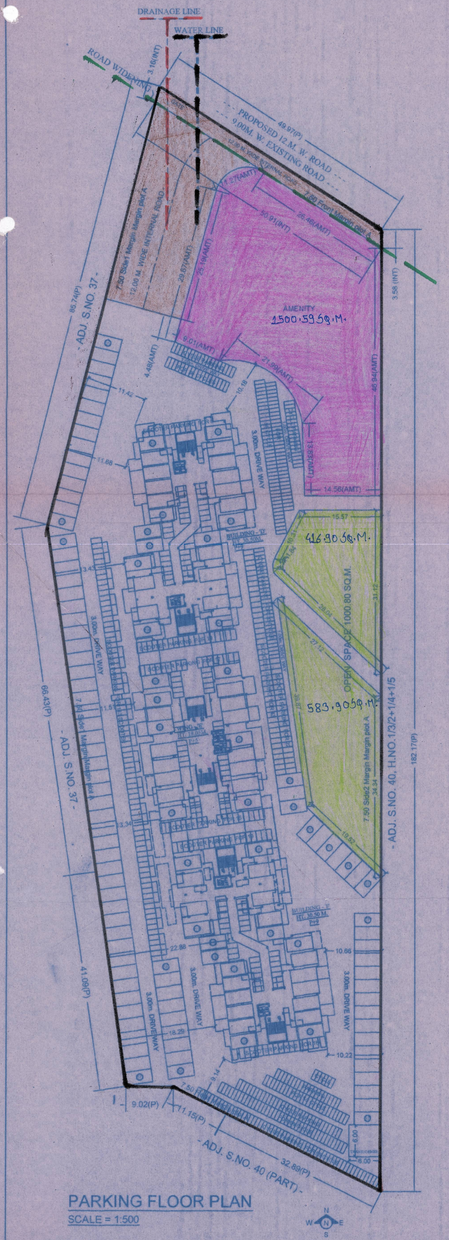
OWNER'S NAME: OWNER'S SIGN:

FOR M/s. MAA SANKALP BUILDCON (P.A.H.)
Through its Partners
1) MR. SANTOSH SUBHASH HAGAVANE
2) MR. VISHAL SURESH PAWAR
3) MR. HEMANT PISHORILAL MALIK

PROJECT: Amalgamation + SubDivision + Building
SURVEY NO: 40
HISSA NO: 1/1+1/2+1/3/1 CTS NO.:
PLOT NO.: SOC. NAME:
FINAL PLOT NO: PETH: YEVLEWADI

ARCHITECT: RAJENDRA H. THITE
4, DIAMOND PALACE, 570/571 SHANIWAR PETH $ PUNE 30

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		
INWARD NO.	ADCR/2660/13	DATE	30-12-2013	
KEY NO.		SHEET NO.	2/12	



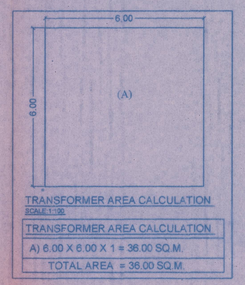
PARKING FLOOR PLAN
SCALE = 1:500

AREA OF COVERAGE

PERMISSIBLE GR. COVERAGE =1/2X NET PLOT AREA
1/5 X 6751.17 = 1350.23 SQ.M.

PROPOSED COVERAGE -
1) (D - BUILDING) = 477.49 SQ.M.
2) (E - BUILDING) = 334.95 SQ.M.
3) (F - BUILDING) = 477.49 SQ.M.

TOTAL GROUND COVERAGE AREA = 1289.93 SQ.M.



TRANSFORMER AREA CALCULATION
SCALE 1:100

TRANSFORMER AREA CALCULATION
A) 6.00 X 6.00 X 1 = 36.00 SQ.M.
TOTAL AREA = 36.00 SQ.M.

FLOOR AREA STATEMENT (IN SQ.M)
(LIG/MIG TO BE HANDOVER) (Building no.-D)

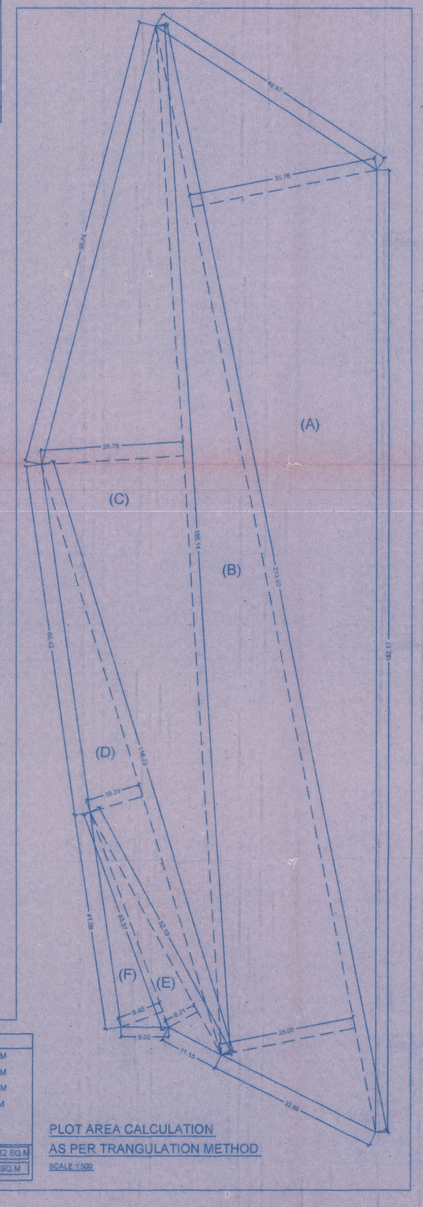
SR.NO.	BUILDING TYPE	FLOOR	TENAMENT NO.	AREA
1	D - 2	FIRST	103, 104	83.27
2	D - 2	SECOND	203, 204	83.27
3	D - 2	THIRD	303, 304	83.27
4	D - 2	FOURTH	403, 404	83.27
5	D - 2	FIFTH	503, 504	83.27
6	D - 2	SIXTH	603, 604	83.27
7	D - 2	SEVENTH	703, 704	83.27
8	D - 2	EIGHT	803, 804	83.27
9	D - 2	NINETH	903, 904	83.27
			TOTAL AREA	749.43

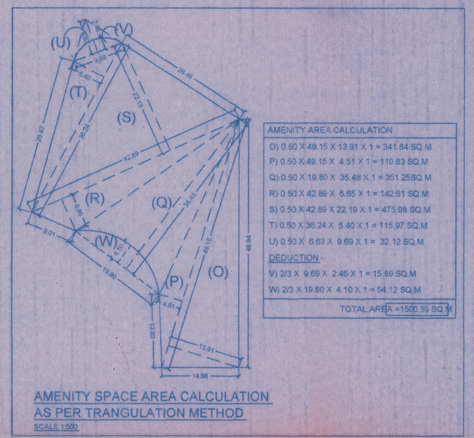
FLOOR AREA STATEMENT (IN SQ.M)
(LIG/MIG TO BE HANDOVER) (Building no.-F)

SR.NO.	BUILDING TYPE	FLOOR	TENAMENT NO.	AREA
1	F - 1	FIRST	103, 104	83.27
2	F - 1	SECOND	203, 204	83.27
3	F - 1	THIRD	303, 304	83.27
4	F - 1	FOURTH	403, 404	83.27
5	F - 1	FIFTH	503, 504	83.27
6	F - 1	SIXTH	603, 604	83.27
7	F - 1	SEVENTH	703, 704	83.27
8	F - 1	EIGHT	803, 804	83.27
9	F - 1	NINETH	903, 904	83.27
			TOTAL AREA	749.43

AREA OF PLOT
A) 0.50 X 213.53 X 35.76 X 1 = 3817.92 SQ.M
B) 0.50 X 213.53 X 26.00 X 1 = 2775.89 SQ.M
C) 0.50 X 195.14 X 26.76 X 1 = 2610.97 SQ.M
D) 0.50 X 116.79 X 10.31 X 1 = 602.05 SQ.M
E) 0.50 X 52.19 X 6.21 X 1 = 162.05 SQ.M
F) 0.50 X 43.37 X 8.45 X 1 = 183.24 SQ.M
TOTAL AREA = 10152.12 SQ.M
AREA OF AS PER 7/12 = 10000.00 SQ.M

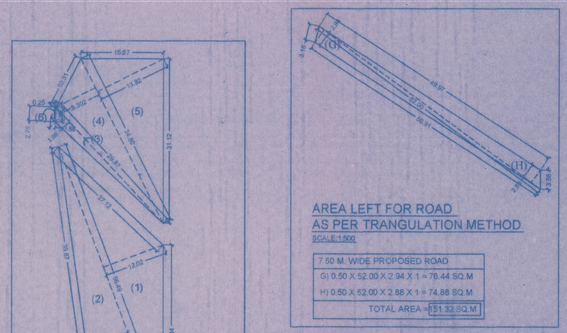
PLOT AREA CALCULATION
AS PER TRANGULATION METHOD
SCALE 1:500





AMENITY AREA CALCULATION
O) 0.50 X 49.15 X 13.91 X 1 = 341.84 SQ.M
P) 0.50 X 49.15 X 4.51 X 1 = 110.83 SQ.M
Q) 0.50 X 19.80 X 35.48 X 1 = 351.25SQ.M
R) 0.50 X 42.89 X 8.65 X 1 = 142.61 SQ.M
S) 0.50 X 42.89 X 22.19 X 1 = 475.98 SQ.M
T) 0.50 X 36.24 X 5.40 X 1 = 115.97 SQ.M
U) 0.50 X 8.63 X 9.69 X 1 = 32.12 SQ.M
DEDUCTION -
V) 2/3 X 9.69 X 2.46 X 1 = 15.89 SQ.M
W) 2/3 X 19.80 X 4.10 X 1 = 54.12 SQ.M
TOTAL AREA =1500.59 SQ.M

AMENITY SPACE AREA CALCULATION
AS PER TRANGULATION METHOD
SCALE 1:500

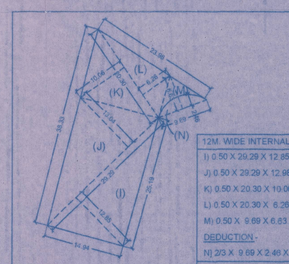


OPEN SPACE AREA CALCULATION
AS PER TRANGULATION METHOD
SCALE 1:500

OPEN SPACE AREA CALCULATION
1) 0.50 X 56.49 X 12.02 X 1 = 339.50 SQ.M
2) 0.50 X 56.49 X 8.65 X 1 = 244.32 SQ.M
3) 0.50 X 29.87 X 1.98 X 1 = 29.57 SQ.M
4) 0.50 X 34.80 X 8.302 X 1 = 144.45 SQ.M
5) 0.50 X 34.80 X 13.92 X 1 = 242.21 SQ.M
6) 0.50 X 2.75 X 0.88 X 1 = 1.21 SQ.M
DEDUCTION -
6) 2/3 X 2.75 X 0.25 X 1 = 0.46 SQ.M
TOTAL AREA = 1000.80 SQ.M

AREA LEFT FOR ROAD
AS PER TRANGULATION METHOD
SCALE 1:500

7.50 M. WIDE PROPOSED ROAD
G) 0.50 X 52.00 X 2.94 X 1 = 76.44 SQ.M
H) 0.50 X 52.00 X 2.88 X 1 = 74.88 SQ.M
TOTAL AREA = 151.32 SQ.M



12M. WIDE INTERNAL ROAD AREA
AS PER TRANGULATION METHOD
SCALE 1:500

12M. WIDE INTERNAL ROAD
I) 0.50 X 29.29 X 12.85 X 1 = 188.19 SQ.M
J) 0.50 X 29.29 X 12.98 X 1 = 190.05 SQ.M
K) 0.50 X 20.30 X 10.06 X 1 = 102.11 SQ.M
L) 0.50 X 20.30 X 6.26 X 1 = 63.54 SQ.M
M) 0.50 X 9.69 X 6.63 X 1 = 32.12 SQ.M
DEDUCTION -
N) 2/3 X 9.69 X 2.46 X 1 = 15.89 SQ.M
TOTAL AREA = 560.12 SQ.M

WATER REQUIREMENT

TANK		OCCUPANT	LOAD FACT.		CONS / DAY (LIT)	REQD. CAP.(LIT)	PROP. CAP.(LIT)
OHWT	RESI.REQMT.	149	5	745	135	100575	
	COM.REQMT.	0	3	0	45	0	
		0	6	0	45	0	
	IND.REQMT.	0	10	0	30	0	
	SPE.REQMT.	0	10	0	0	0	
						100575	
	FIRE REQMT.					5000	
						105575	289575
UGWT			1.5			158363	434205

TENAMENT STATEMENT

PERMMISIBLE TENAMENT = 250 T/HEC.
= 7347.29X250 / 10000.00
PERMMISIBLE TENAMENT = 184 NOS.

PROPOSED TENAMENT -
1) (D- BUILDING) = 65
2) (E- BUILDING) = 19
3) (F- BUILDING) = 65
TOTAL TENAMENT AREA = 149

PARKING STATEMENT

PARKING REQUIRED	BUILDING NAME	CAR	SCOOTER	CYCLE
	D	44	130	108
	E	28	38	28
	F	45	130	108
	TOTAL	117	298	240
VISITORS PARKING (5%)				
PARKING REQUIRED		38	15	12
TOTAL REQUIRED		129	313	252
PARKING PROVIDED	TOTAL	129	313	252

PARKING AREA STATEMENT	AREA REQUIRED	AREA PROPOSED
CAR	123 NOS. X 12.50 SQ.M.	1537.50 SQ.M.
SCOOTER	313 NOS. X 2.00 SQ.M.	626.00 SQ.M.
CYCLE	252 NOS. X 1.40 SQ.M.	352.80 SQ.M.
TOTAL		2516.30 SQ.M.

जमिन विकास निधी ५०८०००.०० चौ.मी लेआऊटी
रक्कम रु. ४८,५००/- पावती क्र. CE1852/12092/13
दि. 30/12/13 ने भरले आहेत.

For the purpose of proper circulation of road pattern and to have a continuity of the water & drainage system and other services for the development of adjacent lands the P.M.C. reserves the right to permit access and extension of the internal roads & Services through this lans under layout/sub-division

Note : No sale or lease of a plot in layout will be recognised and no building permission in any plot in the layout will be granted unless final sanction to the layout is obtained from the Municipal Commissioner.

SITE PLAN

Exhibit-EE

पुणे महानगरपालिका

(यापुढील 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, खाली दर्शविलेल्या कामाचे संमतीपत्र महाराष्ट्र नगररचना अधिनियम , १९६६ चे कलम ४४/४५/५८/६९ यातील आणि महाराष्ट्र म्युनिसिपल कॉर्पोरेशन/अॅक्ट चे कलम २५३ व २५४ यातील तरतुदीप्रमाणे खालील अटींवर देण्यात येत आहे

प्रकरण दिनांक	: YEV/0014/13	क्रमांक	: CC/0403/20
Proposal Type	: Residential	दिनांक	: 24/08/2020
Case Type	: Revised		
Project Type	: Layout of Building		

श्री / श्रीमती Maa Sankalp Buildcon व्दारा आर्किटेक्ट / ला. स. श्री RAJENDRA H. THITE यांस राहणार पुणे, पेठ महाराष्ट्र नगररचना अधिनयम, १९६६ चे कलम ४४/४५/५८/६९ व मुंबई प्रांतिक महानगरपालिका,अधिनियम सन १९४९ चे कलम २५३ व २५४ प्रमाणे पुणे महानगरपालिकेच्या सीमेतील पेठ Yevlewadi घरांक सर्वे न 40 सी. सं. न. _____ हिस्सा नं 1/1+1/2+1/3/1 फायनल प्लॉट क्र _____ प्लॉट क्र _____ सोसायटी येथे विकास करण्यासाठी आपण महानगरपालिकेकडे दिनांक 13/03/2020 रोजी प्रस्ताव दाखल केला आहे.

-: अटी :-

१. सदर प्रस्तावातील दर्शविण्यात आलेली दर्शनी अंतरे / रस्ता प्रमाणरेषा पर्यंतचे क्षेत्र पुणे म.न.पा. च्या सुचनेनुसार भविष्यात सार्वजनिक रस्त्याचा भाग राहणार आहे.
२. कोणत्याही नवीन इमारतीचा अथवा वाढीव/दुरुस्त इमारतीचा वापर अथवा वापरासाठी परवानगी वा ताबा हा कोणत्याही व्यक्तीद्वारे पुणे म.न.पा.च्या भोगवटापत्र प्राप्त झाल्याशिवाय करण्यात येऊ नये.
३. सदर संमतीपत्रावी/विकास परवानगीची मुदत (काम सुरू झालेले नसल्याची)संमतीपत्राचे दिनांकापासून १ वर्षाची राहील.(सोबतचा संमती नकाशा हया संमतीपत्रकाचा अविभाज्य भाग समजणेत येईल.)
४. सदर संमतीपत्र हे मुदत संपल्यानंतर प्रत्येक वेळी नूतनीकरण करणे आवश्यक आहेअसे 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 राहील.
५. सदरचे संमतीपत्र हे पुढील अटींचा भंग झाल्यास रद्द करण्यास पात्र राहील.
   (अ) जागेवरील विकसन बांधकाम हे मान्य नकाशाप्रमाणे दर्शविलेल्या/संमत केलेल्या वापरानुसार होत नसल्यास अथवा सदर ठिकाणी अनधिकृत बांधकाम/ अनधिकृत वापर चालू असल्यास अटींचा भंग समजण्यात येईल.
   (आ) सदर बांधकाम प्रस्तावातील संदर्भातील नमूद केलेल्या अटींचे उल्लंघन होत असल्यास/झाले असल्यास, पुणे म.न.पा.ने घातलेल्या निर्बंधाचे उल्लंघन झाले असल्यास, अटींचा भंग झाला आहे असे समजण्यात येईल.
   (इ) अर्जदाराने सदरची परवानगी ही गैरकृत्य करून पुणे म.न पा.चे दिशाभूल करून प्राप्त केलेली आहे,असे निदर्शनास आल्यास अटींचा भंग झाला आहे असे समजण्यात येईल.विकास नियंत्रण नियमावली नियम क्र.६.१० महाराष्ट्र म्युनिसिपल कॉर्पोरेशन अॅक्ट कलम २५८ अन्वये सदरची परवानगी दिशाभूल करून घेण्यात आली आहे असे समजण्यात येईल.
   (ई) अर्जदार आणि जो इसम हा स्वत:किंवा त्याच्याद्वारे मालकी हक्काचा दावा करून महाराष्ट्र प्रादेशिक आणि नगररचना अधिनयम,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.
६. सदर संमतीपत्रावरील/लगत असलेल्याअटी 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 राहील.
७. काम सुरूकरणेपूर्वी एन. ए. ऑर्डर दाखल करणार.

८. अकृषिक दाखला (एन. ए. ऑर्डर), यु.एल.सी. आदेश, महाराष्ट्र प्रदूषण नियामक मंडळ, औद्योगिक संचानलाय, कामगार विमा आयुक्त यांचे आदेशातील अटी व शती 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 सदरचे संमतीपत्र रद्द करण्याचा अधिकार पुणे म.न.पा.स राहील.

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

काही महत्वाच्या विशेष सूचना :-

१. विकास योजना/अग्निशामक दल यांचेकडील पत्रामधील अटी संबंधित मालक/विकसकावर बंधनकारक राहतील.

२. नियोजित बांधकाम सुरू करणेपुर्वी रस्ता रुंदी सेटबॅक मधील तसेच अस्तित्वातील जुने बांधकाम पाडाव्याचे दर्शविलेले बांधकाम वैध मार्गाने पाडणार.

३. अस्तित्वातील जुनी बांधकाम पाडताना शेजारील मिळकत/मिळकतीतील इमारतीस धोका/नुकसान होणार नाही याची खबरदारी घेणार

४. काम सुरु करण्यापुर्वी मान्यताप्राप्त दर्जाच्या परवानाधारक स्टक्चरल डिझायनर/इंजिनियर यांची नेमणूक करणारे पत्र व जोते तपासणी दाखला तसेच कोणतेही भोगवटापत्र मागणेपूर्वी त्यांचे स्टक्चरल स्टॅबिलीटी सर्टिफिकेट/रिपोर्ट दाखल करणार. वाढीव बांधकाम स्ट्रक्चरल इंजिनिअरर्सचे नियमित मार्गदर्शन व देखरेखीखाली पूर्ण करणार.

५. बेसमेंट पार्किंगचा वापर फक्त पार्किंगसाठीच करणार.

६. बेसमेंटमध्ये साठणाऱ्या पाण्याचा निचरा करण्यासाठी पंप बसवणार.

७. बाजूच्या अस्तित्वातील मिळकतीतील भाडेकरूंचे अस्तित्वातील हवा उजेडाचे इजमेंट राईटस जपणार.

८. मालकी हक्काबाबत व पुर्नबसनेचे योजनेमध्ये भाडेकरूंचा वाद निर्माण झाल्यास याची सर्व जबाबदारी विकसकाचीराहील व मनपास कोणतीही तोषीस लागू देणार नाही.

९. बांधकामाच्या व पाडकामाच्या काळात तयार होणारा राडारोडा कोणत्याही परिस्थितीत रस्त्यावर अगर सार्वजनिक ठिकाणी टाकणार नाही व मा. क्षेत्रीय अधिकारी यांचे मार्गदर्शनाने त्याची विल्हेवाट लावणार व वरीलप्रमाणे राडारोडा मनपा ने ठरवून दिलेल्या ठिकाणी टाकण्याची व्यवस्था करणार

१०. बांधकामावर काम करणाऱ्या कामगारांसाठी त्यांचे संख्येनुसार तात्पुरती स्वच्छतागृहे उपलब्ध करू देणार स्त्री कामगारासाठी स्वतंत्र स्वच्छतागृह बांधणार व ते कोणतेही भोगवटापत्र मागणेपूर्वी पाडणार.

११. सदर इमारतीचे काम मुख्य रस्त्यालगत असल्यास चांगल्या प्रकारे किंवा पत्र्याचे पार्टीशन बसवून बंदिस्त करणार

१२. प्लॉटच्या आवारातील मोकळ्या जागेत व सामुहिक रस्त्यावर दिवाबत्तीची सोय करणार.

१३. बांधकामाचे नकाशांना परवानगी मिळाल्यावर विकसनकर्ता / मालक यांनी जागेवर फलक लावून खालील प्रमाणे माहिती दर्शवावी. क. मालकाचे, विकसकाचे, आर्किटेक्ट व कॉन्ट्रक्टर यांचे नावे व पत्ता ख. जागेच्या हद्दीसह स.नं. सी.टी.एस. नंबर, वॉर्ड नंबर इ. ग. पुणे मनपाकडील विकसनासाठी /नकाशासाठी दिलेली परवानगी नंबर दिनांक.घ.बिल्टअप एरीया/नियोजीत बांधकामाचे एकूण क्षेत्र.ङ. निवासी फ्लॅटची संख्या, व्यापारी गाळ्यांची संख्या व त्यांचे क्षेत्र मान्य नकाशाच्या प्रती पाहण्यासाठी उपलब्ध असण्याचा पत्ता. छ. मान्य नकाशांची प्रमाणित प्रत बांधकामाच्या जागेवर उपलब्ध ठेवणे.

१४. काम सुरू करण्यापूर्वी बांधकामास अडथळा येणाऱ्या झाडांबाबत गार्डन विभागाचे ना हरकत पत्र दाखल करणार.

१५. आवश्यक तेथे प्रोव्हीजनल फायर एन.ओ.सी. मधील अटी मालक/विकसक यांचेवर बंधनकारक राहतील.

१६. अस्तित्वातील वॉटर मिटर बाबत मिटर विभागाचे थकबाकी नसल्याबाबतचे ना हरकत पत्र दाखल करणार.

१७. इमारतीच्या आवारात कचरापेटी, दिवाबत्ती इ. बाबींची सोय करणार व पुरेशा संख्येत उद्यान विभागाच्या मार्गदर्शक तत्वानुसार लोखंडी टी गार्डमध्ये झाडे लावणार.

१८. मिळकतीमधील रस्तारुंदीतील जागा पुणे म.न.पा.च्या ताब्यात देऊन म.न.पा.च्या नावे मालकी हक्काचे कागदपत्र झाल्यानंतरच चटईक्षेत्राचे नियोजन करणार व मोजणीचा नकाशा दाखल करणार.

१९. म.न.पा. पाणी पुरवठा उपलब्ध होईपर्यंत सर्व रहिवासांच्या पुरेसा पिण्याच्या पाण्याची अन्य व्यवस्था स्वखर्चाने करणार.

२०. ओला व सुका कचऱ्या करीता मिळकतीमध्ये कंटेनरची सोय करणार.

२१. एकत्रीकरण/विभाजन करून बांधकाम परवानगी घेतल्यास संमतीपत्र दिनांकापासून एक वर्षाचे आत एकत्रित/स्वतंत्र असा ७/१२ उतारा, मालमत्ता पत्रक तसेच मोजणी नकाशा महानगरपालिकेस सादर करणार.

२२. भूअभिन्यासातील अनुज्ञेय चटईक्षेत्र हे प्रस्तावित टी.डी.आर./रस्तारुंदी आरक्षित क्षेत्र/ॲमिनिटी स्पेसचे क्षेत्रासह दर्शविले आहे. प्रत्यक्षात या टी.डी.आर./रस्तारुंदी व ॲमिनिटी स्पेसच्या चटईक्षेत्राचे मोबदल्या बांधकाम अनुज्ञेय करण्यात आलेले नाही. टी.डी.आर.सर्टिफिकेट उपलब्ध करून रितसर टी.डी.आर. खर्ची टाकल्यावरच व रस्तारुंदी/ॲमिनिटी स्पेस व आरक्षित क्षेत्रासाठी म.न.पा.चे नावे ७/१२ उतारा दाखल झाल्यावर त्या क्षेत्राचे बांधकाम अनुज्ञेय करण्यात यईल. तसेच भू अभिन्यासात चटईक्षेत्र मान्य केले, याचा अर्थ त्यांस बांधकाम परवानगी मिळाली असा होत नाही.

केवळ भूअभिन्यास मान्य आहे, म्हणून त्या क्षेत्राचे बांधकाम केल्यास ते अनधिकृत समजून, एम.आर.टी.पी. १९६६, बी.पी.एम.सी. ॲक्ट १९४९ चे संबंधित कलमातंगत कारवाई करण्यात येईल. तसेच मिळकतीत त्रयस्थ हितसंबंध निर्माण झालेस, त्यास म.न.पा. जबाबदार राहणार नाही.

२३. भविष्यात मान्य नकाशा व्यतिरिक्त कोणतेही बांधकाम (उदा. सर्व मार्जिनल अंतरात व टेरेसवरील शेड, पार्टीशन वॉल करून अगर ग्रील लावून पार्किंग बंदिस्त करणे इ.) केल्यास, कोणतेही पुर्व सूचना न देता सदरची संपूर्ण अनाधिकृत बांधकामे पाडण्यात येतील व त्याप्रित्यर्थ येणारा संपूर्ण खर्च फ्लॅट धारक/मालक यांचेकडून वसूल करण्यात येईल.

-: अटी:-

१. लेआऊटमध्ये रेनवॉटर हार्वेस्टिंग व सरफेस डेनेजची व्यवस्था करणार. रेखांकनामध्ये निर्देशित केलेले रस्ते यांचे बाजूने पावसाळी गटारे बांधणार मा. कार्यकारी अभियंता (पथ) यांचे मार्गदर्शनानुसार सदर काम समाधनकारक व योग्य निकषानुसार करणार.

२. सदर मिळकतीतून जाणाऱ्या व नव्याने टाकावयाच्या पाणी पुरवठा वाहिन्या ह्या पाणीपुरवठा विभागाच्या देखरेखीखाली टाकणार.

३. सदर मिळकतीतून जाणाऱ्या व नव्याने टाकावयाच्या मलनि:सारण वाहिन्या ह्या डेनेज विभागाच्या देखरेखीखाली टाकणार.

४. उपअभियंता(मलनि:सारण) यांच्या सुचनेनुसार सेप्टिक टँकचे बांधकाम करणार व भविष्यात म.न.पा.च्या मलनि:सारण वाहिनीशी सदर मिळकतीतील सर्व मलनि सारण वाहिन्या स्वखर्चाने जोडणार.

५. क्षेत्रिय कार्यालय/आरोग्य विभागाकडील तरतुदीनुसार सदर मिळकतीत कचरापेट्या ठेवणार.

६. उप अभियंता (विद्युत) यांच्याकडील तरतुदीनुसार सदर मिळकतीतील रस्त्यांवर विद्युत प्रकाशासाठी खांब लावणार.

७. कोणताही विकास सुरू करण्यापूर्वी नकाशात पिवळ्या रंगाने दर्शविलेली बांधकामे वैध मार्गाने पाडून घेणार.

८. सदर रेखांकनात दर्शविलेल्या खुल्या जागांचे योग्य सपाटीकरण केल्यानंतर, त्याचा उद्यान विभागाकडील मार्गदर्शनानुसार वृक्षलागवड केल्यानंतर व त्याकडेने कुंपन घालणार.

९. रेखांकनातील सर्व प्लॉट व सब प्लॉट यांचे नगरभुमापन अधिकारी अथवा जिल्हा निरीक्षक भुमी अभिलेख यांचेकडून मोजणी करून घेणार व त्याचे मोजणी प्रमाणपत्र त्यांच्या मापांसह सादर करणार.

१०. पुणे म.न.पा. कडून पाणीपुरवठा उपलब्ध होईपर्यंत विकसक/सहकारी संस्था स्वत:पाण्याची व्यवस्था करणार त्याबाबत तक्रार करता येणार नाही.

११. विकास योजना विभागाकडून विकास योजनेमधील रस्त्यांचे प्रत्यक्ष जागेवर आणखी केल्यानंतरच कोणताही विकास सुरू करणार.

१२. यापूर्वी अदा करण्यात आलेले विकसनाचे दाखले/संमतीपत्रे रद्द समजण्यात यावीत.

१३. गृहप्रकल्पामधील सर्व अंतर्गत रस्ते, पाणी पुरवठा वाहिन्या, मलनि:सारण वाहिन्या रस्त्याकडेची प्रकाश व्यवस्था इत्यादी मोठी विकसकाने स्वखर्चाने करावयाच्या असून त्याची भविष्यातील देखभाल दुरूस्तीची व्यवस्था विकसकाने करावयाची आहे.

१४. गृहप्रकल्पामध्ये कोणत्याही इमारती भोवती कुंपण घालणार नाही, मात्र कोणताही विकास करण्यापूर्वी मिळकतीभोवती कायम स्वरूपी कुंपण घालणार.

१५. म.न.पा. कडून पाणीपुरवठा सुरू होईपर्यंत, विकसक सर्व प्लॉटधारकांना/गाळेधारकांना त्याची जाणीव करून देणार.

१६. सदर मिळकतीतून जाणारे विकास योजनेतील रस्ते हे गृहसंस्थेने / विकसकाने विकसन करावयाचे असून त्याची आखणी पुणे म.न.पा. कडून करून देण्यात येईल. या रस्त्यांची कॉलनी रस्ते म्हणून विकास करताना त्याची रूंदी वि.नि.नि.मुसार नियोजित करावी. कार्यकारी अभियंता (पथ) यांच्या मार्गदर्शक तत्वानुसार या रस्त्यांचा विकास करावयाचा असून त्याचे पुणे म.न.पा. कडे हस्तांतरण करावयाचे आहे. गृहसंस्थेने/विकसकाने स्वखर्चाने या रस्त्यावरील पाणीपुरवठा व मलनि: सारण वाहिन्यांचा विकास करावयाचा असून म.न.पा. कडून त्याचा मोबदला मिळणार नाही. रेखांकनातील अंतर्गत रस्त्यांची रूंदी विकास नियंत्रण नियमावलीनुसार ठेवणार.

१७. सदर रेखांकनामध्ये मिळकतीची विभागणी अथवा एकत्रीकरण केले असल्यास -अ. सर्व प्लॉट व सबप्लॉट यांचे नगरभूमापन अधिकारी अथवा जिल्हा निरीक्षक भुमीअभिलेख यांचेकडून मोजणी करून घेणार व प्रत्यक्षातील मापांनुसार दुरूस्त नकाशा सादर करणार. ब.प्रत्येक सब प्लॉटसाठी स्वतंत्र पाणीपुरवठा व मलनि: सारण व्यवस्था करणार.क. म.न.पा.कडून पाणीपुरवठा होईपर्यंत विकसकाने स्वत:सोय करावयाची आहे.ड. सदर मिळकतीच्या मालकीबाबत, त्याच्या क्षेत्राबाबत, मिळकतीच्या मापांबाबत प्लॉटस् व सब प्लॉटच्या पोहोच रस्त्याबाबत, अतिक्रमणाबाबत भविष्यात म.न.पा. जबाबदार राहणार नाही.

१८. जागेवर कोणतेही बांधकाम सुरू करण्यापूर्वी बांधकाम नियंत्रण विभाग पुणे म.न.पा. यांजकडून बांधकामाची परवानगी घेणार.

१९. रस्ता रूंदीचे अतिरिक्त चटई क्षेत्र वापरण्यापूर्वी सदरची रस्त्यात गेलेली जागा पुणे म.न.पा.च्या ताब्यात देणार.

२०. बांधकाम परवानगी घेतल्यापासून एक वर्षाच्या आतमध्ये एकत्रीत मोजणी नकाशा, एकत्रीत ७/१२ उतारा/स्वतंत्रपणे विभाजित मोजणी नकाशा, विभाजीत ७/१२ उतारा, बांधकाम विकास विभाग कार्यालयाकडे दाखल करणार.

२१. बांधकाम परवानगी मागण्यापूर्वी पोहोच रस्ता विकसित करणार.

२२. ले आऊट मधील ओपन स्पेस सर्व सभासदांसाठी खुली राहील दि.१४/०८/२००७ मधील तरतुदीनुसार रेनवॉटर हार्वेस्टिंग नियमानुसार ओपनस्पेस विकसित करणार.

PUNE MUNICIPAL CORPORATION

Office of Executive Engineer
Building Development Department
Pune Municipal Corporation
Shivajinagar, Pune- 411005

(COMMENCEMENT CERTIFICATE)
(This commencement certificate is given under section 44/45/58/69 of Maharashtra Town Planning Act and on the terms and conditions as mentioned in the Maharashtra Municipal Corporation Act)

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Case Type: Revised
Project Type: Layout of Building

Shri/Smt. M/s. Maa Sankap Buildcon through its Licensed Architect RAJENDRA H. THITE office at Diamond Palace, 570/571, Shaniwar Peth, Pune- 411030 the permission for commencement of construction and proposal has been submitted on 13/03/2020 under section 44/45/58/69 of Maharashtra Town Planning Act, 1966 and under section 253/254 of Mumbai Provincial Municipal Corporation Act 1949 and as per section 45 of Maharashtra Regional Town Planning Act 1996 has been given for the land bearing S. No. 40 Hissa No. 1/3/2+1/4 Final Plot No. ..... Plot No..... situated at village Yevalewadi, within the limits of Pune Municipal Corporation

TERMS

1. The distances/road of boundary mark shown in the said proposal shall remain the public road's part in future as per the Pune Municipal Corporation.
2. Without obtaining the occupancy certificate from Pune Municipal Corporation, no person shall use of any new

building or additional/modified building or permission of use or possession.

3. The period of the said consent letter/development permission (if work is not commenced) is for 1 year from the date of consent letter. (The annexed consent map is the undivided part of this consent letter).
4. It is necessary to renew the said consent letter after the end of its period for each year and the said renewal shall be for continuous three time. If the same is not done, then as per section 44 of Maharashtra Regional Town Planning Act, 1966 and Section 253 and 254 of Maharashtra Municipal Corporation Act, 1966 the consent should be taken by filing new application. The validity of consent letter is as per Section 48 of M.R.T.P. Act.
5. The said consent letter is liable for cancelled if any breach of the following terms.

a) If the actual development construction is not carried out as per the sanctioned layout or any illegal construction/illegal use, then the same be treated the breach of terms.

aa) If any breach committed/commit of the terms mentioned in the proposed construction, and breach of the restrictions imposed by the Pune Municipal

Corporation, then the same be treated the breach of terms.

e) If found that the applicant has obtained the said permission by using illegal tactics and misguiding to Pune Municipal Corporation, then the same be treated the breach of terms. The same is treated as the said permission obtained by misguiding under section 258 of Maharashtra Municipal Corporation Act, Development Control Regulations Rules No. 6.10.

ee) If found that the applicant and the person himself/themselves by claiming the ownership right and by making breach of the provisions and section 42 and 45 of Maharashtra Regional and Town Planning Act, 1966, then the same be treated the permission is obtained by misguiding.

6. The terms and instructions mentioned in consent letter/annexed not only binding on the applicant but the same is permanently binding on the applicant's all future legal heirs, power of attorney holder, manager, administrative, successor and every person who claiming on behalf of applicant.
7. Before commencement should submit N.A. Order.
8. The terms and conditions mentioned in the order of Maharashtra Pollution Control Board, Industrial

Directorate, Labour Insurance Commissioner, N.A. Order, ULC Order will be binding.

While doing the work as per above consent letter, if it is shown to the Pune Municipal Corporation that, any breach of Municipal Corporation Act, Maharashtra Regional & Town Planning Act, 1966 or rules and sub-rules made thereunder, then the Pune Municipal Corporation shall have right to cancel the said consent letter.

If any doubts regarding the said consent letter, then before commencing the work, should inform the Municipal Corporation and to take clarification.

Some important special instructions:

1. The terms and conditions mentioned in letter of Development Scheme/Fire Brigade will be binding on the owners / developers.
2. To demolish the old construction in the said land before commencement of the construction.
3. To take precaution while demolishing the construction.
4. A letter appointing a licensed Structural Designer / Engineer of approved quality who will also complete the before starting the work to ensure that there is no

danger / damage to the adjacent property / property building while demolishing the existing old building. Will submit their Structural Stability Certificate / Report as per the occupancy certificate, increased construction will use etc.

5. Basement parking only for parking.
6. Install pumps to drain the water stored in the basement.
7. The existing air of the tenants in the existing property.
8. In case of dispute between the tenants in the ownership claim and rehabilitation scheme, the development pundit and Corporation will not take any responsibility for it.
9. It will be disposed of under the guidance of the field officer and the above will be arranged at the place specified by Corporation and it will be issued before any occupancy certificate is sought.
10. Provide temporary toilets to the construction workers according to their number. Separate toilets for women workers.
11. If the work of the building is near the main road, it will be closed well or by installing leaf partitions.
12. To make arrangement of open space and common road.

13. C. T. S. Number, ward number etc. permission number given for the map for residence. Built-up area / Total area of planned construction d Names of developers, architects and contractors and after getting permission for construction maps, the developer / developer should put up a sign on the front and show the following information. To make available the owner's, residential flat on the construction site.
14. The number of merchant lanes and their area address available for viewing copies of approved maps.
15. A certified copy of the approved maps will be submitted to the Garden Department no-objection letter regarding trees obstructing construction before commencement of work.
16. Provisional Fire NOC where necessary. The terms in between will be binding on the owner / developer.
17. Regarding the existing boater meter, the meter department will file a no-objection letter regarding the absence of garbage.
18. Adequate number of matters will be done and in sufficient number as per the guidelines of the park department, iron will be placed in the tea guard and the map will be submitted.

19. Other arrangements will be made for adequate drinking water supply for all residents till water supply becomes available.
20. Letter to amalgamation Map will be submitted to the Corporation.
21. If the building permit is obtained by consolidation / division, 7/12 extracts of one year from the date of consent letter.
22. The reserved area / shown in the area of amenity space. Actually this T D. R. /Compensation for construction of road floor space is not permitted. T. D. R. By making the certificate available, T. D. R. Expenditure List / Amnesty Space and Reserved Area The construction of the area will be allowed after the 7/12 transcript is filed. Also, accepting the floor space in acting does not mean that they have got building permission.
23. That the additional construction except the approved map (e.g. all marginal space and shed on terrace, partition wall if closed by grilling) then the said illegal construction will be demolish and whole expenses will be recovered from the owner/developers.

TERMS:

1. Under the guidance of the Executive Engineer (Path), the work will be carried out satisfactorily and according to proper criteria.
2. Construction and in future it will be connected to the sewerage system of the Municipal Corporation.
3. All the sewerage lines will be connected to the premises. Prior to commencement, the constructions indicated in yellow on the map will be validly demanded.
4. To construct the septic tank as per the instruction given by the PMC.
5. To keep the dust bin as per the provisions of regional offices/health offices.
6. To install the light pole as per the instruction and provisions of Deputy Engineer (Ele.)
7. To demolish the construction as mentioned in yellow colur on map.
8. After levelling the open spaces as mentioned in the layout, then to fencing and plantation will be done.
9. To measured all plots and sub plots from the Gardening department.
10. To make arrangement of the water supply till the availability from PMC.
11. To carry out the development after the measurement done from the Development Department.

12. That the consent letters and development certificates should be deemed cancelled.

13. That all the internal road, water line, drainage line etc. arrangement should be done by the developer at his own cost.

14. Not to fencing to the said housing project and before commencement of development to fence it.

15. To available the water to plot holder/flat holder before commencement.

16. That the development of the said road in said scheme should be done by the developer and to transfer the same with PMC and also to develop the drainage and sewerage line and to take keep the width as per layout.

17. If any amalgamations of the property then to measured the all plot and sub plot from Land record office and to submit the revised map and also to avail the water supply till the availability of water line from corporation.

18. To take permission from Building Control Department of PMC

19. To handover the area to PMC which will be acquired for road widening.

20. To submit the 7/12 extract and measurement map, divided 7/12 extract and Building Development Department.

21. To developer the approach road before asking the commencement.

22. As per the Rainwater harvesting rules dated 14.8.2007 to develop the open space and to free the open space for all members.

23. That the undertaking reading the water supply will be binding and to give the instruction to the all plot/ flat holders.

24. It is binding to make available the solar water heater.

25. It is binding to make available the solar water heater.

26. It is binding to make arrangement of seweage treatment if the tenaments are more than 150.

27. As mentioned in the order dated 12 the December 2012 of Environment Department, if the area is more than 20000 sq.mtr. then it is binding to avail the NOC from State and Central Govt.

28. All terms in the pre-approved say out will remain binding.

29. 29. Separate arrangements will be made for separation of wet waste and dry waste.

30. Rainwater harvesting and reuse management / rainwater harvesting will be mandatory.

31. Airport 100 m, 500 m, 900 m, 4.0 km. All restrictions on perimeter and funnel orbit will remain binding,

32. Care should be taken to ensure that the flow of natural water is not blocked by channelizing the flow of natural water as per the rules and instructions. According to most of the surveys, it will be mandatory to carry out the required channelization / drain at the tendering place.

33. All the terms in the ULC will be binding on the concerned owner / developer will not remain unaffected.

34. Prior to requesting any of these occupancy letters, all matters pertaining to the construction on the disputed area will be terminated. The corporation will not impose.

35. After the possession of this amenity space of 15% and on the transcript of ownership, Pune Municipal Corporation the backlog will remain after the entry of final drawn .

36. Final approval should be sought from the Municipal Commissioner, otherwise no plot can be sold without drawing, and no construction will be allowed on any plot in the drawing.

Sd/xx	Sd/xx	Sd/xx
Building Inspector	Dy. Engineer	Executive Engineer
Building Control Dept.	Building Control Dept	Building Control Dept
PMC	PMC	PMC

२३. पाणी पुरवठ्याबाबत दिलेले हमीपत्र बंधनकारक राहील तसेच दिलेल्या हमीपत्रातील बाबींसंदर्भात गाळेधारकाचे करारात नमूद करून गाळेधारकांना लेखी पूर्व कल्पना देणे, विकसन कर्त्यावर बंधनकारक राहील.

२४. नियमामधील तरतुदीनुसार नमूद केलेल्या विशिष्ट वापराकरिता सोलर वॉटर हिटरची व्यवस्था करणे बंधनकारक राहील.

२५. नियमामधील तरतुदीनुसार नमूद केलेल्या विशिष्ट वापराकरिता सोलर वॉटर हिटरची व्यवस्था करणे बंधनकारक राहील.

२६. १५० पेक्षा जास्त टेनामेंट असल्यास ड्रेनेज विभागाचे नियम व सुचनेनुसार सिवेज ट्रीटमेंट प्लॅन्ट व्यवस्था करणे बंधनकारक राहील.

२७. मा.पर्यावरण विभागाकडील दि. १२ डिसेंबर २०१२ रोजीचे आदेशानुसार नमुद केलेप्रमाणे २०००० चौ.मी. पेक्षा जास्त एकुण बांधकाम क्षेत्र नियोजन प्रस्तावास मा. केंद्र शासन यांचेकडील पर्यावरण विभागाकडील नाहरकत पत्र घेणे बंधनकारक राहील. आवश्यक तेथे महाराष्ट्र प्रदुषण नियंत्रण बोर्डचे नाहरकत पत्र बांधकाम परवानगीचे वेळी दाखल करणे बंधनकारक राहील.

२८. पूर्व मान्य ले आऊट मधील सर्व अटी बंधनकारक राहतील.

२९. ओला कचरा व सुका कचरा वेगवेगळा करणे करता स्वतंत्र व्यवस्था करणार.

३०. पावसाळी पाणी साठवणे व पुर्नवापरासाठी व्यवस्थापन करणे/रेन वॉटर हार्वेस्टिंग करणे बंधनकारक राहतील.

३१. एअर फोर्स ॲथॉरीटीचे १०० मीटर, ५०० मीटर, ९०० मीटर; ४.० कि.मी. मधील परिक्षेत्रातील व फनेल कक्षेबाबतचे सर्व निर्बंध बंधनकारक राहतील.

३२. नैसर्गिक पाण्याचा दर्शविलेला प्रवाह नियमानुसार व सुचनेनुसार चॅनेलाईज करून नैसर्गिक पाण्याचा प्रवाह बंदिस्त होणार नाही याची दक्षता घेणे बंधनकारक राहील. प्रायमुव्ह सर्वेक्षणानुसार आवश्यक ते चायनेलाशझेशन /नाला ट्रेन्चींग जागेवर प्रत्यक्षात करून घेणे बंधनकारक राहील.

३३. यु.एल.सी.ऑर्डरमधील सर्व अटी संबंधित मालक /विकसकावर बंधनकारक राहतील त्यास पुणे म.न.पा. जबाबदार राहणार नाही.

३४. सदर मिळकतीतील कोणतेही भोगवटा पत्र मागणेपुर्वी वादग्रस्त क्षेत्रावरील बांधकामाचे अनुषंगाने सर्व बाबी निरस्त करणार, वादग्रस्त क्षेत्राबाबत कोणताही वाद निर्माण झालेस त्याची सर्वस्वी जबाबदारी मालक/विकसन कर्त्याची राहील. म.न.पा.स कोणताही तोशिष लागू देणार नाही.

३५. १५ % ॲमिनिटी स्पेसचा एफ.एस.आय. सदर ॲमिनिटी स्पेस ताब्यात दिल्यानंतर व मालकी हक्काच्या उताऱ्यावर पुणे म.न.पा.ची नोंद झालेनंतर अनुज्ञेय राहील.

३६. सदर रेखांकनास मा. महापालिका आयुक्त यांचकडून अंतिम मंजुरी घ्यावी अन्यथा रेखांकनातील कोणत्याही प्लॉटची विक्री किंवा लिज करता येणार नाही, तसेच रेखांकनातील कोणत्याही प्लॉटवर बांधकाम परवानगी दिली जाणार नाही.

Sd/-
Girish Londhe
इमारत निरीक्षक
बांधकाम विकास विभाग
पुणे म न पा

Sd/
Kailash Karale
उप अभियंता
बांधकाम विकास विभाग
पुणे म न पा

Signature Not Verified
Digitally signed by [illegible]
Date: 24-08-2020 03:[illegible]
Reason: [illegible]
Location: PUNE
पुणे म न पा

YEV/0014/13

Page 4 of 4

CC/0403/20
24/08/2020

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EXHIBIT – FF

Exhibit-FF

977

Lic. No. : 716 (PMC), M - 146717-9
Fellow - Institution of Valuers, F - 22189
Fellow - The Council of Engineering & Technology (INDIA) F - 30030
Income Tax Dept. Regd. No. 806 of 2015 - 16

RAJENDRA H. THITE
M.I.E. FIV
Architect & Govt. Regd. Valuer

Office Add. : 101, 1st Floor, "Almira", CTS No. 110, Income Tax Lane, Prabhat Road Lane No 14, Thorat Colony Road, Erandwana, Pune – 411 004 | Email : rajendrahthite@yahoo.com
Phone No. : 020 – 2025 1727, 988 100 1727

TO WHOM SO EVER IT MAY CONCERN

I am appointed as an Architect for the Proposed Residential Project **"Sai Dwarika - Phase 3 & 4" of M/s. Maa Sankalp Buildcon at S.No. 40, H.No. 1/1 + 1/2 + 1/3/1, Village: Yewalewadi, Taluka: Haveli, District: Pune.**

The Total Sanctioned BUA for the said project, as per Sanction Plan vide no. **CC/3296/17, dated 09/03/2018**, is as under:-

FSI	10800.21 Sq.M.
Non-FSI	8556.99 Sq.M.
Total BUA	**19357.20 Sq.M.**

The potential for the plots were below the limit prescribed by the EIA Notification, 2006 when the last sanctioned was obtained on 09/03/2018 for both plots on the same day even after consuming the maximum FSI which can be confirmed from the copy of the sanctioned plan.

We have thereafter handed over the Amenity space to Pune Municipal Corporation vide Registered Document with Sub-Registrar Haveli-23 at Sr.No. 8223/2018, dated 31/05/2018 and Registered Document with Sub-Registrar Haveli-23 at Sr.No. 8224/2018, dated 31/05/2018 as a result of which we became eligible for the additional FSI.

We are proposing the Total BUA for the project as under:-

FSI	13320.65 Sq.M.
Non-FSI	9047.41 Sq.M.
Total BUA	**22368.06 Sq.M.**

The construction at the above mentioned site is already initiated and completed BUA is as under:-

FSI	10800.21 Sq.M.
Non-FSI	8515.21 Sq.M.
Total BUA	**19315.42 Sq.M.**

This confirmation is given this **11th day of November 2019.**

Regards,

RAJENDRA HARISHCHANDRA THITE ARCHITECT L.I.C. No.716 PUNE

Rajendra H. Thite

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Exhibit-FFA

CHART SHOWING THE PRESENT CONSTRUCTION OF SAI DWARKA PHASE-I AND II AND SAI DWARKA PHASE-III AND IV;

Name of the Project	FSI Area	Non-FSI Area	Total Area
Sai Dwarka Phase I and II	10814.65 Sq. mtrs	8615.06 Sq. mtrs	19429.71 Sq. mtrs
Sai Dwarka Phase III and IV	10800.21 Sq. mtrs	8515.21 Sq. mtrs	19315.42 Sq. mtrs

TRUE COPY

95 SEAC-3 day 01

SEAC Meeting number: 95 **Meeting Date** October 4, 2019

Subject: Environment Clearance for Proposed Residential Project

Is a Violation Case: No

1.Name of Project	Sai Dwarika - Phase III and IV
2.Type of institution	Private
3.Name of Project Proponent	Mr.Vishal Suresh Pawar
4.Name of Consultant	Mr. Rajesh Srivastava - Pollution and Ecology Constrol Services (PECS)
5.Type of project	Housing Project
6.New project/expansion in existing project/modernization/diversification in existing project	New
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Not applicable
8.Location of the project	S. No. 40, H. No. 1/1 + 1/2 + 1/3/1, YEWALEWADI, PUNE
9.Taluka	Haveli
10.Village	Yewalewadi
Correspondence Name:	Mr.Vishal Suresh Pawar
Room Number:	B-3
Floor:	-
Building Name:	KPCT Mall
Road/Street Name:	Fatimanagar
Locality:	Adjacent to Vishal Mega Mart
City:	Pune - 411013
11.Whether in Corporation / Municipal / other area	PMC
12.IOD/IOA/Concession/Plan Approval Number	Sanction Plan **IOD/IOA/Concession/Plan Approval Number:** CC/3296/17 **Approved Built-up Area:** 19357.2
13.Note on the initiated work (If applicable)	Work initiated and construction of Total BUA 19315.42 sqm completed as per Sanction Plan vide no. CC/3296/17 dated 09/03/2018
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	N.A.
15.Total Plot Area (sq. m.)	10000
16.Deductions	1524.08
17.Net Plot area	8475.92
18 (a).Proposed Built-up Area (FSI & Non-FSI)	**FSI area (sq. m.):** 13320.65 **Non FSI area (sq. m.):** 9047.41 **Total BUA area (sq. m.):** 22368.06
18 (b).Approved Built up area as per DCR	**Approved FSI area (sq. m.):** 10800.21 **Approved Non FSI area (sq. m.):** 8556.99 **Date of Approval:** 09-03-2018
19.Total ground coverage (m2)	1317.65
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	16%
21.Estimated cost of the project	331027519

22.Number of buildings & its configuration

Joy S. Thakur

Name:

SEAC-MINUTES-00000004830

Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	Wing D1&D2	P+14	45
2	Wing E	P+11	36
3	Wing F1&F2	P+11	36
4	Club House	G+1	7

23.Number of tenants and shops	No. of Tenaments = 242 Nos.
24.Number of expected residents / users	No. of Residential Users = 1210 Nos.
25.Tenant density per hectare	286
26.Height of the building(s)	
27.Right of way (Width of the road from the nearest fire station to the proposed building(s)	12 m
28.Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	6 m
29.Existing structure (s) if any	Wing D1&D2 - P+10; Wing E - P+11; Wing F1&F2 - P+11. All construction completed as per Sanction Plan vide no. CC/3296/17 dated 09/03/2018
30.Details of the demolition with disposal (If applicable)	N.A.

31.Production Details

Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable

32.Total Water Requirement

SEAC-MINUTES-0000004830

Dry season:	Source of water	PMC
	Fresh water (CMD):	108.9
	Recycled water - Flushing (CMD):	54.45
	Recycled water - Gardening (CMD):	6
	Swimming pool make up (Cum):	0
	Total Water Requirement (CMD) :	169.35
	Fire fighting - Underground water tank(CMD):	As per NOC
	Fire fighting - Overhead water tank(CMD):	20 cum per building
	Excess treated water	86.88
Wet season:	Source of water	PMC
	Fresh water (CMD):	108.9
	Recycled water - Flushing (CMD):	54.45
	Recycled water - Gardening (CMD):	0
	Swimming pool make up (Cum):	0
	Total Water Requirement (CMD) :	163.35
	Fire fighting - Underground water tank(CMD):	As per NOC
	Fire fighting - Overhead water tank(CMD):	20 cum per building
	Excess treated water	87.66
Details of Swimming pool (If any)	N.A.	

SEAC-MINUTES-0000004830

Joy S Thakur			Name:

33.Details of Total water consumed									
Particulars	**Consumption (CMD)**			**Loss (CMD)**			**Effluent (CMD)**		
Water Requirement	**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

34.Rain Water Harvesting (RWH)	**Level of the Ground water table:**	10m BGL
	Size and no of RWH tank(s) and Quantity:	N.A.
	Location of the RWH tank(s):	N.A.
	Quantity of recharge pits:	4 Nos.
	Size of recharge pits :	2m X 1.5m X 2m
	Budgetary allocation (Capital cost) :	Rs. 250000
	Budgetary allocation (O & M cost) :	Rs. 20000 per annum
	Details of UGT tanks if any :	Domestic = 120 cum Drinking = 25 cum Fire = As per NOC
35.Storm water drainage	**Natural water drainage pattern:**	South to North
	Quantity of storm water:	320cum/day
	Size of SWD:	450mm - 600mm
36.Sewage and Waste water	**Sewage generation in KLD:**	147.33 KLD
	STP technology:	MBBR
	Capacity of STP (CMD):	STP Capacity = 150 KLD ; 1 Nos.
	Location & area of the STP:	Shown on Plan
	Budgetary allocation (Capital cost):	Rs. 2350000
	Budgetary allocation (O & M cost):	Rs. 250000 per annum

SEAC MINUTES0000004830

37.Solid waste Management

Waste generation in the Pre Construction and Construction phase:	**Waste generation:**	5 kg/day
	Disposal of the construction waste debris:	Through authorised agency
Waste generation in the operation Phase:	**Dry waste:**	242 kg/day
	Wet waste:	376.53 kg/day
	Hazardous waste:	Negligible
	Biomedical waste (If applicable):	N.A.
	STP Sludge (Dry sludge):	13.53 kg/day
	Others if any:	E Waste = 1.7 kg/day
Mode of Disposal of waste:	**Dry waste:**	Handed over to Authorized Agency
	Wet waste:	In-situ Composting
	Hazardous waste:	N.A.
	Biomedical waste (If applicable):	N.A.
	STP Sludge (Dry sludge):	In-situ Composting
	Others if any:	E Waste Handed over to Authorized Dismantler/Recycler
Area requirement:	**Location(s):**	Shown on Plan
	Area for the storage of waste & other material:	60 sqm
	Area for machinery:	Considered in Above Area
Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Rs. 1500000
	O & M cost:	Rs. 150000 per annum

38.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

SEAC-MH-TES-0000004830

Joy S Thakur

Name:

39.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

40.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

41.Details of Fuel to be used

Serial Number	Type of Fuel	Existing	Proposed	Total
1	Not applicable	Not applicable	Not applicable	Not applicable
42.Source of Fuel		Not applicable		
43.Mode of Transportation of fuel to site		Not applicable		

44.Green Belt Development

Total RG area :	1000.8 sqm
No of trees to be cut :	Nil
Number of trees to be planted :	Existing 2 Nos. Trees; Proposed 123 Nos. Trees; Total 125 Nos. Trees
List of proposed native trees :	Elaborated Below
Timeline for completion of plantation :	Till Completion of Project

45.Number and list of trees species to be planted in the ground

Serial Number	Name of the plant	Common Name	Quantity	Characteristics & ecological importance
1	Alstonis scholaris	Satwin	5	Being tall serves as nesting, used for chronic fever and skin diseases
2	Aegle marmelos	Bel	8	Aegle marmelos is native across the Indian subcontinent. It has a reputation in India for being able to grow in places that other trees cannot. It copes with a wide range of soil conditions (pH range 5-10), is tolerant of water logging and has an unusually wide temperature tolerance (from-7°C to 48 °C). It requires a pronounced dry season to give fruit.
3	Azadirachta Indica	Neem	8	Good for restoration of drier parts
4	Schleichera oleosa	Kusum	8	It is a larval host for butterflies Malayan, western centaur oakblue, common hedge blue.
5	Cassia fistula	Bahava	8	It is a larval host for butterflies like common emigrant.

Joy S Thakur

Name:

SEAC-MINUTES-0000004830

6	Butea monosperma	Palas	5	Used in afforestation of saline and waterlogged regions. It is larval host for butterflies.
7	Emblica officinalis	Awala	8	Plant with good regenerative capacity, sturdy. Good for restoration of forest clearing.
8	Gmelina arborea	Shivan	8	Good for plantation for restoration
9	Nyctanthes arbor-tristis	Parijatak	8	Leaves are very useful in fever and rheumatism
10	Phonenix sylvestris	Palm- Shindi	8	Ripe fruits are eaten by many animals. this also helps in seed dispersal.
11	Lagerstroemia reginae	Tamhan	8	Large flowers, its lrval host of butterfly. Decoction of bark is used in fever. Fruit is used as local application in mouth.
12	Saraca asoca	Sita Ashok	5	It is larval host for butterflies. The dried bark of the tree is of medicinal value
13	Mangifera Indica	Amba	8	Dominant in all kind of forets. Fruits are eaten by wild animals. It is a larval host for butterfly.
14	Putranjiva roxburghii	Putranjiva	5	Fast growing, sturdy species. Can be used for plantation in restoration.
15	Murraya koeniggi	Kadhipatta	8	It is larval host for butterflies. Commonly used to flavor curries
16	Syzygium cuminii	Jambhul	8	Edible fruits. The leaves are used as folder. Seeds are used to reduce blood sugar in diabetic
17	Thespesia populnea	Bhend	7	Chordate leaves, tree with good coppicing ability. It is larval host for butterfly. Bark is beneficial in painful joints.
46.Total quantity of plants on ground				

47.Number and list of shrubs and bushes species to be planted in the podium RG:

Serial Number	Name	C/C Distance	Area m2
1	N.A.	N.A.	N.A.

SEAC-MINUTES-0000004855

Joy S Thakur

Name:

48.Energy

Power requirement:	**Source of power supply :**	MSEDCL
	During Construction Phase: (Demand Load)	53 KW
	DG set as Power back-up during construction phase	62.5 kVA
	During Operation phase (Connected load):	1153 KW
	During Operation phase (Demand load):	482 KW
	Transformer:	630 kVA X 1 Nos.
	DG set as Power back-up during operation phase:	125 kVA X 1 Nos.
	Fuel used:	HSD
	Details of high tension line passing through the plot if any:	N.A.

49.Energy saving by non-conventional method:

1. Most of the common area & external lighting are proposed to work on high energy efficient lamps(LED) as specified in bureau of energy efficiency which again results in saving in general consumption
2. Low loss Transformers due to which 6.22% losses are saved against conventional transformer.
3. Power Capacitors are proposed for load power factor correction and to maintain a healthy power situation. This also results in less demand load factor for the project.
4. Solar PV, Hot Water, Solar Street Lights, Energy Efficient Motors are proposed

50.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Percentage Energy Saving	15%

51.Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
Not applicable	Not applicable	Not applicable

Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Rs. 3575000
	O & M cost:	Rs. 41500 per annum

52.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	3
2	Site Sanitation & Safety	Health & Safety	1

Joyes Thakur

Name: Kapil Amin D

PROPOSED IN 0000004830

3	Environmental Monitoring	Pollution Control & Monitoring	3
4	Disinfection	Health & Safety	0.5
5	Health Check-Up	Health & Safety	0.5

SEAC-MINUTES-00000004830

Joy S Thakur			Name:

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	2.5	0.2
2	Sewage Treatment Plant	Waste Water Management	23.5	2.5
3	Organic Waste Composting	Solid Waste Management	15	1.5
4	Tree Plantation	Landscape Development	17.75	1.78
5	Energy Saving	Energy Conservation	35.75	0.42
6	Environmental Monitoring	Pollution Control	0	3

52. Storage of chemicals (inflamable/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

53. Any Other Information

No Information Available

54. Traffic Management

	Nos. of the junction to the main road & design of confluence:	1 Nos.
Parking details:	**Number and area of basement:**	Nil
	Number and area of podia:	Nil
	Total Parking area:	4079.3 sqm
	Area per car:	12.5 sqm
	Area per car:	12.5 sqm
	Number of 2-Wheelers as approved by competent authority:	506 Nos.
	Number of 4-Wheelers as approved by competent authority:	197 Nos.
	Public Transport:	Available
	Width of all Internal roads (m):	12m

Joy S Thakur

Name:

SEAC-MINUTES-0000004850

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

Brief information of the project by SEAC

PP had submitted application for prior Environmental clearance for total plot area of 10000 m2, FSI area of 13320.65 m2, Non FSI area of 9047.41 m2 and total BUA of 22368.06 m2.

The case was discussed on the basis of the documents submitted and presentation made by the proponent. All issues relating to environment, including air, water, land, soil, ecology, biodiversity and social aspects were examined. The proposal is appraised as category 8(a)B2.

DECISION OF SEAC

SEAC-MINUTES-0000004830

Joyes Thakur

Name:

During discussion following points emerged:

1. PP to submit NOC from competent authority for laying storm water drain across road up to final disposal point.

2. PP to submit phase wise programme for proposed construction with mitigation measures taken to avoid inconvenience to existing / nearby occupants.

3. PP to submit revised garden NOC.

4. PP to submit CFO NOC.

5. PP to submit master layout superimposing all environmental parameters.

6. PP to submit survival report of existing trees.

PP requested for time to submit the information sought; after deliberations committee asked PP to ***comply*** *with the observations and submit information to the committee for further discussion and consideration of SEAC.*

Specific Conditions by SEAC:

FINAL RECOMMENDATION

SEAC-III decided to defer the proposal.Please find SEAC decision above.

SEAC-MINUTES-00000004830

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Joy S Thakur

Name: Kapil Amin D

EXHIBIT - HH

100 SEAC-3 meeting Day-03	
SEAC Meeting number: 100 **Meeting Date** December 28, 2019	
Subject: Environment Clearance for Proposed Residential Project	
Is a Violation Case: No	
1.Name of Project	Sai Dwarika - Phase I and II
2.Type of Institution	Private
3.Name of Project Proponent	Mr.Vishal Suresh Pawar
4.Name of Consultant	Mr. Rajesh Srivastava - Pollution and Ecology Control Services (PECS)
5.Type of project	Housing Project
6.New project/expansion in existing project/modernization/diversification in existing project	New
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Not applicable
8.Location of the project	S.No.40, H.No 1/3/2 + 1/4 + 1/5, YEWALEWADI, PUNE
9.Taluka	Haveli
10.Village	Yewalewadi
Correspondence Name:	Mr.Vishal Suresh Pawar
Room Number:	B-3
Floor:	-
Building Name:	KPCT Mall
Road/Street Name:	Fatimanagar
Locality:	Adjacent to Vishal Mega Mart
City:	Pune - 411013
11.Whether in Corporation / Municipal / other area	PMC
12.IOD/IOA/Concession/Plan Approval Number	Sanction Plan
	IOD/IOA/Concession/Plan Approval Number: CC/3294/17
	Approved Built-up Area: 19469.08
13.Note on the initiated work (If applicable)	Work initiated and construction of Total BUA 19429.71 sqm completed as per Sanction Plan vide no. CC/3294/17 dated 09/03/2018
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	N.A.
15.Total Plot Area (sq. m.)	10000
16.Deductions	1524.08
17.Net Plot area	8475.92
18 (a).Proposed Built-up Area (FSI & Non-FSI)	**FSI area (sq. m.):** 13400.62
	Non FSI area (sq. m.): 9242.32
	Total BUA area (sq. m.): 22642.94
18 (b).Approved Built up area as per DCR	**Approved FSI area (sq. m.):** 10814.65
	Approved Non FSI area (sq. m.): 8656.33
	Date of Approval: 09-03-2018
19.Total ground coverage (m2)	1328.97
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	16%
21.Estimated cost of the project	334970715

22.Number of buildings & its configuration

SEAC-MINUTES-0000005243

Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	Wing A1&A2	P+11	36
2	Wing B	P+11	36
3	Wing C1&C2	P+14	45
4	Club House	G+1	7

23.Number of tenants and shops	No. of Tenaments = 244 Nos.
24.Number of expected residents / users	No. of Residential Users = 1220 Nos.
25.Tenant density per hectare	288
26.Height of the building(s)	
27.Right of way (Width of the road from the nearest fire station to the proposed building(s)	12 m
28.Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	6 m
29.Existing structure (s) if any	Wing A1&A2 - P+11; Wing B - P+11; Wing C1&C2 - P+10. All construction completed as per Sanction Plan vide no. CC/3294/17 dated 09/03/2018
30.Details of the demolition with disposal (If applicable)	N.A.

31.Production Details

Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable

32.Total Water Requirement

SEAC-MINUTES-0000005243

Dry season:	Source of water	PMC
	Fresh water (CMD):	109.8
	Recycled water - Flushing (CMD):	54.9
	Recycled water - Gardening (CMD):	6
	Swimming pool make up (Cum):	7
	Total Water Requirement (CMD) :	177.7
	Fire fighting - Underground water tank(CMD):	As per NOC
	Fire fighting - Overhead water tank(CMD):	20 cum per building
	Excess treated water	81.52
Wet season:	Source of water	PMC
	Fresh water (CMD):	109.8
	Recycled water - Flushing (CMD):	54.9
	Recycled water - Gardening (CMD):	0
	Swimming pool make up (Cum):	7
	Total Water Requirement (CMD) :	171.7
	Fire fighting - Underground water tank(CMD):	As per NOC
	Fire fighting - Overhead water tank(CMD):	20 cum per building
	Excess treated water	82.30
Details of Swimming pool (If any)	Dimensions: 12.2m X 9.14m X 1.22m	

SEAC-MINUTES-0000005243

33.Details of Total water consumed									
Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
Water Requirement	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

34.Rain Water Harvesting (RWH)	Level of the Ground water table:	10m BGL
	Size and no of RWH tank(s) and Quantity:	N.A.
	Location of the RWH tank(s):	N.A.
	Quantity of recharge pits:	4 Nos.
	Size of recharge pits :	2m X 1.5m X 2m
	Budgetary allocation (Capital cost) :	Rs. 250000
	Budgetary allocation (O & M cost) :	Rs. 20000 per annum
	Details of UGT tanks if any :	Domestic = 120 cum Drinking = 25 cum Fire = As per NOC
35.Storm water drainage	Natural water drainage pattern:	South to North
	Quantity of storm water:	320cum/day
	Size of SWD:	450mm - 600mm
36.Sewage and Waste water	Sewage generation in KLD:	142.42 KLD
	STP technology:	MBBR
	Capacity of STP (CMD):	STP Capacity = 150 KLD ; 1 Nos.
	Location & area of the STP:	Shown on Plan
	Budgetary allocation (Capital cost):	Rs. 2350000
	Budgetary allocation (O & M cost):	Rs. 250000 per annum

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37.Solid waste Management

Waste generation in the Pre Construction and Construction phase:	**Waste generation:**	5 kg/day
	Disposal of the construction waste debris:	Through authorised agency
Waste generation in the operation Phase:	**Dry waste:**	244 kg/day
	Wet waste:	379.46 kg/day
	Hazardous waste:	Negligible
	Biomedical waste (If applicable):	N.A.
	STP Sludge (Dry sludge):	13.46 kg/day
	Others if any:	E Waste = 1.7 kg/day
Mode of Disposal of waste:	**Dry waste:**	Handed over to Authorized Agency
	Wet waste:	In-situ Composting
	Hazardous waste:	N.A.
	Biomedical waste (If applicable):	N.A.
	STP Sludge (Dry sludge):	In-situ Composting
	Others if any:	E Waste Handed over to Authorized Dismantler/Recycler
Area requirement:	**Location(s):**	Shown on Plan
	Area for the storage of waste & other material:	60 sqm
	Area for machinery:	Considered in Above Area
Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Rs. 1500000
	O & M cost:	Rs. 150000 per annum

38.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

SEAC-MINUTES-0000005243

39.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

40.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

41.Details of Fuel to be used

Serial Number	Type of Fuel	Existing	Proposed	Total
1	Not applicable	Not applicable	Not applicable	Not applicable
42.Source of Fuel		Not applicable		
43.Mode of Transportation of fuel to site		Not applicable		

44.Green Belt Development

Total RG area :	1000.8 sqm
No of trees to be cut :	Nil
Number of trees to be planted :	Existing 2 Nos. Trees; Proposed 123 Nos. Trees; Total 125 Nos. Trees
List of proposed native trees :	Elaborated Below
Timeline for completion of plantation :	Till Completion of Project

45.Number and list of trees species to be planted in the ground

Serial Number	Name of the plant	Common Name	Quantity	Characteristics & ecological importance
1	Prosopis cineraria	Shami	8	Hardy species, good for restoration of semi and areas. Drought resistant grows in very poor soil in semi arid areas
2	Aegle marmelos	Bel	8	Aegle marmelos is native across the Indian subcontinent. It has a reputation in India for being able to grow in places that other trees cannot. It copes with a wide range of soil conditions (pH range 5-10), is tolerant of water logging and has an unusually wide temperature tolerance (from -7°C to 48 °C). It requires a pronounced dry season to give fruit.
3	Azadirachta Indica	Neem	8	Good for restoration of drier parts
4	Schleichera oleosa	Kusum	8	It is a larval host for butterflies Malayan, western centaur oakblue, common hedge blue.

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5	Cassia fistula	Bahava	8	It is a larval host for butterflies like common emigrant.
6	Butea monosperma	Palas	5	Used in afforestation of saline and waterlogged regions. It is larval host for butterflies.
7	Emblica officinalis	Awala	10	Plant with good regenerative capacity, sturdy. Good for restoration of forest clearing.
8	Mimusops elengi	Bakul	8	Fruits are eaten by animals
9	Tamarindus indica	Chincha	8	Good for shade. Reduces temperatures. Fruits are favoured by wild animals.
10	Phonenix sylvestris	Palm- Shindi	8	Ripe fruits are eaten by many animals, this also helps in seed dispersal.
11	Lagerstroemia reginae	Tamhan	8	Large flowers; its lrval host of butterfly. Decoction of bark is used in fever. Fruit is used as local application in mouth.
12	Albizia lebbeck	Shirish	5	Evergreen tree good for creating perennial greenery. Important species in evergreen forests
13	Mangifera Indica	Amba	10	Dominant in all kind of forets. Fruits are eaten by wild animals. It is a larval host for butterfly.
14	Garcinia	Kokam	5	Evergreen tree good for creating perennial greenery. Important species in evergreen forests
15	Cochlospermum religiosum	Ganer, Sonsawar	8	It attracts many birds while flowering, Leaves and gym useful in cough, diarrhoea and dysentery.
16	Syzygium cumini	Jambhul	8	Edible fruits. The leaves are used as folder. Seeds are used to reduce blood sugar in diabetic
46.Total quantity of plants on ground				

47.Number and list of shrubs and bushes species to be planted in the podium RG:

Serial Number	Name	C/C Distance	Area m2
1	N.A.	N.A.	N.A.

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48.Energy

Power requirement:	**Source of power supply :**	MSEDCL
	During Construction Phase: (Demand Load)	53 KW
	DG set as Power back-up during construction phase	62.5 kVA
	During Operation phase (Connected load):	1129 KW
	During Operation phase (Demand load):	473 KW
	Transformer:	630 kVA X 1 Nos.
	DG set as Power back-up during operation phase:	125 kVA X 1 Nos.
	Fuel used:	HSD
	Details of high tension line passing through the plot if any:	N.A.

49.Energy saving by non-conventional method:

1. Most of the common area & external lighting are proposed to work on high energy efficient lamps(LED) as specified in bureau of energy efficiency which again results in saving in general consumption
2. Low loss Transformers due to which 6.22% losses are saved against conventional transformer
3. Power Capacitors are proposed for load power factor correction and to maintain a healthy power situation. This also results in less demand load factor for the project.
4. Solar PV, Hot Water, Solar Street Lights, Energy Efficient Motors are proposed

50.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Percentage Energy Saving	15%

51.Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
Not applicable	Not applicable	Not applicable

Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Rs. 3575000
	O & M cost:	Rs. 41500 per annum

52.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	3
2	Site Sanitation & Safety	Health & Safety	1

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3	Environmental Monitoring	Pollution Control & Monitoring	3
4	Disinfection	Health & Safety	0.5
5	Health Check-Up	Health & Safety	0.5

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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	2.5	0.2
2	Sewage Treatment Plant	Waste Water Management	23.5	2.5
3	Organic Waste Composting	Solid Waste Management	15	1.5
4	Tree Plantation	Landscape Development	17.75	1.78
5	Energy Saving	Energy Conservation	35.75	0.42
6	Environmental Monitoring	Pollution Control	0	3

52. Storage of chemicals (inflamable/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

53. Any Other Information

No Information Available

54. Traffic Management

	Nos. of the junction to the main road & design of confluence:	1 Nos.
Parking details:	**Number and area of basement:**	Nil
	Number and area of podia:	Nil
	Total Parking area:	3991.8 sqm
	Area per car:	12.5 sqm
	Area per car:	12.5 sqm
	Number of 2-Wheelers as approved by competent authority:	506 Nos.
	Number of 4-Wheelers as approved by competent authority:	190 Nos.
	Public Transport:	Available
	Width of all Internal roads (m):	6m

SEAC-MINUTES-0000005243

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

Brief information of the project by SEAC

PP had submitted application for prior Environmental clearance for total plot area of 10000 m2, FSI area of 13400.62 m2, Non FSI area of 9242.32 m2 and total BUA of 22642.94 m2.

The building configuration of the proposal is as below:

Wing A1, A2 and B: P+11 (Height 36 m), Wing C1 and C2 : P+14 (Height 45 m) ,Club House : G+1

The Committee noted that the PP was issued show cause notice u/s 5 of Environment (P) Act, 1986 by Environment Department, GoM vide letter no. Comp-2019/CR-24/SEIAA dt. 29.08.2019 and the same was withdrawn by Environment Department vide even letter no. dt. 26.11.2019.

The case was discussed on the basis of the documents submitted and presentation made by the proponent. All issues relating to environment, including air, water, land, soil, ecology, biodiversity and social aspects were examined. The proposal is appraised as category 8(a)B2.

DECISION OF SEAC

SEAC-MINUTES-0000005243

PP has satisfactorily complied with the points raised in 95th meeting of SEAC-3.
*SEAC decided to **recommend** the proposal for prior environmental Clearance.*
Specific Conditions by SEAC:
FINAL RECOMMENDATION
SEAC-III have decided to recommend the proposal to SEIAA for Prior Environmental clearance subject to above conditions

SEAC-MINUTES-0000005243

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

Environment department,
Room No. 217, 2nd floor,
Mantralaya, Annexe,
Mumbai- 400 032.
Date:October 5, 2021

To,
Mr.Vishal Suresh Pawar
at S.No.40, H.No. 1/3/2 + 1/4 + 1/5, YEWALEWADI, PUNE

Subject: Environment Clearance for Proposed Residential 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 100th 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 226 Day-1th meetings.

2. It is noted that the proposal is considered by SEAC-III under screening category Category B as per EIA Notification 2006.

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

1.Name of Project	Sai Dwarika - Phase I and II
2.Type of institution	Private
3.Name of Project Proponent	Mr.Vishal Suresh Pawar
4.Name of Consultant	Mr. Rajesh Srivastava - Pollution and Ecology Control Services (PECS)
5.Type of project	Housing Project
6.New project/expansion in existing project/modernization/diversification in existing project	New
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Not applicable
8.Location of the project	S.No.40, H.No. 1/3/2 + 1/4 + 1/5, YEWALEWADI, PUNE
9.Taluka	Haveli
10.Village	Yewalewadi
Correspondence Name:	Mr.Vishal Suresh Pawar
Room Number:	B-3
Floor:	-
Building Name:	KPCT Mall
Road/Street Name:	Fatimanagar
Locality:	Adjacent to Vishal Mega Mart
City:	Pune - 411013
11.Whether in Corporation / Municipal / other area	PMC
12.IOD/IOA/Concession/Plan Approval Number	Sanction Plan
	IOD/IOA/Concession/Plan Approval Number: CC/3294/17
	Approved Built-up Area: 19469.98

Government of Maharashtra

13.Note on the initiated work (If applicable)	Work initiated and construction of Total BUA 19429.71 sqm completed as per Sanction Plan vide no. CC/3294/17 dated 09/03/2018
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	N.A.
15.Total Plot Area (sq. m.)	10000
16.Deductions	1524.08
17.Net Plot area	8475.92
18 (a).Proposed Built-up Area (FSI & Non-FSI)	**FSI area (sq. m.):** 13400.62
	Non FSI area (sq. m.): 9242.32
	Total BUA area (sq. m.): 22642.94
18 (b).Approved Built up area as per DCR	**Approved FSI area (sq. m.):** 10814.65
	Approved Non FSI area (sq. m.): 8655.33
	Date of Approval: 09-03-2018
19.Total ground coverage (m2)	1328.97
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	16%
21.Estimated cost of the project	334970715

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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**	PMC
	Fresh water (CMD):	109.8
	Recycled water - Flushing (CMD):	54.9
	Recycled water - Gardening (CMD):	6
	Swimming pool make up (Cum):	7
	Total Water Requirement (CMD) :	177.7
	Fire fighting - Underground water tank(CMD):	As per NOC
	Fire fighting - Overhead water tank(CMD):	20 cum per building
	Excess treated water	81.52
Wet season:	**Source of water**	PMC
	Fresh water (CMD):	109.8
	Recycled water - Flushing (CMD):	54.9
	Recycled water - Gardening (CMD):	0
	Swimming pool make up (Cum):	7
	Total Water Requirement (CMD) :	171.7
	Fire fighting - Underground water tank(CMD):	As per NOC
	Fire fighting - Overhead water tank(CMD):	20 cum per building
	Excess treated water	82.30
Details of Swimming pool (If any)	Dimensions: 12.2m X 9.14m X 1.22m	

Government of Maharashtra

24.Details of Total water consumed

Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
Water Requirement	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:**	10m BGL
	Size and no of RWH tank(s) and Quantity:	N.A.
	Location of the RWH tank(s):	N.A.
	Quantity of recharge pits:	4 Nos.
	Size of recharge pits :	2m X 1.5m X 2m
	Budgetary allocation (Capital cost) :	Rs. 250000
	Budgetary allocation (O & M cost) :	Rs. 20000 per annum
	Details of UGT tanks if any :	Domestic = 120 cum Drinking = 25 cum Fire = As per NOC
26.Storm water drainage	**Natural water drainage pattern:**	South to North
	Quantity of storm water:	320cum/day
	Size of SWD:	450mm - 600mm
27.Sewage and Waste water	**Sewage generation in KLD:**	142.42 KLD
	STP technology:	MBBR
	Capacity of STP (CMD):	STP Capacity = 150 KLD ; 1 Nos.
	Location & area of the STP:	Shown on Plan
	Budgetary allocation (Capital cost):	Rs. 2350000
	Budgetary allocation (O & M cost):	Rs. 250000 per annum

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28.Solid waste Management

Waste generation in the Pre Construction and Construction phase:	**Waste generation:**	5 kg/day
	Disposal of the construction waste debris:	Through authorised agency
Waste generation in the operation Phase:	**Dry waste:**	244 kg/day
	Wet waste:	379.46 kg/day
	Hazardous waste:	Negligible
	Biomedical waste (If applicable):	N.A.
	STP Sludge (Dry sludge):	13.46 kg/day
	Others if any:	E Waste = 1.7 kg/day
Mode of Disposal of waste:	**Dry waste:**	Handed over to Authorized Agency
	Wet waste:	In-situ Composting
	Hazardous waste:	N.A.
	Biomedical waste (If applicable):	N.A.
	STP Sludge (Dry sludge):	In-situ Composting
	Others if any:	E Waste Handed over to Authorized Dismantler/Recycler
Area requirement:	**Location(s):**	Shown on Plan
	Area for the storage of waste & other material:	60 sqm
	Area for machinery:	Considered in Above Area
Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Rs. 1500000
	O & M cost:	Rs. 150000 per 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
33.Source of Fuel		Not applicable		
34.Mode of Transportation of fuel to site		Not applicable		

35.Energy

Power requirement:	**Source of power supply :**	MSEDCL
	During Construction Phase: (Demand Load)	53 KW
	DG set as Power back-up during construction phase	62.5 kVA
	During Operation phase (Connected load):	1129 KW
	During Operation phase (Demand load):	473 KW
	Transformer:	630 kVA X 1 Nos.
	DG set as Power back-up during operation phase:	125 kVA X 1 Nos.
	Fuel used:	HSD
	Details of high tension line passing through the plot if any:	N.A.

Energy saving by non-conventional method:

1. Most of the common area & external lighting are proposed to work on high energy efficient lamps(LED) as specified in bureau of energy efficiency which again results in saving in general consumption
2. Low loss Transformers due to which 6.22% losses are saved against conventional transformer.
3. Power Capacitors are proposed for load power factor correction and to maintain a healthy power situation. This also results in less demand load factor for the project.
4. Solar PV, Hot Water, Solar Street Lights, Energy Efficient Motors are proposed

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36.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Percentage Energy Saving	15%

37.Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
Not applicable	Not applicable	Not applicable

Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Rs. 3575000
	O & M cost:	Rs. 41500 per 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	3
2	Site Sanitation & Safety	Health & Safety	1
3	Environmental Monitoring	Pollution Control & Monitoring	3
4	Disinfection	Health & Safety	0.5
5	Health Check-Up	Health & Safety	0.5

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	2.5	0.2
2	Sewage Treatment Plant	Waste Water Management	23.5	2.5
3	Organic Waste Composting	Solid Waste Management	15	1.5
4	Tree Plantation	Landscape Development	17.75	1.78
5	Energy Saving	Energy Conservation	35.75	0.42
6	Environmental Monitoring	Pollution Control	0	3

39.Storage of chemicals (inflamable/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

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No Information Available

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

3. The proposal has been considered by SEIAA in its 226 Day-1th 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 keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
II	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
III	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.
IV	This EC is subject to final order of Hon. NGT in O.A. 20/2020.

General Conditions:

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I	a) Construction Phase :- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material. II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority. III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board. IV. 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. V. Arrangement shall be made that waste water and storm water do not get mixed. VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices. VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority. VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project. IX. 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. X. The Energy Conservation Building code shall be strictly adhered to. XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site. XII. Additional soil for levelling 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. XIII. 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. XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance. XV. 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. XVI. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance. XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages. XVIII. 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. XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction 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 is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board. XX. 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 by a separate environment cell /designated person. B) Operation phase:- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste 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. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material. II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016. III. a) 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. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this. IV. 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. V. 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. VI. 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. VII. PP to provide adequate electric charging points for electric vehicles (EVs). VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept. IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards. X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes. XI. 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://parivesh.nic.in XII. 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. XIII. 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. XIV. 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, SO2, NOx (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. C) General EC Conditions:- I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA. II. 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. III. 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. IV. 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. V. 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. VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any. VII. 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.

Government of Maharashtra

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.

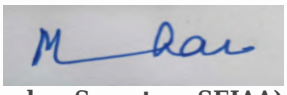
6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.

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, 1stFloor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.



Manisha Patankar Mhaiskar (Member Secretary SEIAA)

Copy to:

1. SECRETARY MOEF & CC
2. IA- DIVISION MOEF & CC
3. MEMBER SECRETARY MAHARASHTRA POLLUTION CONTROL BOARD MUMBAI
4. REGIONAL OFFICE MOEF & CC NAGPUR
5. MUNICIPAL COMMISSIONER PUNE
6. MUNICIPAL COMMISSIONER SATARA
7. REGIONAL OFFICE MPCB PUNE
8. REGIONAL OFFICE MIDC PUNE
9. MAHARASHTRA STATE ELECTRICITY DISTRIBUTION CO. LTD
10. COLLECTOR OFFICE PUNE
11. COLLECTOR OFFICE SATARA
12. COLLECTOR OFFICE SOLAPUR

Government of Maharashtra



EXHIBIT – HH2

सत्यमेव जयते

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

Environment department,
Room No. 217, 2nd floor,
Mantralaya, Annexe,
Mumbai- 400 032.
Date:October 5, 2021

To,
Mr.Vishal Suresh Pawar
at S.No.40, H.No. 1/3/2 + 1/4 + 1/5, YEWALEWADI, PUNE

Subject: Environment Clearance for Proposed Residential 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 100th 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 226 Day-1th meetings.

2. It is noted that the proposal is considered by SEAC-III under screening category Category B as per EIA Notification 2006.

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

1.Name of Project	Sai Dwarika - Phase I and II
2.Type of institution	Private
3.Name of Project Proponent	Mr.Vishal Suresh Pawar
4.Name of Consultant	Mr. Rajesh Srivastava - Pollution and Ecology Control Services (PECS)
5.Type of project	Housing Project
6.New project/expansion in existing project/modernization/diversification in existing project	New
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Not applicable
8.Location of the project	S.No.40, H.No. 1/3/2 + 1/4 + 1/5, YEWALEWADI, PUNE
9.Taluka	Haveli
10.Village	Yewalewadi
Correspondence Name:	Mr.Vishal Suresh Pawar
Room Number:	B-3
Floor:	-
Building Name:	KPCT Mall
Road/Street Name:	Fatimanagar
Locality:	Adjacent to Vishal Mega Mart
City:	Pune - 411013
11.Whether in Corporation / Municipal / other area	PMC
12.IOD/IOA/Concession/Plan Approval Number	Sanction Plan
	IOD/IOA/Concession/Plan Approval Number: CC/3294/17
	Approved Built-up Area: 19469.98

Government of Maharashtra

13.Note on the initiated work (If applicable)	Work initiated and construction of Total BUA 19429.71 sqm completed as per Sanction Plan vide no. CC/3294/17 dated 09/03/2018
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	N.A.
15.Total Plot Area (sq. m.)	10000
16.Deductions	1524.08
17.Net Plot area	8475.92
18 (a).Proposed Built-up Area (FSI & Non-FSI)	**FSI area (sq. m.):** 13400.62
	Non FSI area (sq. m.): 9242.32
	Total BUA area (sq. m.): 22642.94
18 (b).Approved Built up area as per DCR	**Approved FSI area (sq. m.):** 10814.65
	Approved Non FSI area (sq. m.): 8655.33
	Date of Approval: 09-03-2018
19.Total ground coverage (m2)	1328.97
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	16%
21.Estimated cost of the project	334970715

Government of Maharashtra

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	PMC
	Fresh water (CMD):	109.8
	Recycled water - Flushing (CMD):	54.9
	Recycled water - Gardening (CMD):	6
	Swimming pool make up (Cum):	7
	Total Water Requirement (CMD) :	177.7
	Fire fighting - Underground water tank(CMD):	As per NOC
	Fire fighting - Overhead water tank(CMD):	20 cum per building
	Excess treated water	81.52
Wet season:	Source of water	PMC
	Fresh water (CMD):	109.8
	Recycled water - Flushing (CMD):	54.9
	Recycled water - Gardening (CMD):	0
	Swimming pool make up (Cum):	7
	Total Water Requirement (CMD) :	171.7
	Fire fighting - Underground water tank(CMD):	As per NOC
	Fire fighting - Overhead water tank(CMD):	20 cum per building
	Excess treated water	82.30
Details of Swimming pool (If any)	Dimensions: 12.2m X 9.14m X 1.22m	

Government of Maharashtra

24.Details of Total water consumed

Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
Water Requirement	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:	10m BGL
	Size and no of RWH tank(s) and Quantity:	N.A.
	Location of the RWH tank(s):	N.A.
	Quantity of recharge pits:	4 Nos.
	Size of recharge pits :	2m X 1.5m X 2m
	Budgetary allocation (Capital cost) :	Rs. 250000
	Budgetary allocation (O & M cost) :	Rs. 20000 per annum
	Details of UGT tanks if any :	Domestic = 120 cum Drinking = 25 cum Fire = As per NOC
26.Storm water drainage	Natural water drainage pattern:	South to North
	Quantity of storm water:	320cum/day
	Size of SWD:	450mm - 600mm
27.Sewage and Waste water	Sewage generation in KLD:	142.42 KLD
	STP technology:	MBBR
	Capacity of STP (CMD):	STP Capacity = 150 KLD ; 1 Nos.
	Location & area of the STP:	Shown on Plan
	Budgetary allocation (Capital cost):	Rs. 2350000
	Budgetary allocation (O & M cost):	Rs. 250000 per annum

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28.Solid waste Management		
Waste generation in the Pre Construction and Construction phase:	**Waste generation:**	5 kg/day
	Disposal of the construction waste debris:	Through authorised agency
Waste generation in the operation Phase:	**Dry waste:**	244 kg/day
	Wet waste:	379.46 kg/day
	Hazardous waste:	Negligible
	Biomedical waste (If applicable):	N.A.
	STP Sludge (Dry sludge):	13.46 kg/day
	Others if any:	E Waste = 1.7 kg/day
Mode of Disposal of waste:	**Dry waste:**	Handed over to Authorized Agency
	Wet waste:	In-situ Composting
	Hazardous waste:	N.A.
	Biomedical waste (If applicable):	N.A.
	STP Sludge (Dry sludge):	In-situ Composting
	Others if any:	E Waste Handed over to Authorized Dismantler/Recycler
Area requirement:	**Location(s):**	Shown on Plan
	Area for the storage of waste & other material:	60 sqm
	Area for machinery:	Considered in Above Area
Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Rs. 1500000
	O & M cost:	Rs. 150000 per 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
33.Source of Fuel		Not applicable		
34.Mode of Transportation of fuel to site		Not applicable		

35.Energy

Power requirement:	**Source of power supply :**	MSEDCL
	During Construction Phase: (Demand Load)	53 KW
	DG set as Power back-up during construction phase	62.5 kVA
	During Operation phase (Connected load):	1129 KW
	During Operation phase (Demand load):	473 KW
	Transformer:	630 kVA X 1 Nos.
	DG set as Power back-up during operation phase:	125 kVA X 1 Nos.
	Fuel used:	HSD
	Details of high tension line passing through the plot if any:	N.A.

Energy saving by non-conventional method:

1. Most of the common area & external lighting are proposed to work on high energy efficient lamps(LED) as specified in bureau of energy efficiency which again results in saving in general consumption
2. Low loss Transformers due to which 6.22% losses are saved against conventional transformer.
3. Power Capacitors are proposed for load power factor correction and to maintain a healthy power situation. This also results in less demand load factor for the project.
4. Solar PV, Hot Water, Solar Street Lights, Energy Efficient Motors are proposed

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36.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Percentage Energy Saving	15%

37.Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
Not applicable	Not applicable	Not applicable

Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Rs. 3575000
	O & M cost:	Rs. 41500 per 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	3
2	Site Sanitation & Safety	Health & Safety	1
3	Environmental Monitoring	Pollution Control & Monitoring	3
4	Disinfection	Health & Safety	0.5
5	Health Check-Up	Health & Safety	0.5

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	2.5	0.2
2	Sewage Treatment Plant	Waste Water Management	23.5	2.5
3	Organic Waste Composting	Solid Waste Management	15	1.5
4	Tree Plantation	Landscape Development	17.75	1.78
5	Energy Saving	Energy Conservation	35.75	0.42
6	Environmental Monitoring	Pollution Control	0	3

39.Storage of chemicals (inflamable/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

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No Information Available



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

3. The proposal has been considered by SEIAA in its 226 Day-1th 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 keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
II	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
III	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.
IV	This EC is subject to final order of Hon. NGT in O.A. 20/2020.

General Conditions:

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	a) Construction Phase :- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material. II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority. III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board. IV. 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. V. Arrangement shall be made that waste water and storm water do not get mixed. VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices. VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority. VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project. IX. 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. X. The Energy Conservation Building code shall be strictly adhered to. XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site. XII. Additional soil for levelling 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. XIII. 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. XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance. XV. 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. XVI. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance. XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages. XVIII. 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. XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction 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 is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board. XX. 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 by a separate environment cell /designated person. B) Operation phase.- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste 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. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material. ii. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016. III. a) 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. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this. IV. 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. V. 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. VI. 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. VII. PP to provide adequate electric charging points for electric vehicles (EVs). VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept. IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards. X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes. XI. 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://parivesh.nic.in XII. 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. XIII. 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. XIV. 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, SO2, NOx (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. C) General EC Conditions:- I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA. II. 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. III. 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. IV. 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. V. 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. VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any. VII. 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.



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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, 1stFloor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

Manisha Patankar Mhaiskar (Member Secretary SEIAA)

Copy to:

1. SECRETARY MOEF & CC
2. IA- DIVISION MOEF & CC
3. MEMBER SECRETARY MAHARASHTRA POLLUTION CONTROL BOARD MUMBAI
4. REGIONAL OFFICE MOEF & CC NAGPUR
5. MUNICIPAL COMMISSIONER PUNE
6. MUNICIPAL COMMISSIONER SATARA
7. REGIONAL OFFICE MPCB PUNE
8. REGIONAL OFFICE MIDC PUNE
9. MAHARASHTRA STATE ELECTRICITY DISTRIBUTION CO. LTD
10. COLLECTOR OFFICE PUNE
11. COLLECTOR OFFICE SATARA
12. COLLECTOR OFFICE SOLAPUR

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TRUE COPY

EXHIT - II

100 SEAC-3 meeting Day-03	
SEAC Meeting number: 100 **Meeting Date** December 28, 2019	
Subject: Environment Clearance for Proposed Residential Project	
Is a Violation Case: No	
1.Name of Project	Sai Dwarika - Phase III and IV
2.Type of institution	Private
3.Name of Project Proponent	Mr.Vishal Suresh Pawar
4.Name of Consultant	Mr. Rajesh Srivastava - Pollution and Ecology Control Services (PECS)
5.Type of project	Housing Project
6.New project/expansion in existing project/modernization/diversification in existing project	New
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Not applicable
8.Location of the project	S. No. 40, H. No. 1/1 + 1/2 + 1/3/1, YEWALEWADI, PUNE
9.Taluka	Haveli
10.Village	Yewalewadi
Correspondence Name:	Mr Vishal Suresh Pawar
Room Number:	B-3
Floor:	-
Building Name:	KPCT Mall
Road/Street Name:	Fatimanagar
Locality:	Adjacent to Vishal Mega Mart
City:	Pune - 411013
11.Whether in Corporation / Municipal / other area	PMC
12.IOD/IOA/Concession/Plan Approval Number	Sanction Plan
	IOD/IOA/Concession/Plan Approval Number: CC/3296/17
	Approved Built-up Area: 19357.2
13.Note on the initiated work (If applicable)	Work initiated and construction of Total BUA 19315.42 sqm completed as per Sanction Plan vide no. CC/3296/17 dated 09/03/2018
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	N.A.
15.Total Plot Area (sq. m.)	10000
16.Deductions	1524.08
17.Net Plot area	8475.92
18 (a).Proposed Built-up Area (FSI & Non-FSI)	**FSI area (sq. m.):** 13320.65
	Non FSI area (sq. m.): 9047.41
	Total BUA area (sq. m.): 22368.06
18 (b).Approved Built up area as per DCR	**Approved FSI area (sq. m.):** 10800.21
	Approved Non FSI area (sq. m.): 8556.99
	Date of Approval: 09-03-2018
19.Total ground coverage (m2)	1317.65
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	16%
21.Estimated cost of the project	331027519

22.Number of buildings & its configuration

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Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	Wing D1&D2	P+14	45
2	Wing E	P+11	36
3	Wing F1&F2	P+11	36
4	Club House	G+1	7

23.Number of tenants and shops	No. of Tenaments = 242 Nos.
24.Number of expected residents / users	No. of Residential Users = 1210 Nos.
25.Tenant density per hectare	286
26.Height of the building(s)	
27.Right of way (Width of the road from the nearest fire station to the proposed building(s)	12 m
28.Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	6 m
29.Existing structure (s) if any	Wing D1&D2 - P+10; Wing E - P+11; Wing F1&F2 - P+11. All construction completed as per Sanction Plan vide no. CC/3296/17 dated 09/03/2018
30.Details of the demolition with disposal (If applicable)	N.A.

31.Production Details

Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable

32.Total Water Requirement

SEAC-MINUTES-0000005244

Dry season:	Source of water	PMC
	Fresh water (CMD):	108.9
	Recycled water - Flushing (CMD):	54.45
	Recycled water - Gardening (CMD):	6
	Swimming pool make up (Cum):	0
	Total Water Requirement (CMD) :	169.35
	Fire fighting - Underground water tank(CMD):	As per NOC
	Fire fighting - Overhead water tank(CMD):	20 cum per building
	Excess treated water	86.88
Wet season:	Source of water	PMC
	Fresh water (CMD):	108.9
	Recycled water - Flushing (CMD):	54.45
	Recycled water - Gardening (CMD):	0
	Swimming pool make up (Cum):	0
	Total Water Requirement (CMD) :	163.35
	Fire fighting - Underground water tank(CMD):	As per NOC
	Fire fighting - Overhead water tank(CMD):	20 cum per building
	Excess treated water	87.66
Details of Swimming pool (If any)	N.A.	

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33.Details of Total water consumed									
Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
Water Requirement	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

34.Rain Water Harvesting (RWH)	Level of the Ground water table:	10m BGL
	Size and no of RWH tank(s) and Quantity:	N.A.
	Location of the RWH tank(s):	N.A
	Quantity of recharge pits:	4 Nos.
	Size of recharge pits :	2m X 1.5m X 2m
	Budgetary allocation (Capital cost) :	Rs. 250000
	Budgetary allocation (O & M cost) :	Rs. 20000 per annum
	Details of UGT tanks if any :	Domestic = 120 cum Drinking = 25 cum Fire = As per NOC
35.Storm water drainage	Natural water drainage pattern:	South to North
	Quantity of storm water:	320cum/day
	Size of SWD:	450mm - 600mm
36.Sewage and Waste water	Sewage generation in KLD:	147.33 KLD
	STP technology:	MBBR
	Capacity of STP (CMD):	STP Capacity = 150 KLD ; 1 Nos.
	Location & area of the STP:	Shown on Plan
	Budgetary allocation (Capital cost):	Rs. 2350000
	Budgetary allocation (O & M cost):	Rs. 250000 per annum

SEAC-MINUTES-0000005244

37.Solid waste Management

Waste generation in the Pre Construction and Construction phase:	Waste generation:	5 kg/day
	Disposal of the construction waste debris:	Through authorised agency
Waste generation in the operation Phase:	Dry waste:	242 kg/day
	Wet waste:	376.53 kg/day
	Hazardous waste:	Negligible
	Biomedical waste (If applicable):	N.A.
	STP Sludge (Dry sludge):	15.53 kg/day
	Others if any:	E Waste = 1.7 kg/day
Mode of Disposal of waste:	Dry waste:	Handed over to Authorized Agency
	Wet waste:	In-situ Composting
	Hazardous waste:	N.A.
	Biomedical waste (If applicable):	N.A.
	STP Sludge (Dry sludge):	In-situ Composting
	Others if any:	E Waste Handed over to Authorized Dismantler/Recycler
Area requirement:	Location(s):	Shown on Plan
	Area for the storage of waste & other material:	60 sqm
	Area for machinery:	Considered in Above Area
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Rs. 1500000
	O & M cost:	Rs. 150000 per annum

38.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

SEAC-MINUTES-0000005244

39.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

40.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

41.Details of Fuel to be used

Serial Number	Type of Fuel	Existing	Proposed	Total
1	Not applicable	Not applicable	Not applicable	Not applicable
42.Source of Fuel		Not applicable		
43.Mode of Transportation of fuel to site		Not applicable		

44.Green Belt Development	**Total RG area :**	1000.8 sqm
	No of trees to be cut :	Nil
	Number of trees to be planted :	Existing 2 Nos. Trees; Proposed 123 Nos. Trees, Total 125 Nos. Trees
	List of proposed native trees :	Elaborated Below
	Timeline for completion of plantation :	Till Completion of Project

45.Number and list of trees species to be planted in the ground

Serial Number	Name of the plant	Common Name	Quantity	Characteristics & ecological importance
1	Alstonis scholaris	Satwin	5	Being tall serves as nesting, used for chronic fever and skin diseases
2	Aegle marmelos	Bel	8	Aegle marmelos is native across the Indian subcontinent. It has a reputation in India for being able to grow in places that other trees cannot. It copes with a wide range of soil conditions (pH range 5-10), is tolerant of water logging and has an unusually wide temperature tolerance (from -7°C to 48 °C). It requires a pronounced dry season to give fruit.
3	Azadirachta Indica	Neem	8	Good for restoration of drier parts
4	Schleichera oleosa	Kusum	8	It is a larval host for butterflies Malayan, western centaur oakblue, common hedge blue.
5	Cassia fistula	Bahava	8	It is a larval host for butterflies like common emigrant.

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6	Butea monosperma	Palas	5	Used in afforestation of saline and waterlogged regions. It is larval host for butterflies.
7	Emblica officinalis	Awala	8	Plant with good regenerative capacity, sturdy. Good for restoration of forest clearing.
8	Gmelina arborea	Shivan	8	Good for plantation for restoration
9	Nyctanthes arbor-tristis	Parijatak	8	Leaves are very useful in fever and rheumatism
10	Phonenix sylvestris	Palm- Shindi	8	Ripe fruits are eaten by many animals, this also helps in seed dispersal.
11	Lagerstroemia reginae	Tamhan	8	Large flowers, its larval host of butterfly. Decoction of bark is used in fever. Fruit is used as local application in mouth.
12	Saraca asoca	Sita Ashok	5	It is larval host for butterflies. The dried bark of the tree is of medicinal value
13	Mangifera Indica	Amba	8	Dominant in all kind of forets. Fruits are eaten by wild animals. It is a larval host for butterfly.
14	Putranjiva roxburghii	Putranjiva	5	Fast growing, sturdy species. Can be used for plantation in restoration
15	Murraya koeniggi	Kadhipatta	8	It is larval host for butterflies. Commonly used to flavor curries
16	Syzygium cumini	Jambhul	8	Edible fruits. The leaves are used as folder. Seeds are used to reduce blood sugar in diabetic
17	Thespesia populnea	Bhend	7	Chordate leaves, tree with good coppicing ability. It is larval host for butterfly. Bark is beneficial in painful joints.
46.Total quantity of plants on ground				

47.Number and list of shrubs and bushes species to be planted in the podium RG:

Serial Number	Name	C/C Distance	Area m2
1	N.A.	N.A.	N.A.

SEAC-MINUTES-0000005241

48.Energy

Power requirement:	**Source of power supply :**	MSEDCL
	During Construction Phase: (Demand Load)	53 KW
	DG set as Power back-up during construction phase	62.5 kVA
	During Operation phase (Connected load):	1153 KW
	During Operation phase (Demand load):	482 KW
	Transformer:	630 kVA X 1 Nos.
	DG set as Power back-up during operation phase:	125 kVA X 1 Nos.
	Fuel used:	HSD
	Details of high tension line passing through the plot if any:	N.A.

49.Energy saving by non-conventional method:

1. Most of the common area & external lighting are proposed to work on high energy efficient lamps(LED) as specified in bureau of energy efficiency which again results in saving in general consumption
2. Low loss Transformers due to which 6.22% losses are saved against conventional transformer.
3. Power Capacitors are proposed for load power factor correction and to maintain a healthy power situation. This also results in loss demand load factor for the project
4. Solar PV, Hot Water, Solar Street Lights, Energy Efficient Motors are proposed

50.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Percentage Energy Saving	15%

51.Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
Not applicable	Not applicable	Not applicable

Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Rs. 3575000
	O & M cost:	Rs. 41500 per annum

52.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	3
2	Site Sanitation & Safety	Health & Safety	1

SEAC-MIN-0000005244

3	Environmental Monitoring	Pollution Control & Monitoring	3
4	Disinfection	Health & Safety	0.5
5	Health Check-Up	Health & Safety	0.5

SEAC-MINUTES-0000005244

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	2.5	0.2
2	Sewage Treatment Plant	Waste Water Management	23.5	2.5
3	Organic Waste Composting	Solid Waste Management	15	1.5
4	Tree Plantation	Landscape Development	17.75	1.78
5	Energy Saving	Energy Conservation	35.75	0.42
6	Environmental Monitoring	Pollution Control	0	3

52. Storage of chemicals (inflamable/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

53. Any Other Information

No Information Available

54. Traffic Management

	Nos. of the junction to the main road & design of confluence:	1 Nos.
Parking details:	Number and area of basement:	Nil
	Number and area of podia:	Nil
	Total Parking area:	4079.3 sqm
	Area per car:	12.5 sqm
	Area per car:	12.5 sqm
	Number of 2-Wheelers as approved by competent authority:	506 Nos.
	Number of 4-Wheelers as approved by competent authority:	197 Nos.
	Public Transport:	Available
	Width of all Internal roads (m):	12m

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

Brief information of the project by SEAC

PP had submitted application for prior Environmental clearance for total plot area of 10000 m2, FSI area of 13320.65 m2, Non FSI area of 9047.41 m2 and total BUA of 22368.06 m2.

The building configuration of the proposal is as below:

Wing F1, F2 and E: P+11 (Height 36 m), Wing D1 and D2 : P+14 (Height 45 m) ,Club House : G+1

The Committee noted that the PP was issued show cause notice u/s 5 of Environment (P) Act, 1986 by Environment Department, GoM vide letter no. Comp-2019/CR-24/SEIAA dt. 29.08.2019 and the same was withdrawn by Environment Department vide even letter no. dt. 26.11.2019.

The case was discussed on the basis of the documents submitted and presentation made by the proponent. All issues relating to environment, including air, water, land, soil, ecology, biodiversity and social aspects were examined. The proposal is appraised as category 8(a)B2.

DECISION OF SEAC

SEAC-MINUTES-0000005244

PP has satisfactorily complied with the points raised in 95th meeting of SEAC-3. *SEAC decided to* ***recommend*** *the proposal for prior environmental Clearance.* **Specific Conditions by SEAC:**
FINAL RECOMMENDATION
SEAC-III have decided to recommend the proposal to SEIAA for Prior Environmental clearance subject to above conditions

SEAC-MINUTES-0000005244

TRUE COPY

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

Environment department,
Room No. 217, 2nd floor,
Mantralaya, Annexe,
Mumbai- 400 032.
Date:October 5, 2021

To,
Mr.Vishal Suresh Pawar
at S. No. 40, H. No. 1/1 + 1/2 + 1/3/1, YEWALEWADI, PUNE

Subject: Environment Clearance for Proposed Residential 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 100th 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 226 Day-1th meetings.

2. It is noted that the proposal is considered by SEAC-III under screening category Category B as per EIA Notification 2006.

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

1.Name of Project	Sai Dwarika - Phase III and IV
2.Type of institution	Private
3.Name of Project Proponent	Mr.Vishal Suresh Pawar
4.Name of Consultant	Mr. Rajesh Srivastava - Pollution and Ecology Control Services (PECS)
5.Type of project	Housing Project
6.New project/expansion in existing project/modernization/diversification in existing project	New
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Not applicable
8.Location of the project	S. No. 40, H. No. 1/1 + 1/2 + 1/3/1, YEWALEWADI, PUNE
9.Taluka	Haveli
10.Village	Yewalewadi
Correspondence Name:	Mr.Vishal Suresh Pawar
Room Number:	B-3
Floor:	-
Building Name:	KPCT Mall
Road/Street Name:	Fatimanagar
Locality:	Adjacent to Vishal Mega Mart
City:	Pune - 411013
11.Whether in Corporation / Municipal / other area	PMC
12.IOD/IOA/Concession/Plan Approval Number	Sanction Plan
	IOD/IOA/Concession/Plan Approval Number: CC/3296/17
	Approved Built-up Area: 19357.2

Government of Maharashtra

13.Note on the initiated work (If applicable)	Work initiated and construction of Total BUA 19315.42 sqm completed as per Sanction Plan vide no. CC/3296/17 dated 09/03/2018
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	N.A.
15.Total Plot Area (sq. m.)	10000
16.Deductions	1524.08
17.Net Plot area	8475.92
18 (a).Proposed Built-up Area (FSI & Non-FSI)	**FSI area (sq. m.):** 13320.65
	Non FSI area (sq. m.): 9047.41
	Total BUA area (sq. m.): 22368.06
18 (b).Approved Built up area as per DCR	**Approved FSI area (sq. m.):** 10800.21
	Approved Non FSI area (sq. m.): 8556.99
	Date of Approval: 09-03-2018
19.Total ground coverage (m2)	1317.65
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	16%
21.Estimated cost of the project	331027519

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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	PMC
	Fresh water (CMD):	108.9
	Recycled water - Flushing (CMD):	54.45
	Recycled water - Gardening (CMD):	6
	Swimming pool make up (Cum):	0
	Total Water Requirement (CMD) :	169.35
	Fire fighting - Underground water tank(CMD):	As per NOC
	Fire fighting - Overhead water tank(CMD):	20 cum per building
	Excess treated water	86.88
Wet season:	Source of water	PMC
	Fresh water (CMD):	108.9
	Recycled water - Flushing (CMD):	54.45
	Recycled water - Gardening (CMD):	0
	Swimming pool make up (Cum):	0
	Total Water Requirement (CMD) :	163.35
	Fire fighting - Underground water tank(CMD):	As per NOC
	Fire fighting - Overhead water tank(CMD):	20 cum per building
	Excess treated water	87.66
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)		
Water Requirement	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:**	10m BGL
	Size and no of RWH tank(s) and Quantity:	N.A.
	Location of the RWH tank(s):	N.A.
	Quantity of recharge pits:	4 Nos.
	Size of recharge pits :	2m X 1.5m X 2m
	Budgetary allocation (Capital cost) :	Rs. 250000
	Budgetary allocation (O & M cost) :	Rs. 20000 per annum
	Details of UGT tanks if any :	Domestic = 120 cum Drinking = 25 cum Fire = As per NOC
26.Storm water drainage	**Natural water drainage pattern:**	South to North
	Quantity of storm water:	320cum/day
	Size of SWD:	450mm - 600mm
27.Sewage and Waste water	**Sewage generation in KLD:**	147.33 KLD
	STP technology:	MBBR
	Capacity of STP (CMD):	STP Capacity = 150 KLD ; 1 Nos.
	Location & area of the STP:	Shown on Plan
	Budgetary allocation (Capital cost):	Rs. 2350000
	Budgetary allocation (O & M cost):	Rs. 250000 per annum

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28.Solid waste Management

Waste generation in the Pre Construction and Construction phase:	**Waste generation:**	5 kg/day
	Disposal of the construction waste debris:	Through authorised agency
Waste generation in the operation Phase:	**Dry waste:**	242 kg/day
	Wet waste:	376.53 kg/day
	Hazardous waste:	Negligible
	Biomedical waste (If applicable):	N.A.
	STP Sludge (Dry sludge):	13.53 kg/day
	Others if any:	E Waste = 1.7 kg/day
Mode of Disposal of waste:	**Dry waste:**	Handed over to Authorized Agency
	Wet waste:	In-situ Composting
	Hazardous waste:	N.A.
	Biomedical waste (If applicable):	N.A.
	STP Sludge (Dry sludge):	In-situ Composting
	Others if any:	E Waste Handed over to Authorized Dismantler/Recycler
Area requirement:	**Location(s):**	Shown on Plan
	Area for the storage of waste & other material:	60 sqm
	Area for machinery:	Considered in Above Area
Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Rs. 1500000
	O & M cost:	Rs. 150000 per 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
33.Source of Fuel		Not applicable		
34.Mode of Transportation of fuel to site		Not applicable		

35.Energy

Power requirement:	**Source of power supply :**	MSEDCL
	During Construction Phase: (Demand Load)	53 KW
	DG set as Power back-up during construction phase	62.5 kVA
	During Operation phase (Connected load):	1153 KW
	During Operation phase (Demand load):	482 KW
	Transformer:	630 kVA X 1 Nos.
	DG set as Power back-up during operation phase:	125 kVA X 1 Nos.
	Fuel used:	HSD
	Details of high tension line passing through the plot if any:	N.A.

Energy saving by non-conventional method:

1. Most of the common area & external lighting are proposed to work on high energy efficient lamps(LED) as specified in bureau of energy efficiency which again results in saving in general consumption
2. Low loss Transformers due to which 6.22% losses are saved against conventional transformer.
3. Power Capacitors are proposed for load power factor correction and to maintain a healthy power situation. This also results in less demand load factor for the project.
4. Solar PV, Hot Water, Solar Street Lights, Energy Efficient Motors are proposed

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36.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Percentage Energy Saving	15%

37.Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
Not applicable	Not applicable	Not applicable

Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Rs. 3575000
	O & M cost:	Rs. 41500 per 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	3
2	Site Sanitation & Safety	Health & Safety	1
3	Environmental Monitoring	Pollution Control & Monitoring	3
4	Disinfection	Health & Safety	0.5
5	Health Check-Up	Health & Safety	0.5

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	2.5	0.2
2	Sewage Treatment Plant	Waste Water Management	23.5	2.5
3	Organic Waste Composting	Solid Waste Management	15	1.5
4	Tree Plantation	Landscape Development	17.75	1.78
5	Energy Saving	Energy Conservation	35.75	0.42
6	Environmental Monitoring	Pollution Control	0	3

39.Storage of chemicals (inflamable/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

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No Information Available

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

3. The proposal has been considered by SEIAA in its 226 Day-1th 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 keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
II	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
III	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.
IV	This EC will be subject to final order of Hon. NGT in O.A. 20/2020

General Conditions:

Government of Maharashtra

I	a) Construction Phase :- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material. II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority. III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board. IV. 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. V. Arrangement shall be made that waste water and storm water do not get mixed. VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices. VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority. VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project. IX. 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. X. The Energy Conservation Building code shall be strictly adhered to. XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site. XII. Additional soil for levelling 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. XIII. 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. XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance. XV. 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. XVI. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance. XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages. XVIII. 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. XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction 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 is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board. XX. 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 by a separate environment cell /designated person. B) Operation phase:- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste 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. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material. II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016. III. a) 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. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this. IV. 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. V. 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. VI. 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. VII. PP to provide adequate electric charging points for electric vehicles (EVs). VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept. IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards. X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes. XI. 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://parivesh.nic.in XII. 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. XIII. 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. XIV. 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, SO2, NOx (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. C) General EC Conditions:- I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA. II. 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. III. 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. IV. 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. V. 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. VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any. VII. 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.

Government of Maharashtra

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.

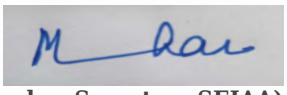
6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.

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, 1stFloor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.



Manisha Patankar Mhaiskar (Member Secretary SEIAA)

Copy to:

1. SECRETARY MOEF & CC
2. IA- DIVISION MOEF & CC
3. MEMBER SECRETARY MAHARASHTRA POLLUTION CONTROL BOARD MUMBAI
4. REGIONAL OFFICE MOEF & CC NAGPUR
5. MUNICIPAL COMMISSIONER PUNE
6. MUNICIPAL COMMISSIONER SATARA
7. REGIONAL OFFICE MPCB PUNE
8. REGIONAL OFFICE MIDC PUNE
9. MAHARASHTRA STATE ELECTRICITY DISTRIBUTION CO. LTD
10. COLLECTOR OFFICE PUNE
11. COLLECTOR OFFICE SATARA
12. COLLECTOR OFFICE SOLAPUR

Government of Maharashtra



EXHIBIT - II-2

सत्यमेव जयते

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

Environment department,
Room No. 217, 2nd floor,
Mantralaya, Annexe,
Mumbai- 400 032.
Date:October 5, 2021

To,
Mr.Vishal Suresh Pawar
at S. No. 40, H. No. 1/1 + 1/2 + 1/3/1, YEWALEWADI, PUNE

Subject: Environment Clearance for Proposed Residential 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 100th 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 226 Day-1th meetings.

2. It is noted that the proposal is considered by SEAC-III under screening category Category B as per EIA Notification 2006.

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

1.Name of Project	Sai Dwarika - Phase III and IV
2.Type of institution	Private
3.Name of Project Proponent	Mr.Vishal Suresh Pawar
4.Name of Consultant	Mr. Rajesh Srivastava - Pollution and Ecology Control Services (PECS)
5.Type of project	Housing Project
6.New project/expansion in existing project/modernization/diversification in existing project	New
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Not applicable
8.Location of the project	S. No. 40, H. No. 1/1 + 1/2 + 1/3/1, YEWALEWADI, PUNE
9.Taluka	Haveli
10.Village	Yewalewadi
Correspondence Name:	Mr.Vishal Suresh Pawar
Room Number:	B-3
Floor:	-
Building Name:	KPCT Mall
Road/Street Name:	Fatimanagar
Locality:	Adjacent to Vishal Mega Mart
City:	Pune - 411013
11.Whether in Corporation / Municipal / other area	PMC
12.IOD/IOA/Concession/Plan Approval Number	Sanction Plan
	IOD/IOA/Concession/Plan Approval Number: CC/3296/17
	Approved Built-up Area: 19357.2

Government of Maharashtra

13.Note on the initiated work (If applicable)	Work initiated and construction of Total BUA 19315.42 sqm completed as per Sanction Plan vide no. CC/3296/17 dated 09/03/2018
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	N.A.
15.Total Plot Area (sq. m.)	10000
16.Deductions	1524.08
17.Net Plot area	8475.92
18 (a).Proposed Built-up Area (FSI & Non-FSI)	**FSI area (sq. m.):** 13320.65
	Non FSI area (sq. m.): 9047.41
	Total BUA area (sq. m.): 22368.06
18 (b).Approved Built up area as per DCR	**Approved FSI area (sq. m.):** 10800.21
	Approved Non FSI area (sq. m.): 8556.99
	Date of Approval: 09-03-2018
19.Total ground coverage (m2)	1317.65
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	16%
21.Estimated cost of the project	331027519

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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	PMC
	Fresh water (CMD):	108.9
	Recycled water - Flushing (CMD):	54.45
	Recycled water - Gardening (CMD):	6
	Swimming pool make up (Cum):	0
	Total Water Requirement (CMD) :	169.35
	Fire fighting - Underground water tank(CMD):	As per NOC
	Fire fighting - Overhead water tank(CMD):	20 cum per building
	Excess treated water	86.88
Wet season:	Source of water	PMC
	Fresh water (CMD):	108.9
	Recycled water - Flushing (CMD):	54.45
	Recycled water - Gardening (CMD):	0
	Swimming pool make up (Cum):	0
	Total Water Requirement (CMD) :	163.35
	Fire fighting - Underground water tank(CMD):	As per NOC
	Fire fighting - Overhead water tank(CMD):	20 cum per building
	Excess treated water	87.66
Details of Swimming pool (If any)	N.A.	

Government of Maharashtra

24.Details of Total water consumed

Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
Water Requirement	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:**	10m BGL
	Size and no of RWH tank(s) and Quantity:	N.A.
	Location of the RWH tank(s):	N.A.
	Quantity of recharge pits:	4 Nos.
	Size of recharge pits :	2m X 1.5m X 2m
	Budgetary allocation (Capital cost) :	Rs. 250000
	Budgetary allocation (O & M cost) :	Rs. 20000 per annum
	Details of UGT tanks if any :	Domestic = 120 cum Drinking = 25 cum Fire = As per NOC
26.Storm water drainage	**Natural water drainage pattern:**	South to North
	Quantity of storm water:	320cum/day
	Size of SWD:	450mm - 600mm
27.Sewage and Waste water	**Sewage generation in KLD:**	147.33 KLD
	STP technology:	MBBR
	Capacity of STP (CMD):	STP Capacity = 150 KLD : 1 Nos.
	Location & area of the STP:	Shown on Plan
	Budgetary allocation (Capital cost):	Rs. 2350000
	Budgetary allocation (O & M cost):	Rs. 250000 per annum

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28.Solid waste Management		
Waste generation in the Pre Construction and Construction phase:	**Waste generation:**	5 kg/day
	Disposal of the construction waste debris:	Through authorised agency
Waste generation in the operation Phase:	**Dry waste:**	242 kg/day
	Wet waste:	376.53 kg/day
	Hazardous waste:	Negligible
	Biomedical waste (If applicable):	N.A.
	STP Sludge (Dry sludge):	13.53 kg/day
	Others if any:	E Waste = 1.7 kg/day
Mode of Disposal of waste:	**Dry waste:**	Handed over to Authorized Agency
	Wet waste:	In-situ Composting
	Hazardous waste:	N.A.
	Biomedical waste (If applicable):	N.A.
	STP Sludge (Dry sludge):	In-situ Composting
	Others if any:	E Waste Handed over to Authorized Dismantler/Recycler
Area requirement:	**Location(s):**	Shown on Plan
	Area for the storage of waste & other material:	60 sqm
	Area for machinery:	Considered in Above Area
Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Rs. 1500000
	O & M cost:	Rs. 150000 per 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
33.Source of Fuel		Not applicable		
34.Mode of Transportation of fuel to site		Not applicable		

35.Energy

Power requirement:	**Source of power supply :**	MSEDCL
	During Construction Phase: (Demand Load)	53 KW
	DG set as Power back-up during construction phase	62.5 kVA
	During Operation phase (Connected load):	1153 KW
	During Operation phase (Demand load):	482 KW
	Transformer:	630 kVA X 1 Nos.
	DG set as Power back-up during operation phase:	125 kVA X 1 Nos.
	Fuel used:	HSD
	Details of high tension line passing through the plot if any:	N.A.

Energy saving by non-conventional method:

1. Most of the common area & external lighting are proposed to work on high energy efficient lamps(LED) as specified in bureau of energy efficiency which again results in saving in general consumption
2. Low loss Transformers due to which 6.22% losses are saved against conventional transformer.
3. Power Capacitors are proposed for load power factor correction and to maintain a healthy power situation. This also results in less demand load factor for the project.
4. Solar PV, Hot Water, Solar Street Lights, Energy Efficient Motors are proposed

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36.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Percentage Energy Saving	15%

37.Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
Not applicable	Not applicable	Not applicable

Budgetary allocation (Capital cost and O&M cost):		
	Capital cost:	Rs. 3575000
	O & M cost:	Rs. 41500 per 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	3
2	Site Sanitation & Safety	Health & Safety	1
3	Environmental Monitoring	Pollution Control & Monitoring	3
4	Disinfection	Health & Safety	0.5
5	Health Check-Up	Health & Safety	0.5

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	2.5	0.2
2	Sewage Treatment Plant	Waste Water Management	23.5	2.5
3	Organic Waste Composting	Solid Waste Management	15	1.5
4	Tree Plantation	Landscape Development	17.75	1.78
5	Energy Saving	Energy Conservation	35.75	0.42
6	Environmental Monitoring	Pollution Control	0	3

39.Storage of chemicals (inflamable/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:	N.A.
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	N.A.
	Category as per schedule of EIA Notification sheet	Category B
	Court cases pending if any	N.A.
	Other Relevant Informations	N.A.
	Have you previously submitted Application online on MOEF Website.	No
	Date of online submission	-

3. The proposal has been considered by SEIAA in its 226 Day-1th 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 keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
II	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
III	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.
IV	This EC will be subject to final order of Hon. NGT in O.A. 20/2020

General Conditions:

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	a) Construction Phase :- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material. II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority. III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board. IV. 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. V. Arrangement shall be made that waste water and storm water do not get mixed. VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices. VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority. VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project. IX. 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. X. The Energy Conservation Building code shall be strictly adhered to. XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site. XII. Additional soil for levelling 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. XIII. 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. XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance. XV. 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. XVI. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance. XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages. XVIII. 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. XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction 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 is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board. XX. 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 by a separate environment cell /designated person. B) Operation phase:- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste 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. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material. II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016. III. a) 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. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water. Local authority should ensure this. IV. 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. V. 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. VI. 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. VII. PP to provide adequate electric charging points for electric vehicles (EVs). VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept. IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards. X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes. XI. 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://parivesh.nic.in XII. 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. XIII. 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. XIV. 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, SO2, NOx (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. C) General EC Conditions:- I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA. II. 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. III. 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. IV. 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. V. 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. VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any. VII. 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.



Government of Maharashtra

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, 1stFloor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

Manisha Patankar Mhaiskar (Member Secretary SEIAA)

Copy to:

1. SECRETARY MOEF & CC
2. IA- DIVISION MOEF & CC
3. MEMBER SECRETARY MAHARASHTRA POLLUTION CONTROL BOARD MUMBAI
4. REGIONAL OFFICE MOEF & CC NAGPUR
5. MUNICIPAL COMMISSIONER PUNE
6. MUNICIPAL COMMISSIONER SATARA
7. REGIONAL OFFICE MPCB PUNE
8. REGIONAL OFFICE MIDC PUNE
9. MAHARASHTRA STATE ELECTRICITY DISTRIBUTION CO. LTD
10. COLLECTOR OFFICE PUNE
11. COLLECTOR OFFICE SATARA
12. COLLECTOR OFFICE SOLAPUR

Government of Maharashtra

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EXHIBIT - JJ Colly

VAT

IN THE HIGH COURT OF JUDICATURE AT BOMBAY
ORDINARY ORIGINAL CIVIL JURISDICTION

WRIT PETITION (L) No.655 OF 2014

Glomore Constructions and Ors. ...Petitioners
Vs.
The Union of India and Ors. ...Respondents

****

Mr.Virag Tulzapurkar, Senior Counsel with Mr. Rafi Patni with Ms. Anjali S. Mohan i/b. Wadia Ghandy & Co. for Petitioners
None for Respondents

****

CORAM : V. M. KANADE &
A.K. MENON, JJ.

DATE : MARCH 24, 2014

P.C.

1. Heard the learned counsel appearing on behalf of the Petitioners. None appears on behalf of the Respondents, though they were served. Two affidavit of services are taken on record.

2. The grievance of the Petitioners is that though the Petitioners propose to construct the buildings, which are less than 20000 sq.mtrs. and though this Court, in number of cases, has held that for construction of buildings, which are below 20000 sq.mtrs., environmental clearance is not required, even then, Respondents State have issued a stop work notice, directing the Petitioners to stop the construction work of the buildings which are in project and are admittedly below 20000 sq.mtrs. It is submitted that the

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HIGH COURT OF JUDICATURE AT BOMBAY

Petitioners have given an undertaking that they shall not carry out construction work of the buildings beyond 20000 sq.mtrs. It is submitted that in view of this, the impugned notice which has been issued by Respondent No.3 may be stayed.

3. This Court in several petitions, has already held that environmental clearance for the purpose of construction of buildings below 20000 sq. mtrs. is not required and the said orders have not been challenged by the Government in the Apex Court. A Notification, accordingly, has been issued by the State Government recently, taking into consideration, the law laid down by this Court. In spite of that, the impugned notice has been issued by Respondent No. 2. Prima facie, therefore, case is made out for grant of ad-interim relief.

4. Ad-interim relief is granted in terms of prayer clauses (j) and (k). Undertaking given by the Petitioners in Ground (M) is accepted. The Petitioners, however, shall file a further undertaking that they shall not carry out any construction beyond 20000 sq.mtrs., within one week. It is clarified that the Petitioners may be permitted to carry out construction of the free sell component of the buildings in the said project.

5. Issue notice to Respondent Nos.1 to 7, returnable on 28.4.2014. Humdust permitted.

[A.K. MENON, J.] **[V. M. KANADE, J.]**

VAISHALI TIKAM

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Government of Maharashtra

Tel. No. 22793132
Fax No. 22813947

No. ENV 2013/CR 39/TC-1
Environment Department,
Mantralaya, Mumbai - 400 032.
Dated: 21 April, 2015.

CIRCULAR

Sub: Requirement of Environmental Clearance for building projects modification regarding.

This department, vide circular no. ENV 2013/CR 39/TC-1 dated 17/01/2014 had issued guidelines indicating procedure for consideration of violations of EIA Notification. Vide this circular it was decided that in view of orders of Hon'ble High Court in the matters of redevelopment projects wherein rehabilitation of tenants in SRA/Dilapidated/CESS buildings was involved, construction of rehab component below 20,000 m2 was not to be considered as a violation of EIA Notification read with OM of MoEF dated 12/12/2012 and 27/06/2013.

Now, Hon'ble High Court in the matter of Glomore Construction and others Vs. Union of India (W.P. No. 655 of 2014) vide order dated 24/03/2014 &18/12/2014 allowed construction up to 20,000 m2 of free sell component, even in residential and commercial projects, indicating no violation of EIA Notification of 2006. Further, AGP, High Court, Original Side, Mumbai, vide his letter no. NPP/18087 dated 3/12/2014 informed State Government to take note of High Court orders and comply them accordingly to avoid issuance of contempt notice against the officers of Government of Maharashtra for continuing to disregard the orders of High Court.

In view of the above orders of Hon'ble High Court, Mumbai, proposed construction projects wherein project proponent has undertaken total construction below 20,000 m2 may not be considered as a violation of EIA Notification of 2006 (Amended time to time) and read with OM of MoEF dated 12/12/2012 and 27/06/2013. However, it is to be noted that by this way indemnity is not given to the construction under taken by project proponent. If, at the time of appraisal of the project, it is found that the construction undertaken is not fulfilling the environmental considerations, project proponent will have to comply with the direction of concern committee to accommodate environmental concerns. Therefore, it is desirable that in such cases all environmental concerns are addressed at the planning stage only. The State Environmental Appraisal Committees (SEACs) should ensure the compliance of above order of Hon'ble High Court to avoid contempt of its orders. This is subject to further orders of the Hon'ble High Court.

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(Ajoy Mehta)
Principal Secretary

Copy to,

1. Director (IA), MoEF CC, New Delhi, is kindly requested to convey his say, if any, in the above said matter within 8 days.

EXHIBIT-KK

MAHARASHTRA POLLUTION CONTROL BOARD

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

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

Infrastructure /Red/LSI
Consent order No: Format1.0/BO/JD (WPC)/UAN-078182/CE/CC- 2003011155
Date17 / 03/2020

To,
M/s. Maa Sankalp Buildcon,
A1, A2, B & C1, C2 S.No .40/H.NO 1/3/2+1/4+1/5
Yevlewadi, Tal: Haveli, Dist: Pune.

Sub: Consent to Establish for Construction of Housing Project granted under Red Category.

Ref: 1. Your Application vide UAN No. -0000078182 Dated: 07/08/2019.
2. Minutes of 12th Consent Committee meeting held on 06/02/2020 and 14/02/2020

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

1. The consent is granted for a period up to commissioning of the project or of 5 years whichever is earlier.

2. The proposed capital investment of the project is Rs.33.00 Cr.
(As per C.A certificate submitted by project proponent)

The Consent to Establish is valid for construction of Housing Project named as **M/s. Maa Sankalp Buildcon, A1, A2, B & C1, C2 S.No .40/H.NO 1/3/2+1/4+1/5, Yevlewadi, Tal: Haveli, Dist: Pune,** for total plot area of **10,000.00 Sqm** and Proposed total construction built up area **22,642.94 Sqm,** including utilities and services and as per Commencement Certificate issued by local body.

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

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	148.51	As per Schedule –I	60% should be reused & recycled and remaining should be discharged in municipal sewer

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

Sr. No.	Description of stack/ source	Capacity	Number Of Stack	Standards to be achieved
1.	DG Set	125 KVA	1	As Per Schedule –II

Kindly verify the document on the Maharashtra Pollution Control Board Blockchain by scanning the QR code.
https://blockchain.ecmpcb.in/docs/5e70b23fc491da7b26383773

Maharashtra Pollution Control Board
5e70b23fc491da7b26383773

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

Sr. no.	Type Of Waste	Quantity & UOM	Treatment	Disposal
1	Wet garbage	379.50 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	Used as Manure
2	Dry garbage	244.00 Kg/Day	--	Segregate and Hand over to Local Body for recycling
3.	STP sludge	13.46 Kg/day	STP	Used as manure

6. **Project proponent shall not take any effective steps towards implementation of projects prior to obtaining Environment Clearance as per EIA Notification 2006 & amendments thereto**
7. Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste: NIL.
8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
11. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to E.
12. Project Proponent shall install online monitoring systems for BOD, TSS and flow at the outlet of STP.
13. Project Proponent shall provide Organic waste digester with composting facility or Biogas digester with composting facility.

For and on behalf of the
Maharashtra Pollution Control Board

(E. Ravendiran, IAS)
Member Secretary

Maharashtra Pollution Control Board

Received Consent fee of --

Sr. No.	Amount (Rs.)	Transaction . No.	Date	Drawn On
1	75,000/-	KKBKH19220878141	08/08/2019	Kotak Mahindra Bank Ltd

Copy to:

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

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Schedule-I

Terms & conditions for compliance of Water Pollution Control:

1) A] As per your application, you have proposed to install of Sewage Treatment Plants (STP) with the design capacity of **150.00 CMD**

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

1.	pH	Between	6.5 to 9.0
2.	Total Suspended Solids	Not more than	20 mg/l.
3.	BOD 3 Days 27 degree C	Not more than	10 mg/l.
4.	Chemical oxygen Demand (COD)	Not to more than	50 mg/l.
5.	NH4 N	Not more than	5 mg/l.
6.	N Total	Not more than	10 mg/l.
7.	Fecal Coliform MPN/100 Ml	Less than	100.0

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

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

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

2) The industry should ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.

3) The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, by installing water meters and other provisions as contained in the said act.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	170.7

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

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Maharashtra Pollution Control Board
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Schedule-II

Terms & conditions for compliance of Air Pollution Control:

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

Sr. No.	Stack Attached To	APC System	Height In Mtrs.	Type Of Fuel	Quantity	UOM	S%	SO_2
1.	DG Set (125 KVA)	Acoustic enclosure	2.24	HSD	6.00	Lit/Hr	--	--

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

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

Particulate matter	Not to exceed	150 mg/Nm³.

3. **The Applicant should obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement alteration well before its life come to an end or erection of new pollution control equipment. The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).**

Maharashtra Pollution Control Board

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Schedule-III
Details of Bank Guarantees

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

Maharashtra Pollution Control Board

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Maharashtra Pollution Control Board
5e70b23fc491da7b26383773

Schedule-IV

General Conditions:

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

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

Maharashtra Pollution Control Board

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Exhibit-LL

MAHARASHTRA POLLUTION CONTROL BOARD

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

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

Infrastructure /Red/LSI
Consent order No: Format1.0/BO/JD (WPC)/UAN-078242/CE/CC- 2003001158
Date 17 /03 /2020

To,
M/s. Maa Sankalp Buildcon,
D1,D2 & E,F1&F2 .40/H.NO 1/3/2+1/4+1/5,
YEVLEWADI Tal: Haveli, Dist: Pune.

Sub: Consent to Establish for Construction of Housing Project granted under Red Category.

Ref: 1. Your Application vide UAN No. -0000078242 Dated: 08/08/2019.
2. Minutes of 12th Consent Committee meeting held on 06/02/2020 and 14/02/2020

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

1. The consent is granted for a period up to commissioning of the project or of 5 years whichever is earlier.

2. The proposed capital investment of the project is **Rs.33.00 Cr.**
(As per C.A certificate submitted by project proponent)

The Consent to Establish is valid for construction of Housing Project named as **M/s. Maa Sankalp Buildcon, D1,D2 & E,F1&F2 .40/H.NO 1/3/2+1/4+1/5, YEVLEWADI Tal: Haveli, Dist: Pune,** for total plot area of **10,000.00 Sqm** and Proposed total construction built up area **22,368.06 Sqm,** including utilities and services and as per Commencement Certificate issued by local body.

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

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	147.33	As per Schedule –I	60% should be reused & recycled and remaining should be discharged in municipal sewer

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

Sr. No.	Description of stack/ source	Capacity	Number Of Stack	Standards to be achieved
1.	DG Set	125 KVA	1	As Per Schedule –II

Maharashtra Pollution Control Board

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

Sr. no.	Type Of Waste	Quantity & UOM	Treatment	Disposal
1	Wet garbage	376.53 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	Used as Manure
2	Dry garbage	242.00 Kg/Day	--	Segregate and Hand over to Local Body for recycling
3.	STP sludge	13.53 Kg/day	STP	Used as manure

6. **Project proponent shall not take any effective steps towards implementation of projects prior to obtaining Environment Clearance as per EIA Notification 2006 & amendments thereto**
7. Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste; NIL.
8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
11. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to E.
12. Project Proponent shall install online monitoring systems for BOD, TSS and flow at the outlet of STP.
13. Project Proponent shall provide Organic waste digester with composting facility or Biogas digester with composting facility.

For and on behalf of the
Maharashtra Pollution Control Board

(E. Ravendiran, IAS)
Member Secretary

Maharashtra Pollution Control Board

Received Consent fee of –

Sr. No.	Amount (Rs.)	Transaction . No.	Date	Drawn On
1	75,000/-	KKBKH19220873075	08/08/2019	Kotak Mahindra Bank Ltd

Copy to:

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

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Schedule-I

Terms & conditions for compliance of Water Pollution Control:

1) A] As per your application, you have proposed to install of Sewage Treatment Plants (**STP**) with the design capacity of **150.00 CMD**

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

1.	pH	Between	6.5 to 9.0
2.	Total Suspended Solids	Not more than	20 mg/l.
3.	BOD 3 Days 27 degree C	Not more than	10 mg/l.
4.	Chemical oxygen Demand (COD)	Not to more than	50 mg/l.
5.	NH4 N	Not more than	5 mg/l.
6.	N Total	Not more than	10 mg/l.
7.	Fecal Coliform MPN/100 Ml	Less than	100.0

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

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

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

2) The industry should ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.

3) The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, by installing water meters and other provisions as contained in the said act.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	**169.35**

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

Maharashtra Pollution Control Board

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Schedule-II

Terms & conditions for compliance of Air Pollution Control:

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S%	SO_2
1.	DG Set (125 KVA)	Acoustic enclosure	2.24	HSD	6.00	Lit/Hr	--	--

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

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

Particulate matter	Not to exceed	150 mg/Nm^3.

3. The Applicant should obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement alteration well before its life come to an end or erection of new pollution control equipment. The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).

Maharashtra Pollution Control Board

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Schedule-III
Details of Bank Guarantees

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

Maharashtra Pollution Control Board

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Schedule-IV

General Conditions:

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

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

10) **The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.**

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Exhibit-MM

2010 SCC OnLine Del 3466 : (2010) 173 DLT 52

Delhi High Court
BEFORE DR. S. MURALIDHAR, J.

Splendor Landbase Ltd. ... Petitioner;
versus
Delhi Pollution Control Committee ... Respondent.

W.P. (C) 543/2008 with 2714/08, 2771/08, 2772/08, 3815/08, 7081/08, 8143/08, 8144/08, 8145/08, 8146/08, 8147/08, 8148/08, 8149/08, 9040/08, 464/09, 465/09, 508/09, 509/09, 510/09, 511/09, 525/09, 794/09, 7575/09, 8208/09, 8751/09, 10860/09, 3095/08, 4319/08, 4321/08, 4322/08, 4323/08, 4330/08, 4333/08, 3905/08, 8789/08, 8901/08, 9128/09 & 1391 of 2010
Decided on September 30, 2010

A. Environment and pollution — Water (Prevention and Control of Pollution) Act, 1974 — S. 33-A — Air (Prevention and Control of Pollution) Act, 1981 — S. 31-A — Delhi Pollution Control Committee — Powers under — On a collective reading of Ss. 25 and 33-A, the legislative scheme appears to be that where there is a failure by a person to comply with either S. 25(1)(a) or S. 25(5) of the Water Act then it would be open to the DPCC to exercise its powers under S. 33-A of the Act — Without giving any show cause notice under S. 25(5) in the instant case and without waiting for the expiry of the time within which the corrective steps have to be taken, it will not be open to the DPCC to straightaway invoke its power under S. 33-A to order closure of the shopping mall or commercial or residential complex concerned — That would make such exercise of power vulnerable to invalidation on the grounds of arbitrariness and unreasonableness — The position as regards S. 31-A of the Air Act is no different — That power too cannot be exercised to straightaway order closure of a building without giving the person concerned a prior show cause notice consistent with the procedure outlined under the Rules under the Air Act

B. Environment and pollution — Water (Prevention and Control of Pollution) Act, 1974 — S. 25 — Air (Prevention and Control of Pollution) Act, 1981 — Ss. 21 and 22 — Delhi Pollution Control Committee — Penalties, fines and environment damages in the form of fixed sums of monies or by requiring bank guarantees — Levy of — Although the Chairman of the DPCC may be the Chairman of the CMC, he is but one member in the CMC — There is nothing to indicate that the decision of CMC was unanimous or by majority or that it was the decision only of the Chairman — There is no power under the Water Act or the Air Act given to the Chairman to further sub-delegate his powers in regard to consent to establish or consent to operate to the CMC — Such sub-delegation was obviously bad in law — Unless it is shown, and it is not, that the other members of the CMC apart from the Chairman were performing a mere advisory role and had nothing to do with the actual grant or refusal of the consent to establish or consent to operate, such decision by the CMC is clearly *ultra vires* the Air Act and Water Act — Held no justification for the CMC to itself take decision as regards the grant and refusal of the consent to establish under the Water Act and consent to operate under the Air Act — Secondly, even where it agreed to grant consent to establish, the CMC imposed a pre-condition that the applicant should pay a penalty or fine or furnish a bank guarantee or in some cases all or some of them — There is no statutory basis for such a direction to be issued by the CMC, or for that matter by even the Chairman of the DPCC — The grant of the consent to establish or consent to operate ought not to be made conditional upon payment of some fine or penalty or furnishing of bank guarantee — Given the object of the Water Act and the Air Act, which is the prevention and control of pollution, the mere payment of fine or penalty or furnishing of bank guarantee is unlikely to prevent and control the likely pollution that can be caused — The basic approach adopted by the CMC where such penalty or fine has been levied or bank guarantee secured appears to be faulty — The decision to levy environmental damages and to seek the furnishing of bank

guarantees has been sought to be justified by the DPCC with reference to S. 31-A of the Air Act and S. 33A of the Water Act — S. 31-A of the Air Act is more or less similarly worded as S. 33-A of the Water Act and both provisions have been inserted by the 1988 Amendments — Power includes the power of the DPCC to issue "any directions in writing to any person" — The 'Explanation' to the provision clarifies that the power to issue directions includes the power to direct "closure, prohibition or regulation of any industry, operation or process or the stoppage or regulation of supply of electricity, water or any other service" — Yet, this power has to be one coupled with a duty to act reasonably and fairly — It cannot be stretched to include a power to levy a penalty — Power to levy a penalty on any party is in the nature of a penal power — Unless there is a specific power in the statute enabling the authority to do so, it cannot levy penalties or damages with reference to the general power under S. 31-A of the Air Act or S. 33-A of the Water Act

C. Environment and pollution — Water (Prevention and Control of Pollution) Act, 1974 — S. 2(k) — Delhi Pollution Control Committee — Prior consent of — "Trade effluent" — Definition of — Amendment Act No. 53 of 1988 — What stood excluded from the definition of "trade effluent" was "domestic sewage" — The word "sewage, itself has been defined under S. 2(g) to mean effluent from any sewerage system or sewage disposal works and includes sullage produced from open drains — The word 'sewage, when qualified by the word 'domestic, should necessarily mean sewage produced from premises used for domestic purposes — The word "domestic" when contra-distinguished from the expression "trade" could mean a place used for residence rather than for business or trade — Definition of "trade effluent" does not take a residential complex or even a commercial shopping complex or shopping mall out of the purview of S. 25(1) of the Water Act — A careful reading of S. 25(1) of the Water Act would show that it is intended to cover not just "industry" which discharges "trade effluent" but any "process or operation" that results in a discharge of "sewage" not limited to trade effluent — The expression "sewage or trade effluent" in S. 25(1)(a) Water Act which follows the words "operation or process, or any treatment and disposal system or any extension or addition thereto, which is likely to discharge..." is wide enough to cover all kinds of sewage and not just "trade effluent" — Likewise, the expressions "process" and "operation" is not meant to be confined to "industry" but to all kinds of processes and operations including those that take place in kitchens and bathrooms of residential complexes and retail sales in shops and restaurants and activities in the rest rooms of commercial shopping complexes and malls — Under S. 25 (1)(b), Water Act if the operation, process or the process that is proposed to be established brings into use "any new or altered outlet for the discharge of sewage" then S. 25(1) will stand attracted — The proviso to S. 25(1) states that where the steps to establish an industry, operation or process have already commenced before the commencement of the 1988 Amendment Act, such steps may continue for a period of three months and if, the person who has taken such steps makes an application for consent within that period, till the disposal of such application — The proviso underscores the mandatory nature of the requirement of even an ongoing construction to obtain prior consent to establish from the State PCC

D. Environment and pollution — Air (Prevention and Control of Pollution) Act, 1981 — Ss. 21 and 22 — Delhi Pollution Control Committee — Prior consent of — Where it is a residential complex, while there may be no need to obtain prior consent to operate under S. 21(1) of the Air Act, once the construction activity commences, that activity has to be in consonance with the provisions of both the Air Act as well as the Water Act — Needless to mention, once the complex, whether commercial or residential or a shopping mall, is functional, the norms under both the Air Act and the Water Act, or for that matter the EPA or any other environmental law will have to be complied with

E. Environment and pollution — Air (Prevention and Control of Pollution) Act, 1981 — Ss. 21 and 22 — Delhi Pollution Control Committee — Prior consent of — The position where the construction of a commercial shopping complex or shopping mall has been allowed to be completed without a prior consent to operate — Unlike the fall back plan of action under S. 25(5) of the Water Act, the course of action available to the DPCC would be to inspect the building in exercise of its powers under the Air Act and the Rules thereunder and then issue a show cause notice requiring the builder or the owners or occupiers as the case may be to comply with the conditionalities imposed by it under the Air Act within a specified timeframe, failing which the DPCC can issue further directions under S. 31-A Air Act

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F. Environment and pollution — Water (Prevention and Control of Pollution) Act, 1974 — Air (Prevention and Control of Pollution) Act, 1981 — Delhi Pollution Control Committee — Conclusions

(i) Where a person proposes to establish a commercial shopping complex or a shopping mall or even a residential complex, it would be necessary for such person to comply with the requirements of S. 25(1)(a) of the Water Act and apply to the DPCC for prior consent to establish.

(ii) Where a person has already established a commercial shopping mall or shopping complex or residential complex and has not been issued any show cause notice till the completion of such building then it would be pointless to require such person to thereafter comply with the requirements of S. 25(1) of the Water Act. The available course to the DPCC in such event is to invoke the powers under S. 25(5) of the Water Act and set out a time limit for such person to comply with the requirements of the Water Act. Upon failure to comply with the requirements as specified by the DPCC, it would be open to the DPCC to invoke its powers under S. 33A of the Water Act after complying with the due process outlined under the Water Rules.

(iii) Where a person has made an application for consent to establish and four months have elapsed during which the DPCC has not communicated to him its decision thereon, then in terms of S. 25(7) Water Act consent to establish will be deemed to have been granted. In such event the question of the person being thereafter required to apply for consent to establish does not arise.

(iv) Where the builtup area is more than 20,000 sq.m., the requirement of obtaining an EIA clearance for such activity is mandatory. The mere fact that an EIA clearance has been applied for and obtained by a person seeking to establish a shopping mall, shopping complex or residential complex will not obviate the necessity of such person to again separately apply to the DPCC for a consent to establish under the Water Act.

(v) Where an EIA clearance has already been granted by the MoEF, and the DPCC is thereafter approached for grant of prior consent to establish or prior consent to operate, it would be incumbent on the DPCC to avoid re-examining those aspects that have been examined by the MoEF while granting EIA clearance. The DPCC will examine other aspects not covered by the EIA clearance.

(vi) The requirement of obtaining prior consent to operate under S. 21(1) of the Air Act applies to a commercial shopping complex or shopping mall as these would fall within the definition of 'industrial plant' under S. 2(k) of the Air Act. However on the present wording of S. 21(1) Air Act, there is no such requirement as regards a residential complex.

(vii) The requirement of having to obtain the consent to operate under S. 21 of the Air Act does not get obviated only because the person has an EIA clearance under the EPA.

(viii) The DPCC when approached with an application for consent to operate by a person who has already obtained an EIA clearance, will examine only those aspects not covered by the EIA clearance.

(ix) During the phase of construction, and post-construction, the provisions of the Water Act, the Air Act and the EPA and other environmental statutes will apply to all types of buildings and activities.

(x) Without issuing a show cause notice and without giving an opportunity to the alleged violator to rectify the defects detected during an inspection of the premises carried out in accordance with the relevant rules, the power to order a closure under either S. 33A Water Act or 31A Air Act should not generally be straightway invoked.

(xi) There is no power vested in the Chairman of the DPCC, either under the Water Act or under the Air Act to further sub-delegate the powers delegated to him by the DPCC as regards granting or refusing consent to establish or consent to operate under the Water Act and the Air Act respectively. Any Committee established by the Chairman of the DPCC like the CMC has no power to itself decide whether to grant or refuse the consent to establish or consent to operate. Such decision can be taken either by the DPCC itself or by its delegate *i.e.* the Chairman DPCC and no one else.

(xii) The decisions by the CMC or even by the Chairman, DPCC to levy penalty or environmental damages and insist on furnishing of bank guarantees as a condition for grant of consent to establish or consent to operate are without the authority of law. There is no power under the Air Act or the Water Act which enables the DPCC or its Chairman, much less the CMC, to pass such orders. Absent specific provisions under the Water Act and Air Act which permit the DPCC or its Chairman to levy and collect penalties, environmental damages or to pass orders for furnishing of bank guarantees, the general power to issue directions under S. 31A of the Air Act and S. 33A of the Water Act cannot be invoked for such purpose.

(xiii) Where there are multiple owners in a constructed building, the application for EIA clearance or consent to establish or operate, as the case may be, will be made jointly by the builder and such

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individual owners or occupiers. If the building has been completed without obtaining prior consent to establish under S. 25(1)(a) of the Water Act it would be incumbent upon the person first receiving a show cause notice from the DPCC in terms of S. 25(5) of the Water Act to inform the DPCC the names of the persons to whom the whole or part of the building in question has been sold or transferred. The position is more or less similar under the Air Act. Notices can then issue to such persons as well. Till such time the person first receiving a show cause notice furnishes the complete particulars of subsequent transferees and till discharged, such person will continue to be answerable under the Water Act and/or the Air Act.

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The Judgment of the Court was delivered by

Introduction

DR. S. MURALIDHAR, J.— These are 38 writ petitions filed by builders of various properties in the National Capital Territory of Delhi (NCT of Delhi) who have been issued show cause notices and also directions by the Respondent Delhi Pollution Control Committee ('DPCC.) for alleged violation of Section 25 of the Water (Prevention and Control of Pollution) Act, 1974 [hereafter 'the Water Act') and Sections 21 and 22 of the Air (Prevention and Control of Pollution) Act, 1981 [hereafter 'the Air Act']. Barring two petitions where the buildings constructed are residential complexes, in each of the other petitions the building constructed is a commercial shopping complex or a shopping mall.

2. The show cause notices have been issued on the ground that these Petitioners had not, prior to commencing construction, applied to the DPCC for and obtained from it the "consent to establish" under Section 25 of the Water Act or the DPCC's "consent to operate" under Section 21 of the Air Act.

3. Some of the petitioners have constructed commercial complexes or shopping malls of a builtup area of over 20,000 sq.m. They were therefore required to comply with the environment impact assessment (EIA) notifications in terms of the Environment (Protection) Act, 1986 (EPA). The EIA norms with which they are expected to comply are set out in the EIA. notification dated 27th January 1994 as further amended on 7th July 2004 and 14th September 2006. The issue that arises in

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some of these petitions, where the commercial or residential complex is of abuiltup area of over 20,000 sq.m. is whether independent of the EIA clearance obtained by such petitioners from the Government of India in the Ministry of Environment and

Forests ('MoEF'), a separate consent to establish under the Water Act and a consent to operate under the Air Act would nevertheless be required to be obtained from the DPCC.

4. Another issue common to some of these petitions is the validity of the levy by the DPPC of penalties, fines and environment damages in the form of fixed sums of monies or by requiring the Petitioners to furnish bank guarantees as a condition to the grant of consent under the Air Act and the Water Act.

5. The case of the Petitioners broadly stated is that the residential and commercial shopping complexes and shopping malls are not covered under either the Water Act or the Air Act. Therefore there was no need for any of these Petitioners to have obtained from the DPCC either prior consent to establish under Section 25 of Water Act or prior consent to operate under Section 21 of the Air Act. The case of the DPCC is that the activity of construction of commercial complexes, shopping malls and even residential complexes is covered under both the Air Act and the Water Act and the failure to obtain prior consent to establish or prior consent to operate makes the petitioners liable under either or both Acts. For complexes where the builtup area is over 20,000 sq.m. the stand of the DPCC is that the mere obtaining by such builders of EIA clearance from the MoEF will not obviate the need to obtain separate prior consents from the DPCC under the Water Act and Air Act.

Background to the Water Act and amendments

6. The first issue to be considered is the applicability of the Water Act to the complexes in question. Emphasis has been placed by both sides on the background to the enactment of the Water Act. The Statement of Objects and Reasons ('SOR') to the Water Act as it was first enacted on 23rd March 1974 referred to a Committee set up in 1962 to draw up a draft enactment for the prevention of water pollution. The SOR noted that "the problem of pollution of rivers and streams has assumed considerable importable and urgency in recent years as a result of the growth of the industries and the increasing tendency to urbanization". The Report of the Committee was circulated to the State Governments and was also considered by the Central Council of Local Self -Government. Based on the recommendation of the Central Council a draft bill was prepared. The Bill was passed by both the Houses of Parliament and received the assent of the President in 1974.

7. The Water Act underwent further changes in 1978 and thereafter in 1988. Section 25 of the Water Act in its present form was a result of certain extensive amendments made to it in 1988. Para 2 of the SOR of the Amendment Act No. 53 of 1988, which is relevant for the present purposes, reads as under:

> "2. The Water Act is implemented by the Central and State Governments and the Central and State Pollution Control Boards. Over the past few years, the implementing agencies have experienced some more administrative and practical difficulties in effectively implementing the provisions of the Act. The ways and means to remove these difficulties have been thoroughly examined in consultation with the implementing agencies.

Taking into account the views expressed, it is proposed to amend certain provisions of the Act in order to remove such difficulties. The State Legislatures of Himachal Pradesh, Manipur and Tripura have passed resolutions under Article 252(2) of the Constitution authorizing the Parliament to amend the provisions of the Water Act to give effect to those amendments."

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8. Thereafter in Paras 3(iii) and 3(vi) of the SOR, it was explained that the Bill *inter alia* sought to make the following amendments to the Act, namely:

> "(iii) it is proposed to make it obligatory on the part of a person to obtain the consent of the relevant Board for establishing or taking any steps to establish any industry, operation or process which is likely to cause pollution of water and also to empower the Boards to limit their consents for suitable periods so as to enable them to monitor observance of the prescribed conditions;
>
> .....
>
> (vi) it is proposed to empower the Boards to give directions to any person, officer or authority including the power to direct closure on regulation of offending industry, operation or process or stoppage or regulation of supply of services such as water and electricity."

9. It is plain, therefore, that the amendments made in 1988 were with a view to making it obligatory on the part of the person taking any steps to establish "any industry, operation or process which is likely to cause pollution of water...." to obtain the prior consent of the State Pollution Control Committee (PCC).

Position under the Water Act

10. To recapitulate, one of the central issues in these petitions is whether there is statutory requirement in terms of Section 25(1)(a) of the Water Act for persons establishing a commercial shopping complex or shopping mall or a residential complex to obtain prior consent to establish from the DPCC. Section 25 of the Water Act which mandates such requirement reads as under:

> "25. *Restrictions on new outlets and new discharges*—(1) Subject to the provisions of this section, no person shall, without the previous consent of the State Board—
>
> (a) establish or take any steps to establish any industry, operation or process, or any treatment and disposal system or any extension or addition thereto, which is likely to discharge sewage or trade effluent into a stream or well or sewer or on land (such discharge being hereafter in this Section referred to as discharge of sewage); or
>
> (b) bring into use any new or altered outlet for the discharge of sewage; or
>
> (c) begin to make any new discharge of sewage:
>
> Provided that a person in the process of taking any steps to establish any industry, operation or process immediately before the commencement of the Water (Prevention and Control of Pollution)

Amendment Act, 1988, for which no consent was necessary prior to such commencement, may continue to do so for a period of three months from such commencement or, if he has made an application for such consent, within the said period of three months, till the disposal of such application.

> (2) An application for consent of the State Board under Sub-section (1) shall be made in such form, contain such particulars and shall be accompanied by such fees as may be prescribed.
>
> (3) The State Board may make such inquiry as it may deem fit in respect of the application for consent referred to in Sub-section (1) and in making any such inquiry shall follow such procedure as may be prescribed.
>
> (4) The State Board may—
>
> (a) grant its consent referred to in Sub-section (1), subject to such conditions as

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it may impose, being—

(i) in cases referred to in Clauses (a) and (b) of Sub-section (1) of Section 25, conditions as to the point of discharge of sewage or as to the use of that outlet or any other outlet for discharge of sewage;

(ii) in the case of a new discharge, conditions as to the nature and composition, temperature, volume or rate of discharge of the effluent from the land or premises from which the discharge or new discharge is to be made; and

(iii) that the consent will be valid only for such period as may be specified in the order, and any such conditions imposed shall be binding on any person establishing or taking any steps to establish any industry, operation or process, or treatment and disposal system of extension or addition thereto, or using the new or altered outlet, or discharging the effluent from the land or premises aforesaid; or

(b) refuse such consent for reasons to be recorded in writing.

(5) Where, without the consent of the State Board, any industry, operation or process, or any treatment and disposal system or any extension or addition thereto, is established, or any steps for such establishment have been taken or a new or altered outlet is brought into use for the discharge of sewage or a new discharge of sewage is made, the State Board may serve on the person who has established or taken steps to establish any industry, operation or process, or any treatment and disposal system or any extension or addition thereto, or using the outlet, or making the discharge, as the case may be, a notice imposing any such conditions as it might have imposed on an application for its consent in respect of such establishment, such outlet or discharge.

(6) Every State Board shall maintain a register containing particulars of the conditions imposed under this section and so much of the register as relates to any outlet, or to any effluent, from any land or premises shall be

open to inspection at all reasonable hours by any person interested in, or affected by such outlet, land or premises, as the case may be, or by any person authorized by him in this behalf and the conditions so contained in such register shall be conclusive proof that the consent was granted subject to such conditions.

(7) The consent referred to in Sub-section (1) shall, unless given or refused earlier, be deemed to have been given unconditionally on the expiry of a period of four months of the making of an application in this behalf complete in all respects to the State Board.

(8) For the purposes of this Section and Sections 27 and 30—

(a) the expression ‘new or altered outlet’ means any outlet which is wholly or partly constructed on or after the commencement of this Act or which (whether so constructed or not) is substantially altered after such commencement;

(b) the expression “new discharge” means a discharge which is not, as respects the nature and composition, temperature, volume, and rate of discharge of the effluent substantially a continuation of a discharge made within the preceding twelve months (whether by the same or a different outlet), so however that a discharge which is in other respects a continuation of previous discharge made as aforesaid shall not be deemed to be a new discharge by reason of any

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reduction of the temperature or volume or rate of discharge of the effluent as compared with the previous discharge."

11. For further understanding the scope of the expressions used in Section 25(1) of the Water Act, the definitions therein of the terms "outlet" occurring in Section 2(d) (d), "sewage effluent" under Section 2(g) and "trade effluent" under Section 2(k) are relevant. They read as under:

"2(dd) 'outlet' includes any conduit pipe or channel, open or closed, carrying sewage or trade effluent or any other holding arrangement which causes, or is likely to cause, pollution;

.....

2(g) 'sewage effluent' means effluent from any sewerage system or sewage disposal works and includes sullage from open drains;

.....

2(k) 'trade effluent' includes any liquid, gaseous or solid substance which is discharged from any premises used for carrying on any industry, operation or process, or treatment and disposal system, other than domestic sewage."

12. One of the submissions made by Mr. Sorabjee, learned Senior Counsel on behalf of the Petitioners is that the requirement of obtaining prior consent to establish in terms of Section 25(1)(a) of the Water Act arises only where the activity in question is to establish an "industry, operation or process" which in turn discharges "trade effluent". The argument is that a residential complex cannot produce "trade effluent". It can only produce domestic sewage which the legislature

has consciously excluded from the expression "trade effluent". It is further urged that what takes place in a commercial shopping complex or shopping mall is mere retail sale of goods and services. There is no "industry, operation or process" that goes on inside a commercial shopping complex or mall that discharges "trade effluent". On behalf of the Petitioners, it is sought to be contended that the above provision was never intended to cover shopping complexes, malls or the residential complexes. Mr. Sorabjee submitted that the words "operation or process or any treatment and disposal system or any system of extension or addition thereto" following the word "industry" have to be read *ejusdem generis* the word "industry" and therefore was not meant to cover an activity which is not an industrial activity. It is contended that there is no industrial activity that takes place in a shopping complex or mall or a commercial complex. In other words, only industries such as chemical industries, metallurgical industry, engineering industry and so on are meant to be covered by the Water Act. Consequently, it is argued that Section 25(1) of the Water Act is not attracted in any of the present cases.

13. It must be noticed that the definition of "trade effluent" under Section 2(k) underwent a change with the Amendment Act No. 53 of 1988. The definition of "trade effluent" in the unamended Section 2(k) contained the words "carrying on any trade or industry" following the words "...any premises used for...." This was replaced by the words "...from any premises carrying on any industry, operation or process, or treatment and disposal system". The idea was to expand the use of the premises and not limit it to an industry but also any process or treatment and disposal system. What stood excluded from the definition of "trade effluent" was "domestic sewage". The word "sewage, itself has been defined under Section 2(g) to mean effluent from any sewerage system or sewage disposal works and includes sullage produced from open

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drains. The word 'sewage, when qualified by the word 'domestic, should necessarily mean sewage produced from premises used for domestic purposes. The word "domestic" when contra-distinguished from the expression "trade" could mean a place used for residence rather than for business or trade.

14. However, the above definition of "trade effluent" does not take a residential complex or even a commercial shopping complex or shopping mall out of the purview of Section 25(1) of the Water Act. A careful reading of Section 25(1) of the Water Act would show that it is intended to cover not just "industry" which discharges "trade effluent" but any "process or operation" that results in a discharge of "sewage" not limited to trade effluent. The expression "sewage or trade effluent" in Section 25(1)(a) Water Act which follows the words "operation or process, or any treatment and disposal system or any extension or addition thereto, which is likely to discharge…" is wide enough to cover all kinds of sewage and not just "trade effluent". Likewise, the expressions "process" and "operation" is not meant to be confined to "industry" but to all kinds of processes and operations including those that take place in kitchens and bathrooms of residential complexes and retail sales in shops and restaurants and activities in the rest rooms of commercial shopping complexes and malls.

15. The definition of the words "operation" and "process" as occurring in the New Shorter Oxford English Dictionary (Leslie Brown Ed.) are as follows:

operation: An action, deed; exertion of force or influence; working,

activity; an act of a practical or technical nature, esp one forming a step in a process

process: The action or fact of going on or being carried on; a continuous series of actions, events or changes; a systematic series of actions or operations directed at a particular end.

16. Under Section 25(1)(b), Water Act if the operation, process or the process that is proposed to be established brings into use "any new or altered outlet for the discharge of sewage" then Section 25(1) will stand attracted. The proviso to Section 25(1) states that where the steps to establish an industry, operation or process have already commenced before the commencement of the 1988 Amendment Act, such steps may continue for a period of three months and if, the person who has taken such steps makes an application for consent within that period, till the disposal of such application. The proviso underscores the mandatory nature of the requirement of even an ongoing construction to obtain prior consent to establish from the State PCC.

17. When the Water Act Was first enacted in 1974, the scale of both commercial and residential shopping complexes as a result of urbanization was perhaps not anticipated. There has been a dramatic increase in the number of residential and commercial shopping complexes that have come up in urban metropolises in the recent past. More significant is the size of such commercial/shopping complexes. Having huge shopping malls having a builtup area of 20,000 sq. m. is not an unusual feature as is evident in seven cases in the present batch of writ petitions. The volume of sewage that such residential and commercial complexes and shopping malls are likely to discharge into the sewage system would indeed be enormous. The recognition of the need to have the regulatory authority, in these cases the DPCC, to be approached by the builders of such complexes and malls for prior consent to establish under the Water Act is consistent with the object of the Water Act as amended in 1988. The ultimate object is to ensure that there is effective prevention and control of pollution.

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Purposive construction

18. In the considered view of this Court, it is not possible to place a narrow construction on the words "operation" and "process" occurring in Section 25(1) of the Water Act. The words "operation or process" occurring in Section 25(1)(a) have to be given the widest possible meaning and scope. This approach is consistent with the SOR of the 1988 amendments to the Water Act which make it clear that the legislative intent was to expand the scope of the regulatory powers of the state PCC. The principle of *ejusdem generis* is therefore inapposite in the context. On the other hand the principle of purposive construction commends itself for application. In *Anderton* v. *Ryan*, (1985) 2 All ER 355, it was explained that: "Statutes should be given what has become known as the purposive construction, that is to say the Courts should identify the 'mischief that existed before passing of the statute and then if more than one construction is possible, favour that which will eliminate the mischief so identified." In *Pepper* v. *Hart*, (1993) 1 All ER 42, it was held: "The Courts now adopt a purposive approach which seeks to give effect to the true purpose of legislation and are prepared to look at much extraneous material that bears on the background against which the legislation was enacted." This has been consistently

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followed by our Supreme Court in *New India Assurance Co. Ltd.* v. *Nusli Neville Wadia*, (2008) 3 SCC 279; *Tanna and Modi* v. *CIT*, (2007) 7 SCC 434 : AIR 2007 SC 2301 and recently in a decision dated 31st August 2010 in Civil Appeal No. 5842 of 1998, *Grid Corporation of Orissa Ltd.* v. *Eastern Metals and Ferro Alloys*, VI (2010) SLT 581.

Position of residential complexes under the Water Act

19. While it is clear that commercial shopping complexes and shopping malls would stand covered under Section 25(1)(a) of the Water Act, the position *vis-a-vis* residential complexes is examined next. The DPCC is right in its contention that residential complexes where there are a large number of residential apartments would also be within the purview of Section 25(1)(a) of the Water Act. The residential complexes are likely to discharge large volumes of "sewage" as distinguished from "trade effluent". Section 25(1)(a) of the Water Act envisages any "operation or process" which is likely to discharge "sewage". The collective operation or processes that take place within a residential complex is likely to discharge large volumes of sewage into the municipal sewerage system. To repeat, these processes or operations may take place within the toilets and bathrooms and kitchens of a residential complex. They could also take place as a result of any treatment of such sewage collected in some effluent treatment plant within a residential complex. Then there is the watering of the lawns and plants in such residential complexes. Large volumes of water may be used for central air-conditioning or cooling. There can be many activities in a residential complex which result in the use of water, generation and discharge of sewage and the carrying of such sewage into main sewerage system for further treatment. In the circumstances, it is difficult to accept the contention of the Petitioners that residential complexes would fall outside the purview of Section 25(1)(a) of the Water Act.

20. The question whether the construction of a single-storeyed residential building of insubstantial dimensions would attract Section 25(1)(a) of the Water Act need not be answered in these petitions since none of them concerns such a situation. As far as the present cases are concerned, the two residential complexes which have been constructed have a builtup area of 23,281 sq.m. and 10,733 sq.m respectively. It is not possible therefore to underestimate the impact that the discharge from such

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residential complexes of large volumes of sewage would have on water pollution in general particularly when such sewage joins the main sewerage system.

21. It was urged that as long as the municipal sewage system is being treated in effluent treatment plants, and the discharged sewage from these complexes joins such systems, there is no need for each of these complexes to obtain a prior consent to establish from the DPCC under the Water Act. This argument although attractive does not account for the mandatory nature of the requirement to obtain consent to establish under the Water Act. It also does not account for the fact that at the stages of pre-construction, during construction and post-construction these complexes would continue to attract the provisions of the Water Act. The liability under the Water Act does not get exempted only because the sewage discharged from such complexes joins the main municipal sewerage system which may or may not be treated in keeping with the water pollution norms.

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Water pollution during the construction phase

22. At this juncture it is important to understand the impact that the activity of construction of a commercial shopping or residential complex or a shopping mall is likely to have on water pollution. This Court wishes to draw a distinction between the pre-construction stage when Section 25(1), Water Act is attracted and a prior consent to establish is mandated and the construction phase itself which can also result in pollution being caused. For instance during construction, water is drawn from bore wells dug in the property itself or water is brought in through water tanks. Large quantities of water are used during construction and used water is also discharged. If unregulated, this could have an adverse impact on the neighbourhood, the ground water and generally on the municipal sewerage system.

23. The pollution that can possibly be caused by discharge of domestic sewage from a residential complex or trade effluent from a commercial complex or industry during the construction phase would attract the various provisions of the Water Act. Even after completion of construction a functional residential or commercial complex will have to abide by the water pollution norms stipulated by the Water Act. The DPCC has been constituted under Section 4(4) of the Water Act. Section 9 of the Water Act permits the constitution of committees by the DPCC. Under Section 11A the DPCC can delegate its powers to its Chairman. Section 16 of the Water Act sets out the functions of the Central Pollution Control Board ('CPCB'). Section 21 of the Water Act empowers the DPCC or any of its officials to take samples of water "from any stream or well or samples of any sewage or trade effluent which is passing from any plant or vessel or from or over any place into any such stream or well" for the purposes of analysis. The word 'sewage' in this context would include "domestic sewage" as well. Section 23 gives the DPCC power of entry at any time any place for the purposes of performing any of the functions entrusted by the DPCC to such officer for the purposes of determining "whether and if so in what manner, any such functions are to be performed or whether any direction or authorization served, made, given, or granted under this Act is being or has been complied with". Section 24 of the Water Act prohibits the use of a stream or well for disposal of polluting matters. Consequently, all of the above provisions of the Water Act get attracted when an activity, including an industrial, trade, commercial or domestic activity, causes pollution. This power can be exercised by the DPCC at any time during the construction phase and after the

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completion of construction when the complex in question becomes functional.

Applicability of Section 25 (5) Water Act to the cases on hand

24. While this Court accepts the contention of the DPCC that Section 25(1)(a) stood attracted in these cases, the DPCC for some reason did not act at a time when the construction of these residential and commercial complexes had either not commenced or having commenced, had not been completed. In other words, in most cases, as will be seen in the discussion of the individual petitions, the DPCC did not issue a show cause notice at a time when the constructions had either not begun or were in progress. The show cause notice was invariably issued by the DPCC after the construction had been completed and in many cases after the completion certificate was issued. In such a situation, to require the builder of such

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complex to obtain "prior consent to establish" under Section 25(1)(a) of the Water Act was a direction that was not capable of being complied with. Unfortunately, this was the only provision invoked by the DPCC in each of the cases to pass consequential orders of either imposition of fine or damages or order closure.

25. It appears to this Court that with the buildings in question having already been constructed without obtaining prior consent to establish, the DPCC ought to have fallen back on the legislatively envisioned 'Plan B'. What ought to have been done by the DPCC was to invoke Section 25(5) of the Water Act. Section 25(5) talks of a situation where an industry operation or process has already been established or the steps for establishment have already been taken without obtaining the prior consent of the State PCC. In such an event the State PCC has to serve, on the person who has established or taken steps to establish, a notice imposing any such conditions as it might have imposed if an application had been made for its consent "in respect of such establishment, such outlet or discharge".

26. The DPCC ought to have proceeded on the premise that each of the buildings of the petitioners were constructed without its prior consent to establish and then should have invoked its powers under Section 25(5) of the Water Act. What the DPCC has however done in each of the cases is invoke Section 25(1) and therefore require the petitioners to apply at that stage to it for consent to establish. While the DPCC was armed with sufficient powers under Section 33A of the Water Act to issue directions, such directions must be such as are capable of being complied with.

27. It was urged by Mr. Sudhir Chandra, learned Senior Counsel for the DPCC that by letting off the petitioners who had admittedly acted in violation of Section 25(1)(a) of the Water Act a wrong message would be sent and a premium placed, as it were, on brazen violations of the Water Act. Such submission, in the considered view of this Court, does not reflect the correct legal position. If for some reason the DPCC has failed to take action against those who have established commercial or residential complexes without obtaining prior consent to establish, then it is not as if no action can at all be taken against the builders, owners or occupiers of such complexes. Section 25(5) has been enacted precisely for such a contingency. Section 26 of the Water Act further arms the DPCC with review and monitoring powers and to change the conditions imposed if they are found to be not effective. The DPCC can even after the construction is complete, proceed to act in exercise of its powers under Section 25 (5) of the Water Act. In other words, the Legislature expects that the DPCC will act vigilantly at all times to ensure that no violator escapes legal liability under the Water Act.

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28. There is another aspect to the matter. There was no clarity about the correct legal position till now even as far as the DPCC was concerned. These cases were for the DPCC, in a sense, test cases. Section 25 of the Water Act was perhaps not invoked by the DPCC earlier and in any event not on this scale against commercial or residential complexes. Not having acted at a time when it should have under Section 25(1) of the Water Act and having allowed the construction of the complexes to be completed, it would not be reasonable for the DPCC to insist that these petitioners must go back to the stage of obtaining 'prior consent to establish'. If after a show cause notice is issued under Section 25(5) of the Water Act and within the

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time stipulated, the corrective measures are not put in place by the person who has established the shopping mall or residential complex, then it would be open to the DPCC to take further steps in accordance with Section 33A of the Water Act. As long as the power to take action under Section 25(5) of the Water Act remains, there need not be any apprehension of any wrong message being given to those who failed to obtain consent of the DPCC prior to establishing the complexes.

Multiplicity of authorities does not render exercise of powers under the Water Act illegal

29. It was argued on behalf of the Petitioners that under Schedule XII to the Constitution of India, read with Article 243W thereof, the powers, authority and responsibility in relation to water and water treatment is exclusively vested in the municipalities, *i.e.*, in this case the Municipal Corporation of Delhi ('MCD'). It was further submitted that under the Delhi Municipal Corporation Act, 1957 ('DMC Act') the powers to grant permission and regulate constructions of buildings in Delhi are exclusively vested with the MCD. Reference is also made to the provisions of the Delhi Jal Board Act (Delhi Water Board Act). The submission is that there cannot be a multiplicity of authorities over the same subject matter and that if the control and regulation of water and sewage is within the exclusive domain of the MCD then the DPCC cannot also exercise such powers' in relation to the same subject matter under the Water Act.

30. This Court is unable to agree with the above submission. The Water Act is in a separate domain and its provisions will have to be complied with notwithstanding that the MCD has the power to lay down a separate set of regulations and bye-laws for use of water. For instance, the MCD may have the power to levy tariffs for the use of water. That does not mean that the DPCC cannot issue directions in regard to the prevention and control of pollution of water. They operate in separate fields and both sets of regulations and norms will have to be complied with. Incidentally Entry 5 in Schedule XII reads: "water supply for domestic, industrial and commercial purposes". It obviously does not cover the entire field of the use of water and treatment and discharge of sewage.

Deemed consent in terms of Section 25(7) Water Act

31. The Court would like to observe that when an application is made by a project proponent for consent to establish under the Water Act, the DPCC has to process and decide such application within four months in terms of Section 25(7) of the Water Act. As will be presently seen while discussing the individual cases, there has been no answer by the DPCC to the factual assertion in some of these cases that despite applying twice for the consent to establish under Section 25(1) of the Water Act, no response was received from the DPCC for well over four months after the making of

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such application. Consequently, where an applicant has not been communicated any decision of the DPCC for four months after the making of an application, the deeming provision of Section 25(7) would kick in and it would be deemed that the consent to establish has been granted. If thereafter DPCC finds that any activity in the building which has already been constructed attracts the provisions of the Water Act then it will have to proceed in accordance with other provisions of the Act to prevent or control such polluting activity. Section 25(1) of the Water Act cannot obviously be enforced if the DPCC has allowed the four

months period after the making of an application for consent to establish, as envisaged under Section 25(7) of the Water Act, to elapse.

Summary of the position under the Water Act

32. The discussion so far on the legal position under the Water Act in relation to the petitioners may be summarized thus:

(i) Section 25(1) of the Water Act is intended to cover not just 'industry' which discharges "trade effluent" but any 'process or operation' that results in a discharge of 'sewage' not limited to trade effluent.

(ii) The words "operation or process" occurring in Section 25(1)(a) have to be given the widest possible meaning and scope. This approach is consistent with the SOR of the 1988 amendments to the Water Act which make it clear that the legislative intent was to expand the scope of the regulatory powers of the state PCC. The principle of *ejusdem generis* is therefore inapposite in the context.

(iii) Commercial shopping complexes, shopping malls and even residential complexes are covered by Section 25(1)(a) of the Water Act.

(iv) The liability under the Water Act does not get exempted only because the sewage discharged from such complexes joins the main municipal sewerage system which may or may not be treated in keeping with the water pollution norms.

(v) The pollution caused by discharge of domestic sewage from a residential complex or trade effluent from a commercial complex or industry during the construction phase as well as at any stage after the complex becomes functional would attract the various provisions of the Water Act.

(vi) With the buildings in question having already been constructed without obtaining prior consent to establish, the direction of the DPCC that those who had failed to obtain prior consent to establish should now apply for such consent is a direction that is not capable of being complied with. Instead the DPCC should invoke the powers under Section 25(5) of the Water Act, issue show cause notices setting out the conditionalities required to be complied with within a timeframe and upon failure to do so, invoke the powers to issue directions under Section 33A, Water Act.

(vii) The Water Act is in a separate domain and its provisions will have to be complied with notwithstanding that the MCD has the power to lay down a separate set of regulations and bye-laws for use of water.

(viii) Where an applicant has not been communicated any decision of the DPCC for four months after the making of an application, the deeming provision of Section 25(7) would kick in and it would be deemed that the consent to establish has been granted. In such circumstances, Section 25(1) of the Water Act cannot obviously thereafter be enforced.

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Position under the Air Act

33. Next for consideration are the provisions of the Air Act and the validity of the action taken thereunder by the DPCC. It requires to be first noticed that the definitions of the different terms under the Air Act are not identical to the corresponding terms in the Water Act. The words "air pollutant" or "air pollution", "emission", "industrial plant" occurring in Sections 2(a), 2(b), 2(j) and 2(k) respectively of the Air Act read as under:

"(a) "air pollutant" means any solid, liquid or gaseous substance including noise present in the atmosphere in such concentration as may be or tend to be injurious to human beings or other living creatures or plants or property or environment;

(b) "air pollution" means the presence in the atmosphere of any air pollutant."

.....

(j) "emission" means any solid or liquid or gaseous substance coming out of any chimney, duct or flue or any other outlet;

(k) "industrial plant" means any plant used for any industrial or trade purposes and emitting any air pollutant into the atmosphere."

34. The requirement of obtaining from the DPCC a prior consent to operate flows from Section 21(1) of the Air Act which reads as under:

"21. *Restrictions on use of certain industrial plants.*—(1) Subject to the provisions of this section, no person shall, without the previous consent of the State Board, operate any industrial plant for the purpose of any industry specified in the Schedule in an air pollution control area:

Provided that a person operating any industrial plant in any air pollution control area immediately before the commencement of Section 9 of the Air (Prevention and Control of Pollution) Amendment Act, 1987 (47 of 1987), for which no consent was necessary prior to such commencement, may continue to do so for a period of three months from such commencement or, if he has made an application for such consent within the said period of three months, till the disposal of such application."

35. After its amendment in 1988, the essential definitions remained unchanged. The consert to establish or operate had to be obtained only where it was concerning "any industrial plant in an air pollution control area". It appears to this Court that as far as the Air Act is concerned, the emphasis was only on consent to operate having to be obtained for establishment of an industrial plant. Section 2(k) defines industrial plant to mean "any plant used for any industrial or trade purpose and made any area pollutant into the atmosphere". In the instant case, the expression "trade purposes" therefore have to be distinguished from the industrial purposes. The word "trade" could have a wide meaning. It could include the transaction that takes place within a Commercial shopping complex or a shopping mall. The word "air pollutant", as defined in Section 2(a), means the presence in the atmosphere "in such concentration as may be or tend, to be injurious to the atmosphere or the other breeding creatures or plants or property or environment".

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Therefore the activity has to be such that it results in the establishment of an industrial plant in an air pollution control area. Air pollution, in terms of Section 2(b) is "presence in the atmosphere of any air pollutant".

36. A collective reading of Section 21(1) of the Air Act with Section 2(a), 2(b) and 2(k) thereof leads this Court to the conclusion that a commercial shopping complex or a shopping mall would be covered within the scope of Section 21(1) of the Air Act. Mr. B.B. Gupta, learned Counsel for some of the Petitioners drew the attention of the Court to the Air (Prevention and Control of Pollution) Union Territory Rules, 1983 (UT Rules). He submitted that Rule 2(h) of the UT Rules is the only provision which defines the word "premises" which has been defined to mean "any building constructed or already used for industrial or commercial purposes". Far from supporting the submission of Mr. Gupta, this definition suggests that even a building used for commercial purposes would be covered by Section 21(1) of the Air Act. Likewise, Rules 9 and 10 of the UT Rules and the forms thereunder do not exclude a commercial/shopping complex from the applicability of the Section 21 of the Air Act.

37. One of the submissions on behalf of the DPCC was that in most of these buildings, whether it was a commercial shopping complex or a residential complex, there would be a 24-hour power back-up diesel generator set (DG set) that was likely to cause air pollution and attract the provisions of the Air Act. This submission was sought to be countered by the Petitioners by pointing out that only such DG sets that satisfy the pollution control norms would be used by the Petitioners and that this is an event that was likely to take place after the building was commissioned and not at the stage of consent to operate.

38. Here the Court would like to make two observations. The position of the applicability of Section 21(1) of the Air Act to commercial shopping complexes and shopping malls is different from its applicability, to residential complexes. This will be discussed in some detail shortly hereafter. Secondly, these cases are concerned with the applicability of Section 21(1) of the Air Act at a stage when construction of the building in question has not commenced. The position of the applicability of the Air Act to any on-going construction and to any building complex which is functional is again different.

39. As far as commercial shopping complexes or shopping malls are concerned, it might be difficult to anticipate, even before the start of construction, what would be the extent of use of DG sets. In any event this need not be the only factor that will determine whether Section 21(1), Air Act applies to commercial shopping complexes or shopping malls. Given the definition of "air pollutant" under Section 2(a) read with Section 21 (1) of the Air Act, and the fact that the commercial shopping complexes or shopping malls are going to be used for a trade or commercial activity, is sufficient to attract the provisions of Section 21(1) of the Air Act. Whether or not the use of a DG set will attract the provisions of the Air Act is a separate matter. It is obvious as and when the building begins to get used for a trade or commercial purpose and DG sets are used therein, if such DG sets do not comply with the pollution control norms, a separate cause of action arises for the DPCC to take action.

40. Next the position vis-a-vis residential complexes may be examined. Since

Section 21(1) of the Air Act only talks of obtaining prior consent to operate where the air pollution is likely to be caused as a result of the operation of any "industrial plant for the purpose of any industry specified in the Schedule", there is no possibility of

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expanding the meaning of the word "industrial plant", even on a purposive construction, to include a residential complex. Reliance was placed by learned Senior Counsel for the DPCC on the judgment of the Karnataka High Court in *Nitin Majumdar* v. *State of Karnataka*, 2007 (4) Kar LJ 569. That case concerned a place used for storage, which was held to be covered under the definition of 'plant'. It is not possible to stretch the meaning of the word 'plant' to include a residential complex. The ratio of the said decision is therefore inapplicable to a complex used only for residential purposes. The contrast with the corresponding words in Section 25(1)(a) of the Water Act is indeed striking when one examines Section 21(1) of the Air Act. The crucial words "operation or process" inserted into Section 25(1)(a) of the Water Act after the 1988 amendment do not find place in Section 21(1) of the Air Act. The resultant position is that as far as a purely residential complex is concerned, on the present wording of Section 21 (1) of the Air Act, there is no requirement of obtaining the prior consent of DPCC to operate.

41. It was further contended on behalf of the DPCC that the construction activity itself could cause both air and water pollution. One of the purposes of requiring the obtaining of prior consents, as noticed by the Supreme Court in *T.N. Godavarman Tirumulpad* v. *Union of India*, 2006 (10) SCALE 246 (the Vasant Kunj Ridge matters) is the inevitable use of reinforced cement concrete (RCC) mix during construction. There is a likelihood of air pollution being caused due to use of loose cement during construction activity. Clearly, therefore, it is anticipated that the very activity of construction is likely to cause both air and water pollution. This can be appreciated in more than one context. Where what is being constructed is a building that has to be used for the purposes of a commercial complex or shopping complex or shopping mall, then apart from obtaining the consent to establish under the Water Act and consent to operate under the Air Act, after the construction activity commences such activity will have to nevertheless comply with the pollution control norms that would give rise to a separate cause of action to the DPCC for the applicability of the provisions of the Water Act and the Air Act.

42. Where it is a residential complex, while there may be no need to obtain prior consent to operate under Section 21(1) of the Air Act, once the construction activity commences, that activity has to be in consonance with the provisions of both the Air Act as well as the Water Act. Needless to mention, once the complex, whether commercial or residential or a shopping mall, is functional, the norms under both the Air Act and the Water Act, or for that matter the EPA or any other environmental law will have to be complied with.

43. The position where the construction of a commercial shopping complex or shopping mall has been allowed to be completed without a prior consent to operate is examined next. In such event, unlike the fall back plan of action under Section 25(5) of the Water Act, the course of action available to the DPCC would be to inspect the building in exercise of its powers under the Air Act and the Rules thereunder and then issue a show cause notice requiring the builder or the owners or occupiers as the case may be to comply with the conditionalities imposed by it

under the Air Act within a specified timeframe, failing which the DPCC can issue further directions under Section 31A Air Act.

Summary of the position under the Air Act

44. The position under the Air Act may be summarized:

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(i) A collective reading of Section 21(1) of the Air Act with Sections 2(a), 2(b) and 2(k) thereof leads this Court to the conclusion that a commercial shopping complex or a shopping mall would be covered within the scope of Section 21(1) of the Air Act.

(ii) The definition of "air pollutant" under Section 2(a) read with Section 21(1) of the Air Act, and the fact that the commercial shopping complexes or shopping malls are going to be used for a trade activity, is sufficient to attract the provisions of Section 21(1) of the Air Act

(iii) As far as a purely residential complex is concerned, on the present wording of Section 21(1) of the Air Act, there is no requirement of obtaining the prior consent of the DPCC to operate.

(iv) During the construction phase and after the complex becomes functional, every building, whether it is a commercial shopping complex or a shopping mall or a residential complex, will have to comply with the norms under the Air Act and the Water Act and for that matter the EPA.

(v) Where the construction of a commercial shopping complex or shopping mall has been allowed to be completed without a prior consent to operate, the DPCC can inspect the building, issue a show cause notice requiring time bound compliance with the conditionalities imposed by it under the Air Act failing which it can issue directions under Section 31A Air Act.

The position under the EPA

45. The EIA Notification dated 14th September 2006 requires the obtaining of a prior EIA clearance for "new projects or activities listed in the schedule to this notification". The schedule includes, *inter alia*, building/construction projects/area development projects and townships. Serial 8(A) concerns building and construction projects. In column 4 it is stated that where the extent is of equal to or more than 20,000 sq.m. and less than 50,000 sq.m. of builtup area, the EIA clearance is mandatory.

46. The appendix to the above EIA Notification sets out the format in which an application has to be made for an EIA clearance. The second part of the format concerns "use of natural resources for construction or operation of the Project (such as land, water, materials or energy, especially any resources which are non-renewable or in short supply)". Serial No. 2.2 asks for details about "Water (expected sources & competing users)". Appendix 2 sets out the exclusive requirement for construction projects. In para 2 there is a detailed check-list concerning 'Water Environment'. Para 2.1 requires the applicant to "give the total quantity of

water requirement for the proposed project with the breakup of requirements for various users". In particular, the following questions are asked:

"2.9. What the impacts of the proposal on the ground water? (Will there be tapping of ground water give the details of ground water table, recharging capacity, and approvals obtained from competent authority, if any)

2.10. What precaution/measures are taken to the prevent the run-off from construction activities polluting land & aquifers? (Give details of quantities and the measures taken to avoid the adverse impacts)

2.11. How is the storm water from within the site managed? (Since the provisions made to avoid flooding of the area, details of the drainage facilities provided along with a site layout indication contour levels)

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2.12. With the deployment of construction labourers particularly in the peak period lead to unsanitary conditions around the project site (Justify with proper explanation)

2.13. What on-site facilities are provided for the collection, treatment and safe disposal of sewage? (Give details of the quantities of wastewater generation, treatment capacities with technology and facilities for recycling and disposal)

2.14. Give details of dual plumbing system if treated waste used is used for flushing of toilets or any other use."

47. As regards 'Air Environment' para 5 of the form lists out the various questions that have to be answered by the applicant. The questions read as under:

"5.1. Will the project increase atmospheric concentration of gas and result in heat islands? (Give details of background air quality levels with.....based for dispersion models taking into account the increased traffic generation as a result of the proposed constructions)

5.2. What are the impacts on generation of dust, smoke, odours, fumes or other hazardous gases? Give details in relation to all the metrological parameters.

5.3. Will the proposal create shortage of parking space for vehicles? Furnish details of the present level of transport infrastructure and measures proposed for improvement including the traffic management at the entry and exit to the project site.

5.4. Provide details of the movement patterns with internal roads, bicycle tracks, pedestrian pathways, footpaths, etc., with areas under each category.

5.5. Will there be significant increase in traffic noise and vibrations? Give details of the sources and the measures proposed for mitigation of the above.

5.6. What will be the impact of DG sets and other equipment on noise levels and vibration in and ambient air quality around the project site? Provide details."

48. The contention of those Petitioners who have obtained EIA clearance for their projects is that by requiring them to again approach the DPCC for consent to establish under the Water Act and consent to operate under the Air Act, the same exercise is being unnecessarily asked to be repeated by the DPCC. It is further submitted that once the MoEF has already given clearance, it would not be open to the DPCC to again examine those very issues and refuse either the consent to establish under the Water Act or the consent to operate under the Air Act.

49. In reply it is pointed out by the DPCC that under most of the EIA clearances, one of the conditionalities imposed is that the applicant has to obtain consent to establish under the Water Act and consent to operate under the Air Act respectively from the DPCC. Additionally, reference is made to a Circular dated 21st November 2006 issued by the MoEF clarifying that an NOC from the State Pollution Control Board ("SPCB") and its consent to establish are "separate legal requirements, any project proponent has to fulfil". It is clarified that "NOCs are required under Water and Air Acts are mandatory requirement under those Acts and will have to be taken as required and do not require to be intended as environmental clearance". The DPCC has also pointed out that there is no question of repugnancy between the Air and Water Acts on the one hand and the EPA on the other. To be fair to the Petitioners, it was not their case that there is any repugnancy between the statutes in question. Their

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submission is that once they have obtained EIA clearance under the EIA Notification dated 14th September 2006, they do not have to again go before the DPCC for a separate consent to establish and consent to operate.

50. This Court finds that there is indeed an element of overlap between some of the aspects examined by the MoEF while granting EIA clearance, and those aspects on which the DPCC grants either consent to establish or consent to operate or both. At the same time, the need to separately obtain consent to establish under the Water Act and consent to operate under the Air Act from the DPCC is mandatory as clarified by the MoEF in its Circular dated 21st November 2006. As explained by the Supreme Court in *State of Bihar* v. *Kedar Sao*, (2004) 9 SCC 344, it is possible that more than one enactment applies to the same facts and circumstances and it is possible that the applicant may have to get clearances from different agencies for the same activities. The mere fact that an EIA clearance has been obtained from the MoEF cannot be a ground to seek exemption from obtaining consent to establish under the Water Act and consent to operate under the Air Act.

51. A possible balance that can be struck with a view to avoiding duplication is to hold that when a holder of an EIA clearance applies to the DPCC for either consent to establish under the Water Act or consent to operate under the Air Act, it would be incumbent on the DPCC to ascertain the aspects that have already been examined by the MoEF in granting the EIA clearance. Those aspects need not be again examined by the DPCC. There is usually a role assigned to the SPCB under the EIA notifications. Even assuming that the position in Delhi is different and the DPCC does not come into the picture when an EIA clearance is granted by the MoEF, it would nevertheless be necessary for the DPCC to avoid repeating the same exercise which has been performed by the MoEF in granting the EIA clearance. Therefore, to the extent that certain aspects have not been covered by the EIA

clearance, it would certainly be open for the DPCC to examine those aspects and decide whether or not to grant consent to establish under the Water Act and consent to operate under the Air Act.

Who should apply for consent?

52. It was submitted on behalf of the Petitioners that after the completion of the construction in terms of validly sanctioned plans the ownership of the property, or portions thereof, usually changes hands. The question posed is, in such event, who should apply for consent to establish or to operate and who should be called upon to comply with the environmental norms?

53. It is not as if the person who originally applied for EIA clearance or the consent to establish or consent to operate would have nothing to do with the property in question once the construction is complete. There may indeed be multiple owners in a constructed building. In such event, if the builder already knows who they are, even before construction commences, then the application for EIA clearance or consent to establish or operate, as the case may be, will be made jointly by the builder and such individual owners. If the building has been completed without obtaining prior consent to establish under Section 25(1)(a) of the Water Act it would be incumbent upon the person receiving a show cause notice from the DPCC in terms of Section 25(5) of the Water Act to inform the DPCC the names of the persons to whom the whole or part of the building in question has been sold or transferred. Notices can then be issued to such persons as well. Till such time the person first receiving a show cause notice

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furnishes the complete particulars of subsequent transferees and till discharged, such person will continue to be liable to answer the show cause notice and to explain why he should not be proceeded against for the violations of the Water Act. The position would be more or less similar under the Air Act. In any event, since under the Rules under both the Water Act and the Air Act there is a requirement that the DPCC should conduct an enquiry or investigation before issuing a show cause notice, that might reveal the names of the persons to whom the notices should be issued.

The ambit of DPCC's powers under Section 33A, Water Act and Section 31A Air Act

54. This brings up the next question as to the scope of the powers of the DPCC under Section 33A of the Water Act and Section 31A of the Air Act which are more or less identically worded. Section 33A of the Water Act reads as under:

> "33A. *Power to give directions*—Notwithstanding anything contained in any other law, but subject to the provisions of this Act, and to any directions that the Central Government may give in this behalf, a Board may, in the exercise of its powers and performance of its functions under this Act, issue any directions in writing to any person, officer or authority, and such person, officer or authority shall be bound to comply with such directions.
>
> *Explanation*—For the avoidance of doubts, it is hereby declared that the power to issue directions under this Section includes the power to direct—
>
> (a) the closure, prohibition or regulation of any industry, operation or process; or

(b) the stoppage or regulation of supply of electricity, water or any other service."

55. The above provision opens with a non obstante clause. However, it is subject to the other provisions of the Water Act. It gives the DPCC the power to issue directions in writing to any person, officer or authority and such person, officer or authority shall be bound to comply with such directions. The directions would include the power to order closure prohibition or regulation of any "industry, operation or process" or the "stoppage or regulation of supply of electricity, water or any other service". The power of the DPCC under Section 33A Water Act is indeed wide. It implies within it the requirement of following the principles of natural justice before the exercise of such power. On a collective reading of Sections 25 and 33A, the legislative scheme appears to be that where there is a failure by a person to comply with either Section 25(1)(a) or Section 25(5) of the Water Act then it would be open to the DPCC to exercise its powers under Section 33A of the Act. Without giving any show cause notice under Section 25(5) in the instant case and without waiting for the expiry of the time within which the corrective steps have to be taken, it will not be open to the DPCC to straightaway invoke its power under Section 33A to order closure of the shopping mall or commercial or residential complex concerned. That would make such exercise of power vulnerable to invalidation on the grounds of arbitrariness and unreasonableness. The position as regards Section 31A of the Air Act is no different. That power too cannot be exercised to straightaway order closure of a building without giving the person concerned a prior show cause notice consistent with the procedure outlined under the Rules under the Air Act.

Validity of the levy of penalties and environmental damages

56. The powers of the DPCC to levy environmental damages and seek the furnishing of bank guarantees as a pre-condition to the grant of consents are examined next. Connected with this issue is the question whether the Chairman of the DPCC had the

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power to constitute a Consent Management Committee ('CMC') which proceeded to levy environmental damages, penalties, fines and require the furnishing of bank guarantees in some of these cases.

57. Section 15 of the Air Act provides for delegation of powers stating that a State Board may, by general or special order, delegate to the Chairman or the member-secretary or any other officer of the Board, its powers. Under Section 12(3B) of the Water Act, a similar power has been conferred on the State Board to delegate its powers.

58. It is pointed out by the Petitioners that the DPCC has, contrary to the relevant provisions of the Water Act and Air Act, delegated its powers with regard to granting prior consent to establish or consent to operate and to issue directions under Section 31A of the Air Act and Section 33A of the Water Act to the Chairman and Member-Secretary. It is stated that the Chairman DPCC is also the Chairman of the CMC which deals with the aspect concerning consent. It is accordingly sought to be contended that there can be no sub-delegation by the Chairman of his powers to the CMC and the decision taken by the Chairman with the assistance of the Members of the CMC is invalid.

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59. If indeed it was the Chairman alone who was acting in exercise of the powers delegated to him under Section 31A of the Air Act and Section 33A of the Water Act, then the final decision to either agree to or to refuse the consent to establish or consent to operate should have been taken independently by the Chairman. The minutes of the meetings, however, show that this was the decision of the CMC. Although the Chairman of the DPCC may be the Chairman of the CMC, he is but one member in the CMC. There is nothing to indicate that the decision of CMC was unanimous or by majority or that it was the decision only of the Chairman. There is no power under the Water Act or the Air Act given to the Chairman to further sub-delegate his powers in regard to consent to establish or consent to operate to the CMC. Such sub-delegation was obviously bad in law. Unless it is shown, and it is not, that the other members of the CMC apart from the Chairman were performing a mere advisory role and had nothing to do with the actual grant or refusal of the consent to establish or consent to operate, such decision by the CMC is clearly *ultra vires* the Air Act and Water Act.

60. In the instant case, this Court is unable to find any justification for the CMC to itself take decision as regards the grant and refusal of the consent to establish under the Water Act and consent to operate under the Air Act. Secondly, even where it agreed to grant consent to establish, the CMC imposed a pre-condition that the applicant should pay a penalty or fine or furnish a bank guarantee or in some cases all or some of them. There is no statutory basis for such a direction to be issued by the CMC, or for that matter by even the Chairman of the DPCC. The grant of the consent to establish or consent to operate ought not to be made conditional upon payment of some fine or penalty or furnishing of bank guarantee. Given the object of the Water Act and the Air Act, which is the prevention and control of pollution, the mere payment of fine or penalty or furnishing of bank guarantee is unlikely to prevent and control the likely pollution that can be caused. The basic approach adopted by the CMC where such penalty or fine has been levied or bank guarantee secured appears to be faulty.

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61. The decision to levy environmental damages and to seek the furnishing of bank guarantees has been sought to be justified by the DPCC with reference to Section 31A of the Air Act and Section 33A of the Water Act. As already noticed, Section 31A of the Air Act is more or less similarly worded as Section 33A of the Water Act and both provisions have been inserted by the 1988 Amendments. A reference has already been made to Section 33A of the Water Act. The power under the said provision includes the power of the DPCC to issue "any directions in writing to any person". The 'Explanation' to the provision clarifies that the power to issue directions includes the power to direct "closure, prohibition or regulation of any industry, operation or process or the stoppage or regulation of supply of electricity, water or any other service". Yet, this power has to be one coupled with a duty to act reasonably and fairly. It cannot be stretched to include a power to levy a penalty.

62. In the considered view of this Court, the power to levy a penalty on any party is in the nature of a penal power. It is settled law that unless there is a specific power in the statute enabling the authority to do so, it cannot levy penalties or damages with reference to the general power under Section 31A of the Air Act or

Section 33A of the Water Act. The decisions in *Khemka & Co. (Agencies) Pvt. Ltd.* v. *State of Maharashtra*, (1975) 2 SCC 22; *J.K. Synthetics Limited & Birla Cement Works* v. *Commercial Taxes Officer*, (1994) 4 SCC 276 and *India Carbon Ltd.* v. *State of Assam*, (1997) 6 SCC 479 are relevant in this regard. In *Khemka & Co.*, the question was whether an assessee under the Central Sales Tax Act, 1956 could be made liable for penalty under the provisions of the Mysore Sales Tax, 1957 when there was no provision in the Central Act for imposition of penalty for default in payment of tax. Answering the question in the negative, the opinion of Ray CJ, writing for the majority explained (SCC, p. 31):

> "25. Penalty is not merely sanction. It is not merely adjunct to assessment. It is not merely consequential to assessment. It is not merely machinery. Penalty is in addition to tax and is a liability under the Act. Reference may be made to Section 28 of the Indian Income-tax Act, 1922 where penalty is provided for concealment of income. Penalty is in addition to the amount of income-tax. This Court in *Jain Brothers* v. *Union of India*, [1970] 77 ITR 107 (SC) said that penalty is not a continuation of assessment proceedings and that penalty partakes of the character of additional tax."

63. In his concurring opinion Beg, J. (as His Lordship then was) observed (SCC @ p. 35):

> "39. On a consideration of the provisions mentioned above, it seems to me to be clear that whatever may be the objects of levying a penalty, its imposition gives rise to a substantive liability which can be viewed either as an additional tax or as a fine for the infringement of the law. The machinery or procedure for its realization conies into operation after its imposition. In any case, it is an imposition of a pecuniary liability which is comparable to a punishment for the commission of an offence. It is a well settled cannon of construction of statutes that neither a pecuniary liability can be imposed nor an offence created by mere implication. It may be debatable whether a particular procedural provision creates a substantive right or liability. But, I do not think that the imposition of a pecuniary liability, which takes the form of a penalty or fine for a breach of a legal obligation, can be relegated to the region of mere procedure and machinery for the realization of tax. It is more than that. Such liabilities must be created by clear, unambiguous, and

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express enactment. The language used should leave no serious doubts about its effect so that the persons who are to be subjected to such a liability for the infringement of law are not left in a state of uncertainty as to what their duties or liabilities are. This is an essential requirement of a good government of laws. It is implied in the Constitutional mandate found in Section 265 of our Constitution: 'No tax shall be levied or collected except by authority of law'."

64. Later in *India Carbon Ltd.*, the question arose whether sales tax authorities in the States could charge interest when collecting and enforcing payment of central sales tax. Following the decision in *Khemka* it was held that absent a substantive provision in the central Act requiring the payment of interest on central sales tax, the authorities in the states could not charge interest thereon. The resultant position is that there being no specific provision in the Water Act or Air Act empowering the

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DPCC to levy penalties, fines or environmental damages, or to require the furnishing of bank guarantees, no such order or direction can be issued by the DPCC, much less the CMC, in exercise of the general powers to issue directions under Section 33A Water Act and Section 31A, Air Act.

65. The DPCC has placed reliance upon the decision of the learned Single Judge of this Court dated 16th January 2009 in Writ Petition (C) No. 7516 of 2007 (*Regent Automobiles Pvt. Ltd.* v. *GNCTD*). The Court in Regent Automobiles was interpreting the provisions of the Delhi Common Effluent Treatment Plants Act, 2000 (DCETP Act). Section 11 of the DCETP Act which contains a specific provision for penalty reads as under:

"11. Penalty for non-payment within the specified time. If any amount payable by any person is not paid within the date specified in the order it shall be deemed to be in arrears and the appropriate authority may after such inquiry as it deems fit, impose on such person a penalty not exceeding the amount in arrears."

66. Section 16 of the DCETP Act reads as under:

"16. *Power to give directions*—Notwithstanding anything contained in any other law, but subject to the provisions of this Act, the appropriate authority may, in exercise of its powers and performance of its functions under this Act, issue any directions in writing to any occupier, society, person, officer or authority, and such occupiers, society, person, officer or authority shall be bound to comply with directions.

Explanation—For the avoidance of doubts, it is hereby declared that the power to issue directions under this clause includes the power to direct—

(a) the closure, prohibition or regulation of any industry, establishment, operation or process; or

(b) the stoppage or regulation of supply of electricity, water or any other service."

67. Further Section 17, DCETP Act spells out the consequences of failing to comply with the direction issued by the authority. It enables the authority to levy a further penalty in the event of such failure. In addition, Section 18, DCETP Act talks of penalty for certain kinds of acts. Section 19, DCETP Act provides for residual penalty for contravention of certain provisions of the Act. It was noticed by learned Single Judge that, "but for Section 16 it can be argued that the entire range of sanctions including penalties have been specifically provided by various provisions such as Section 11, 18, 19 and 20". It was in the above context that the question posed by the learned Single Judge was 'whether the general power to issue directions comprehends the power to require bank guarantees to be furnished'? After referring to certain decisions which

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explained that 'everything necessary to carry out the purposes of the grant can be done by the authority entrusted with the power', the learned Single Judge came to the conclusion that the "Court cannot limit the options available to statutory authorities to meet emerging challenges, towards ensuring compliance with the provisions". Yet, even in that case the Court accepted the contention of the Petitioners that in the show cause notices, preceding the impugned orders, there was no mention about the possibility of issuance of orders

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requiring bank guarantees to be furnished. Further the orders did not indicate the application of mind to what existed on site, and what was the standard required to be complied with. Therefore while the challenge on account of lack of power failed, the impugned orders were held not sustainable in law and set aside.

68. In the considered view of this Court, the above decision in Regent Automobiles is of no assistance to the DPCC in the present case. The provisions of the DCETP Act are different from the provisions of the Air Act and Water Act particularly with reference to the penalty provisions. In the DCETP Act, Sections 11, 17, 18 and 19 talk of penalties and it is in that context it was held that the power under Section 16 of that Act includes power to require furnishing of bank guarantee. Neither in the Water Act nor in the Air Act is there any provision that permits DPCC to levy a penalty. That power is with the Courts and that too after returning a conviction. Chapter VI of the Air Act and Chapter VII of the Water Act talks of penalties which result from a conviction for violation of the provisions. Clearly, the penalties envisaged under the Air Act and the Water Act can be levied only at the end of judicial proceedings before a criminal Court. That power cannot be exercised by the DPCC. There is no provision either under the Water Act or under the Air Act that empowers a State Board to levy penalties or environmental damages, much less require the furnishing of a bank guarantee.

69. This Court has, therefore, no hesitation in coming to the conclusion that orders issued by the CMC or even the DPCC in the instant case levying penalty and requiring furnishing of bank guarantees and making the grant of consent to establish under the Water Act and consent to operate under the Air Act conditional upon payment of such penalties and furnishing of such bank guarantees are entirely without the authority of law and require to be set aside. Procedural violations by the DPCC

70. This Court finds that the procedure adopted in the instant case by the DPCC in levying the damages and requiring the Petitioners to furnish bank guarantees was not consistent with the requirements of the Rules under the Air Act and Water Act. Under Rule 20A(3) of the UT Rules the requirement is of serving a copy on the alleged violator of the proposed directions and being given an opportunity of not less than 15 days from the date of service of a notice to file objections to the proposed directions. Where the direction is for the stoppage or regulation of electricity or water or any other service then under Rule 20A(4) copy of the proposed direction should be endorsed to the occupier of the industry, operation or process. After the receipt of the objection and within 45 days from that day, the DPCC should give an opportunity to the person to file objections and after considering the objections and for reasons to be recorded in writing, either confirm, modify or decide not to issue such directions. Where the DPCC decides that it is not expedient to provide such an opportunity on account of a likelihood of grave injury to the environment, it should record an opinion to that effect.

71. Rule 33 of the Water (Prevention and Control of Pollution) Rules, 1975 ('Water Rules') spells out the procedure for making an inquiry into application for consent. The

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said Rule reads as under:

"33. *Procedure for making inquiry into application for consent*—(1) On receipt of an application for consent under Section 25 or Section 26, the Central

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Board may depute any of its Officers, accompanied by as many assistants as may be necessary, to visit the premises of the applicant, to which such application relates, for the purpose of verifying the correctness or otherwise of the particulars furnished in the application or for obtaining such further particulars or information as such officer may consider necessary. Such officer may, for that purpose, inspect any place where water or sewage or trade effluent is discharged by the applicant, or treatment plants, purification works or disposal systems of the applicant and may required the applicant to furnish to him any plans, specifications and other data relating to such treatment plants, purification works or disposal systems or any part thereof, that he considers necessary.

(2) Such officer shall before visiting any premises of the applicant for the purpose of inspection under Sub-rule (1) above, give notice to the applicant of his intention to do so in Form XIV. The applicant shall furnish to such officer all facilities that such officer may legitimately require for the purpose.

(3) An officer of the Central Board may, before or after carrying out an inspection under Sub-rule (1) above, required the applicant to furnish to him, orally or in writing such additional information or clarification, or to produce before him such documents, as he may consider necessary for the purpose of investigation of the application and may, for that purpose, summon the applicant or his authorised agent to the office of the Central Board."

72. This Court finds that in none of the cases the above procedure has been followed by the DPCC. This would be discussed in greater detail while dealing with the individual cases. This Court would like to emphasise the power of the DPCC under Section 31A of the Air Act and 33A of the Water Act, which is indeed a coercive power, has to be exercised with caution and after complying with the due process requirements. The Rules under both statutes have to be mandatorily followed while exercising such powers.

Conclusions

73. The summary of the conclusions of this Court are set out hereunder. It is clarified that these summary conclusions have to be read with the specific conclusions under different sub-topics already set out hereinbefore:

(i) Where a person proposes to establish a commercial shopping complex or a shopping mall or even a residential complex, it would be necessary for such person to comply with the requirements of Section 25(1)(a) of the Water Act and apply to the DPCC for prior consent to establish.

(ii) Where a person has already established a commercial shopping mall or shopping complex or residential complex and has not been issued any show cause notice till the completion of such building then it would be pointless to require such person to thereafter comply with the requirements of Section 25(1) of the Water Act. The available course to the DPCC in such event is to invoke the powers under

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Section 25(5) of the Water Act and set out a time limit for such person to comply with the requirements of the Water Act. Upon failure to comply with the requirements as specified by the DPCC, it would be open to the DPCC to invoke its powers under Section 33A of the Water Act after complying with the due process outlined under the Water Rules.

(iii) Where a person has made an application for consent to establish and four months have elapsed during which the DPCC has not communicated to him its decision thereon, then in terms of Section 25(7) Water Act consent to establish will be deemed to have been granted. In such event the question of the person being thereafter required to apply for consent to establish does not arise.

(iv) Where the builtup area is more than 20,000 sq.m., the requirement of obtaining an EIA clearance for such activity is mandatory. The mere fact that an EIA clearance has been applied for and obtained by a person seeking to establish a shopping mall, shopping complex or residential complex will not obviate the necessity of such person to again separately apply to the DPCC for a consent to establish under the Water Act.

(v) Where an EIA clearance has already been granted by the MoEF, and the DPCC is thereafter approached for grant of prior consent to establish or prior consent to operate, it would be incumbent on the DPCC to avoid re-examining those aspects that have been examined by the MoEF while granting EIA clearance. The DPCC will examine other aspects not covered by the EIA clearance.

(vi) The requirement of obtaining prior consent to operate under Section 21(1) of the Air Act applies to a commercial shopping complex or shopping mall as these would fall within the definition of 'industrial plant' under Section 2(k) of the Air Act. However on the present wording of Section 21(1) Air Act, there is no such requirement as regards a residential complex.

(vii) The requirement of having to obtain the consent to operate under Section 21 of the Air Act does not get obviated only because the person has an EIA clearance under the EPA.

(viii) The DPCC when approached with an application for consent to operate by a person who has already obtained an EIA clearance, will examine only those aspects not covered by the EIA clearance.

(ix) During the phase of construction, and post-construction, the provisions of the Water Act, the Air Act and the EPA and other environmental statutes will apply to all types of buildings and activities.

(x) Without issuing a show cause notice and without giving an opportunity to the alleged violator to rectify the defects detected during an inspection of the premises carried out in accordance with the relevant rules, the power to order a closure under either Section 33A

Water Act or 31A Air Act should not generally be straightway invoked.

(xi) There is no power vested in the Chairman of the DPCC, either under the Water Act or under the Air Act to further sub-delegate the powers delegated to him by the DPCC as regards granting or refusing consent to establish or consent to operate under the Water Act and the Air Act respectively. Any Committee established by the Chairman of the DPCC like the CMC has no power to itself

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decide whether to grant or refuse the consent to establish or consent to operate. Such decision can be taken either by the DPCC itself or by its delegate *i.e.* the Chairman DPCC and no one else.

(xii) The decisions by the CMC or even by the Chairman, DPCC to levy penalty or environmental damages and insist on furnishing of bank guarantees as a condition for grant of consent to establish or consent to operate are without the authority of law. There is no power under the Air Act or the Water Act which enables the DPCC or its Chairman, much less the CMC, to pass such orders. Absent specific provisions under the Water Act and Air Act which permit the DPCC or its Chairman to levy and collect penalties, environmental damages or to pass orders for furnishing of bank guarantees, the general power to issue directions under Section 31A of the Air Act and Section 33A of the Water Act cannot be invoked for such purpose.

(xiii) Where there are multiple owners in a constructed building, the application for EIA clearance or consent to establish or operate, as the case may be, will be made jointly by the builder and such individual owners or occupiers. If the building has been completed without obtaining prior consent to establish under Section 25(1)(a) of the Water Act it would be incumbent upon the person first receiving a show cause notice from the DPCC in terms of Section 25(5) of the Water Act to inform the DPCC the names of the persons to whom the whole or part of the building in question has been sold or transferred. The position is more or less similar under the Air Act. Notices can then issue to such persons as well. Till such time the person first receiving a show cause notice furnishes the complete particulars of subsequent transferees and till discharged, such person will continue to be answerable under the Water Act and/or the Air Act.

74. This Court would like to end this part of the judgment, before commencing to examine the individual petitions, with the observation that the DPCC should take proactive steps to make the correct legal position publicly known not only through its website, but act in coordination with the governmental and municipal agencies, the planning authorities, the construction industry, consumer associations as well as civil society groups involved in issues of environmental protection. Not only should DPCC reorganize itself as a vigilant regulator but seek the active cooperation of all of the above interested parties. Also, to avoid any criticism of selective application of law, the DPCC should ensure that the law applies and is

enforced in a uniform, predictable and certain way, while ensuring that action taken is within the four corners of the law.

Consideration of individual petitions

75. The individual petitions are now taken up for consideration W.P. (C) No. 2714 of 2008 (Vardhman Properties Ltd.)

76. The building in this case is a shopping-cum-office complex built on a commercial plot. The total builtup area is 7700 sq.m. The show cause notice was issued by the DPCC on 13th February 2008 asking the Petitioner to explain why it should not be proceeded against for its failure to apply for a consent to establish under Section 25 of the Water Act and consent to operate under Section 21 of the Air Act. The show cause notice further stated with reference "you are proposing to construct/have started construction activities without obtaining prior 'Consent to Establish' under Air and Water Acts from DPCC". The Petitioner was asked to show

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cause why "prosecution proceedings should not be initiated against you and/or your establishment should not be closed under the appropriate provisions of the Acts for contravention of the provisions of the aforesaid Acts".

77. By the time the above show cause notice was issued, the building had already been constructed. In fact, construction commenced on 7th June 2005 in terms of the sanctioned building plan and was completed on 25th June 2007. The Petitioner replied to the above notice on 18th February 2008. *Inter alia*, it was pointed out that an application was made on 3rd September 2007 under the Right to Information Act, 2005 ('RTI Act') on the exact criteria adopted by the DPCC for identifying commercial complexes for the purposes of consent under the Air Act and the Water Act. The DPCC had replied that commercial/residential buildings not generating trade effluent are required to discharge their sewage into sewage system maintained by Delhi Jal Board/MCD/DDA which in turn was responsible for treating the sewage in the sewage treatment plant as per the norms prescribed under the pollution control laws and in such event consent was not required for the said commercial/residential buildings.

78. On 18th March 2008, an order was passed by the DPCC noting that a reply had been filed by the Petitioner to the show cause notice on 18th February 2008 that "no application has been made till date". The case was then placed before the CMC (Orange). It was decided by the CMC to direct the Petitioner to apply for consent to establish and submit "Environmental Clearance obtained from MoEF, Govt. of India" and an "affidavit indicating date of start of construction and completion of construction, approved architectural drawing and completion certificate within 15 days from the issue of this letter".

79. The challenge in the present petition is to the aforementioned order dated 18th March 2008.

80. As already held by this Court hereinbefore that there was no question of the Petitioner having to apply for environmental clearance from the MoEF in terms of the EIA Notification dated 14th September 2006 since the builtup area was not above 20,000 sq.m. In the present case the builtup area was 7700 sq.m. The categorization of an industry as Orange, Red or Blue appears to that of the DPCC. It is not found either under the Air Act or under the Water Act. Nevertheless, a

commercial shopping complex required prior consent to establish prior to commencement of construction. But once the construction was already complete, then it was pointless to require the Petitioner to apply thereafter for consent to establish.

81. Thirdly, the Petitioner.s reply dated 18th February 2008 has been noticed but not discussed by the DPCC in the impugned order. In particular, the Petitioner's response to the reply received by it under the RTI Act has not been adverted to at all. Although it is possible that the sewage generated by the shopping complex will join the main sewage system which is being taken to the effluent treatment plant of the DJB, that by itself will not obviate the need to obtain consent to establish from the DPCC.

82. It appears that DPCC itself was not very clear about the legal position and, therefore, the above reply was given under the RTI Act. It cannot be said that the DPCC estopped from rectifying its position or correcting its understanding of the law.

83. Inasmuch as the building already was constructed on 25th June 2007, by the time the show cause notice dated 13th February 2008 was issued, the direction issued by the DPCC requiring the Petitioner to thereafter apply for a consent to establish

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under the Water Act and consent to operate under the Air Act was a direction which was incapable of being complied with.

84. This is, however, not the end of the matter. The DPCC can still proceed under Section 25(5) of the Water Act requiring the Petitioner to comply with the pollution control norms under the Water Act. This it can do after following the procedure under Section 25(5).

85. As far as Air Act is concerned, the DPCC can inspect the premises to ascertain what is the extent of the air pollution caused, if any, and then issue notice to the Petitioner.

86. The direction issued in the impugned order dated 18th March 2008, requiring the Petitioner to apply for consent to establish and consent to operate, is for the aforementioned reasons not sustainable in law. While setting aside the impugned order dated 18th March 2008 for the aforementioned reasons, this Court leaves it open to the DPCC to now proceed in accordance with Section 25(5) of the Water Act and other relevant provisions of the Air Act. If it finds after an inquiry or investigation that the use of the premises is causing either water or air pollution, and corrective action is not taken within the time limit set for the purpose, it can proceed further to issue directions as envisaged under Section 31A, Air Act and Section 33A, Water Act.

87. The writ petition is disposed of with the above directions.

W.P. (C) No. 2771 of 2008 (Vardhman Properties Ltd.)

88. The total builtup area in the present case is to an extent of 6131.22 sq.m. The building has been constructed on a commercial plot. The building is a shopping complex. Like in Writ Petition (C) No. 2714 of 2008, a show cause notice was issued by the DPCC on 13th February 2008 requiring the Petitioner to apply for prior consent to establish and consent to operate under the Air Act and the Water Act respectively. A similar response was received from the Petitioner on 18th February

2008 and a similar order as in Writ Petition (C) No. 2714 of 2008 was passed by the DPCC on 18th March 2008.

89. Here again the construction commenced on 15th February 2005 and was completed on 4th December 2006 *i.e.* much prior to the issuance of the show cause notice. For the reasons already explained in Writ Petition (C) No. 2714 of 2008, the impugned order cannot be sustained in law and is hereby set aside. It would nevertheless be open to the DPCC to now proceed in accordance with Section 25(5) of the Water Act and other relevant provisions of the Air Act but only after complying with the due process requirements under the Rules. If after making its own enquiry/investigations into the matter, it finds that the use of the premises is causing either water or air pollution, and the corrective action is not taken within the time limit set for the purpose, it can proceed further to issue directions as envisaged under Section 31A, Air Act and Section 33A, Water Act. The writ petition is disposed of with the above directions.

W.P. (C) No., 2772 of 2008 (Vardhman Properties Ltd.)

90. The building in this case is a shopping complex built on a commercial plot. The total builtup area is 5907.25 sq.m. The facts are identical to the facts in Writ Petition (C) Nos. 2714 and 2721 of 2008. The date of completion of the building is 14th December 2006.

91. For the reasons already stated hereinbefore, the impugned order dated 18th March 2008 passed by the DPCC is unsustainable in law and is hereby set aside. It

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would nevertheless be open to the DPCC to now proceed in accordance with Section 25 (5) of the Water Act and other relevant provisions of the Air Act but only after complying with the due process requirements under the Rules. If after making its own inquiry/investigations into the matter if it finds that the use of the premises is causing either water or air pollution, and the corrective action is not taken within the time limit set for the purpose, it can proceed further to issue directions as envisaged under Section 31 A, Air Act and Section 33A, Water Act. The writ petition is disposed of with the above directions.

W.P. (C) No. 7081 of 2008 (Pankaj Buildwell Ltd.)

92. The total builtup area in this case is 1593 sq.m. The building is a shopping complex and is builtup on a commercial plot. The completion certificate was obtained on 2nd June 2008 itself. It is only thereafter on 14th February 2008 that the standard show cause notice was issued by the DPCC which was identically worded as the show cause notice dated 13th February 2008 in the cases of Writ Petition (C) Nos. 2714, 2771 and 2772 of 2008. The impugned order is dated 9th September 2008 which is again identically worded.

93. The decision taken by the CMC on 3rd September 2008 has been placed on record. It shows that apart from the Chairman, DPCC there were three other members along with the Executive Engineer, Assistant Executive Engineer and Joint Executive Engineer of the CMC. As regards the Petitioner, its contention that it had no DG set and no bore well and there was no effluent were noted. The decision was to let the unit file its application to the DPCC and its case would be considered by the CMC on 30th September 2008. The above decision of the CMC was communicated to the Petitioner on 9th September 2008 asking it to file an application

for consent to establish. This is the decision which has been challenged in the writ petition.

94. For the reasons already stated hereinbefore, the impugned order dated 9th September 2008 passed by the DPCC is unsustainable in law and is hereby set aside. It would nevertheless be open to the DPCC to now proceed in accordance with Section 25(5) of the Water Act and other relevant provisions of the Air Act but only after complying with the due process requirements under the Rules. If after making its own inquiry/investigations into the matter if it finds that the use of the premises is causing either water or air pollution, and the corrective action is not taken within the time limit set for the purpose, it can proceed further to issue directions as envisaged under Section 31 A, Air Act and Section 33A, Water Act. The writ petition is disposed of with the above directions.

W.P. (C) No. 3815 of 2008 (Vardhman Properties Ltd.)

95. The building in question has a total builtup area 4735.62 sq.m. and is on a commercial plot. The construction of the building commenced on 27th November 2003 and was completed on 2nd December 2004. A show cause notice was issued on 24th April 2008 requiring Petitioner to apply for consent to establish. It was at this stage that the present writ petition was filed challenging the said show cause notice. An interim order was passed by this Court on 19th May 2008 directing the Respondent not to take coercive action pursuant to the abovementioned notice dated 24th April 2008.

96. In the reply filed to the petition, a reference is made by the DPCC to the Petitioner's response dated 6th May 2008 to the show cause notice in which it was

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mentioned that the DDA has already issued a completion certificate. It appears that the DPCC undertook an inspection of the site on 1st July 2008 and confirmed that the builtup area was 4735.62 sq.m., and that the completion of the construction took place on 2nd December 2004. The inspection team was also informed that the building was under occupation since 1st April 2005 and the occupancy was to the extent of 50 to 60 persons. There was one DG set of 140 KVA along with two more DG sets located at the terrace, there was no information about their KVA. Sewage connection was available and the estimated waste water generation was 11.2 KLD. It was informed that the CMC was yet to take any decision on the said report.

97. This Court finds that the builtup area being 4735.62 sq.m., there was no question of the Petitioner having to obtain an EIA clearance in terms of the EIA Notification dated 14th September 2006. The construction having already been completed on 2nd December 2004, the direction to the Petitioner to apply for consent to establish which had to happen prior to commencement of construction was incapable of being complied with.

98. The impugned orders dated 24th April 2008 of the DPCC are unsustainable in law and are hereby set aside. It would nevertheless be open to the DPCC to now proceed in accordance with Section 25(5) of the Water Act and other relevant provisions of the Air Act but only after complying with the due process requirements under the Rules. If after making its own enquiry/investigations into the matter if it finds that the use of the premises is causing either water or air pollution, and the corrective action is not taken within the time limit set for the purpose, it can

proceed further to issue directions as envisaged under Section 31A Air Act and Section 33A Water Act. The writ petition is disposed of with the above directions.

W.P. (C) No. 8143 of 2008 (Manish Buildwell Pvt. Ltd).

99. The total builtup area of the commercial complex in the present petition is 2160 sq.m. Construction of the building commenced some time in May 2007 and was completed in May 2008. A show cause notice was thereafter issued on 6th June 2008. On 16th October 2008, a direction was issued by the DPCC requiring the Petitioner to apply for consent to establish. This is identically worded as the direction issued by the DPCC on 10th September 2008 in Writ Petition (C) No. 7081 of 2008.

100. For the reasons already explained hereinbefore, the directions contained in the order dated 10th September 2008 and 16th October 2008 passed by the DPCC are unsustainable in law and are hereby set aside. It would nevertheless be open to the DPCC to now proceed in accordance with Section 25(5) of the Water Act and other relevant provisions of the Air Act but only after complying with the due process requirements under the Rules. If after making its own inquiry/investigations into the matter if it finds that the use of the premises is causing either water or air pollution, and the corrective action is not taken within the time limit set for the purpose, it can proceed further to issue directions as envisaged under Section 31 A, Air Act and Section 33A, Water Act. The writ petition is disposed of with the above directions.

W.P. (C) No. 8144 of 2008 (Vardhman Properties Ltd.)

101. The total builtup area of the commercial complex constructed on a commercial plot in the present petition is 18,250 sq.m. Construction of the building was completed on 14th September 2007. An order was passed on 24th October 2008 by the DPCC in terms of the decision of the CMC at its meeting on 7th October 2008 asking the Petitioner to apply for consent to establish and also give parawise reply to

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the observation made by the special inspecting team on the inspection that was carried out on 3rd September 2008.

102. For reasons already mentioned, the direction to the Petitioner to apply for consent to establish is now incapable of being complied with inasmuch as construction was already completed on 14th September 2007. It is not clear if the due process requirement of a prior show cause notice was complied with by the DPCC before issuance of the above direction. While setting aside the impugned order dated 24th October 2008, this Court leaves it open to the DPCC to initiate appropriate proceedings in accordance with Section 25(5) of the Water Act and other relevant provisions of the Air Act but only after complying with the due process requirements under the Rules. If after making its own enquiry/investigations into the matter if it finds that the use of the premises is causing either water or air pollution, and the corrective action is not taken within the time limit set for the purpose, it can proceed further to issue directions as envisaged under Section 31A, Air Act and Section 33A, Water Act. The writ petition is disposed of with the above directions.

W.P. (C) No. 8145 of 2008 (Sachdeva Buildcon Pvt. Ltd.)

103. The total builtup area of the commercial shopping complex constructed on a commercial plot in the present petition is 2407.7 sq.m. Construction of the building

commenced some time in January 2005 and was completed in May 2006. It appears that on 28th April 2008 and 29th May 2008 the DPCC passed orders directing the Petitioner to apply for consent to establish.

104. For the reasons already explained hereinbefore, this Court finds that the impugned directions are unsustainable in law and are hereby set aside. It would nevertheless be open to the DPCC to now proceed in accordance with Section 25(5) of the Water Act and other relevant provisions of the Air Act but only after complying with the due process requirements under the Rules. If after making its own inquiry/investigations into the matter if it finds that the use of the premises is causing either water or air pollution, and the corrective action is not taken within the time limit set for the purpose, it can proceed further to issue directions as envisaged under Section 31 A, Air Act and Section 33A, Water Act. The writ petition is disposed of with the above directions.

W.P. (C) No. 8146 of 2008 (Rajesh Projects India Pvt. Ltd.)

105. The total builtup area of the building constructed on a commercial plot in the present petition is 5000 sq.m.(approx). Construction of the building commenced on 5th July 2005 and completed in April 2007. A show cause notice was issued on 24th April 2008 and a direction was issued on 4th November 2008 asking the Petitioner to apply for consent to establish.

106. For the reasons already explained hereinbefore, this Court finds that the impugned directions are unsustainable in law and are hereby set aside. It would nevertheless be open to the DPCC to now proceed in accordance with Section 25(5) of the Water Act and other relevant provisions of the Air Act but only after complying with the due process requirements under the Rules. If after making its own inquiry/investigations into the matter if it finds that the use of the premises is causing either water or air pollution, and the corrective action is not taken within the time limit set for the purpose, it can proceed further to issue directions as envisaged under Section 31 A, Air Act and Section 33A, Water Act. The writ petition is disposed of with the above directions.

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W.P. (C) No. 8147 of 2008 (Rajesh Projects India Pvt. Ltd.)

107. The total builtup area of the shopping mall constructed on a commercial plot in the present petition is 3990 sq.m. Construction of the building commenced oil 27th February 2003 and was completed on 27th July 2006. A show cause notice was issued on 24th April 2008 and a direction was issued on 4th November 2008 asking the Petitioner to apply for consent to establish.

108. For the reasons already explained hereinbefore, this Court finds that the impugned directions are unsustainable in law and are hereby set aside. It would nevertheless be open to the DPCC to now proceed in accordance with Section 25(5) of the Water Act and other relevant provisions of the Air Act but only after complying with the due process requirements under the Rules. If after making its own inquiry/investigations into the matter if it finds that the use of the premises is causing either water or air pollution, and the corrective action is not taken within the time limit set for the purpose, it can proceed further to issue directions as envisaged under Section 31 A, Air Act and Section 33A, Water Act. The writ petition is disposed of with the above directions.

W.P. (C) No. 8148 of 2008 (Manish Buildwell Pvt. Ltd.)

109. The total builtup area of the building constructed on a commercial plot in the present petition is 8485.75 sq.m. Construction of the building commenced on 15th June 2005 and was completed on 22nd May 2007. A show cause notice was issued on 13th February 2008 and a direction was issued asking the Petitioner to apply for consent to establish.

110. For the reasons already explained hereinbefore, this Court finds that the impugned directions dated 18th March 2008 and 29th May 2008 are unsustainable in law and are hereby set aside. It would nevertheless be open to the DPCC to now proceed in accordance with Section 25(5) of the Water Act and other relevant provisions of the Air Act but only after complying with the due process requirements under the Rules. If after making its own inquiry/investigations into the matter if it finds that the use of the premises is causing either water or air pollution, and the corrective action is not taken within the time limit set for the purpose, it can proceed further to issue directions as envisaged under Section 31A, Air Act and Section 33A, Water Act. The writ petition is disposed of with the above directions.

W.P. (C) No. 8149 of 2008 (Fargo Estates Pvt. Ltd.)

111. The total builtup area of the building constructed on a commercial plot in the present petition is 10,100 sq.m. Construction of the building commenced on 2nd May 2004 and was completed some time in May 2006. A show cause notice was issued on 21st May 2007 and an order was passed on 31st October 2008 requiring the Petitioner to pay environmental damages of Rs. 40 lakh and furnish bank guarantee of Rs. 95 lakhs.

112. The above directions were stayed by this Court by an order dated 17th November 2008.

113. For the reasons already explained hereinbefore, the impugned order dated 31st October 2008 cannot be sustained in law and is hereby set aside. It would nevertheless be open to the DPCC to now proceed in accordance with Section 25(5) of the Water Act and other relevant provisions of the Air Act but only after complying with the due process requirements under the Rules. If after making its own

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inquiry/investigations into the matter if it finds that the use of the premises is causing either water or air pollution, and the corrective action is not taken within the time limit set for the purpose, it can proceed further to issue directions as envisaged under Section 31A, Air Act and Section 33A, Water Act. The writ petition is disposed of with the above directions.

114. It will however not be open to the DPCC to levy any environmental damages or requiring the Petitioner to furnish any bank guarantee for non-compliance with the provisions of either Acts. The writ petition is disposed of with the above directions.

W.P. (C) No. 9040 of 1008 (Home Linkers Pvt. Ltd.)

115. The total builtup area of the building constructed on a commercial plot in the present petition is 3,526.83 sq.m. Construction of the building commenced on 11th November 2004 and was completed on 7th June 2006. A show cause notice was issued on 14th February 2008 and orders were passed on 18th March 2008 and 19th September 2008 requiring the Petitioner to apply for consent to establish.

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116. For the reasons already explained hereinbefore, the impugned orders dated 18th March 2008 and 19th September 2008 cannot be sustained in law and are hereby set aside. It would nevertheless be open to the DPCC to now proceed in accordance with Section 25(5) of the Water Act and other relevant provisions of the Air Act but only after complying with the due process requirements under the Rules. If after making its own enquiry/investigations into the matter if it finds that the use of the premises is causing either water or air pollution, and the corrective action is not taken within the time limit set for the purpose, it can proceed further to issue directions as envisaged under Section 31 A, Air Act and Section 33A, Water Act. The writ petition is disposed of with the above directions.

W.P. (C) No. 464 of 2009 (Vardhman Land Developers Pvt. Ltd.)

117. The Petitioner purchased a commercial plot measuring 5112 sq.m. in Raja Garden, New Delhi in an open auction held by the MCD on 6th May 2002 and a perpetual lease deed was executed and building plans were sanctioned by the DDA on 24th March 2004. A completion certificate was issued on 31st January 2005.

118. The Petitioners pointed out that although they did not consider it necessary to apply for consent to establish, they nevertheless did apply on 22nd November 2007 with the DPCC. A show cause notice was issued on 5th December 2007 which was replied to on 13th December 2007 informing the DPCC that the application seeking “consent to establish, was already pending. No reply was received from the DPCC. The DPCC again sent a notice dated 14th March 2008 requiring the Petitioner to submit environmental clearance, approved architectural drawings and the completion certificate. Thereafter the DPCC sent a letter dated 26th May 2008 informing the Petitioner that its case was being placed before the CMC.

119. At its meeting on 21st August 2008, the CMC took note of the fact that the total project cost is Rs. 44.14 crores and that in similar cases the CMC has levied damages of 1% of the project cost and 2% of the project cost for bank guarantee which in the present case worked out to damages as cash penalty of Rs. 44 lakh and bank guarantee of Rs. 88 lakhs. The aforesaid damages as cash penalty and bank guarantee valid for three years was asked to be furnished by 17th September 2008. The Petitioner then made a representation which was again considered by the CMC in its meeting held on 7th October 2008. The CMC now reduced the penalty amount to

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Rs. 40 lakh and bank guarantee amount to Rs. 85 lakh and asked the unit to comply with the directions of 6th July 2008.

120. It was at that stage that the Petitioner filed the present writ petition in which by an order dated 27th January 2009 an interim order was passed restraining the Respondents from taking any coercive action against the Petitioner.

121. As explained hereinbefore, the DPCC had no power to require the Petitioner to pay environmental damages or to furnish bank guarantee and, therefore, the impugned direction is wholly unsustainable in law and is hereby set aside. If indeed the Petitioner had already filed an application for consent to establish on 22nd November 2007, then in the absence of any reply thereto by the DPCC in terms of Section 25(7) of the Water Act such consent is deemed to have been granted.

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122. This will, in any event, not preclude the DPCC from taking action against the Petitioner after an inspection undertaken by it of the premises hereafter. If the Petitioner or any one in occupation of the building in question is found to be acting in violation of the provisions of either the Water Act or the Air Act, the DPCC can proceed to take action but only after following the due process of law as envisaged by the Rules. The writ petition is disposed of with the above directions.

W.P. (C) No. 543 of 2008 (Splendor Landbase Ltd.)

123. The property in question is an office complex-cum-shopping mall on Plot No. 3, District Centre, Jasola, New Delhi known as Splendor Forum. The area of the plot is about 5704 sq. m. It was purchased from the Delhi Development Authority for commercial purposes in an open auction. The Petitioner states that all the necessary permissions from all authorities concerned including the municipalities, electricity department, Chief Fire Officer, Delhi Urban Art Commission, and Airport Authority of India were taken. The construction of the building started in March 2004 and the construction up to the plinth level was completed in December 2005. The EIA Notification dated 7th July 2004 brought within its fold construction activity. The Petitioner states that in terms of the said EIA Notification where construction was complete till the plinth level, no environmental clearance was necessary. However, since DDA insisted on the Petitioner producing the EIA clearance certificate in order to process its case for additions, alterations and modifications, the Petitioner applied and was granted EIA clearance by the MoEF on 2nd November 2007.

124. In response to a notice dated 20th/21st August 2007 from the DPCC, the Petitioner applied for consent to establish under Section 25(1)(a) of the Water Act on 5th September 2007. A reply to the notice dated 20th/21st August 2007 was also sent to the DPCC by the Petitioner. The aforesaid application for consent dated 5th September 2007 was never formally rejected by the DPCC. However, an order dated 31st December 2007 was passed by the DPCC issuing directions under Section 31A of the Air Act and Section 33A of the Water Act primarily on the ground that the construction was started and completed without first obtaining consent to establish. It was also alleged that there were certain violations of the conditions of the EIA clearance although according to the Petitioner this was outside the scope of the powers of the DPCC. By the impugned order dated 31st December 2007, the Petitioner was asked to pay fine and furnish a bank guarantee. The Petitioner submits that said order was passed without complying with the principles of natural justice and was contrary to the procedure under the Rules. The premises was inspected by MoEF. It is stated

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that in its report dated 5th May 2008 the MoEF recorded that there has been satisfactory compliance of most of the conditions laid down in the EIA clearance. It was concluded that the commencement of construction by the Petitioner in March 2004 could not be treated as a violation of the EPA. Hence no legal action was recommended by the MoEF against the Petitioner under the EPA.

125. The directions issued by the DPCC on 31st December 2007 have been assailed as being *ultra vires* the powers of the DPCC under the Air Act and the Water Act. The said order is also challenged on the ground of non-compliance with the applicable Rules and further that DPCC cannot take action for alleged non-compliance with the conditions forming part of the EIA clearance.

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126. In its counter affidavit dated 31st January 2008 the DPCC contended that the Petitioner initially did not apply to the DPCC for prior consents under either the Water Act or the Air Act. It was only after a formal notice was issued to the Petitioner in August 2005 that on 5th September 2007, the Petitioner applied to the DPCC for consent to establish under the Water Act and consent to operate under the Air Act. According to the DPCC the Standing Counsel of the GNCTD advised it that it could not initiate actions under Sections 15, 16 and 19 of the EPA. An inspection was carried out in the premises on 23rd December 2007 and the deficiencies noted at that time have been listed out in the counter affidavit. The conditions imposed by the amended clearance dated 10th February 2007 and the status of compliance was also set out in detail in the counter affidavit. It is stated that the CMC at its meeting on 26th December 2007 and 28th December 2007 deliberated upon the matter considering the facts and circumstances including the representation dated 27th December 2007 made by the Petitioner. Thereafter the impugned order dated 31st December 2007 was passed under Section 31A of the Air Act and Section 33A of the Water Act asking the Petitioner to pay 0.5% of the project cost of Rs. 65 crores as fine, which was required to be deposited in the DPCC's account within 30 days. The DPCC's stand is that "any smaller amount of fine will only mean that a non-deserving Petitioner with no *bona fides* of commitment to preserving clean air and water in his environment, would not work towards a correction. Surely environment deserves ½% of his total project cost to make him realize the degree of his callousness". A detailed parawise reply to the writ petition has also been given by the DPCC.

127. In its rejoinder filed on 6th February 2008, the Petitioner pointed out that it had in fact obtained EIA clearance. A reference was made to the website of the DPCC where under the caption 'frequently asked questions' under the sub-heading "consent procedure" the following questions and answers appear:

"Q. I am involved in trading activity, Do I need to apply for consent?

Ans. At present, consents are not required for enterprises engaged only in trading activities.

Q. I have an office and have installed a D.G. Set. Do I need to take consent from DPCC?

Ans. DPCC does not issue consent for offices. For D.G. Sets you are required to install acoustic enclosure meeting the prescribed norms/standards for noise for D.G. Sets."

128. It is pointed out that it is only by the amendment with effect from 7th July 2004 that construction activity came to be added to the EIA Notification and again it

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was clarified that such amendment would not apply to “any construction project falling under Entry 31 of Schedule-1 including new townships, industrial townships, settlement colonies, commercial complexes, hotel complexes, hospitals and office complexes for 1,000 (one thousand) persons or below or discharging sewage of 50,000 (fifty thousand) litres per day or below or with an investment of Rs. 50,00,000/- (Rupees Fifty lakhs) or below.” The Petitioner proceeded on the assumption that the term “investment” in the said Notification would include the amount invested in construction and raising the superstructure and since that was

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around Rs. 34 crores, no EIA clearance was required. Thereafter when a further modified EIA Notification was issued on 14th September 2006, the Petitioner applied to the MoEF for EIA clearance on 12th March 2007. Time was granted by a Circular dated 21st November 2006 of the Central Government up to 30th June 2007 for applying for EIA clearance.

129. It is not the submission of learned Counsel for the Petitioner that there is any repugnancy between the EPA and the Air Act and the Water Act. On the other hand, it is not denied that the EPA would apply and that in the Petitioner's case, the EIA clearance would have to be obtained. What is contended is that once EIA clearance has been obtained, there is no occasion to again apply to the DPCC under the Air Act and the Water Act for consent to operate and consent to establish respectively. Further, it is submitted that there are many aspects of the EIA clearance which include water and air pollution and, therefore, the exercise would become repetitive and cumbersome. Thirdly, it is sought to be contended that the jurisdiction as regards the EIA clearance is of the Central Government and not of the DPCC particularly with reference to the National Capital Territory of Delhi.

130. The stand of the Respondents, on the other hand, is that consent under the Air Act and the Water Act are independent of the EIA clearance and that although the DPCC may have no jurisdiction as regards the EIA clearance, to the extent that such EIA clearance itself mandates that the person in whose favour such clearance has been granted has to obtain consent under the Air Act and the Water Act, the DPCC.s jurisdiction will stand attracted. It is further submitted that the parameters that would weigh with the DPCC in processing an application for consent under the Air Act and the Water Act might be different from those which would weigh with the MoEF in granting EIA clearance.

131. This Court has considered the above submissions. In view of the builtup area of the building being over 20,000 sq.m., an EIA clearance is mandatory. For the reasons already discussed, it must be held that the requirement of obtaining consent to establish under the Water Act and consent to operate under the Air Act is independent of the EIA clearance obtained in respect of the Petitioner.s shopping complex or shopping mall. But this requirement would have applied at the stage when construction had not commenced.

132. However, in this case at the time when the Petitioner applied for and obtained the EIA clearance, the construction of the building was complete. There was no show cause notice issued to it by the DPCC from the time it commenced construction sometime in March 2004 till it completed its construction in December 2005. Clearly, the DPCC woke up very late. The first show cause notice was issued some time in August 2007. Even then the show cause notice was issued to M/s. G.S. Developers and Contractors Pvt. Ltd. who were only contractors whereas the whole shopping complex was built by the Petitioner. Be that as it may, for the reasons already discussed the

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course open to the DPCC was to invoke Section 25(5) of the Water Act to require the Petitioner to rectify any deficiency that must have been noticed on the inspection of the premises. Even under the Air Act, there is no question of now requiring the Petitioner to apply for "prior consent to operate" since the construction of the building is already complete.

133. There are enough provisions in both the Air Act and the Water Act to deal

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with a situation where without obtaining prior consent a building been constructed and has become functional. As already pointed out the action under Section 31A of the Air Act and Section 33A of the Water Act will have to be exercised reasonably after complying with the rules envisaged under both these Acts. The exercise should not be a mechanical one. Since this is a building which has been granted EIA clearance, the DPCC should find out first whether there are other aspects, not covered by the EIA clearance that require to be rectified by the Petitioner both under the Water as well as the Air Acts. In other words, the exercise to be undertaken by the DPCC ought not to be repetitive of the exercise undertaken by the MoEF while granting EIA clearance.

134. Thirdly, there is no legal basis for the DPCC to impose penalty and environmental damages on the Petitioner or require it to furnish a bank guarantee. For the reasons already discussed, such orders are plainly outside the powers of the DPCC under the Water Act and the Air Act and cannot be sustained in law.

135. The DPCC has relied upon an order dated 14th October 2003 passed by the Supreme Court in Writ Petition (C) No. 657 of 1995 (*Research Foundation for Science Technology and National Resource Policy* v. *Union of India*) where in para 70.6 an observation was made to the following effect:

> "MoEF should consider making a provision for bank guarantee being given by importer while seeking permission to import used oil, furnace oil and zinc wastes to be released only on the imported consignment being found to be in conformity with the declared item of import. After taking a decision, affidavit shall be filed within four weeks."

136. The above observation of the Supreme Court does not by any means imply that an SPCB like the DPCC can begin to levy penalties and fines and environmental damages or require bank guarantees to be furnished in exercise of its powers under Section 31A of the Air Act and Section 33A of the Water Act. The above contention is accordingly rejected.

137. Reliance has been placed by the DPCC on an order dated 17th October 2006 passed by the Supreme Court in the Vasant Kunj Ridge matters. The above order was passed in an application filed seeking acceptance of the report of the Expert Committee relating to violation of environmental norms by certain parties who had constructed shopping malls or hotel complexes in the Vasant Kunj Ridge area. After referring to the earlier orders dated 19th August 1997 and 8th March 2004, the Supreme Court observed that the parties were not aware that they had to take EIA clearance in terms of the amended EIA Notification dated 7th July 2004. It was then observed as under:

> "The confusion arose because DDA all through all through gave an impression to the parties participating in auction that all requisite clearances had been obtained. Had such parties inkling of an idea that such clearances were not obtained by DDA, they would not have invested such huge sums of money. The stand that wherever constructions have been made unauthorisedly demolition is the only option cannot

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apply to the present cases, more particularly, when they unlike, where some private individuals or private limited companies or firms being allotted to have

made contraventions, are corporate bodies and institutions and the question of their having indulged in any malpractices in getting the approval or sanction does not arise. Some of the allottees are the National Book Trust, School of Planning or Architecture, Shri Ram Vithala Sikha Seva Samiti, International Centre for Alternate Dispute Resolution and Institute for Studies and Industrial Development. In most of these cases the constructions are already complete and have become functional."

138. Consequently, the following directions were issued:

"10. In view of what has been stated above, the MoEF has now to take a decision by taking the land as constraint area. It is needless to say that even if the land is held to be constraint area the constructions thereon have to be made after having the requisite clearance. The MoEF shall take note of the stands projected by the Respondents. We are *prima facie* satisfied about the *bona fides* of the Respondents but at the same time it needs no emphasis that DDA should have been more transparent in ensuring that it was not putting a site for auction where there was scope for litigation. It had definitely created an impression that all necessary clearances had been obtained, though it does not appear to be so. What remains to be decided as to what remedial measures including imposition of such amounts as costs can be taken".

139. The position as far as the present set of cases is concerned, is not very different. The DPCC appears to have woken up after the construction of the shopping-cum-commercial complexes/malls was completed. Therefore as far as the present cases are concerned, the above orders do not come to the aid of the DPCC for seeking to proceed against the Petitioner for failing to obtain prior consent to operate under the Air Act and prior consent to operate under the Water Act. As already clarified, this would not preclude the DPCC from proceeding under the Air Act and Water Act in the manner already discussed hereinbefore.

140. The understanding of the law by the DPCC as reflected on its website should not be taken to be determinative. There is no estoppel against law. The position depicted by the DPCC on its website will be obviously subject to and in consonance with the correct legal position. There has been a lack of clarity even within the DPCC on whether the provisions of the Water Act and the Air Act apply to construction activity. Hopefully that confusion should not remain any longer.

141. For the aforementioned reasons, this Court while setting aside the order dated 31st December 2007 passed by the DPCC permits it to proceed in accordance with law against the Petitioner in terms of Section 25(5) of the Water Act and the relevant provisions of the Air Act.

142. A point has been urged by the Petitioner that substantial portions of the complex have been sold/leased out to different persons and, therefore, the complex is no longer in the control of the Petitioner. As and when a fresh show cause notice is issued to the Petitioner by the DPCC, it will be open to the Petitioner to furnish to the DPCC the name's of the individual owners of the different portions who might be liable to the extent of their respective portions. This by no means will absolve the Petitioner of its liability which is joint and several with such individual owners/

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lessees. It will be for the DPCC to decide who should be made liable for complying with the various provisions under the Water Act and the Air Act.

143. The writ petition is accordingly disposed of with the above directions.

W.P. (C) No. 3095 of 2008 (DLF Ltd.).

144. The case of the Petitioner is that a plot of land admeasuring 15659.50 sq.m. situated at District Centre, Saket, New Delhi with an attached general parking plot admeasuring 14072.48 sq. m. was purchased in an auction from DDA to be used as retail/office/multiplex/service apartment purposes. Although according to the Petitioner no formal consent was required, to avoid any hyper-technical objection and impediment at a later stage and without prejudice to its rights, the Petitioner applied to the DPCC for consent to establish under the Water Act and consent to operate under the Air Act on 3rd June 2005. The first of the Applications has not till date been formally rejected and thus shall be deemed to have been granted on 2nd October 2005 in terms of Section 25(7), Water Act.

145. The Petitioner applied on 2nd December 2005 seeking EIA clearance under the EIA Notification as amended on 7th July 2004. As per the requirement of the said Notification, a no objection certificate and public hearing was to be afforded by the public hearing panel of which the representative of the DPCC was a member.

146. The Petitioner states that all necessary permissions for commencement of construction including those from the MCD, Fire Department, Electricity Department, Airport Authority of India and Delhi Urban Arts Commission were taken. The MoEF granted EIA clearance to the Petitioner on 15th January 2007. DPCC wrote to the Petitioner on 20th and 30th August, 2007 that the earlier application filed by it for consent on 3rd June 2005 has been forwarded to the Government of India and that it should file a fresh application.

147. A fresh application for consent to establish was filed by the Petitioner with the DPCC on 25th/26th September, 2007. The said application was not disposed of or rejected within a period of four months thereafter. Thus consent was deemed to have been granted on 25th January 2008 in terms of Section 25(7), Water Act. Nevertheless, the DPCC issued the impugned order dated 4th April 2008 and directed the Petitioner to pay fine and furnish a bank guarantee. This has been challenged in the present writ petition.

148. The stand of the DPCC is no different from its stand in W.P.(C) No. 543 of 2008 (Splendor Landbase).

149. For the reasons already discussed, the need for the Petitioner to apply under the Air Act and the Water Act did not get obviated on account of the fact that it had an environmental clearance. However, here the construction was already complete. 50% of the construction was complete by end of 2006 and no show cause notice was issued to the Petitioner. An order was straightaway passed requiring the Petitioner to pay penalty and furnish a bank guarantee. Such a direction is, for reasons already stated, *ultra vires* the powers of the DPCC under the Water Act and the Air Act and is unsustainable in law.

150. For the aforementioned reasons, the impugned order dated 4th April

2008 is set aside. It would nevertheless be open to the DPCC to now proceed in accordance with Section 25(5) of the Water Act and other relevant provisions of the Air

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Act but only after complying with the due process requirements under the Rules. If after making its own inquiry/investigations into the matter, it finds that the use of the premises is causing either water or air pollution, and the corrective action is not taken within the time limit set for the purpose, it can proceed further to issue directions as envisaged under Section 31A, Air Act and Section 33A, Water Act. The writ petition is disposed of with the above directions.

W.P. (C) No. 4319 of 2008. (DLF Ltd.).

151. The Petitioner is the owner of a residential plot at W-Block, Greater Kailash-II, New Delhi. It purchased the property from a private individual in terms of Sale Deed dated 31st March 1959. The Petitioner proposed to construct a residential housing complex. The Petitioner filed an application on 23rd February 2007 with the MoEF for EIA clearance, which was granted on 26th December 2007. Without prejudice to its rights, the Petitioner applied to DPCC for consent to establish on 8th March 2007. The application remained pending and was not rejected for over four months thereafter. Consequently consent to establish was deemed to have been granted on 7th July 2007 in terms of Section 25(7) Water Act.

152. The Petitioner had not started the construction till the filing of this petition. Reminders dated 12th March 2008, 27th March 2008, 10th April 2008 and 16th May 2008 were sent to DPCC but to no effect. DPCC wrote to the Petitioner on 3rd April 2008 seeking to take action against the Petitioner for not taking the prior consent before commencement of construction. By letters dated 20th and 30th August 2007, the DPCC wrote to the Petitioner asking him to apply afresh as the earlier application had been forwarded to Central Government. During the course of hearing in other cases of group companies, it was explained that the project is for residential group housing and not for trade, commercial or industrial purposes; environment clearance had been granted and there was a deemed consent in view of the fact that their application dated 8th March 2007 was not rejected for over four months thereafter.

153. Feeling aggrieved by the threatened action of the Respondent, *inter alia*, of closure, imposition of penalty and bank guarantee, the Petitioner filed the present petition. It is further pointed out that during the present petition the DPCC has granted consent to establish. There is no denial by the DPCC of the above assertions by the Petitioner.

154. Even if the building had an EIA clearance, the provisions of the Water Act would continue to apply for the reasons already explained by this Court hereinbefore. However, considering that it is a residential complex the Petitioner was not required to obtain consent under the Air Act. The Petitioner has already been granted EIA clearance on 26th September 2007. The order passed by the DPCC directing the Petitioner to apply for consent to establish does not survive since consent to establish has been granted to the Petitioner. Any violations of either the Water Act or Air Act detected hereafter by the DPCC will obviously be actionable but only after the DPCC follow the due process requirements of the law.

155. The writ petition is disposed of.

W.P. (C) No. 4321 of 2008 (Paliwal Developers Ltd.)

156. The Petitioner purchased a plot of land admeasuring about 5495 sq.m. situated at Mayur Vihar Phase-I Extension, Delhi in an open auction from the DDA for

constructing a shopping complex. According to the Petitioner, since the builtup area proposed was 12325 sq.m. no environment clearance was considered necessary. All the necessary permissions for construction were granted by the MCD and other authorities. On 5th September 2006, an application for consent to establish was filed with the DPCC. The application remained pending and was not rejected for over four months thereafter. The Petitioner's case is that consent to establish should be deemed to have been granted on 4th January 2007. Reminders were sent on 12th March 2008, 27th March 2008, 10th April 2008 and 16th May 2008 to avoid any difficulty at a later stage but to no effect. DPCC wrote to the Petitioner on 2nd November 2007, 14th March 20008 and 21st April 2008 for taking action for not taking prior consent to establish and prior environment clearances. The Petitioner replied to these letters. The DPCC by letters dated 20th and 30th August 2007 asked the Petitioner to apply afresh as its earlier application dated 5th September 2006 had been sent to the Central Government. Another application for consent to establish was filed by the Petitioner with the DPCC on 8th February 2007. This was also not disposed of within four months. Consequently the Petitioner contends that for a second time consent to establish should be deemed to have been granted on 7th June 2007. After about one year of the filing of the second application, the DPCC asked the Petitioner to file an affidavit of compliance, which was complied with. It was explained that no environment clearance was necessary as the builtup area was less than 20,000 sq.m. In any event consent to establish should be deemed to have been granted. Yet, the DPCC insisted and threatened to take legal action including levying a penalty, asking for a bank guarantee and ordering closure. In the circumstances, the present writ petition was filed.

157. The DPCC has not denied the above contentions of the Petitioner. In particular there is no denial of the assertion that the application for consent to establish filed by the Petitioner on 5th September 2006 should be deemed to have been granted on 4th January 2007. Therefore, in this case even the proceedings under Section 25(5) of the Water Act cannot be initiated by the DPCC. This will, in any event, not preclude the DPCC from taking any action against the Petitioner upon any inspection taken hereinafter, if the Petitioner or any one in occupation of the building in question is found acting in violation of the provisions of either the Water Act or the Air Act. Such action will of course be taken only after due process of law as envisaged by the Rules.

158. The impugned orders passed by the DPCC on 2nd November 2007, 14th March 2008 and 21st April 2008 directing the Petitioner to apply for consent to establish are hereby set aside. The writ petition is disposed of with the above directions.

W.P. (C) No. 4322 of 2008 (DLF Ltd.)

159. The Petitioner states that it is the owner of a residential plot at E-Block, Greater Kailash-II, New Delhi having purchased the same from a private individual in terms of Sale Deed for the purpose of construction of a residential complex. According to the inspection report dated 2nd June 2008, the total builtup area is

14,246.918 sq.m. As such, no environment clearance was necessary under EIA Notification. All necessary permissions to construct a residential housing complex were granted on 22nd August 2007. Before commencement of construction, the Petitioner filed an application dated 14th May 2007 with the DPCC, complete in all respects, seeking consent to establish. The said application was not rejected for over four months thereafter. The Petitioner submits that in the circumstances, in terms of Section 25(7), Water Act, consent to establish shall be deemed to have been granted

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on 13th September 2007. However, to avoid any difficulty at a later stage, reminders were sent to the DPCC by the Petitioner on 12th March 2008, 27th March 2008, 10th April 2008 and 16th May 2008. The DPCC threatened to take action against the Petitioner by its letters dated 3rd March 2008 and 2nd May 2008 for not taking prior consent and prior environment clearance. The Petitioner explained the entire position to the Respondent. By letters dated 20th and 30th August 2007, the DPCC asked the Petitioner to apply afresh as its earlier applications had been forwarded to the Central Government. During the course of hearing before the CMC, it was explained that the project was for residential group housing and not for trade, commercial or industrial purposes; no environment clearance was necessary and consent to establish should be deemed to have been granted since the Petitioners application dated 14th May 2007 for consent to establish had not been rejected even four months thereafter. Feeling aggrieved by the threatened action of the DPCC of directing closure, imposition of penalty and requiring the furnishing of bank guarantee, the present petition was filed.

160. The facts of this case are no different from the facts in W.P.(C) No. 4319 of 2008 except that the construction commenced on 5th March 2008 and the construction was proposed to be completed in 3 years from the date of its commencement. Further, the total builtup area is 14,246.918 sq.m. and, therefore, there was no requirement for obtaining EIA clearance. The DPCC is not disputing that the Petitioner had filed an application on 14th May 2007 which was not disposed of within four months thereafter. In terms of Section 25(7) of the Water Act, therefore, the consent to establish must be deemed to have been granted. This being a residential complex, there was no need to obtain consent to operate under the Air Act.

161. Consequently, the impugned orders dated 2nd November 2007, 3rd March 2008 and 2nd May 2008 passed by the DPCC directing the Petitioner to apply to the DPCC for consent to establish are hereby set aside. This will, in any event, not preclude the DPCC from taking any action against the Petitioner upon any inspection taken hereinafter, if the Petitioner or any one in occupation of the building in question is found acting in violation of the provisions of either the Water Act or the Air Act. Such action will of course be taken only after following due process of law as envisaged by the Rules. The writ petition is disposed of with the above directions.

W.P. (C) No. 4323 of 2008 (DLF Retailer Developers Ltd.)

162. The Petitioner purchased two plots of land bearing Nos. A-1 and P-2B Saket Place, New Delhi admeasuring about 9492 sq.m. and 8775.92 sq.m. respectively from the DDA in an open auction for the purpose of shopping-cum-commercial complex. EIA clearance was granted on 15th January 2007. According to the Petitioner, all necessary permissions from the MCD and other authorities

were granted in November 2006. On 1st June 2006, the Petitioner applied to DPCC for consent to establish. The application remained pending and was not rejected for over four months thereafter. The Petitioner.s case is that consent to establish is deemed to have been granted on 30th September 2006. However, to avoid any difficulty at a later stage, reminders were sent by the Petitioner to the DPCC in March/April 2008 but to no avail. During the course of hearing concerning other projects of the group companies, it was explained to the CMC that EIA clearance had been granted and that consent to establish should be deemed to have been granted. By its letters dated 20th and 30th August 2007 DPCC asked the Petitioner to apply a fresh for consent to establish as its earlier application had been forwarded to the Central Government. A fresh application for consent to establish was filed by the Petitioner with the DPCC on

25th September 2007. This too was not rejected for over four months thereafter. According to the Petitioner, for a second time consent to establish should be deemed to have been granted on 24th January 2008. On one of the visits to the office of the Respondent, the Petitioner was directed to file the affidavit of compliance. This was done by the Petitioner. Nevertheless, the DPCC threatened to take action against the Petitioner by ordering closure, imposing a penalty and/or requiring the furnishing of a bank guarantee on the ground that the Petitioner had commenced construction without prior consent to establish and without prior EIA clearance. In the circumstances, the present petition was filed.

163. The construction commenced in February 2007 and was completed in December 2008. The Petitioner obtained EIA clearance on 15th January 2007. The Petitioner applied to the DPCC for consent to establish on 1st June 2006 and there was no decision thereon for over four months thereafter. The consent to establish should be deemed to have been granted under Section 25(7) of the Water Act on 13th September 2006. The subsequent letters dated 20th and 30th August 2007 written by the DPCC requiring the Petitioner to apply afresh were without the authority of law. Nevertheless, even the fresh application filed on 25th September 2007 for consent was not rejected within four months thereafter. Therefore the Petitioner should deemed to have been granted consent to establish on 24th January 2008 as well.

164. With the DPCC having failed to act upon the Petitioner's application for consent to establish, there was no legal basis for its orders dated 20th and 30th August 2007. They are accordingly set aside. This will not preclude the DPCC in any event from taking any action against the Petitioner upon any inspection undertaken hereinafter, if the Petitioner or any one in occupation of the building in question is found acting in violation of the provisions of either the Water Act or the Air Act. Such action will of course be taken only after following due process of law as envisaged by the Rules. The writ petition is disposed of with the above directions.

W.P. (C) No. 4330 of 2008 (DLF Commercial Developers Ltd.)

165. The Petitioner purchased a plot of land bearing Nos. 10-11 at Jasola, New Delhi, admeasuring 12,880 sq.m. in an open auction held by DDA. The land was to be used for construction of a commercial and retail centre. The total builtup area of the proposed building was 47603.461 sq.m. The Petitioner was granted EIA clearance on 16th May 2007. The Petitioner states that all necessary permissions to construct from the municipal and other authorities were granted. On 6th September

2006/14th October 2006, the Petitioner applied to the DPCC for consent to establish. The application was not rejected for over four months thereafter and in terms of Section 25 (7) of the Water Act it was deemed to have been granted on 13th February 2007. Reminders were sent by the Petitioner to the DPCC in March and April 2008 to avoid any difficulty at a later stage but to no avail. DPCC sent notices dated 18th March 2008 and 30th April 2008 and threatened to take action against the Petitioner for not obtaining prior consent to establish and prior environment clearance. The Petitioner replied to the DPCC stating that environment clearance had been granted and consent to establish should be deemed to have been granted. During the course of hearing before the CMC, this was reiterated. Nevertheless by its letters dated 20th and 30th August 2007, the DPCC required the Petitioner to apply afresh as the earlier application had been forwarded to the Central Government. A fresh application was filed on 8th February 2007. This too was not rejected for over four months thereafter.

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The Petitioner contends that for a second time, the consent to establish should be deemed to have been granted on 7th June 2007. On one of the visits to the office of the DPCC, the Petitioner was directed to file the affidavit of compliance. This was done. Nevertheless, the DPCC threatened to take action against the Petitioner for closure, imposition of penalty and furnishing of bank guarantee on the ground that it had commenced construction without obtaining prior consent to establish and without prior environment clearance. In the circumstances, the present writ petition was filed.

166. The total builtup area here is 47603.46 sq.m. The EIA clearance was obtained on 16th May 2007. The Petitioner commenced construction sometime in December 2006/January 2007 and completed it in August 2008. The letters received by the Petitioner on 20th August 2007 and 30th August 2007 asking it to apply for consent to establish were, in fact, to no effect since application had been filed earlier on 6th September 2006 and 14th December 2006 which were not rejected within four months thereafter. Again on 8th February 2007 a fresh application was filed. Therefore these two show cause notices were to no effect. The subsequent letters dated 18th March 2008 and 30th April 2008 asking the Petitioner again to apply were also to no effect. The said two letters are hereby set aside. It is made clear that this will, in any event, not preclude the DPCC from taking action against the Petitioner if upon any inspection undertaken hereinafter, the Petitioner or any one in occupation of the building in question is found to be acting in violation of the provisions of either the Water Act or the Air Act. Such action will be taken only after following the due process of law as envisaged by the Rules. The writ petition is disposed of with the above directions.

W.P. (C) No. 4333 of 2008 (Galleria Property Management Services Pvt. Ltd.)

167. The Petitioner purchased a plot of land at Shalimar Bagh, New Delhi admeasuring 14145.040 sq.m. in an open auction held by the DDA. The plot of land was to be used for construction of a shopping centre. The Petitioner was granted EIA clearance on 15th January 2007. All necessary permissions to construct from the municipal and other authorities were granted. On 5th April 2005, the Petitioner applied to the DPCC for consent to establish. The application was not disposed for over four months thereafter. According to the Petitioner, consent to establish should be deemed to have been granted in terms of Section 25(7), Water Act on 4th

August 2005. The DPCC sent notices dated 14th March 2008 and 9th May 2008 and threatened to take action against the Petitioner for not obtaining prior consent to establish and prior environment clearance. The Petitioner replied to the DPCC stating that EIA clearance had been granted and consent to establish should be deemed to have been granted. During the course of hearing before the CMC this was reiterated. By its letters dated 20th and 30th August 2007, the DPCC asked the Petitioner to apply afresh for consent to establish as its earlier application had been forwarded to the Central Government. A fresh application was filed on 25th September 2007. This too was not rejected for over four months. According to the Petitioner for a second time consent to establish should be deemed to have been granted on 24th January 2008. On one of the visits to the office of the Respondent, the Petitioner was directed to file an affidavit of compliance, which it did. Nevertheless the DPCC threatened to take action against the Petitioner for closure, imposition of penalty and furnishing of bank guarantee on the ground that it had not obtained consent to establish prior to commencement of construction. In the circumstances, the present writ petition was filed.

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168. This shopping complex has a total builtup area of 34895.55 sq.m. The Petitioner obtained EIA clearance on 15th January 2007. The letters received by the Petitioner from the DPCC on 14th March 2008 and 9th May 2008 asking him to apply for prior consent is to no effect since the Petitioner had applied as early as 5th April 2005 to DPCC which was not rejected within four months thereafter. A fresh application was filed on 25th September 2007 and that too was not rejected for over four months thereafter. Thus, for the second time, consent should be deemed to have been granted under the Water Act on 24th January 2008.

169. The orders dated 14th March 2008 and 9th May 2008 of the DPCC are accordingly set aside. It is made clear that this will not preclude the DPCC from taking action against the Petitioner upon any inspection undertaken hereinafter and if the Petitioner or any one in occupation of the building in question is found to be acting in violation of the provisions of either the Water Act or the Air Act. Such action will be taken only after following the due process of law as envisaged by the Rules. The writ petition is disposed of with the above directions.

W.P. (C) No. 3905 of 2008 (Regency Park Property Management Services Pvt. Ltd.)

170. The Petitioner states that in an auction held on 15th December 2003, the Petitioner purchased a commercial Plot No. 4 in the layout plan of Shopping Mall, Vasant Kunj, New Delhi admeasuring about 15300 sq. m. The necessary permissions from municipal authorities, Electricity, Airport Authority of India, Fire Services and Delhi Urban Art Commission were obtained. On 27th April 2005, an application for consent to establish was filed by the Petitioner with the DPCC. The DPCC was a party to the proceedings before the Supreme Court of India in W.P. (C) No. 202 of 1995 titled as *T.N. Godavarman Thirumulpad* v. *Union of India.* The Supreme Court, by an order dated 20th March 2006, took note of the ongoing construction and directed that as a special case, all permissions and clearances in the present case would be dealt with by the Central Government. The DPCC was directed to forward all the papers to the Central Government. The DPCC did so. A public hearing was organized to which a Member, DPCC was a party. One of the requirements of the public hearing was the grant of a No Objection Certificate by

the DPCC, which apparently was granted or was deemed to have been granted by the DPCC before conducting the public hearing. The EIA Notification 1994 as amended on 7th July 2004 was replaced by a Notification dated 14th September 2006. Certain clarificatory Circulars dated 13th October 2006 and 21st November 2006 were issued by the Central Government permitting the existing projects to continue. EIA clearance was granted by the MoEF on 24th November 2006. The application for consent to establish filed by the Petitioner with DPCC on 27th April 2005 remained pending. A reminder was sent by the Petitioner on 16th July 2007 to know the fate of their application. By letters dated 20th and 30th August 2007, the DPCC directed the Petitioner to file a fresh application for consent as the earlier application had been forwarded to the Central Government. A fresh application for consent to establish was filed by the Petitioner on 21st/25th September 2007 but this too was not rejected within four months. For a second time, the consent to establish was deemed to have been granted on 24th January 2008. It was for the first time on 18th March 2008 that the DPCC asked for certain documents. These were supplied. The CMC insisted on levying a penalty on the Petitioner apart from requiring the furnishing of a bank guarantee.

171. The total builtup area is 59731.67 sq.m. The construction commenced in

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September 2005 and was completed on 17th August 2008. EIA clearance was granted on 24th November 2006. On 27th April 2005, application for consent was filed. Fresh applications were filed on 21st/25th September 2007 and no rejection order was passed for at least four months thereafter. The Petitioner is right in its contention that consent under the Water Act must have been deemed to be granted on 24th January 2008. On 18th March 2008, DPCC asked for documents and these were supplied.

172. The order dated 18th March 2008 of the DPCC imposing environmental damages and requiring the Petitioner to furnish a bank guarantee are, for the reasons already explained, unsustainable in law. The said order is hereby set aside. It is made clear that this will not preclude the DPCC from taking any action against the Petitioner upon any inspection taken hereinafter, if the Petitioner or any one in occupation of the building in question is found acting in violation of the provisions of either the Water Act or the Air Act. Such action will be taken only after following the due process of law as envisaged by the Rules. The writ petition is disposed of with the above directions.

W.P. (C) No. 8789 of 2008 (Laxmi Buildtech Pvt. Ltd.)

173. The Petitioner states that EIA clearance had been granted to the Petitioner by the MoEF under the EPA on an application filed by it on 28th March 2007 *i.e.* much before it commenced construction. The very basis on which penalties are sought to be imposed on the Petitioner under the Airland Water Acts do not per se amount to acts of pollution much less industrial pollution or air pollution or water pollution as contemplated by the said acts. This fact is not denied by Respondent No. 1 in its pleadings.

174. The case of the Petitioner is that the CMC or the DPCC has no power to impose environmental damages and/or seek bank guarantee under either the Water Act or the Air Act. It is submitted by the Petitioner that the "precautionary principle" and/or the polluter pays principle are being misconstrued and misused

by Respondent No. 1. Fee and fines/penalties are two totally different concepts in law. While a fee or a levy can be collected under an appropriate statute by way of a statutory interdict and used for the purpose for which it has been imposed, a fine or penalty cannot be collected and used for discharging governmental obligations or meeting expenses of the government. It is submitted that the actions of the Respondent in imposing and collecting penalties are ultra vires their powers under the Air Act and Water Act and beyond the powers vested in the said Respondent under the said Acts.

175. This is a commercial plot over a total builtup area of 27,667.288 sq.m. EIA clearance has been granted on 31st January 2008. The date of commencement of construction was sometime in March 2007 and it was proposed to be completed in June 2009. It appears, that by a letter dated 7th December 2007, the Petitioner was asked to apply for consent to establish which it disputed. The impugned order dated 15th October 2008 was passed imposing environmental damages and requiring the furnishing of bank guarantee and also directing the Petitioner to obtain consent to establish.

176. For the reasons already discussed, the order imposing environmental damages to the extent of Rs. 40 lakh and requiring the Petitioner to furnish a bank guarantee are unsustainable in law and hereby set aside. The direction that the Petitioner should now apply afresh for consent to establish is also not capable of being complied with. The said order is hereby set aside. It is made clear that this will, in any event, not

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preclude the DPCC from taking any action against the Petitioner upon an inspection being undertaken hereafter if the Petitioner or any one in occupation of the building in question is found to be acting in violation of the provisions of either the Water Act or the Air Act. Such action will be taken only after following the due process of law as envisaged by the Rules. The writ petition is disposed of with the above directions.

W.P. (C) No. 8901 of 2008 (Brightways Housing and Development Ltd.)

177. A commercial plot No. 7, Non-Hierarchical Commercial Centre, Jasola, New Delhi, measuring 5198 sq.m. was purchased by the Petitioner in an open auction of the DDA on 7th July 2004 for a total consideration of Rs. 33,07,50,000/-. A perpetual Lease Deed was executed in favour of the Petitioner on 29th September 2005 and the actual, physical possession of the said plot was also handed over on the same date. Building plans for raising construction on the said plot were sanctioned by the DDA on 7th February 2006. The Petitioner states that although no EIA clearance was required for raising construction on the said plot, either prior or subsequent to the raising of construction, but to avoid precipitate action, the Petitioner filed an application dated 1st September 2007 with Respondent No. 3 for EIA clearance and also submitted the requisite documents.

178. The Petitioner filed an application dated 25th October 2007 with the DPCC for consent to establish. A notice dated 18th March 2008 was received by the Petitioner from the DPCC alleging that the Petitioner had commenced construction without obtaining prior consent to establish. A reply dated 27th March 2008 was sent by the Petitioner informing that its application seeking consent to establish was already pending with the DPCC. The DPCC sent a notice dated 30th April 2008 requiring the Petitioner to submit an EIA clearance, approved architectural drawing

and completion certificate. Thereafter the DPCC sent a letter dated 1st July 2008 informing the Petitioner that its case was being placed before the CMC. The Petitioner submits that after exchange of correspondence and certain meetings held, the CMC in its meeting held on 28th August 2008, without appreciating the case of the Petitioner and without any authority imposed a penalty of Rs. 1 crore and further called upon the Petitioner to furnish a bank guarantee of Rs. 2 crores.

179. The MoEF intimated the Petitioner of the creation of a States Committee for obtaining environmental clearance. As a result the Petitioner applied afresh to the State Committee of the MoEF for an EIA Clearance by way of application dated 2nd September 2008. No decision was however taken on the said application. On a representation made by the Petitioner to the DPCC on 16th September 2008, the CMC of the DPCC in a meeting held on 24th November 2008 reduced the penalty to Rs. 72 lakh and required the Petitioner to furnish a bank guarantee in the sum of Rs. 1.5 crores considering an amount of Rs. 28 lakh had been earlier paid by the Petitioner to the DDA.

180. This Court finds that the impugned order imposing the penalty has not been issued by DPCC but by the CMC, which is a Committee constituted by the Chairman, DPCC by an office order dated 28th December 2006. First, no power vests with the Chairman, DPCC under the Water Act or the Air Act to further delegate his powers to the CMC. Therefore CMC had no authority to conduct any proceedings for imposing penalty on the Petitioner. In any event, even the constitution of the CMC was solely for the purpose of granting/refusing/revoking of consent to establish. It had no power delegated to it to impose any penalty or seek bank guarantee or order closure of the

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premises or recommend prosecution. For the aforesaid reasons, the impugned order dated 24th November 2008 of the CMC imposing environmental damages to the tune of Rs. 72 lakh and requiring the Petitioner to furnish a bank guarantee in the sum of Rs. 1.5 crore is unsustainable in law and is hereby set aside.

181. The construction commenced in June 2005 and was completed in June 2007. It is only thereafter that an impugned notice dated 18th March 2008 was issued by the DPCC asking the Petitioner to apply afresh for consent to establish. For the reasons already mentioned, such a direction was not capable of being complied with. It would nevertheless be open to the DPCC to now proceed in accordance with Section 25(5) of the Water Act and relevant provisions of the Air Act but only after following the due process of law. If, after making its inquiry/investigations into the matter, the DPCC finds that the use of the premises is causing either water or air pollution, then it can proceed thereafter in accordance with law. It may be observed that EIA clearance was required for the project of the Petitioner since the total builtup area is 21096.513 sq.m. It is not clear whether the MoEF has taken a decision on the Petitioner.s application dated 2nd September 2005.

182. The writ petition is disposed of with the above directions.

W.P. (C) No. 1391 of 2010 (R.C. Sood and Co. Pvt. Ltd.)

183. The Petitioner is stated to be the owner of Plot No. 10, Shivaji Palace District Center, Shivaji Palace, Raja Garden, New Delhi. The size of the plot is 5,832 sq.m. The plot was purchased from the MCD through a tender process on 30th July

2004. The Petitioner was granted the requisite permission to construct a shopping-cum-residential complex by the DDA. The Petitioner, on 7th September 2006, applied to the MoEF for EIA clearance. The Petitioner resumed the construction of the shopping complex in accordance with the notifications and circulars.

184. The Petitioner states that it proceeded on the basis that it was not required to obtain consent to establish or consent to operate under the Water Act and Air Act respectively. However, since the Petitioner did not want any impediment in its project, it made an application dated 11th September 2006 to the DPCC seeking consent to establish along with requisite documents. The Petitioner alleges that the DPCC erroneously forwarded the said application of the Petitioner to the MoEF for issuance of a 'No Objection Certificate' under the 2006 Notification. The Petitioner claims to have been surprised to receive a notice dated 15th January 2007 from the DPCC to show cause why prosecution proceedings should not be initiated against it and why the establishment should not be closed down as the Petitioner had started construction without obtaining prior consent to establish under the Water Act and prior consent to operate under the Air Act. The Petitioner replied to the show cause notice on 28th February 2007 stating that it was the DPCC itself which had forwarded the application of the Petitioner to the MoEF. Nevertheless, as a measure of caution, the Petitioner re-submitted the application along with all requisite documents to the Respondent on 27th February 2007.

185. The Petitioner states that after an inordinate delay, DPCC replied to the Petitioner on 5th December 2007 by directing the Petitioner to first pursue its application for obtaining EIA clearance from the MoEF and thereafter forward a copy of the said EIA clearance to the DPCC for consideration of its application. The Petitioner was granted the EIA clearance by the MoEF on 26th March 2008 which the Petitioner forwarded to the DPCC on 27th March 2008. Thereafter the DPCC by letter dated 28th

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April 2008 directed the Petitioner to submit an affidavit giving item-wise compliance of all the conditions laid down in the EIA clearance. It is submitted that although the DPCC had no role in the matter of EIA clearance, the Petitioner, with a view to avoiding controversy, submitted the said affidavit under cover of its letter dated 10th June 2008.

186. The Petitioner was called for a hearing before the CMC of the DPCC on 17th September 2008. During the course of the hearing, it appeared that the Petitioner had been called for the purposes of deciding on the imposition of penalty and requiring the furnishing of a bank guarantee for the purported violation of the Water Act and Air Act on part of the Petitioner. Ultimately, the CMC imposed a penalty of Rs. 59 lakh and directed the Petitioner to furnish a bank guarantee for Rs. 1.18 Crores for a period of three years.

187. On 28th November 2008, the Petitioner received a letter from the DPCC alleging that the Petitioner had commenced construction activities without obtaining prior consent under the aforesaid Acts and therefore had violated the provisions of the aforesaid Acts. It was further alleged that certain deficiencies were noted in the project/building of the Petitioner. On 3rd December 2008, in another meeting called by the DPCC, the Petitioner tried to explain to the DPCC that it had not committed any violation of any of the laws, rules, regulations. On this, the DPCC made a marginal reduction of the penalty from Rs. 59 lakh to Rs. 50 lakh and

of the bank guarantee from Rs. 1.18 crores to Rs. 1 crore. In response to the letter dated 28th November 2008 of the Respondent, the Petitioner filed an affidavit on 30th January 2009 claiming that the deficiencies pointed out by the DPCC in its letter dated 28th November 2008 had been duly rectified.

188. The Petitioner states that after the completion of construction it let out the building to M/s. Shoppers Stop Ltd. and executed a sub-lease dated 11th May 2007 for running a shopping mall in the said building. Shopper's Stop took possession of the building in June 2007. The DPCC in its meeting held on 23rd December 2008 directed Shoppers Stop Ltd. to apply for consent to operate.

189. The Petitioner states that it received another letter from the DPCC on 3rd March 2009 referring to the inspection conducted by “Special Inspection Team” of the DPCC on 16th January 2009 wherein certain deficiencies were noted by SIT in the premises of the Petitioner. On 23rd May 2009, the Petitioner clarified to the Respondent that it had already rectified the deficiencies pointed out by the SIT. The Petitioner states that it was given a hearing on 21st January 2010. According to the Petitioner, the DPCC at this meeting took a decision to launch prosecution against the Petitioner. The Petitioner received a letter dated 11th February 2010 from the DPCC stating that its earlier application of 11th September 2006 had become infructuous. With the Petitioner.s representation dated 26th February 2010 to the DPCC eliciting no response, the present writ petition was filed challenging the minutes of the CMC's meetings dated 17th September 2008, 3rd December 2008 and 21st January 2010.

190. The decision dated 17th September 2008 of the CMC of the DPCC imposing environmental damages to the tune of Rs. 59 lakh and requiring the Petitioner to furnish bank guarantee in the sum of Rs. 1.18 crores is for reasons already discussed unsustainable in law and is hereby set aside. The subsequent decisions dated 3rd December 2008 and 21st January 2010 are also without the authority of law and are hereby set aside. It is made clear that this will, in any event, not preclude the DPCC

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from taking any action against the Petitioner upon an inspection being undertaken hereafter if the Petitioner or any one in occupation of the building in question is found to be acting in violation of the provisions of either the Water Act or the Air Act. Such action will be taken only after following the due process of law as envisaged by the Rules. The writ petition is disposed of with the above directions.

W.P. (C) No. 9128 of 2009 (Ridge View Construction Pvt. Ltd.)

191. A commercial plot measuring 2500 sq.m. being Plot No. D-2, District Centre, Saket, New Delhi was purchased by the Petitioner in an open auction conducted by DDA on 29th September 2003 for a total consideration of Rs. 43,41,00,000/- and the possession of the said plot was handed over to the Petitioner soon thereafter. A perpetual lease deed dated 1st July 2004 was subsequently executed by the DDA in favour of the Petitioner. The DDA handed over to the Petitioner the architectural conditions and controls which enabled the Petitioner to raise construction as per the control drawings. Construction was thus raised by the Petitioner on the plot till the plinth level much before 7th July 2004.

192. The Petitioner filed an application with the MoEF seeking EIA clearance

on 2nd September 2008. The Petitioner also filed an application dated 2nd September 2008 with DPCC for consent to establish. The Petitioner states that it was surprised to receive a notice dated 9th August 2008 issued by the DPCC to M/s. Taneja Developers and Infrastructure Limited ('TDIL') wherein it was alleged that the construction of a retail-cum-office complex was being carried out by TDIL. The Petitioner states that on various occasions it clarified to the DPCC that the said commercial complex was being developed by the Petitioner. However the show cause notices continued to be issued to TDIL. Subsequently, the CMC by an order dated 15th October 2008 issued directions for closure of the Petitioners retail-cum-office complex immediately and further asked the electricity distribution companies to disconnect the electricity supply and the DJB to disconnect the water supply.

193. Aggrieved by the impugned order dated 15th October 2008, the Petitioner filed W.P.(C) No. 7850 of 2008. This Court stayed the operation of the impugned order. Another show cause notice dated 10th November 2008 was issued by the DPCC. This Court at the next hearing held that on account of issuance of the fresh show cause notice nothing survived in the said writ petition.

194. The Petitioner replied to the fresh show cause notice on 21st November 2008. Thereafter, the DPCC issued a letter dated 8th May 2009 directing the Petitioner to close its commercial building immediately and further directing the NDPL/BSES to disconnect the electricity supply and the DJB to disconnect the water connection to the said building. The said directions were purportedly as a result of a decision taken by the CMC on 23rd April 2009 and an inspection carried out at the site on 8th April 2009.

195. The Petitioner submitted that no EIA clearance was required since the builtup area of the premises (19,227.15 sq.m.) was less than 20,000 sq.m. The Petitioner had installed a Sewage Treatment Plant (STP) of 56 KLD capacity which was fully operational prior to 8th April 2009 and for which an adequacy report/certificate had also been granted by a recognised institute nominated by the DPCC itself. Regarding no permission having been obtained from the DJB for extraction of ground water from bore well, it is submitted that the Petitioner has already obtained permission from the concerned authorities. The Petitioner states that it is not utilizing the water from the

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bore well and it has deployed tankers for fulfilling its requirements of water in the complex. The Petitioner alleges that when its representative went to the DPCC to submit an application for consent to operate, the application was refused.

196. In the above circumstances, the present writ petition was filed challenging the closure order dated 23rd April 2009 communicated to the Petitioner on 8th May 2009.

197. For the detailed reasons already discussed, the question of the DPCC taking action for the Petitioner not having obtained EIA clearance does not arise. In any event, the Petitioner with the builtup area being less than 20,000 sq.m., there was perhaps no requirement to obtain such EIA clearance. If this was one of the reasons for the closure order then such closure order is unsustainable in law. As regards the other deficiencies pointed out, and the Petitioner's claim to have cured them, they involve disputed questions which this Court cannot possible go into. Nevertheless, it appears to this Court that the procedural requirement to be

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followed by the DPCC prior to passing such closure order was not complied with by the DPCC in the instant case.

198. For the aforementioned reasons, this Court sets aside the closure order dated 23rd April 2009 communicated to the Petitioner on 8th May 2009. However, this will not preclude the DPCC from taking any action against the Petitioner upon any inspection taken hereinafter, if the Petitioner or any one in occupation of the building in question is found acting in violation of the provisions of either the Water Act or the Air Act. Such action will of course be taken only after due process of law as envisaged by the Rules. The writ petition is disposed of with the above directions.

W.P. (C) No. 465 of 2009 (Prosperous Estates Pvt. Ltd.)

199. The total builtup area of the building constructed on a commercial plot in the present petition is 14,850.227 sq.m. Completion certificate was granted on 12th October 2006. No show cause notice was issued. On 5th December 2008, the DPCC issued a letter to the Petitioner giving it an opportunity of being heard on 23rd December 2008. On 23rd December 2008, an order was passed directing the Petitioner to pay damages, furnish bank guarantee and to apply for consent to establish.

200. For the reasons already explained hereinbefore, the impugned order dated 23rd December 2008 cannot be sustained in law and is hereby set aside. It would nevertheless be open to the DPCC to now proceed in accordance with Section 25(5) of the Water Act and other relevant provisions of the Air Act. The DPCC will follow the due process of law. If after making an inquiry/investigation into the matter it finds that the use of the premises is causing either water or air pollution, it can proceed to take action in the manner explained hereinbefore. It will however not be open to the DPCC to levy any environmental damages or requiring the Petitioner to furnish any bank guarantee for non-compliance with the provisions of either of the Acts. The writ petition is disposed of with the above directions.

W.P. (C) No. 508 of 2009 (Best Realtors India Pvt. Ltd.)

201. The total builtup area of the building constructed on a commercial plot in the present petition is 9171.63 sq.m. The construction of the building commenced sometime in January 2007 and was completed in January 2009. No show cause notice was issued. On 27th October 2008, the DPCC issued a letter to the Petitioner giving it an opportunity of being heard on 6th November 2008. On 6th November 2008, an order was passed directing the Petitioner to pay damages, furnish a bank guarantee and to apply for consent to establish. This order was communicated to the Petitioner

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on 9th January 2009 and the Petitioner was asked to take necessary action to comply with the said order.

202. For the reasons already explained hereinbefore, the impugned order dated 6th November 2008 cannot be sustained in law and is hereby set aside. It would nevertheless be open to the DPCC to now proceed in accordance with Section 25(5) of the Water Act and other relevant provisions of the Air Act. The DPCC will follow the due process of law. If after making an inquiry/investigation into the matter it finds that the use of the premises is causing either water or air pollution, it can proceed to take action in the manner explained hereinbefore. It will however not be open to the DPCC to levy any environmental damages or requiring

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the Petitioner to furnish any bank guarantee for non-compliance with the provisions of either Acts. The writ petition is disposed of with the above directions.

W.P. (C) No. 509 of 2009 (Nirvan Hire Purchase Ltd.)

203. The total builtup area of the building constructed on a commercial plot in the present petition is 8060.80 sq. m. Construction of the building commenced sometime in January 2007 and was completed in January 2009. No show cause notice was issued. On 27th October 2008, the DPCC issued a letter to the Petitioner giving it an opportunity of being heard on 6th November 2008. On 6th November 2008, an order was passed directing the Petitioner to pay damages, furnish bank guarantee and to apply for consent to establish. This order was communicated to the Petitioner on 9th January 2009 and the Petitioner was asked to take necessary action to comply with the said order.

204. For the reasons already explained hereinbefore, the impugned order dated 6th November 2008 cannot be sustained in law and is hereby set aside. It would nevertheless be open to the DPCC to now proceed in accordance with Section 25(5) of the Water Act and other relevant provisions of the Air Act. The DPCC will follow the due process of law. If after making an enquiry/investigation into the matter it finds that the use of the premises is causing either water or air pollution, it can proceed to take action in the manner explained hereinbefore. It will however not be open to the DPCC to levy any environmental damages or requiring the Petitioner to furnish any bank guarantee for non-compliance with the provisions of either Acts. The writ petition is disposed of with the above directions.

W.P. (C) No. 510 of 2009 (Maitri Mutual Benefits Ltd.)

205. The total builtup area of the building constructed on a commercial plot in the present petition is 8060.80 sq. m. Construction of the building commenced some time in January 2007 and was completed in November 2008. No show cause notice was issued. On 27th October 2008, the DPCC issued a letter to the Petitioner giving it an opportunity of being heard on 6th November 2008. On 6th November 2008, an order was passed directing the Petitioner to pay damages, furnish bank guarantee and to apply for consent to establish. This order was communicated to the Petitioner on 9th January 2009 and the Petitioner was asked to take necessary action to comply with the said order.

206. For the reasons already explained hereinbefore, the impugned order dated 6th November 2008 cannot be sustained in law and is hereby set aside. It would nevertheless be open to the DPCC to now proceed in accordance with Section 25(5) of the Water Act and other relevant provisions of the Air Act. The DPCC will follow the due process of law. If after making an inquiry/investigation into the matter it finds

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that the use of the premises is causing either water or air pollution, it can proceed to take action in the manner explained hereinbefore. It will however not be open to the DPCC to levy any environmental damages or requiring the Petitioner to furnish any bank guarantee for non-compliance with the provisions of either Acts. The writ petition is disposed of with the above directions.

W.P. (C) No. 511 of 2009 (A.S. Buildwell Pvt. Ltd.)

207. The total builtup area of the building constructed on a commercial plot in the present petition is 989.548 sq. m. Construction of the building commenced

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sometime in January 2006 and was completed in October 2007. No show cause notice was issued. On 27th October 2008, the DPCC issued a letter to the Petitioner giving it an opportunity of being heard on 6th November 2008. On 6th November 2008, an order was passed directing the Petitioner to pay damages, furnish a bank guarantee and to apply for consent to establish. This order was communicated to the Petitioner on 9th January 2009 and the Petitioner was asked to take necessary action to comply with the said order.

208. For the reasons already explained hereinbefore, the impugned order dated 6th November 2008 cannot be sustained in law and is hereby set aside. It would nevertheless be open to the DPCC to now proceed in accordance with Section 25(5) of the Water Act and other relevant provisions of the Air Act. The DPCC will follow the due process of law. If after making an inquiry/investigation into the matter it finds that the use of the premises is causing either water or air pollution, it can proceed to take action in the manner explained hereinbefore. It will however not be open to the DPCC to levy any environmental damages or requiring the Petitioner to furnish any bank guarantee for non-compliance with the provisions of either Acts. The writ petition is disposed of with the above directions.

W.P. (C) No. 525 of 2009 (ESS CEE CEE and Associates (India) Pvt. Ltd.)

209. The total builtup area of the building constructed on a commercial plot in the present petition is 15883.097 sq. m. Construction of the building commenced on 10th January 2005 and was completed on 23rd February 2007. A show cause notice was issued on 5th December 2007 and an order was passed on 12th August 2008 requiring the Petitioner to pay environmental damages of Rs. 20 lakh and furnish a bank guarantee of Rs. 1 crore.

210. For the reasons already explained hereinbefore, the impugned order dated 12th August 2008 cannot be sustained in law and is hereby set aside. It would nevertheless be open to the DPCC to now proceed in accordance with Section 25(5) of the Water Act and other relevant provisions of the Air Act. The DPCC will follow the due process of law. If after making an inquiry/investigation into the matter it finds that the use of the premises is causing either water or air pollution, it can proceed to take action in the manner explained hereinbefore. It will however not be open to the DPCC to levy any environmental damages or requiring the Petitioner to furnish any bank guarantee for non-compliance with the provisions of either Acts. The writ petition is disposed of with the above directions.

W.P. (C) No. 794 of 2009 (Nipun Builders and Developers Pvt. Ltd.)

211. The total builtup area of the building constructed on a commercial plot in the present petition is 2802 sq. m. Construction of the building commenced on 10th September 2004 and was completed on 24th March 2005. A show cause notice was issued on 28th April 2008 and an order was passed on 6th November 2008 requiring

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the Petitioner to pay environmental damages of Rs. 2 lakh and furnish a bank guarantee of Rs. 4 lakhs.

212. For the reasons already explained hereinbefore, the impugned order dated 6th November 2008 cannot be sustained in law and is hereby set aside. It would nevertheless be open to the DPCC to now proceed in accordance with Section 25(5) of the Water Act and other relevant provisions of the Air Act. The

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DPCC will follow the due process of law. If after making an inquiry/investigation into the matter it finds that the use of the premises is causing either water or air pollution, it can proceed to take action in the manner explained hereinbefore. It will however not be open to the DPCC to levy any environmental damages or requiring the Petitioner to furnish any bank guarantee for non-compliance with the provisions of either of the Acts. The writ petition is disposed of with the above directions.

W.P. (C) No. 7575 of 2009 (Jindal Biochem Pvt. Ltd.)

213. The total builtup area of the building constructed on a commercial plot in the present petition is 3290 sq. m. Construction of the building commenced on 2nd February 2005 and was completed on 31st May 2006. A show cause notice was issued on 27th June 2008 and an order was passed on 6th November 2008 requiring the Petitioner to pay environmental damages of Rs. 2 lakh and furnish a bank guarantee of Rs. 4 lakh.

214. For the reasons already explained hereinbefore, the impugned order dated 6th November 2008 cannot be sustained in law and is hereby set aside. It would nevertheless be open to the DPCC to now proceed in accordance with Section 25(5) of the Water Act and other relevant provisions of the Air Act. The DPCC will follow the due process of law. If after making an inquiry/investigation into the matter it finds that the use of the premises is causing either water or air pollution, it can proceed to take action in the manner explained hereinbefore. It will however not be open to the DPCC to levy any environmental damages or requiring the Petitioner to furnish any bank guarantee for non-compliance with the provisions of either of the Acts. The writ petition is disposed of with the above directions.

W.P. (C) No. 8208 of 2009 (Best City Developers (India) Pvt. Ltd.)

215. The total builtup area of the building constructed on a commercial plot in the present petition is 1066 sq. m. No show cause notice was issued. On 7th January 2009, the DPCC issued a letter to the Petitioner giving it an opportunity of being heard on 6th November 2008. On 21st January 2009 an order was passed requiring the Petitioner to pay environmental damages of Rs. 1 lakh and furnish a bank guarantee of Rs. 1 lakh. This order was communicated to the Petitioner on 27th March 2009 and the 'Petitioner was asked to take necessary action to comply with the said order.

216. For the reasons already explained hereinbefore, the impugned order dated 21st January 2008 cannot be sustained in law and is hereby set aside. It would nevertheless be open to the DPCC to now proceed in accordance with Section 25(5) of the Water Act and other relevant provisions of the Air Act. The DPCC will follow the due process of law. If after making an inquiry/investigation into the matter it finds that the use of the premises is causing either water or air pollution, it can proceed to take action in the manner explained hereinbefore. It will however not be open to the DPCC to levy any environmental damages or requiring the Petitioner to furnish any bank guarantee for non-compliance with the provisions of either of the Acts. The writ petition is disposed of with the above directions.

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W.P. (C) No. 8751 of 2009 (Vardhman Properties Ltd.)

217. The total builtup area of the building constructed on a commercial plot in the present petition is 5461 sq. m. Construction of the building commenced on

10th September 2007 and was completed in April 2009. An order was received by the Petitioner on 3rd January 2009 directing the Petitioner to obtain consent to establish. Another show cause notice was issued on 9th March 2009 to apply for consent to establish. On 30th April 2009, an order was passed directing closure of the Petitioner's building.

218. For the reasons already explained hereinbefore, the impugned orders dated 3rd January 2009 and 30th April 2009 cannot be sustained in law and are hereby set aside. It would nevertheless be open to the DPCC to now proceed in accordance with Section 25(5) of the Water Act and other relevant provisions of the Air Act. The DPCC will follow the due process of law. If after making an enquiry/investigation into the matter it finds that the use of the premises is causing either water or air pollution, it can proceed to take action in the manner explained hereinbefore. It will however not be open to the DPCC to levy any environmental damages or requiring the Petitioner to furnish any bank guarantee for non-compliance with the provisions of either of the Acts. The writ petition is disposed of with the above directions.

W.P. (C) No. 10860 of 2009 (Manish Buildwell Pvt. Ltd.)

219. The total builtup area of the building constructed on a commercial plot in the present petition is 8478.27 sq. m. A show cause notice was received by the Petitioner on 13th February 2008 alleging that he had completed construction without obtaining the consent to establish. An order dated 18th March 2008 was passed directing the Petitioner to obtain consent to establish. On 24th July 2009 an order was passed directing the closure of the Petitioner.s building.

220. For the reasons already explained hereinbefore, the impugned orders dated 13th February 2008, 18th March 2008 and 24th July 2009 cannot be sustained in law and are hereby set aside. It would nevertheless be open to the DPCC to now proceed in accordance with Section 25(5) of the Water Act and other relevant provisions of the Air Act. The DPCC will follow the due process of law. If after making an inquiry/investigation into the matter it finds that the use of the premises is causing either water or air pollution, it can proceed to take action in the manner explained hereinbefore. It will however not be open to the DPCC to levy any environmental damages or requiring the Petitioner to furnish any bank guarantee for non-compliance with the provisions of either of the Acts. The writ petition is disposed of with the above directions.

Writ Petition disposed of.

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EXHIBIT-NN

श्रीनाथ
एन्टरप्रायजेस

येवलेवाडी, कोंढवा बु।।, पुणे -४११ ०४८. मोबा.: ९०११९०२०८५, ९०६५४५७७०२, ९६८९५५६३९८.

मेसर्स मा इंस्टाल सिक्स कॉन्ट
येवलेवाडी पुणे.

बिल नं : 326
दिनांक : 1/6/19

अ. क्र.	दिनांक	तपशील [पाणी रिचार्जिंग]	माप	दर	रक्कम ₹
1.	16/5/19	1842, 1843	10,000 Lm	800	16002
2.	17/5/19	1844, 1845	11	1	16002
3.	18/5/19	1846, 1847, 1848	11	1	24002
4.	19/5/19	1849, 1850, 1901, 1902	11	1	32002
5.	20/5/19	1903, 1904, 1905, 1906	1	1	32002
6.	21/5/19	1907, 1908	11	1	16002
7.	22/5/19	1909, 1910, 1911	11	1	24002
8.	23/5/19	1912	11	1	8002
9.	24/5/19	1913	11	1	8002
10.	25/5/19	1914, 1915, 1916	11	1	24002
11.	26/5/19	1917, 1918	11	1	16002
12.	27/5/19	1919, 1920	11	1	16002
13.	28/5/19	1921, 1922	11	1	16002
14.	29/5/19	1923, 1924, 1925	11	1	24002
15.	30/5/19	1926	11	1	8002
16.	31/5/19	1927, 1928	11	1	16002
		Paid			S
				एकुण	29,6002
				व्हॅट	
				एकुण	29,6002

अक्षरी ₹ एकोणतीस हजार सहाशे रुपये मात्र

अ. नियम व अटी :-
१. एकदा विकलेला माल परत घेतला जाणार नाही.
२. बिल दिनांकानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ एन्टरप्राईजेस करिता
प्रोप्रायटर

श्रीनाथ
एन्टरप्रायजेस

येवलेवाडी, कोंढवा बु।।, पुणे -४११ ०४८. मोबा.: ९०११९०२०८५, ९७६४४५७५०२, ९६८९४५६३९८.

मेसर्स मा श्रीमती विनू ब्रॉन्न

येवलेवाडी पुणे

बिल नं : 327

दिनांक : 1/7/19

अ. क्र.	दिनांक	तपशील (प्लॉट नं)	माप	दर	रक्कम ₹
1.	1/6/19	1924, 1930	10,000 Sq.ft	800	16002-
2.	2/6/19	1931, 1932	〃	〃	16002-
3.	3/6/19	1933, 1934	〃	〃	16002-
4.	5/6/19	1935, 1936, 1937, 1938	〃	〃	32002-
5.	6/6/19	1939, 1940	〃	〃	16002-
6.	7/6/19	1941, 1942, 1943, 1944	〃	〃	32002-
7.	8/6/19	1945, 1946, 1947	〃	〃	24002-
8.	9/6/19	1948, 1949, 1950, 1951	〃	〃	32002-
9.	10/6/19	1952, 1953, 1954	〃	〃	24002-
10.	11/6/19	1955, 1956, 1957	〃	〃	24002-
11.	12/6/19	1958, 1959, 1960	〃	〃	24002-
12.	13/6/19	1961, 1962	〃	〃	16002-
13.	16/6/19	1963, 1964	〃	〃	16002-
14.	16/6/19	1965, 1966	〃	〃	16002-
15.	16/6/19	1967, 1968	〃	〃	16002-
16.	17/6/19	1969, 1970, 1971	〃	〃	24002-
17.	18/6/19	1972, 1973, 1974, 1975	〃	〃	32002-
		Paid		एकुण	37,6002-
				व्हॅट	
				एकुण	37,6002-

अक्षरी रु सदतिस हजार सहाशे रुपये फक्त -

- नियम व अटी :-
१. एकदा विकलेला माल परत घेतला जाणार नाही.
२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ एन्टरप्राईजेस करिता

प्राप्रायटर

श्रीनाथ
एन्टरप्रायजेस

येवलेवाडी, कोंढवा बु।।, पुणे -४११ ०४८. मोबा.: ९०११९०२०८५, ९७६४४५७५०२, ९६८९४५६३९८.

मेसर्स — मा श्रीमय बिल्ड कॉन
येवलेवाडी पुणे.

बिल नं : 328

दिनांक : 1/7/19

अ. क्र.	दिनांक	तपशील (डोंगी चलनांक)	माप	दर	रक्कम ₹
1.	1/6/19	1976, 1977, 1978, 1979	10,000	8 00	32002
2.	2/6/19	1980, 1981	1	1	16002
3.	2/6/19	1982, 1983, 1984	11	1	24002
4.	2/6/19	1985, 1986, 1987	11	1	24002
5.	2/6/19	1988, 1989, 1990	11	1	24002
6.	2/6/19	1991, 1992, 1993, [illegible]	1	1	24002
7.	25/6/19	1994	11	1	8002
8.	26/6/19	1995	11	1	8002
9.	27/6/19	1996, 1997, 1998	11	1	24002
10.	28/6/19	1999	11	1	8002
11.	29/6/19	2000	11	1	8002
				एकुण	29,0002
				व्हॅट	
				एकुण	20,0002

Paid

अक्षरी ₹ वीस हजार रुपये फक्त

* नियम व अटी :-
१. एकदा विकलेला माल परत घेतला जाणार नाही.
२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ एन्टरप्राईजेस करिता

प्रोप्रायटर

श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.

मोबाईल : 9689556318, 8485081010, 8975102727

बिल क्र.: 0749

मेसर्स मा अँलम्प किंड कॉर्न

येवलेवाडी पुणे.

दिनांक : 1/8/2017

अ.क्र.	दिनांक	तपशील	चलन	माप	दर	रक्कम रु.
1.	1/7/17	पाणी टँकर	3254	1,000 ली	700	700/-
2.	3/7/17	पाणी टँकर 2	3255/3256	-1-	-1-	1400/-
3.	4/7/17	पाणी टँकर	3257	-1-	-1-	700/-
4.	5/7/17	पाणी टँकर	3258	-1-	-1-	700/-
5.	6/7/17	पाणी टँकर 2	3259/3260	-1-	-1-	1400/-
6.	7/7/17	पाणी टँकर	3261	-1-	-1-	700/-
7.	8/7/17	पाणी टँकर 3	3262/3263	-1-	-1-	2100/-
8.	10/7/17	पाणी टँकर	3264 3266	-1-	-1-	700/-
9.	11/7/17	पाणी टँकर 2	3267/3268	-1-	-1-	1400/-
10.	12/7/17	पाणी टँकर	3269	-1-	-1-	700/-
11.	13/7/17	पाणी टँकर 4	3270/3271	-1-	-1-	2800/-
12.	14/7/17	पाणी टँकर	3272/3273			
13.	15/7/17	पाणी टँकर 6	3274	-1-	-1-	700/-
			3275/3276			
			3277/3278	-1-	-1-	4200/-
14.	16/7/17	पाणी टँकर	3279/3280			
15.	17/7/17	पाणी टँकर 6	3281	-1-	-1-	700/-
			3282/3283			
			3284/3285	-1-	-1-	4200/-
16.	18/7/17	पाणी टँकर	3286/3287			
17.	19/7/17	पाणी टँकर	3288	-1-	-1-	700/-
18.	20/7/17	पाणी टँकर	3289	-1-	-1-	700/-
			3290	-1-	-1-	700/-
					एकुण	25,200/-
अक्षरी रु.	पंचवीस हजार दोनशे रुपये फक्त			व्हॅट %		
					एकुण	25,200/-

PAID
PNB-22-5774
26/12/17
Rs 52,700/-

नियम व अटी :

१. एकदा विकलेला माल परत घेतला जाणार नाही.

२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ सप्लायर्स करीता

प्रोप्रायटर

श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.

मोबाईल : 9689556318, 8485081010, 8975102727

बिल क्र.: 1751

मेसर्स मा. श्रीमन्त क्लिनिंग. एकतानगर, वडगाव.

दिनांक : 1/9/2017

अ.क्र.	दिनांक	तपशील	घलन	माप	दर	रक्कम रु.
1.	1/8/17	पाणी टँकर	3301	1,000 ली.	700	700/-
2.	2/8/17	पाणी टँकर	3302	-1-	-1-	700/-
3.	3/8/17	पाणी टँकर	3303	-1-	-1-	700/-
4.	4/8/17	पाणी टँकर 2	3304 3305	-1-	-1-	~~700/-~~ 1400/-
5.	5/8/17	पाणी टँकर	3306	-1-	-1-	700/-
6.	7/8/17	पाणी टँकर	3307	-1-	-1-	700/-
7.	8/8/17	पाणी टँकर	3308	-1-	-1-	700/-
8.	9/8/17	पाणी टँकर	3309	-1-	-1-	700/-
9.	11/8/17	पाणी टँकर	3310	-1-	-1-	700/-
10.	12/8/17	पाणी टँकर	3311	-1-	-1-	700/-
11.	14/8/17	पाणी टँकर	3312	-1-	-1-	700/-
12.	16/8/17	पाणी टँकर	3313	-1-	-1-	700/-
13.	17/8/17	पाणी टँकर	3315	-1-	-1-	700/-
14.	18/8/17	पाणी टँकर	3316	-1-	-1-	700/-
15.	19/8/17	पाणी टँकर	3317	-1-	-1-	700/-
16.	22/8/17	पाणी टँकर	3318	-1-	-1-	700/-
17.	23/8/17	पाणी टँकर	3319	-1-	-1-	700/-
18.	24/8/17	"	3320	-1-	-1-	700/-
19.	26/8/17	"	3321	-1-	-1-	700/-
20.	27/8/17	"	3322	-1-	-1-	700/-
21.	28/8/17	"	3323	-1-	-1-	700/-
22.	30/8/17	"	3324	-1-	-1-	700/-
					एकुण	16,100/-
अक्षरी रु.	सोळा हजार शंभर रुपये फक्त/-				व्हॅट %	
					एकुण	16,100/-

PAID
PNB 22574
26/12/17
Rs 5/-, 10/-

नियम व अटी :

१. एकदा विकलेला माल परत घेतला जाणार नाही.

२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ सप्लायर्स करीता

प्रोप्रायटर

श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.

मोबाईल : 9689556318, 8485081010, 8975102727

JAN-116

मेसर्स मा. अंकुश चिंधे कॉलेज वेलेवाडी फाटा.

बिल क्र.: 0763

दिनांक : 11 / 1 /2018

अ.क्र.	दिनांक	तपशील	घलन	माप	दर	रक्कम रु.
1.	01/7/17	पाणी	8265	19,000/-	700	700/-
2.	1/9/17	〃	3325	〃	〃	700/-
3.	2/9/17	〃	3326	〃	〃	700/-
4.	3/9/17	〃	3327	〃	〃	700/-
5.	4/9/17	〃	3328	〃	〃	700/-
6.	6/9/17	〃	3329	〃	〃	700/-
7.	7/9/17	〃	3330	〃	〃	700/-
8.	08/9/17	〃	3331	〃	〃	700/-
9.	10/9/17	〃	3332	〃	〃	700/-
10.	11/9/17	〃	3333	〃	〃	700/-
11.	12/9/17	〃	3334	〃	〃	700/-
12.	13/9/17	〃	3335	〃	〃	700/-
13.	16/9/17	〃	3336	〃	〃	700/-
14.	18/9/17	〃	3337	〃	〃	700/-
15.	15/9/17	〃	3338	〃	〃	700/-
16.	14/9/17	〃	3339	〃	〃	700/-
17.	21/9/17	〃	3340	〃	〃	700/-
18.	22/9/17	〃	3341	〃	〃	700/-
19.	23/9/17	〃	3342	〃	〃	700/-
20.	25/9/17	〃	3343	〃	〃	700/-
21.	27/9/17	〃	3344	〃	〃	700/-
22.	27/9/17	〃	3345	〃	〃	700/-
23.	28/9/17	〃	3346	〃	〃	700/-
24.	30/9/17	〃	3347	〃	〃	700/-
					एकुण	16,800/-
अक्षरी रु.	सोळा हजार आठशे रुपये मात्र				व्हॅट %	
					एकुण	16,800/-

PAID
PNB-054348
Rs. 69,300/-

नियम व अटी :

१. एकदा विकलेला माल परत घेतला जाणार नाही.

२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ सप्लायर्स करीता

प्रोप्रायटर

श्रीनाथ सप्लायर्स

JAN-17

येवलेवाडी, ता. हवेली, जि. पुणे ४८.

मोबाईल : 9689556318, 8485081010, 8975102727

मेसर्स मा. प्रिन्सिपल मिलिटरी कॉलेज येवलेवाडी पुणे ४८.

बिल क्र.: 1764

दिनांक : 11 / 1 /2018

अ.क्र.	दिनांक	तपशील	चलन	माप	दर	रक्कम रु.
1.	2/10/17	पार्सी	3348	1,000	700	700/-
2.	3/10/17	〃	3349	-1-	-1-	700/-
3.	5/10/17	〃	3350	-1-	-1-	700/-
4.	7/10/17	〃	3355	-1-	-1-	700/-
5.	8/10/17	〃	3356	-1-	-1-	700/-
6.	9/10/17	〃	3357	-1-	-1-	700/-
7.	10/10/17	〃	3358	-1-	-1-	700/-
8.	11/10/17	〃	3359	-1-	-1-	700/-
9.	13/10/17	〃	3360	-1-	-1-	700/-
10.	14/10/17	〃	3361	-1-	-1-	700/-
11.	16/10/17	〃	3362	-1-	-1-	700/-
12.	16/10/17	〃	3363	-1-	-1-	700/-
13.	23/10/17	〃	3364	-1-	-1-	700/-
14.	25/10/17	〃	3365	-1-	-1-	700/-
15.	26/10/17	〃	3366	-1-	-1-	700/-
16.	27/10/17	〃	3367	-1-	-1-	700/-
17.	28/10/17	〃	3368	-1-	-1-	700/-
18.	29/10/17	〃	3369	-1-	-1-	700/-
19.	30/10/17	〃	3370	-1-	-1-	700/-
20.	31/10/17	〃	3371	-1-	-1-	700/-
					एकुण	14,000/-
अक्षरी रु.	चौदा हजार रुपये फक्त				व्हॅट %	
					एकुण	14,000/-

PAID

PNB - 154378

RS. 69,300/-

नियम व अटी :

१. एकदा विकलेला माल परत घेतला जाणार नाही.

२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ सप्लायर्स करीता

प्रोप्रायटर

श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.

मोबाईल : 9689556318, 8485081010, 8975102727

JAN-2018 Ext

मेसर्स मा. श्री. विकास किनु कॉन
येवलेवाडी पुणे

बिल क्र.: 0765

दिनांक : 11 / 1 /2018

अ.क्र.	दिनांक	तपशील	चलन	माप	दर	रक्कम रु.
1.	1/11/17	पाणी	3372	1,000 Ltr	700	700/-
2.	2/11/17	"	3373	-"-	-"-	700/-
3.	3/11/17	"	3374	-"-	-"-	700/-
4.	4/11/17	"	3375	-"-	-"-	700/-
5.	5/11/17	"	3376	-"-	-"-	700/-
6.	7/11/17	"	3377	-"-	-"-	700/-
7.	8/11/17	"	3378	-"-	-"-	700/-
8.	9/11/17	"	3379	-"-	-"-	700/-
9.	10/11/17	"	3380	-"-	-"-	700/-
10.	11/11/17	"	3381	-"-	-"-	700/-
11.	12/11/17	"	3382	-"-	-"-	700/-
12.	13/11/17	"	3383	-"-	-"-	700/-
13.	16/11/17	"	3384	-"-	-"-	700/-
14.	16/11/17	"	3385	-"-	-"-	700/-
					एकुण	9,800/-
अक्षरी रु.	नऊ हजार आठशे रुपये पक्के/-				व्हॅट %	
					एकुण	9,800/-

PAID
PNB-154378
Rs. 69,300/-

नियम व अटी :

१. एकदा विकलेला माल परत घेतला जाणार नाही.

२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ सप्लायर्स करीता

प्रोप्रायटर

श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.

मोबाईल : 9689556318, 8485081010, 8975102727

बिल क्र.: 0772

मेसर्स मा संस्कृत बिल्डकॉन
येवलेवाडी साईट.

दिनांक: 1/12/2018

अ.क्र.	दिनांक	तपशील	चलन	माप	दर	रक्कम रु.
1.	1/1/18	पाणी	3527	10000 लि	700	700/-
2.	3/1/18	〃	3528	10000	〃	700/-
3.	4/1/18	〃	3529	〃	〃	700/-
4.	5/1/18	〃	3530	〃	〃	700/-
5.	6/1/18	〃	3531	〃	〃	700/-
6.	7/1/18	〃	3532	〃	〃	700/-
7.	8/1/18	〃	3533	〃	〃	700/-
8.	9/1/18	〃	3534	〃	〃	700/-
9.	10/1/18	〃	3535	〃	〃	700/-
10.	12/1/18	〃	3536	〃	〃	700/-
11.	13/1/18	〃	3537	〃	〃	700/-
12.	15/1/18	〃	3538	〃	〃	700/-
13.	17/1/18	〃	3539	〃	〃	700/-
14.	18/1/18	〃	3540	〃	〃	700/-
15.	20/1/18	〃	3541	〃	〃	700/-
16.	22/1/18	〃	3542	〃	〃	700/-
17.	23/1/18	〃	3543	〃	〃	700/-
18.	24/1/18	〃	3544	〃	〃	700/-
19.	25/1/18	〃	3545	〃	〃	700/-
20.	27/1/18	〃	3546	〃	〃	700/-
21.	29/1/18	〃	3547	〃	〃	700/-
22.	30/1/18	〃	3548	〃	〃	700/-
23.	31/1/18	〃	3549	〃	〃	700/-
					एकुण	16,100/-
अक्षरी रु.	सोळा हजार एकशे रुपये फक्त				व्हॅट %	
					एकुण	16,100/-

PAID

PNB-3999412
Rs. 40,800/-

नियम व अटी :

१. एकदा विकलेला माल परत घेतला जाणार नाही.

२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ सप्लायर्स करीता

प्रोप्रायटर

श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.

मोबाईल : 9689556318, 8485081010, 8975102727

मेसर्स श्री स्टीलस लिंक प्रॉन
येवलेवाडी पुणे

बिल क्र.: 0776

दिनांक : 1/3/2018

अ.क्र.	दिनांक	तपशील	चलन	माप	दर	रक्कम रु.
1.	2/2/18	पाणी	3550	10,000 Ltr	700	700/-
2.	3/2/18	〃	3601	—〃—	—〃—	700/-
3.	3/2/18	〃	3602	—〃—	—〃—	700/-
4.	5/2/18	〃	3603	—〃—	—〃—	700/-
5.	5/2/18	〃	3604	—〃—	—〃—	700/-
6.	6/2/18	〃	3605	—〃—	—〃—	700/-
7.	6/2/18	〃	3606	—〃—	—〃—	700/-
8.	7/2/18	〃	3607	—〃—	—〃—	700/-
9.	8/2/18	〃	3609	—〃—	—〃—	700/-
10.	8/2/18	〃	3610	—〃—	—〃—	700/-
11.	9/2/18	〃	3611	—〃—	—〃—	700/-
12.	9/2/18	〃	3612	—〃—	—〃—	700/-
13.	9/2/18	〃	3613	—〃—	—〃—	700/-
14.	10/2/18	〃	3614	—〃—	—〃—	700/-
15.	11/2/18	〃	3615	—〃—	—〃—	700/-
16.	12/2/18	〃	3616	—〃—	—〃—	700/-
17.	13/2/18	〃	3617	—〃—	—〃—	700/-
18.	16/2/18	〃	3618	—〃—	—〃—	700/-
		PAID			एकुण	12,600/-
अक्षरी रु.	बारा हजार सहाशे रुपये मात्र				व्हॅट %	
		PNB-399742 Rs. 40,600/-			एकुण	12,600/-

नियम व अटी :

१. एकदा विकलेला माल परत घेतला जाणार नाही.

२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ सप्लायर्स करीता

Amit

प्रोप्रायटर

श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.

मोबाईल : 9689556318, 8485081010, 8975102727

JAN-2019

बिल क्र.: 1766

मेसर्स मा. प्रिन्सिपल सिंहगड कॉलेज
येवलेवाडी पुणे.

दिनांक : 11/1/2018

अ.क्र.	दिनांक	तपशील	चलन	माप	दर	रक्कम रु.
1.	17/11/17	पाणी	3386	10,000 ली	700	700/-
2.	18/11/17	"	3387	-"-	-"-	700/-
3.	19/11/17	"	3388	-"-	-"-	700/-
4.	20/11/17	"	3389	-"-	-"-	700/-
5.	21/11/17	"	3390	-"-	-"-	700/-
6.	22/11/17	"	3391	-"-	-"-	700/-
7.	23/11/17	"	3392	-"-	-"-	700/-
8.	24/11/17	"	3393	-"-	-"-	700/-
9.	25/11/17	"	3394	-"-	-"-	700/-
10.	26/11/17	"	3395	-"-	-"-	700/-
11.	27/11/17	"	3396	-"-	-"-	700/-
12.	28/11/17	"	3397	-"-	-"-	700/-
13.	29/11/17	"	3398	-"-	-"-	700/-
14.	30/11/17	"	3399	-"-	-"-	700/-

	एकुण	9,800/-
अक्षरी रु. नऊ हजार आठशे रुपये फक्त	व्हॅट %	
	एकुण	9,800/-

PAID

PNB - 154378
Rs. 69,300/-

नियम व अटी :

१. एकदा विकलेला माल परत घेतला जाणार नाही.

२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ सप्लायर्स करीता

प्रोप्रायटर

श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.

मोबाईल : 9689556318, 8485081010, 8975102727

JAN-120

बिल क्र.: 1767

मेसर्स मा. संतोष किनई भाई
येवलेवाडी साईट

दिनांक : 11/1/2018

अ.क्र.	दिनांक	तपशील	थलन	माप	दर	रक्कम रु.
1.	1/12/17	पहिली	3400	10000/-	70	7002
2.	2/12/17	〃	3501	〃	〃	7002
3.	3/12/17	〃	3501	〃	〃	7002
4.	4/12/17	〃	3502	〃	〃	7002
5.	5/12/17	〃	3503	〃	〃	7002
6.	7/12/17	〃	3504	〃	〃	7002
7.	9/12/17	〃	3505	〃	〃	7002
8.	10/12/17	〃	3506	〃	〃	7002
9.	11/12/17	〃	3507	〃	〃	7002
10.	12/12/17	〃	3508	〃	〃	7002
11.	13/12/17	〃	3509	〃	〃	7002
12.	14/12/17	〃	3510	〃	〃	7002
13.	15/12/17	〃	3511	〃	〃	7002
14.	16/12/17	〃	3512	〃	〃	7002
15.	18/12/17	〃	3513	〃	〃	7002
16.	19/12/17	〃	3515	〃	〃	7002
17.	20/12/17	2दिवस	3516	〃	〃	14002
18	21/12/17	〃	3517 3518	〃	〃	7002
19.	22/12/17	〃	3519	〃	〃	7002
20.	24/12/17	〃	3520	〃	〃	7002
21.	25/12/17	〃	3521	〃	〃	7002
22.	26/12/17	〃	3522	〃	〃	7002
23.	27/12/17	〃	3523	〃	〃	7002
24.	29/12/17	〃	3524	〃	〃	7002
25.	30/12/17	〃	3525	〃	〃	7002
26.	31/12/17	〃	3526	〃	〃	7002

	एकुण	18,900/-
अक्षरी रु. अठरा हजार नऊशे रुपये मात्र	व्हॅट %	
PAID	एकुण	18,900/-

नियम व अटी :

१. एकदा विकलेला माल परत घेतला जाणार नाही.

२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

PNB - 154348
Rs. 69,300/-

श्रीनाथ सप्लायर्स करीता

प्रोप्रायटर

श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.
मोबाईल : 9689556318, 8485081010, 8975102727

बिल क्र.: 1777

मेसर्स मा. श्री. [illegible] किराणा
येवलेवाडी पुणे

दिनांक : 1/3/2018

अ.क्र.	दिनांक	तपशील	चलन	माप	दर	रक्कम रु.
1.	16/12/18	पर्ची	3619	10 KG	700	7002
2.	17/12/18	"	3620	-1-	-1-	7002
3.	18/12/18	"	3621	-1-	-1-	7002
4.	19/12/18	"	3622	-1-	-1-	7002
5.	20/12/18	"	3623	-1-	-1-	7002
6.	20/12/18	"	3624	-1-	-1-	7002
7.	20/12/18	"	3625	-1-	-1-	7002
8.	21/12/18	"	3626	-1-	-1-	7002
9.	22/12/18	"	3627	-1-	-1-	7002
10.	23/12/18	"	3628	-1-	-1-	7002
11.	23/12/18	"	3629	-1-	-1-	7002
12.	23/12/18	"	3630	-1-	-1-	7002
13.	24/12/18	"	3631	-1-	-1-	7002
14.	24/12/18	"	3632	-1-	-1-	7002
15.	27/12/18	"	3633	-1-	-1-	7002
16.	28/12/18	"	3634	-1-	-1-	7002
17.	28/12/18	"	3635	-1-	-1-	7002

PAID

PNB-39

	एकुण	11,900/-
अक्षरी रु. अकरा हजार नऊशे रुपये फक्त	व्हॅट %	
PNB 399742 Rs. 40,600/-	एकुण	11,900/-

नियम व अटी :

१. एकदा विकलेला माल परत घेतला जाणार नाही.

२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ सप्लायर्स करीता

प्रोप्रायटर

श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.
मोबाईल : 9689556318, 8485081010, 8975102727

बिल क्र.: 1788

मे. मे. [illegible]

दिनांक : 1/4/2018

अ. क्र.	दिनांक	तपशील & चलन नं.	चलन	माप	दर	रक्कम रु.
		जाळी				
1.	1/3/18	3636		10,000	800	800/-
2.	3/3/18	3637		-"-	-"-	800/-
3.	5/3/18	3638		-"-	-"-	800/-
4.	6/3/18	3639, 3640, 3641		-"-	-"-	2400/-
5.	7/3/18	3642		-"-	-"-	800/-
6.	9/3/18	3643, 3644, 3645		-"-	-"-	2400/-
7.	10/3/18	3646		-"-	-"-	800/-
8.	12/3/18	3647, 3648, 3649		-"-	-"-	2400/-
9.	13/3/18	3650		-"-	-"-	800/-
10.	14/3/18	3701, 3702, 3703		-"-	-"-	2400/-
11.	15/3/18	3704, 3705		-"-	-"-	1600/-
12.	16/3/18	3706, 3707, 3708		-"-	-"-	2400/-
13.	17/3/18	3709, 3710		-"-	-"-	1600/-
14.	20/3/18	3711, 3712		-"-	-"-	1600/-
15.	21/3/18	3713, 3714		-"-	-"-	1600/-
16.	22/3/18	3715, 3716, 3717, 3718, 3719		-"-	-"-	4,000/-
17.	23/3/18	3720, 3721, 3722		-"-	-"-	2400/-
18.	24/3/18	3723		-"-	-"-	800/-
19.	26/3/18	3724, 3725		-"-	-"-	1600/-
20.	27/3/18	3726, 3727, 3728		-"-	-"-	2400/-
21.	28/3/18	3729		-"-	-"-	800/-
22.	29/3/18	3730, 3731		-"-	-"-	1600/-
23.	30/3/18	3732, 3733		-"-	-"-	1600/-
24.	31/3/18	3734, 3735, 3737		-"-	-"-	2400/-
		Total - 002199 - 45,200/-	09/7/18			
		- 002200 = 45,200/-	11/7/18		एकुण	40,800/-
अक्षरी रु.	चाळीस हजार आठशे रुपये फक्त				व्हॅट %	
					एकुण	40,800/-

नियम व अटी :
१. एकदा विकलेला माल परत घेतला जाणार नाही.
२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ सप्लायर्स करीता

प्रोप्रायटर

श्रीनाथ सप्लायर्स

July (372)

येवलेवाडी, ता. हवेली, जि. पुणे ४८.

मोबाईल : 9689556318, 8485081010, 8975102727

बिल क्र.: 605

मेसर्स मा. [illegible] किड्स वॉल

[illegible] दिनांक : 1/7/2018

अ.क्र.	दिनांक	चलन क्र. तपशील पाती	चलन	माप	दर	रक्कम रु.
1.	2/6/18	4028, 4029, 4030, 4031	—	10,000 Lit	800	32002
2.	4/6/18	4032, 4033, 4034	—	—"—	—"—	24002
3.	5/6/18	4035, 4036	—	—"—	—"—	16002
4.	6/6/18	4037, 4038, 4039	—	—"—	—"—	24002
5.	7/6/18	4040	—	—"—	—"—	8002
6.	8/6/18	4041, 4042, 4043, 4044, 4045	—	—"—	—"—	4,0002
7.	9/6/18	4046, 4047, 4048	—	—"—	—"—	24002
8.	11/6/18	4049, 4050, 4051	—	—"—	—"—	24002
9.	12/6/18	4052, 4053, 4054	—	—"—	—"—	24002
10.	13/6/18	4055, 4056, 4057	—	—"—	—"—	24002
11.	14/6/18	4058, 4059, 4060, 4061	—	—"—	—"—	32002
12.	15/6/18	4062, 4063,	—	—"—	—"—	16002
13.	16/6/18	4064	—	—"—	—"—	8002
14.	18/6/18	4065, 4066, 4067, 4068	—	—"—	—"—	32002
15.	19/6/18	4069, 4070	—	—"—	—"—	16002
16.	20/6/18	4071, 4072	—	—"—	—"—	16002
17.	21/6/18	4073, 4074	—	—"—	—"—	16002
18.	22/6/18	4075, 4076, 4077	—	—"—	—"—	24002
19.	23/6/18	4078	—	—"—	—"—	8002
20.	25/6/18	4079, 4080, 4081	—	—"—	—"—	24002
21.	26/6/18	4082	—	—"—	—"—	8002
22.	27/6/18	4083, 4084	—	—"—	—"—	16002
23.	28/6/18	4085, 4086, 4087, 4088	—	—"—	—"—	32002
24.	29/6/18	4089	—	—"—	—"—	8002
25.	30/6/18	4090, 4091	—	—"—	—"—	1600
					एकुण	51,2002
					%	
अक्षरी रु.					एकुण	51,2002

[illegible] दोन्ही रुपये फक्त

SEEN & CHECKED By: Date: 11/7/18 Sign:

PAID

Kotak CHQ.Amt 72,800/-

CHQ.No. 2522 CHQ.Date

श्रीनाथ सप्लायर्स करीता

प्रोप्रायटर

नियम व अटी :

१. एकदा विकलेला माल परत घेतला जाणार नाही.

२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ
एन्टरप्रायजेस

येवलेवाडी, कोंढवा बु।।, पुणे -४११ ०४८. मोबा.: ९०११९०२०८५, ९७६५४५७५०२, ९६८९५५६३९८.

मेसर्स प्रा इंजिनिअर बिल्डर्स ऑन

येवलेवाडी साईट.

बिल नं : 310

दिनांक : 1/12/2018

अ. क्र.	बिलोळे	तपशील (पाणी / संडास नं)	माप	दर	रक्कम ₹
1.	1/1/18	1251	10,000 लिटर	800	800/-
2.	2/1/18	1252, 1253	11	1	1600/-
3.	3/1/18	1254	11	1	800/-
4.	4/1/18	1255	11	1	800/-
5.	5/1/18	1256, 1257	11	1	1600/-
6.	6/1/18	1258, 1259	11	1	1600/-
7.	7/1/18	1260	11	1	800/-
8.	12/1/18	1261, 1262	11	1	1600/-
9.	13/1/18	1263, 1264	11	1	1600/-
10	16/1/18	1265, 1266	11	1	1600/-
11.	15/1/18	1267	11	1	800/-
12.	16/1/18	1268, 1269, 1270	11	1	2400/-
13.	17/1/18	~~1270~~ 1271	11	1	800/-
14.	18/1/18	1272, 1273	11	1	1600/-
15.	19/1/18	1274, 1275	11	1	1600/-
16.	20/1/18	1276	11	1	800/-
17.	21/1/18	1277, 1278	11	1	1600/-
18.	22/1/18	1279,	11	1	800/-
19.	23/1/18	1280	11	1	800/-
20.	26/1/18	1281, 1282	11	1	1600/-
21.	25/1/18	1283	11	1	800/-
22.	26/1/18	1284, 1285	11	1	1600/-
23.	27/1/18	1286	11	1	800/-
24.	28/1/18	1287	11	1	800/-
25.	29/1/18	1288, 1289	11	1	1600/-
26.	30/1/18	1290, 1291	11	1	1600/-
				एकुण	32,800/-
				व्हॅट	
				एकुण	32,800/-

अक्षरी रु सदतीस हजार आठशे रुपये मात्र

* नियम व अटी :-
१. एकदा विकलेला माल परत घेतला जाणार नाही
२. वेळ दिल्यानंतर ८ दिवसात पेमेंट द्यावे.

K003024
15000/-
5/11/18

श्रीनाथ एन्टरप्राईजेस

प्रोप्रायटर

PAID

श्रीनाथ
एन्टरप्रायजेस

येवलेवाडी, कोंढवा बु।।, पुणे -४११ ०४८. मोबा.: ९०११९०२०८५, ९७६४४५७५०२, ९६८९५५६३९८.

मेसर्स मा शैलम बिल्ड कॉन
येवलेवाडी पुणे.

बिल नं : 311

दिनांक : 1/11/2019

अ. क्र.	दिनांक	तपशील [पाणी] मीटर नं.	माप	दर	रक्कम ₹
1.	1/12/18	1292, 1293	10,000 लिटर	800	1600/-
2.	2/12/18	1294	1	1	800/-
3.	3/12/18	1295	1	1	800/-
4.	4/12/18	1296, 1297	1	1	1600/-
5.	5/12/18	1298	1	1	800/-
6.	6/12/18	1299	1	1	800/-
7.	7/12/18	1300	1	1	800/-
8.	8/12/18	1301	1	1	800/-
9.	10/12/18	PAID	1	1	800/-
10.	11/12/18	1303	1	1	800/-
11.	12/12/18	1304	1	1	800/-
12.	13/12/18	1305, 1306	1	1	1600/-
13.	14/12/18	1307, 1308	1	1	1600/-
14.	15/12/18	1309	1	1	800/-
15.	16/12/18	1310	1	1	800/-
16.	17/12/18	1311	1	1	800/-
17.	18/12/18	1312	1	1	800/-
18.	19/12/18	1313, 1314, 1315, 1316	1	1	3200/-
19.	20/12/18	1317	1	1	800/-
20.	21/12/18	1318, 1319, 1320, 1321, 1322, 1323	1	1	4800/-
21.	22/12/18	1324, 1325, 1326	1	1	2400/-
22.	23/12/18	1327, 1328, 1329	1	1	2400/-
23.	26/12/18	1330, 1331	1	1	1600/-
24.	26/12/18	1332, 1333, 1334, 1335	1	1	3200/-
				एकुण	35,200/-
				व्हॅट	
				एकुण	35,200/-

अक्षरी ₹ पस्तीस हजार दोनशे रुपये मात्र/-

- नियम व अटी :-
१. एकदा विकलेला माल परत घेतला जाणार नाही.
२. बिल डिलिव्हरीवर ८ दिवसात पेमेंट देणे.

002024
45000/-
1/11/18

श्रीनाथ एन्टरप्राईजेस करिता
Amit
प्रोप्रायटर

श्रीनाथ
एन्टरप्रायजेस

येवलेवाडी, कोंढवा बु।।, पुणे -४११ ०४८. मोबा.: ९०१११०२०८५, ९७६४४५७५०२, ९६८९५५६३९८.

मेसर्स मा अंबिका मिल्क प्रॉडक्ट

येवलेवाडी एन्ट्रि

बिल नं : 312

दिनांक : 1/11/2019

अ. क्र.	दिनांक	तपशील (पावती क्रमांक)	माप	दर	रक्कम ₹
1.	26/11/18	1336, 1337	10,000 लिटर	800	1600/-
2.	27/11/18	1338	"	"	800/-
3.	28/11/18	1339, 1340, 1341, [illegible], 1343	"	"	4000/-
4.	29/11/18	1344 [illegible]	"	"	1600/-
5.	30/11/18	1346, 1347, [illegible], 1349, 1350, 1355	"	"	4800/-
6.	31/11/18	1356, 1357, 1358	"	"	2400/-
				एकूण	15,200/-
				व्हॅट	
				एकूण	15,200/-

PAID

K 003024
15200/-
05/11/2019

अक्षरी ₹ पंधरा हजार दोनशे फक्त

• नियम व अटी :-
१. एकदा विकलेला माल परत घेतला जाणार नाही.
२. वेळ दिलेल्यास ८ दिवसात पेमेंट करणे.

श्रीनाथ एन्टरप्राईजेस करिता

प्राप्रायटर

श्रीनाथ
एन्टरप्रायजेस

येवलेवाडी, कोंढवा बु।।, पुणे -४११ ०४८. मोबा.: ९०१११०२०८५, ९७६५४५७५०२, ९६८९५५६३९८.

मेसर्स मा श्रीकृष्ण बिल्ड कॉन

येवलेवाडी साईट.

बिल नं: 315

दिनांक: 1/2/2019

अ. क्र.	दिनांक	तपशील [पाणी] चंदनम	माप	दर	रक्कम ₹
1.	1/1/19	1359, 1360, 1361	10,000 Liter	800	24001-
2.	2/1/19	1362	〃	1	8001-
3.	3/1/19	1363, 1364, 1365, 1366, 1367	〃	1	40001-
4.	4/1/19	1368	〃	1	8001-
5.	5/1/19	1369	〃	1	8001-
6.	7/1/19	1370, 1371, 1372	〃	1	24001-
7.	8/1/19	1373, 1374	〃	1	16001-
8.	9/1/19	1375, 1377	〃	1	16001-
9.	10/1/19	1376	〃	1	8001-
10.	12/1/19	1378, 1379, 1380	〃	1	24001-
11.	13/1/19	1381, 1382, 1383	〃	1	24001-
12.	14/1/19	1384	〃	1	8001-
13.	15/1/19	1385, 1386, 1387	〃	1	24001-
14.	17/1/19	1388, 1389, 1390, 1391	〃	1	32001-
15.	18/1/19	1392, 1393, 1394, 1395	〃	1	32001-
16.	19/1/19	1396, 1397	〃	1	16001-
17.	21/1/19	1398, 1399	〃	1	16001-
18.	22/1/19	1400, 1401	〃	1	16001-
19.	23/1/19	1452, 1453	〃	1	16001-
20.	24/1/19	1454, 1455	〃	1	16001-
21.	25/1/19	1456, 1457	〃	1	16001-
		Kobla 39200/- 1403		एकुण	39,2001-
		0042 62		व्हॅट	
		120000/-		एकुण	39,2001-

अक्षरी ₹ फक्त एकोणचाळीस हजार दोनशो रुपये

- नियम व अटी :-
1. एकदा दिलेलेला माल परत घेतला जाणार नाही.
2. बिल दिल्यानंतर ८ दिवसात चेक्स देणे.

श्रीनाथ एन्टरप्रायजेस करिता

प्रोप्रायटर

श्रीनाथ

एन्टरप्रायजेस

येवलेवाडी, कोंढवा बु।, पुणे -४११ ०४८. मोबा.: ९०११९०२०८५, ९७६४४५७५०२, ९६८३५१६३९८.

मेसर्स ... दिल्ली ... बिल नं: 316

दिनांक: 1/2/19

अ. क्र.	दिनांक	तपशील (जिन्नस)	माप	दर	रक्कम ₹
1.	26/1/19	1458, 1459	10,000/-	800	16000/-
2.	27/1/19	1460	11	800	8800/-
3.	28/1/19	1461, 1462, 1463, 1464	11	1	32000/-
4.	29/1/19	1465, 1466	11	1	16000/-
5.	30/1/19	1467, 1468, 1469	11	1	24000/-
6.	31/1/19	1470, 1471	11	1	16000/-

Rec'd Kotak 00 42 624

120000/-

एकूण	11,200/-
व्हॅट	
एकूण	11,200/-

अक्षरी रु: ... फक्त

- वस्तू परत करताना ...
- पुनर्बांधणी केलेली वस्तू परत घेतली जाणार नाही.
- वाद निर्माण झाल्यास ... न्यायालय क्षेत्र राहील.

श्रीनाथ एन्टरप्राईजेस करिता

प्रोप्रायटर

श्रीनाथ
एन्टरप्रायजेस

येवलेवाडी, कोंढवा बु।।, पुणे -४९१ ०४८. मोबा.: ९०१११०२०८५, ९७६५४५७५०२, ९६८९५५६३९८.

मेसर्स मा श्रीकृष्ण बिल्ड कॉन
येवलेवाडी रोड.

बिल नं: 317

दिनांक: 1/3/19

अ. क्र.	दिनांक	तपशील [पावती क्रमांक]	माप	दर	रक्कम ₹
1.	1/2/19	1472, 1473	10,000 लिटर	800	16002
2.	2/2/19	1474, 1475, 1476	11	1	24002
3.	3/2/19	1477, 1478	11	1	16002
4.	4/2/19	1479, 1480, 1681	11	1	24002
5.	5/2/19	1482, 1683	11	1	16002
6.	6/2/19	1684, 1485, 1686, 1487, 1488	11	1	40002
7.	7/2/19	1689, 1690, 1491, 1492	11	1	32002
8.	8/2/19	1693, 1696	11	1	16002
9.	9/2/19	1695, 1694, 1497, 1698, 1699, 1500	11	1	48002
10.	10/2/19	1501, 1502, 1503	11	1	24002
11.	11/2/19	1504, 1505, 1506, 1507	11	1	32002
12.	12/2/19	1508, 1509, 1510, 1511	11	1	32002
13.	13/2/19	1512, 1513, 1514	11	1	24002
14.	14/2/19	1515, 1516, 1517, 1518	11	1	32002
15.	15/2/19	1519, 1520, 1521	11	1	24002
16.	16/2/19	1522, 1523, 1524	11	1	24002
17.	17/2/19	1525, 1526	11	1	16002
18.	18/2/19	1527, 1528, 1529	11	1	24002
19.	19/2/19	1530		1	8002
20.	20/2/19	1531, 1532, 1533, 1534, 1535, 1536, 1537	11	1	8,6002
21.	22/2/19	1588, 1539, 1540	11	1	24002
				एकुण	55,2002
				व्हॅट	
				एकुण	55,2002

अक्षरी ₹ पंचावन्न हजार दोनशे फक्त

PAID

- नियम व अटी :-
१. एकदा दिलेलेला माल परत घेतला जाणार नाही.
२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

Kotak 004268
R+G 120000

श्रीनाथ एन्टरप्राईजेस करिता
Amit
प्रोप्रायटर

श्रीनाथ
एन्टरप्रायजेस

येवलेवाडी, कोंढवा बु।।, पुणे -४११ ०४८. मोबा.: ९०११९०२०८५, ९०६५४५७५०२, ९६८१५५६३९८.

मेसर्स M/s Shivam Tiles Mall

चतुर्शृंगी अपार्टमेंट

बिल नं : 318

दिनांक : 1/5/19

अ. क्र.	दिनांक	तपशील (साखळी क्रमांक)	माप	दर	रक्कम ₹
1.	23/12/18	1541, 1543, 1544	10,000 चौ.फू.	800	8000/-
2.	24/12/18	1545, 1546	11	1	16000/-
3.	25/12/18	1542, 1547, 1548	11	1	24000/-
4.	26/12/18	1549, 1550, 1551, 1552, 1553	11	1	40000/-
5.	27/12/18	1554, 1555	11	1	16000/-
6.	28/12/18	1556, 1557, 1558	11	1	24000/-
				एकुण	14,4000/-
				व्हॅट	
				एकुण	14,4000/-

RTGS
Kotak 6000/-
12000/-
Cash

अक्षरी रु. चौदा हजार चारशे रुपये फक्त

* विक्रय व अटी :-
१. माल विकलेला माल परत घेतला जाणार नाही.
२. बिल दिल्यानंतर ८ दिवसात क्लेम घेणे.

श्रीनाथ एन्टरप्रायजेस करिता
प्रोप्रायटर

श्रीनाथ

एन्टरप्राईजेस

येवलेवाडी, कोंढवा बु।, पुणे -४११ ०४८. मोबा.: ९०११९०२०८५, ९७६५४५७५०२, ९६८९५५६३९८.

मेसर्स [illegible] बिल नं. 321

[illegible] दिनांक: 1/11/[illegible]

अ. क्र.	डिझाईन	तपशील	माप	दर	रक्कम
1.	V311a	1559, 1560, 1561	12,000 (1+1)	200	2400
2.	2311a	1562, 1563, 1564	11	1	2400
3.	3311a	1565	11	1	800
4.	4311a	1566, 1567, 1568, 1569	11	1	3200
5.	5311a	1570, 1572, 1573	11	1	2400
6.	6311a	1574, 1575, 1576	11	1	2400
7.	7311a	1577, 1578, 1579	11	1	2400
8.	8311a	1580, 1581, 1582	11	1	2400
9.	9311a	1583, 1584, 1585	11	1	2400
10.	10311a	1586, 1587	11	1	2400
11.	11311a	1588, 1589, 1590	11	1	2400
12.	12311a	1591, 1592, 1593, 1594	11	1	2400
13.	13311a	1595, 1596, 1597	11	1	2400
14.	14311a	1598, 1599, 1600	11	1	2400
15.	15311a	1651, 1652, 1653, 1654	11	1	2400
16.	16311a	1655, 1656, 1657	11	1	2400

PAID

Ks HK 05 004526

15240.00/-

एकुण	38,400/-
व्हॅट	
एकुण	38,400/-

[illegible]

* [illegible]
* [illegible]
* [illegible]

श्रीनाथ एन्टरप्राईजेस करिता

प्रोप्रायटर

श्रीनाथ
एन्टरप्राईजेस

येवलेवाडी, कोंढवा बु।, पुणे -४११ ०४८. मोबा.: ९०११११०२०८५, ९०६५४४५७५०२, ९६८१५५६३१८.

मेसर्स मा पी [illegible] लि-5 फॉर्म

येवलेवाडी साईट,

बिल नं : 322

दिनांक : 1/4/2019

अ. क्र.	दिनांक	तपशील (पोती क्रमांक)	माप	दर	रक्कम ₹
1.	17/3/19	1658, 1659, 1660	10,000 x 1000	800	24000/-
2.	18/3/19	1661, 1662, 1663	"	"	24000/-
3.	19/3/19	1664, 1665, 1666	"	"	24000/-
4.	20/3/19	1667, 1668, 1669, 1670, 1671	"	"	40000/-
5.	21/3/19	1672, 1673	"	"	16000/-
6.	22/3/19	1674, 1675, 1676	"	"	24000/-
7.	23/3/19	1677, 1678, 1679	"	"	24000/-
8.	26/3/19	1680, 1681	"	"	16000/-
9.	25/3/19	1682, 1683, 1684	"	"	24000/-
10.	26/3/19	1685, 1686, 1687	"	"	24000/-
11.	27/3/19	1688, 1689, 1690	"	"	24000/-
12.	28/3/19	1691	"	"	8000/-
13.	29/3/19	1692, 1693, 1694, 1695, 1696	"	"	40000/-
14.	30/3/19	1697, 1698, 1699, 1700	"	"	32000/-
15.	31/3/19	1701, 1702, 1703, 1704, 1705	"	"	40000/-
		Kalle 00526		एकुण	38,400/-
		154400/-		व्हॅट	
				एकुण	38,400/-

PAID

आकारी : [illegible]

- वितरण व आकारी :-
- १. वस्तू विक्रीनंतर परत घेतल्या जाणार नाही.
- २. विल विलंबाबद्दल ४ दिवसात पेमेंट देणे.

श्रीनाथ एन्टरप्राईजेस करिता

प्रोप्रायटर

श्रीनाथ
एन्टरप्रायजेस

येवलेवाडी, कोंढवा बु।।, पुणे -४११ ०४८. मोबा.: ९०११९०२०८५, ९७६५४५७५०२, ९६८९५५६३९८.

मेसर्स M/s इंजिनियर्स लिमिटेड ऑफिस

येवलेवाडी साईट

बिल नं : 323

दिनांक : 11/12/19

अ. क्र.	दिनांक	तपशील (पावती क्रमांक)	माप	दर	रक्कम ₹
1.	1/4/19	1706	10,000 Liter	8.00	80,000/-
2.	2/4/19	1708, 1708, 1709, 1710, 1711, 1712, 1713, 1714	11	8.00	44,000/-
3.	3/4/19	1715, 1716, 1717	11	8.00	24,000/-
4.	4/4/19	1718, 1719, 1720, 1721	11	8.00	32,000/-
5.	5/4/19	1722, 1723, 1724, 1725	11	8.00	32,000/-
6.	6/4/19	1726, 1727, 1728, 1729, 1730	11	8.00	60,000/-
7.	7/4/19	1731, 1732, 1733	11	8.00	24,000/-
8.	8/4/19	1734, 1735	11	8.00	16,000/-
9.	9/4/19	1736, 1737, 1738, 1739, 1740	11	8.00	40,000/-
10.	10/4/19	1741, 1742, 1743, 1744	11	8.00	32,000/-
11.	11/4/19	1745, 1746, 1747, 1748	11	8.00	32,000/-
12.	12/4/19	1749, 1750, 1751, 1752	11	8.00	32,000/-
13.	13/4/19	1753, 1754, 1755, 1756	11	8.00	32,000/-

Kotak 004526

154400/-

एकुण	40,800/-
व्हॅट	
एकुण	40,800/-

अक्षरी रु. [illegible]

* विशेष सूचना *
१) माल मिळाल्यावर लगेच बिलाची आकारणी करावी.
२) बिल दिल्यानंतर ८ दिवसात पेमेंट करावे.

श्रीनाथ एन्टरप्राईजेस करिता

प्रोप्रायटर

श्रीनाथ

एन्टरप्राईजेस

येवलेवाडी, कोंढवा बु।।, पुणे -४११ ०४८. मोबा.: ९०१९९०२०८५, ९७६५४५७५०२, ९६८९५५६३९८.

मेसर्स श्री. [illegible] विल नं: 324

दिनांक: 15/12/19

अ. क्र.	विवरण	तपशील (पक्की जातीनं)	माप	दर	रक्कम ₹
1.	4/4/19	1757, 1758, 1758	10,000 लिटर	800	24000/-
2.	15/4/19	1760, 1761, 1762, 1763	11	1	32000/-
3	16/4/19	1764, 1765, 1766	11	1	24000/-
4.	17/4/19	1767, 1768, 1769	11	1	24000/-
5.	18/4/19	1770, 1771, 1772, 1773	11	1	32000/-
6.	19/4/19	1774, 1775, 1776	11	1	24000/-
7.	20/4/19	1777, 1778	11	1	16000/-
8.	21/4/19	1779, 1780, 1781	11	1	24000/-
9.	22/4/19	1782, 1783, 1784	11	1	24000/-
10.	23/4/19	1785, 1786, 1787, 1788	11	1	32000/-
11.	24/4/19	1789, 1790, 1791	11	1	24000/-
12.	25/4/19	1792, 1793, 1794	11	1	24000/-
13	26/4/19	1795, 1796, 1797	11	1	24000/-
14.	[illegible]	1798, 1799	11	1	16000/-
15	[illegible]	1800, 1801, 1802	11	1	24000/-

Kohli 00452-6

154100 (321) (322) (323) (324)

	एकुण	36,800/-
	व्हॅट	
	एकुण	36,800/-

श्रीनाथ एन्टरप्राईजेस करिता

प्रोप्रायटर

श्रीनाथ
एन्टरप्रायजेस

येवलेवाडी, कोंढवा बु।, पुणे -४११ ०४८. मोबा.: ९०११९०२०८५, ९७६५४१७५०२, ९६८१५५६३१८.

मेसर्स M/s Sanjivani Developers Pune

बिल नं : 325

दिनांक : 1/6/19

अ. क्र.	दिनांक	तपशील [Particulars]	माप	दर	रक्कम ₹
1.	1/5/19	1803, 1804, 1805	10,000 Sq.ft	800	24000/-
2.	3/5/19	1806, 1807	"	"	16000/-
3.	4/5/19	1808	"	"	8000/-
4.	5/5/19	1809, 1810, 1811	"	"	24000/-
5.	6/5/19	1812	"	"	8000/-
6.	7/5/19	1813, 1814, 1815, 1816, 1817, 1818	"	"	48000/-
7.	8/5/19	1819, 1820, 1821, 1822	"	"	32000/-
8.	10/5/19	1823, 1824	"	"	16000/-
9.	11/5/19	1825, 1826, 1827	"	"	24000/-
10.	12/5/19	1828, 1829, 1830, 1831, 1832	"	"	40000/-
11.	13/5/19	1833, 1834, 1835, 1836	"	"	32000/-
12.	16/5/19	1837, 1838, 1839, 1840	"	"	32000/-
13.	15/5/19	1841	"	"	8000/-
		Paid		एकुण	31,200/-
				व्हॅट	
				एकुण	31,200/-

अक्षरी : Thirty One Thousand Two Hundred Only

* विलंब झाल्यास ...
* ...
* ...

श्रीनाथ एन्टरप्राईजेस करिता

प्रोप्रायटर

श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.
मोबाईल : 9689556318, 8485081010, 8975102727

मेसर्स [illegible] बिल क्र. 2709

दिनांक : 16/1/2017

अ.क्र.	दिनांक	तपशील	वजन	माप	दर	रक्कम रु.
1.	1/1/17	पठार	2447	1000lit	700	700/-
2.	2/1/17	〃	2448	—/—	—/—	700/-
3.	3/1/17	〃	2449	—/—	—/—	700/-
4.	3/1/17	〃	2450	—/—	—/—	700/-
5.	3/1/17	〃	2451	—/—	—/—	700/-
6.	3/1/17	〃	2452	—/—	—/—	700/-
7.	4/1/17	〃	2453	—/—	—/—	700/-
8.	5/1/17	〃	2454	—/—	—/—	700/-
9.	6/1/17	〃	2455	—/—	—/—	700/-
10.	7/1/17	〃	2502	—/—	—/—	700/-
11.	8/1/17	〃	2503	—/—	—/—	700/-
12.	9/1/17	〃	2504	—/—	—/—	700/-
13.	10/1/17	〃	2505	—/—	—/—	700/-
14.	11/1/17	〃	2506	—/—	—/—	700/-
15.	12/1/17	〃	2507	—/—	—/—	700/-
16.	13/1/17	〃	2508	—/—	—/—	700/-
17.	14/1/17	〃	2509	—/—	—/—	700/-
					एकुण	11900/-

अक्षरी रु. [illegible]

	वहेंट %	
	एकुण	11900/-

नियम व अटी :
१. एकदा विकलेला माल परत घेतला जाणार नाही.
२. बिल दिल्यानंतर ८ दिवसात पमेंट देणे.

श्रीनाथ सप्लायर्स करीता,

भागीदार

श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८...
मोबाईल : 9689556318, 8485081010, 8975102727

बिल क्र.: 0720

मेसर्स मा. श्रीकांत दिनू ऑन

दिनांक : 16/2/2017

अ.क्र.	दिनांक	तपशील	घट	माप	दर	रक्कम रु.
1.	15/1/17	पाणी	2510	1000 lit	700	700/-
2.	16/1/17	〃	2511	-1-	-1-	700/-
3.	17/1/17	〃	2512	-1-	-1-	700/-
4.	18/1/17	〃	2513	-1-	-1-	700/-
5.	20/1/17	〃	2514	-1-	-1-	700/-
6.	21/1/17	〃	2515	-1-	-1-	700/-
7.	21/1/17	〃	2516	-1-	-1-	700/-
8.	22/1/17	〃	2517	-1-	-1-	700/-
9.	23/1/17	〃	2518	-1-	-1-	700/-
10.	24/1/17	〃	2519	-1-	-1-	700/-
11.	27/1/17	〃	2520	-1-	-1-	700/-
12.	25/1/17	〃	2521	-1-	-1-	700/-
13.	28/1/17	〃	2522	-1-	-1-	700/-
14.	28/1/17	〃	2523	-1-	-1-	700/-
15.	24/1/17	〃	2524	-1-	-1-	700/-
16.	30/1/17	〃	2525	-1-	-1-	700/-
17.	31/1/17	〃	2526	-1-	-1-	700/-
					एकुण	11900/-
अक्षरी रु.					व्हॅट %	
					एकुण	11900/-

नियम व अटी :
१. एकदा विकलेला माल परत घेतला जाणार नाही.
२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ सप्लायर्स करीता

प्रोप्रायटर

श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.
मोबाईल : 9689556318, 8485081010, 8975102727

बिल क्र.: 715

मेसर्स मा. श्री. संकल्प विनू जाधव
वेलतरी स्पेशल

दिनांक : 1/3/2017

अ.क्र.	दिनांक	तपशील	चलन	माप	दर	रक्कम रु.
1.	1/2/17	भाकरी	2527	1000 Nos	700	700/-
2.	2/2/17	〃	2528	〃	〃	700/-
3.	6/2/17	〃	2529	〃	〃	700/-
4.	5/2/17	〃	2530	〃	〃	700/-
5.	6/2/17	〃	2531	〃	〃	700/-
6.	7/2/17	〃	2532	〃	〃	700/-
7.	8/2/17	〃	2533	〃	〃	700/-
8.	9/2/17	〃	2534	〃	〃	700/-
9.	10/2/17	〃	2535	〃	〃	700/-
10.	11/2/17	〃	2536	〃	〃	700/-
11.	11/2/17	〃	2537	〃	〃	700/-
12.	11/2/17	〃	2538	〃	〃	700/-
13.	12/2/17	〃	2539	〃	〃	700/-
14.	13/2/17	〃	2540	〃	〃	700/-
15.	14/2/17	〃	2541	〃	〃	700/-
16.	15/2/17	〃	2542	〃	〃	700/-
17.	16/2/17	〃	2543	〃	〃	700/-
					एकुण	11,900/-
अक्षरी रु. [illegible]				व्हॅट %		
					एकुण	11,900/-

नियम व अटी :
१. एकदा विकलेला माल परत घेतला जाणार नाही.
२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

PNB - PAID

9793+1
9793+2

श्रीनाथ सप्लायर्स करीता

प्रोप्रायटर

श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.
मोबाईल : 9689556318, 8485081010, 8975102727

बिल क्र. 716

मेसर्स मा. श्री [illegible] लि. कं.
[illegible]

दिनांक : 1/3/2017

अ.क्र.	दिनांक	तपशील	चलन	माप	दर	रक्कम रु.
1.	1/2/17	पार्ले	2544	1000 ml	700	700.00
2.	1/2/17	〃	2545	〃	〃	700.00
3.	1/2/17	〃	2546	〃	〃	700.00
4.	1/2/17	〃	2547	〃	〃	700.00
5.	1/2/17	〃	2548	〃	〃	700.00
6.	2/2/17	〃	2549	〃	〃	700.00
7.	2/2/17	〃	2550	〃	〃	700.00
8.	2/2/17	〃	2701	〃	〃	700.00
9.	2/2/17	〃	2702	〃	〃	700.00
10.	2/2/17	〃	2703	〃	〃	700.00
11.	2/2/17	〃	2704	〃	〃	700.00
12.	2/2/17	〃	2705	〃	〃	700.00
13.	2/2/17	〃	2706	〃	〃	700.00
14.	2/2/17	〃	2707	〃	〃	700.00
15.	2/2/17	〃	2708	〃	〃	700.00
16.	2/2/17	〃	2709	〃	〃	700.00
					एकुण	11,200.00
अक्षरी रु. [illegible]					व्हॅट %	
					एकुण	11,200.00

नियम व अटी :
१. एकदा विकलेला माल परत घेतला जाणार नाही.
२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

PNB
97937
97937

PAID

श्रीनाथ सप्लायर्स करीता

प्रोप्रायटर

श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.
मोबाईल : 9689556318, 8485081010, 8975102727

बिल क्र. 719

मेसर्स हॉ. रविकिरण किड्स वेअर
येवलेवाडी आंबेगाव

दिनांक : 1/4/2017

अक्र.	दिनांक	तपशील	पलन	माप	दर	रक्कम रु.
1.	1/3/17	पांढरी	2710	1 पीस	700	700/-
2.	1/3/17	〃	2711	〃	〃	700/-
3.	2/3/17	〃	2712	〃	〃	700/-
4.	3/3/17	〃	2713	〃	〃	700/-
5.	3/3/17	〃	2714	〃	〃	700/-
6.	2/3/17	〃	2715	〃	〃	700/-
7.	3/3/17	〃	2716	〃	〃	700/-
8.	4/3/17	〃	2717	〃	〃	700/-
9.	4/3/17	〃	2718	〃	〃	700/-
10.	4/3/17	〃	2719	〃	〃	700/-
11.	4/3/17	〃	2720	〃	〃	700/-
12.	5/3/17	〃	2721	〃	〃	700/-
13.	5/3/17	〃	2722	〃	〃	700/-
14.	6/3/17	〃	2723	〃	〃	700/-
15.	6/3/17	〃	2724	〃	〃	700/-
16.	7/3/17	〃	2725	〃	〃	700/-
17.	7/3/17	〃	2726	〃	〃	700/-
18.	8/3/17	〃	2727	〃	〃	700/-
19.	8/3/17	〃	2728	〃	〃	700/-
					एकुण	13300/-
अक्षरी रु. तेरा हजार तीनशे रुपये मात्र				व्हॅट	%	
					एकुण	13300/-

नियम व अटी :
१. एकदा विकलेला माल परत घेतला जाणार नाही.
२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

PNB PAID
97337
97372

श्रीनाथ सप्लायर्स करीता
प्रोप्रायटर

श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.
मोबाईल : 9689556318, 8485081010, 8975102727

बिल क्र. 1721

मेसर्स मा. श्री. [illegible] लि. वर्क्स
येवलेवाडी साईट.

दिनांक : 1/4/2017

अ.क्र.	दिनांक	तपशील	भरलन	माप	दर	रक्कम रु.
1.	9/3/17	माती	2729	1 ब्रास	700	700/-
2.	9/3/17	〃	2730	〃	〃	700/-
3.	10/3/17	〃	2731	〃	〃	700/-
4.	11/3/17	〃	2732	〃	〃	700/-
5.	11/3/17	〃	2733	〃	〃	700/-
6.	12/3/17	〃	2734	〃	〃	700/-
7.	12/3/17	〃	2735	〃	〃	700/-
8.	13/3/17	〃	2736	〃	〃	700/-
9.	14/3/17	〃	2737	〃	〃	700/-
10.	14/3/17	〃	2738	〃	〃	700/-
11.	14/3/17	〃	2739	〃	〃	700/-
12.	15/3/17	〃	2740	〃	〃	700/-
13.	15/3/17	〃	2741	〃	〃	700/-
14.	15/3/17	〃	2742	〃	〃	700/-
15.	16/3/17	〃	2743	〃	〃	700/-
16.	16/3/17	〃	2744	〃	〃	700/-
17.	16/3/17	〃	2745	〃	〃	700/-
18.	16/3/17	〃	2746	〃	〃	700/-
19.	16/3/17	〃	2747	〃	〃	700/-
					एकुण	13,300/-
					व्हॅट %	
अक्षरी रु.	तेरा हजार तीनशे रुपये फक्त				एकुण	13,300/-

PAID

PNB
97937
97937

नियम व अटी :
१. एकदा विकलेला माल परत घेतला जाणार नाही.
२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ सप्लायर्स करीता

प्रोप्रायटर

श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.
मोबाईल : 9689556318, 8485081010, 8975102727

बिल क्र.: 1721

मेसर्स Ms Shivam Fishing Corner
पिंपलगाव माळवी.

दिनांक : 1/4/2017

अ.क्र.	दिनांक	तपशील	चलन	माप	दर	रक्कम रु.
1.	16/3/17	पापलेट	2748	1,000GM	700	700/-
2.	16/3/17	〃	2749	〃	〃	700/-
3.	17/3/17	〃	2750	〃	〃	700/-
4.	17/3/17	〃	2751	〃	〃	700/-
5.	17/3/17	〃	2752	〃	〃	700/-
6.	17/3/17	〃	2753	〃	〃	700/-
7.	17/3/17	〃	2754	〃	〃	700/-
8.	18/3/17	〃	2755	〃	〃	700/-
9.	18/3/17	〃	2756	〃	〃	700/-
10.	18/3/17	〃	2757	〃	〃	700/-
11.	18/3/17	〃	2758	〃	〃	700/-
12.	19/3/17	〃	2759	〃	〃	700/-
13.	19/3/17	〃	2760	〃	〃	700/-
14.	19/3/17	〃	2761	〃	〃	700/-
15.	20/3/17	〃	2762	〃	〃	700/-
16.	20/3/17	〃	2763	〃	〃	700/-
17.	20/3/17	〃	2764	〃	〃	700/-
18.	20/3/17	〃	2765	〃	〃	700/-
					एकुण	12,600/-
अक्षरी रु.	बारा हजार सहाशे रुपये/-			व्हॅट %		
					एकुण	12,600/-

PAID
PNB
979371
979372

नियम व अटी :
१. एकदा विकलेला माल परत घेतला जाणार नाही.
२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ सप्लायर्स करीता

प्रोप्रायटर

श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.

मोबाईल : 9689556318, 8485081010, 8975102727

बिल क्र. 1722

मेसर्स M/s अंबिका किड्स कॉर्नर

दिनांक 1/4/2017

अ.क्र.	दिनाक	तपशील	चलन	माप	दर	रक्कम रु.
1.	21/3/17	पार्टी	2766	1 pc	700	700/-
2.	21/3/17	"	2767	"	"	700/-
3.	22/3/17	"	2768	"	"	700/-
4.	22/3/17	"	2769	"	"	700/-
5.	22/3/17	"	2770	"	"	700/-
6.	22/3/17	"	2771	"	"	700/-
7.	22/3/17	"	2772	"	"	700/-
8.	22/3/17	"	2773	"	"	700/-
9.	23/3/17	"	2774	"	"	700/-
10.	23/3/17	"	2775	"	"	700/-
11.	24/3/17	"	2776	"	"	700/-
12.	24/3/17	"	2777	"	"	700/-
13.	24/3/17	"	2778	"	"	700/-
14.	24/3/17	"	2779	"	"	700/-
15.	25/3/17	"	2780	"	"	700/-
16.	25/3/17	"	2781	"	"	700/-
17.	25/3/17	"	2782	"	"	700/-
~~18~~	25/3/17	"	2785	"	"	700/-
					एकुण	12,600/-
अक्षरी रु.	बारा हजार सहाशे रुपये फक्त/-				व्हॅट %	
					एकुण	12,600/-

PAID

PNB
979371
979372

नियम व अटी :

१. एकदा विकलेला माल परत घेतला जाणार नाही.

२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ सप्लायर्स करीता

प्रोप्रायटर

श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.
मोबाईल : 9689556318, 8485081010, 8975102727

मेसर्स मा अंबाजी फिल्म वर्क्स
उंड्री पुणे ५१

बिल क्र.: 1723
दिनांक : 1/4/2017

अ.क्र.	दिनांक	तपशील	चलन	माप	दर	रक्कम रु.
1.	26/3/17	पाणी	2783	19000/-	700	700/-
2.	26/3/17	"	2784	"	"	700/-
3.	26/3/17	"	2785	"	"	700/-
4.	27/3/17	"	2786	"	"	700/-
5.	27/3/17	"	2787	"	"	700/-
6.	28/3/17	"	2788	"	"	700/-
7.	28/3/17	"	2789	"	"	700/-
8.	29/3/17	"	2790	"	"	700/-
9.	29/3/17	"	2791	"	"	700/-
10.	29/3/17	"	2792	"	"	700/-
11.	30/3/17	"	2793	"	"	700/-
12.	30/3/17	"	2794	"	"	700/-
13.	30/3/17	"	2795	"	"	700/-
14.	30/3/17	"	2796	"	"	700/-
15.	30/3/17	"	2797	"	"	700/-
16.	31/3/17	"	2798	"	"	700/-
17.	31/3/17	"	2799	"	"	700/-
18.	31/3/17	"	2800	"	"	700/-
19.	31/3/17	"	2801	"	"	700/-
					एकुण	13,300/-
अक्षरी रु.	तेरा हजार तिनशे रुपये फक्त/-				व्हॅट %	
					एकुण	13,300/-

PAID

PNB
979371
979372

नियम व अटी :
१. एकदा विकलेला माल परत घेतला जाणार नाही.
२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ सप्लायर्स करीता

प्रोप्रायटर

श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.
मोबाईल : 9689556318, 8485081010, 8975102727

बिल क्र.: 120

मेसर्स मा. [illegible] दिनांक: 1/5/2017

अ.क्र.	दिनांक	तपशील	बंडल	माप	दर	रक्कम रु.
1.	1/4/17	पार्टी	2802	[illegible]	[illegible]	[illegible]
2.	1/4/17	〃	2803	〃	〃	700/-
3.	2/4/17	〃	2804	〃	〃	700/-
4.	3/4/17	〃	2805	〃	〃	700/-
5.	3/4/17	〃	2806	〃	〃	700/-
6.	3/4/17	〃	2807	〃	〃	700/-
7.	3/4/17	〃	2808	〃	〃	700/-
8.	4/4/17	〃	2809	〃	〃	700/-
9.	4/4/17	〃	7810	〃	〃	700/-
10.	4/4/17	〃 Cheque Number.	7811	〃	〃	700/-
11.	4/4/17	999125 - 63,000/-	2812	〃	〃	700/-
12.	5/4/17	〃	2813	〃	〃	700/-
13.	5/4/17	〃	2814	〃	〃	700/-
14.	5/4/17	〃	2815	〃	〃	700/-
15.	5/4/17	〃	2816	〃	〃	700/-
16.	6/4/17	〃	2817	〃	〃	700/-
17.	6/4/17	〃	2818	〃	〃	700/-
18.	6/4/17	〃	2819	〃	〃	700/-
19	6/4/17	〃	2820	〃	〃	700/-
					एकुण	13,300/-
					व्हॅट %	
अक्षरी रु.	[illegible]				एकुण	13,300/-

नियम व अटी :
१. एकदा विकलेला माल परत घेतला जाणार नाही.
२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ सप्लायर्स करीता

प्रोप्रायटर

श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.
मोबाईल : 9689556318, 8485081010, 8975102727

बिल क्र.: 1729

मेसर्स मा. श्री. [illegible] किचन ओटा

दिनांक : 1/5/2017

अ.क्र.	दिनांक	तपशील	चलन	माप	दर	रक्कम रु.
1.	7/4/17	पार्टी	2821	10000#	700	7002-
2.	8/4/17	"	2822	-1-	-1-	7002-
3.	8/4/17	"	2823	-1-	-1-	7002-
4.	8/4/17	"	2824	-1-	-1-	7002-
5.	8/4/17	"	2825	-1-	-1-	7002-
6.	8/4/17	"	2826	-1-	-1-	7002-
7.	8/4/17	"	2827	-1-	-1-	7002-
8.	9/4/17	PAID	2828	-1-	-1-	7002-
9.	9/4/17	Cheque No. 991924 - 68,000/-	2829	-1-	-1-	7002-
10.	10/4/17	"	2830	-1-	-1-	7002-
11.	10/4/17	"	2831	-1-	-1-	7002-
12.	11/4/17	"	2832	-1-	-1-	7002-
13.	11/4/17	"	2833	-1-	-1-	7002-
14.	11/4/17	"	2834	-1-	-1-	7002-
15.	11/4/17	"	2835	-1-	-1-	7002-
16.	11/4/17	"	2836	-1-	-1-	7002-
17.	12/4/17	"	2837	-1-	-1-	7002-
18.	12/4/17	"	2838	-1-	-1-	7002-
					एकुण	12,6002-
अक्षरी रु.	बारा हजार सहाशे रुपये फक्त				व्हॅट %	
					एकुण	12,6002-

नियम व अटी :

१. एकदा विकलेला माल परत घेतला जाणार नाही.

२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ सप्लायर्स करीता

प्रोप्रायटर



श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.
मोबाईल : 9689556318, 8485081010, 8975102727

बिल क्र. 170

मेसर्स मा. श्री. [illegible] दिनांक : 1/5/2017

अ.क्र.	दिनांक	तपशील	चलन	माप	दर	रक्कम रु.
1.	12/4/17	पाणी	2839	10,000Lit	700	7000/-
2.	13/4/17	"	2840	—"—	—"—	7000/-
3.	13/4/17	"	2841	—"—	—"—	7000/-
4.	14/4/17	"	2842	—"—	—"—	7000/-
5.	14/4/17	"	2843	—"—	—"—	7000/-
6.	14/4/17	"	2844	—"—	—"—	7000/-
7.	14/4/17	"	2845	—"—	—"—	7000/-
8.	16/4/17	Cheque Number 991724 - 63,000/-	2846	—"—	—"—	7000/-
9.	15/4/17	"	2847	—"—	—"—	7000/-
10.	15/4/17	"	2848	—"—	—"—	7000/-
11.	15/4/17	"	2849	—"—	—"—	7000/-
12.	16/4/17	"	2850	—"—	—"—	7000/-
13.	17/4/17	"	2851	—"—	—"—	7000/-
14.	17/4/17	"	2852	—"—	—"—	7000/-
15.	17/4/17	"	2853	—"—	—"—	7000/-
16.	17/4/17	"	2854	—"—	—"—	7000/-
17.	18/4/17	"	2855	—"—	—"—	7000/-
18.	18/4/17	"	2856	—"—	—"—	7000/-
					एकुण	12,600/-
					व्हॅट %	
अक्षरी रु.	बारा हजार सहाशे फक्त/-				एकुण	12,600/-

नियम व अटी :
१. एकदा विकलेला माल परत घेतला जाणार नाही.
२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ सप्लायर्स करीता

प्रोप्रायटर

श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.
मोबाईल : 9689556318, 8485081010, 8975102727

बिल क्र.: 1732

मेसर्स मा. श्री ओम किचन ट्रॉली
येवलेवाडी - मार्केट.

दिनांक : 1/5/2017

अ.क्र.	दिनांक	तपशील	धलन	माप	दर	रक्कम रु.
1.	26/4/17	पत्रा	2479	1	700	700/-
2.	26/4/17	〃	2476	〃	〃	700/-
3.	26/4/17	〃	2477	〃	〃	700/-
4.	26/4/17	〃	2478	〃	〃	700/-
5.	25/4/17	〃	2479	〃	〃	700/-
6.	25/4/17	〃	2480	〃	〃	700/-
7.	25/4/17	〃	2481	〃	〃	700/-
8.	26/4/17	〃	2482	〃	〃	700/-
9.	27/4/17	〃	2483	〃	〃	700/-
10.	27/4/17	〃	2484	〃	〃	700/-
11.	28/4/17	〃	2485	〃	〃	700/-
12.	28/4/17	〃	2486	〃	〃	700/-
13.	28/4/17	〃	2487	〃	〃	700/-
14.	29/4/17	〃	2488	〃	〃	700/-
15.	29/4/17	〃	2489	〃	〃	700/-
16.	29/4/17	〃	2490	〃	〃	700/-
17.	30/4/17	〃 - PNB CHEQUE - 991724 - 63,000/-	2491	〃	〃	700/-
					एकुण	11,900/-
अक्षरी रु.		(अकरा हजार नऊशे फक्त)			व्हॅट %	
					एकुण	11,900/-

नियम व अटी :
१. एकदा विकलेला माल परत घेतला जाणार नाही.
२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ सप्लायर्स करीता

प्रोप्राबटर

श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.
मोबाईल : 9689556318, 8485081010, 8975102727

बिल क्र.: 131

मेसर्स मा. एंटरप्राइज लिमि. कॉ.
येवलेवाडी साईट

दिनांक: 1/5/2017

अ.क्र.	दिनांक	तपशील	घलन	माप	दर	रक्कम रु.
1.	20/4/17	ऊस	2957	1	700	700/-
2.	20/4/17	〃	2958	1	700	700/-
3.	20/4/17	〃	2959	1	700	700/-
4.	19/4/17	〃	2960	1	700	700/-
5.	20/4/17	〃	2961	1	700	700/-
6.	20/4/17	Cheque Number	2962	1	700	700/-
7.	20/4/17	991724 〃 63,000/-	2963	1	700	700/-
8.	21/4/17	〃	2964	1	700	700/-
9.	21/4/17	〃	2965	1	700	700/-
10	21/4/17	〃	2966	1	700	700/-
11.	21/4/17	〃	2967	1	700	700/-
12.	22/4/17	〃	2968	1	700	700/-
13.	22/4/17	〃	2969	1	700	700/-
14.	22/4/17	〃	2970	1	700	700/-
15.	22/4/17	〃	2971	1	700	700/-
16.	23/4/17	〃	2972	1	700	700/-
17.	24/4/17	〃	2973	1	700	700/-
18.	24/4/17	〃	2974	1	700	700/-
					एकुण	12,600/-
					व्हॅट %	
अक्षरी रु.	बारा हजार सहाशे रुपये फक्त				एकुण	12,600/-

नियम व अटी :
१. एकदा विकलेला माल परत घेतला जाणार नाही.
२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ सप्लायर्स करीता

प्रोप्रायटर

श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.
मोबाईल : 9689556318, 8485081010, 8975102727

मेसर्स [illegible] बिल्डर्स — बिल क्र.: 1734

[illegible] — दिनांक : 1 / 6/2017

अ.क्र.	दिनांक	तपशील	चलन	माप	दर	रक्कम रु.
1.	1/5/17	पाणी	2992	10000lit	700	700/-
2.	1/5/17	〃	2993	—1—	—1—	700/-
3.	1/5/17	〃	2994	—1—	—1—	700/-
4.	2/5/17	〃	2995	—1—	—1—	700/-
5.	2/5/17	〃	2996	—1—	—1—	700/-
6.	2/5/17	〃	2997	—1—	—1—	700/-
7.	3/5/17	〃	2998	—1—	—1—	700/-
8.	3/5/17	〃	2999	—1—	—1—	700/-
9.	3/6/17	〃	3000	—1—	—1—	700/-
10.	3/5/17	〃	3001	—1—	—1—	700/-
11.	4/5/17	〃	3002	—1—	—1—	700/-
12.	4/5/17	〃	3003	—1—	—1—	700/-
13.	5/5/17	〃	3004	—1—	—1—	700/-
14.	5/5/17	〃	3005	—1—	—1—	700/-
15.	5/6/17	〃	3006	—1—	—1—	700/-
16.	5/5/17	〃	3007	—1—	—1—	700/-
17.	6/5/17	〃	3008	—1—	—1—	700/-
					एकुण	11,900/-
अक्षरी रु.	[illegible]				व्हॅट %	
					एकुण	11,900

PAID CHEQUE
091325 - 62,300

नियम व अटी :
१. एकदा विकलेला माल परत घेतला जाणार नाही.
२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ सप्लायर्स करीता

प्रोप्रायटर

श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.
मोबाईल : 9689556318, 8485081010, 8975102727

बिल क्र. 1735

मेसर्स मेसर्स श्री ओमप्रभ किन्नु ऑटोमोबाईल्स, कोंढवे धावडे, पुणे ४८

दिनांक : 1/6/2017

अ.क्र.	दिनांक	तपशील	घलन	माप	दर	रक्कम रु.
1.	6/5/17	पावती	3009	1	700	700/-
2.	6/5/17	〃	3010	〃	〃	700/-
3.	6/5/17	〃	3011	〃	〃	700/-
4.	7/5/17	〃	3012	〃	〃	700/-
5.	8/5/17	〃	3013	〃	〃	700/-
6.	8/5/17	〃	3016	〃	〃	700/-
7.	8/5/17	〃	3015	〃	〃	700/-
8.	8/5/17	〃	3016	〃	〃	700/-
9.	9/5/17	〃	3018	〃	〃	700/-
10.	9/5/17	〃	3019	〃	〃	700/-
11.	10/5/17	〃	3020	〃	〃	700/-
12.	10/5/17	〃	3021	〃	〃	700/-
13.	10/5/17	〃	3022	〃	〃	700/-
14.	10/5/17	〃	3023	〃	〃	700/-
15.	11/5/17	〃	3024	〃	〃	700/-
16.	11/5/17	〃	3025	〃	〃	700/-
17.	11/5/17	〃	3026	〃	〃	700/-
18.	11/5/17	〃	3027	〃	〃	700/-
					एकुण	12,600/-
					व्हॅट %	
अक्षरी रु.	बारा हजार सहाशे फक्त/-				एकुण	12,600/-

नियम व अटी :
१. एकदा विकलेला माल परत घेतला जाणार नाही.
२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ सप्लायर्स करीता
प्रोप्रायटर

श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.
मोबाईल : 9689556318, 8485081010, 8975102727

बिल क्र.: 1738

मेसर्स मेरा सैलून लिंबू पार्लर
येवलेवाडी साईट.

दिनांक: 1/6/2017

अ.क्र.	दिनांक	तपशील	चलन	माप	दर	रक्कम रु.
1.	12/5/17	पार्लर	3028	10,000	700	700/-
2.	12/5/17	〃	3029	〃	〃	700/-
3.	12/5/17	〃	3030	〃	〃	700/-
4.	12/5/17	〃	3031	〃	〃	700/-
5.	12/5/17	〃	3032	〃	〃	700/-
6.	12/5/17	〃	3033	〃	〃	700/-
7.	13/5/17	〃	3034	〃	〃	700/-
8.	13/5/17	〃	3035	〃	〃	700/-
9.	14/5/17	〃	3036	〃	〃	700/-
10.	16/5/17	〃	3037	〃	〃	700/-
11.	16/5/17	〃	3038	〃	〃	700/-
12.	16/5/17	〃	3039	〃	〃	700/-
13.	16/5/17	〃	3040	〃	〃	700/-
14.	16/5/17	〃	3041	〃	〃	700/-
15.	17/5/17	〃	3042	〃	〃	700/-
16.	17/5/17	〃	3043	〃	〃	700/-
17.	17/5/17	〃 PNB CHEQUE	3044	〃	〃	700/-
18.	18/5/17	〃	3045	〃	〃	700/-
					एकुण	12,600/-
अक्षरी रु.	बारा हजार सहाशे रुपये मात्र				व्हॅट %	
					एकुण	12,600/-

नियम व अटी :
१. एकदा विकलेला माल परत घेतला जाणार नाही.
२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ सप्लायर्स करीता
प्रोप्रायटर



श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.
मोबाईल : 9689556318, 8485081010, 8975102727

बिल क्र. 1731

मेसर्स [illegible] दिनांक 1/6/2017

येवलेवाडी साईट.

अ.क्र.	दिनांक	तपशील	चलन	माप	दर	रक्कम रु.
1.	18/5/17	पाणी	3048	1,000 L	7 P	7000/-
2.	19/5/17	"	3047	—"	—"	7000/-
3.	19/5/17	"	3048	—"	—"	7000/-
4.	19/5/17	"	3049	—"	—"	7000/-
5	20/5/17	"	3050	—"	—"	7000/-
6.	20/5/17	"	3051	—"	—"	7000/-
7	20/5/17	"	3052	—"	—"	7000/-
8.	21/5/17	"	3035	—"	—"	7000/-
9.	22/5/17	"	3054	—"	—"	7000/-
10.	22/5/17	"	3055	—"	—"	7000/-
11.	23/5/17	"	3056	—"	—"	7000/-
12.	23/5/17	"	3057	—"	—"	7000/-
13.	24/5/17	"	3058	—"	—"	7000/-
14.	24/5/17	"	3059	—"	—"	7000/-
15.	25/5/17	"	3060	—"	—"	7000/-
16.	25/5/17	"	3061	—"	—"	7000/-
17.	26/5/17	"	3062	—"	—"	7000/-
18.	26/5/17	"	3063	—"	—"	7000/-

Cheque Number 991725 - 62,300/-

	एकुण	12,600/-
अक्षरी रु. [illegible]	व्हॅट %	
	एकुण	12,600/-

नियम व अटी :

१. एकदा विकलेला माल परत घेतला जाणार नाही.

२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ सप्लायर्स करीता

प्रोप्रायटर

श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.
मोबाईल : 9689556318, 8485081010, 8975102727

मेसर्स [illegible] बिल क्र. : 133

दिनांक : 1/6/2017

अ.क्र.	दिनांक	तपशील	चलन	माप	दर	रक्कम रु.
1.	26/5/17	पार्वती	3064	1	700	7002-
2.	26/5/17	"	3065	1	700	7002-
3.	27/5/17	"	3066	1	700	7002-
4.	27/5/17	"	3067	1	700	7002-
5.	27/5/17	"	3068	1	700	7002-
6.	27/5/17	"	3069	1	700	7002-
7.	29/5/17	"	3070	1	700	7002-
8.	29/5/17	"	3071	1	700	7002-
9.	29/5/17	"	3072	1	700	7002-
10.	29/5/17	"	3073	1	700	7002-
11.	30/5/17	"	3074	1	700	7002-
12.	30/5/17	"	3075	1	700	7002-
13.	30/5/17	"	3076	1	700	7002-
14.	30/5/17	"	3077	1	700	7002-
15.	31/5/17	"	3078	1	700	7002-
16.	31/5/17	"	3079	1	700	7002-
17.	31/5/17	"	3080	1	700	7002-
18.	31/5/17	"	3081	1	700	7002-

Cheque Number.
491725 - 66,300/-

	एकुण	12,600/-
अक्षरी रु. [illegible]	व्हॅट %	
	एकुण	12,600/-

नियम व अटी :
१. एकदा विकलेला माल परत घेतला जाणार नाही.
२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ सप्लायर्स करीता

प्रोप्रायटर

श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.
मोबाईल : 9689556318, 8485081010, 8975102727

बिल क्र.: 1746

मेसर्स मे. [illegible] लिमि. [illegible]
[illegible] खराडी रोड.

दिनांक: 1/7/2017

अ.क्र.	दिनांक	तपशील	चलन	माप	दर	रक्कम रु.
1.	20/6/17	पाठा	3237	1 KG	700	700/-
2.	21/6/17	〃	3238	〃	〃	700/-
3.	21/6/17	〃	3239	〃	〃	700/-
4.	22/6/17	〃	3240	〃	〃	700/-
5.	22/6/17	〃	3241	〃	〃	700/-
6.	23/6/17	〃	3242	〃	〃	700/-
7.	23/6/17	〃	3243	〃	〃	700/-
8.	24/6/17	〃	3244	〃	〃	700/-
9.	24/6/17	〃	3245	〃	〃	700/-
10.	25/6/17	〃	3246	〃	〃	700/-
11.	26/6/17	〃	3247	〃	〃	700/-
12.	26/6/17	〃	3248	〃	〃	700/-
13.	27/6/17	〃	3249	〃	〃	700/-
14.	28/6/17	〃	3250	〃	〃	700/-
15	28/6/17	〃 PNB CHEQUE	3251	〃	〃	700/-
16	29/6/17	〃 [illegible]	3252	〃	〃	700/-
17.	30/6/17	〃 [illegible]	3253	〃	〃	700/-
					एकुण	11,900/-

अक्षरी रु. [illegible]

	व्हॅट %	
	एकुण	11,900/-

नियम व अटी :
१. एकदा विकलेला माल परत घेतला जाणार नाही.
२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ सप्लायर्स करीता

प्रोप्रायटर

श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.
मोबाईल : 9689556318, 8485081010, 8975102727

बिल क्र. 0745

मेसर्स मा. अंकुश विठ्ठल काळे
पिंपरीखुर्द मार्केट.

दिनांक : 1/7/2017

अ.क्र.	दिनांक	तपशील	घनत्व	माप	दर	रक्कम रु.
1.	12/6/17	पांढरी	3214	10,000/-	700	700/-
2.	12/6/17	〃	3220	-1-	-1-	700/-
3.	12/6/17	〃	3221	-1-	-1-	700/-
4.	13/6/17	〃	3222	-1-	-1-	700/-
5.	13/6/17	〃	3223	-1-	-1-	700/-
6.	13/6/17	〃	3224	-1-	-1-	700/-
7.	13/6/17	〃	3225	-1-	-1-	700/-
8.	14/6/17	〃	3226	-1-	-1-	700/-
9.	14/6/17	〃	3227	-1-	-1-	700/-
10.	14/6/17	〃	3228	-1-	-1-	700/-
11.	15/6/17	〃	3229	-1-	-1-	700/-
12.	16/6/17	〃	3230	-1-	-1-	700/-
13.	16/6/17	〃	3231	-1-	-1-	700/-
14.	17/6/17	〃	3232	-1-	-1-	700/-
15.	18/6/17	〃	3233	-1-	-1-	700/-
16.	19/6/17	〃	3234	-1-	-1-	700/-
17.	19/6/17	〃	3235	-1-	-1-	700/-
18.	19/6/17	〃	3236	-1-	-1-	700/-
					एकुण	12,600/-
अक्षरी रु.	बारा हजार सहाशे रुपये फक्त			व्हॅट %		
					एकुण	12,600/-

नियम व अटी :
१. एकदा विकलेला माल परत घेतला जाणार नाही.
२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ सप्लायर्स करीता
मोमायटर

श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.
मोबाईल : 9689556318, 8485081010, 8975102727

बिल क्र. 711

मेसर्स मा. श्री कन्स्ट्रक्शन किंग्स ट्रेडर्स
वडगांवशेरी पुणे ४८.

दिनांक : 1/7/2017

अ.क्र.	दिनांक	तपशील	चलन	माप	दर	रक्कम रु.
1.	6/6/17	जाणा	3201	Barcelli	700	700/-
2.	6/6/17	〃	3202	〃	〃	700/-
3.	7/6/17	〃	3203	〃	〃	700/-
4.	7/6/17	〃	3204	〃	〃	700/-
5.	7/6/17	〃	3205	〃	〃	700/-
6.	7/6/17	〃	3206	〃	〃	700/-
7.	7/6/17	〃	3207	〃	〃	700/-
8.	8/6/17	〃	3208	〃	〃	700/-
9.	8/6/17	〃	3209	〃	〃	700/-
10.	8/6/17	〃	3210	〃	〃	700/-
11.	8/6/17	〃	3211	〃	〃	700/-
12.	9/6/17	〃	3212	〃	〃	700/-
13.	9/6/17	〃	3017	〃	〃	700/-
14.	9/6/17	〃	3213	〃	〃	700/-
15.	9/6/17	〃	3214	〃	〃	700/-
16.	10/6/17	〃	3215	〃	〃	700/-
17.	10/6/17	〃	3216	〃	〃	700/-
18.	11/6/17	〃 PNB CHARGES	3217	〃	〃	700/-
19.	12/6/17	〃 CASH PAID	3218	〃	〃	700/-
					एकुण	13300/-
अक्षरी रु.	तेरा हजार तीनशे रुपये फक्त				व्हॅट %	
					एकुण	13,300/-

नियम व अटी :

१. एकदा विकलेला माल परत घेतला जाणार नाही.
२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ सप्लायर्स करीता

प्रोप्रायटर

श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.
मोबाईल : 9689556318, 8485081010, 8975102727

मेसर्स मा एक्सेल बिल्डकॉन
वेलिंगडी सिटी

बिल क्र. 713
दिनांक : 1/7/2017

अ.क्र.	दिनांक	तपशील	वजन	माप	दर	रक्कम रु.
1.	1/6/17	पत्रा	3082	1000	700	700
2.	1/6/17	〃	3033	〃	〃	700
3.	1/6/17	〃	3084	〃	〃	700
4.	1/6/17	〃	3085	〃	〃	700
5.	2/6/17	〃	3086	〃	〃	700
6.	2/6/17	〃	3087	〃	〃	700
7.	2/6/17	〃	3088	〃	〃	700
8.	2/6/17	〃	3089	〃	〃	700
9.	3/6/17	〃	3090	〃	〃	700
10.	3/6/17	〃	3091	〃	〃	700
11.	3/6/17	〃	3092	〃	〃	700
12.	4/6/17	〃	3093	〃	〃	700
13.	5/6/17	〃	3094	〃	〃	700
14.	5/6/17	〃	3095	〃	〃	700
15.	5/6/17	〃	3096	〃	〃	700
16.	5/6/17	〃	3097	〃	〃	700
17.	5/6/17	〃	3098	〃	〃	700
18.	6/6/17	〃	3099	〃	〃	700
19.	6/6/17	〃	3100	〃	〃	700
					एकुण	13,300

अक्षरी रु. तेरा हजार तिनशे रुपये फक्त

	व्हॅट %	
	एकुण	13,300

नियम व अटी :
१. एकदा विकलेला माल परत घेतला जाणार नाही.
२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ सप्लायर्स करीता

प्रोप्रायटर

श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.
मोबाईल : 9689556318, 8485081010, 8975102727

बिल क्र.: 1750

मेसर्स मा. श्री. [illegible] फिनिशिंग कॉलेज, येवलेवाडी साईट

दिनांक: 1/8/2017

अ.क्र.	दिनांक	तपशील	चलन	माप	दर	रक्कम रु.
1.	21/7/17	पाठी टँकर	3291	10000L	700	700/-
2.	22/7/17	पाणी टँकर 3	3292/3293 3294	—"—	—"—	2100/-
3.	23/7/17	पाणी टँकर	3295	—"—	—"—	700/-
4.	24/7/17	पाणी टँकर	3296	—"—	—"—	700/-
5.	25/7/17	पाणी टँकर	3297	—"—	—"—	700/-
6.	26/7/17	पाठी टँकर 2	3298/3299	—"—	—"—	1400/-
7.	27/7/17	पाणी टँकर	3300	—"—	—"—	700/-
8.	28/7/17	पाणी टँकर	3351	—"—	—"—	700/-
9.	29/7/17	पाणी टँकर	3352	—"—	—"—	700/-
10.	30/7/17	पाणी टँकर	3353	—"—	—"—	700/-
11.	31/7/17	पाणी टँकर	3354	—"—	—"—	700/-

PAID
PNB-225774
26/12/17
Rs 51,100/-

	एकुण	9,800/-
अक्षरी रु. नऊ हजार आठशे रुपये फक्त/-	व्हॅट %	
	एकुण	9,800/-

नियम व अटी :
१. एकदा विकलेला माल परत घेतला जाणार नाही.
२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ सप्लायर्स करीता

प्रोप्रायटर

श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.
मोबाईल : 9689556318, 8485081010, 8975102727

Dec/3

मेसर्स मा संकल्प बिल्डकॉन बिल क्र.: 1519
येवलेवाडी साईट दिनांक : 15 / 12/2015

अ.क्र.	दिनांक	तपशील	चलन	माप	दर	रक्कम रु.
1.	16/11/15	पाणी	1358	10000Lit	600:00	600:00
2.	17/11/15	11	1359	11	11	600:00
3.	19/11/15	11	1360	11	11	600:00
4.	21/11/15	11	1361	11	11	600:00
5.	21/11/15	11	1362	11	11	600:00
6.	24/11/15	11	1363	11	11	600:00
7.	26/11/15	11	1364	11	11	600:00
8.	27/11/15	11	1365	11	11	600:00
9.	29/11/15	11	1366	11	11	600:00

PAID
5868099 PAY
[illegible]

	एकुण	5,400:00
अक्षरी रु. पाच हजार चारशे रुपये.	व्हॅट %	
	एकुण	5,400:00

नियम व अटी :
१. एकदा विकलेला माल परत घेतला जाणार नाही.
२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ सप्लायर्स करीता

प्रोप्रायटर



श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.
मोबाईल : 9689556318, 8485081010, 8975102727

बिल क्र. 508

मेसर्स मा शॅक्स किड्स वॉल्ड
येवलेवाडी सर्कल

दिनांक : 15/12/2015

अ.क्र.	दिनांक	तपशील	चलन	माप	दर	रक्कम रु.
1.	2/11/15	पट्टी	1191	10000Pcs	6000	6000.00
2.	3/11/15	"	1194	"	"	6000.00
3.	5/11/15	"	1200	"	"	6000.00
4.	6/11/15	"	1351	"	"	6000.00
5.	8/11/15	"	1352	"	"	6000.00
6.	8/11/15	"	1353	"	"	6000.00
7.	11/11/15	"	1354	"	"	6000.00
8.	10/11/15	"	1355	"	"	6000.00
9.	12/11/15	"	1356	"	"	6000.00
10.	14/11/15	"	1357	"	"	6000.00

PAID
5863 & PNB
32/12/15

एकुण 6,00010.00

अक्षरी रु. साठ हजार रुपये फक्त

व्हॅट %

एकुण 6,000.00

नियम व अटी :

१. एकदा विकलेला माल परत घेतला जाणार नाही.
२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ सप्लायर्स करीता

प्रोप्रायटर

श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.
मोबाईल : 9689556318, 8485081010, 8975102727

D 44/226

बिल क्र.: 514

मेसर्स Jai Bhavani Fabric Store

दिनांक : 15/1/2016

अ.क्र.	दिनांक	तपशील	थान	माप	दर	रक्कम रु.
1.	1/12/15	पर्दा	X367	13000/Mtr	600/00	600,00
2.	2/12/15	〃	1568	〃	〃	600,00
3.	4/12/15	〃	1569	〃	〃	600,00
4.	5/12/15	〃	1370	〃	〃	600,00
5.	7/12/15	〃	1380	〃	〃	600,00
6.	8/12/15	〃	1381	〃	〃	600,00
7.	9/12/15	〃	1382	〃	〃	600,00
8.	10/12/15	〃	1383	〃	〃	600,00
9.	11/12/15	〃	1384	〃	〃	600,00
10.	13/12/15	〃	1385	〃	〃	600,00
11.	15/12/15	〃	1386	〃	〃	600,00
12.	17/12/15	〃	1387	〃	〃	600,00
13.	19/12/15	〃	1388	〃	〃	600,00
14.	21/12/15	〃	1389	〃	〃	600,00
15.	22/12/15	〃	1390	〃	〃	600,00
16.	23/12/15	〃	1391	〃	〃	600,00
17.	24/12/15	〃	1392	〃	〃	600,00
18.	26/12/15	〃	1393	〃	〃	600,00
19.	27/12/15	〃	1394	〃	〃	600,00
20.	28/12/15	〃	1395	〃	〃	600,00
21.	29/12/15	〃	1396	〃	〃	600,00
22.	30/12/15	〃	1397	〃	〃	600,00
23.	31/12/15	〃	1398	〃	〃	600,00
					एकुण	13,800,00
अक्षरी रु.				व्हॅट %		
					एकुण	13,800,00

PAID 5814/- only Axis Cheque 12/1/16

नियम व अटी :

१. एकदा विकलेला माल परत घेतला जाणार नाही.

२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ सप्लायर्स करीता

प्रोप्रायटर

श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.
मोबाईल : 9689556318, 8485081010, 8975102727

बिल क्र.: 531

मेसर्स मा. श्रीमती सिंधु ताई
येवलेवाडी साईट.

दिनांक 1/2/2016

अ.क्र.	दिनांक	तपशील	चलन	माप	दर	रक्कम रु.
1.	2/11/16	पाणी	1399	15,000 LITER	6000	6000:00
2.	3/11/16	〃	1400	1	—	6000:00
3.	4/11/16	〃	1451	1	1	6000:00
4.	4/11/16	〃	1452	1	1	6000:00
5.	5/11/16	〃	1453	1	1	6000:00
6.	7/11/16	〃	1454	1	1	6000:00
7.	8/11/16	〃	1455	1	1	6000:00
8.	9/11/16	〃	1456	1	1	6000:00
9.	11/11/16	〃	1457	1	1	6000:00
10.	12/11/16	〃	1458	1	1	6000:00
11.	13/11/16	〃	1459	1	1	6000:00
12.	15/11/16	〃	1460	1	1	6000:00
13.	16/11/16	〃	1461	1	1	6000:00
14.	17/11/16	〃	1462	1	1	6000:00
15.	18/11/16	〃	1463	1	1	6000:00
16.	19/11/16	〃	1464	1	1	6000:00
17.	21/11/16	〃	1465	1	1	6000:00
18.	22/11/16	〃	1466	1	1	6000:00
19.	23/11/16	〃	1470	1	1	6000:00
20.	25/11/16	〃	1471	1	1	6000:00
21	26/11/16	〃	1472	1	1	6000:00
22.	27/11/16	〃	1473	1	1	6000:00
23	28/11/16	〃	1474	1	1	6000:00
24	29/11/16	〃	1475	1	1	6000:00
25	30/11/16	〃	1476	1	1	6000:00
		only Alw Cancel			एकुण	150000:00
		(रद्द) Cancel केले आहे			व्हॅट %	
अक्षरी रु.					एकुण	150000:00

PAID
UCO & SBI PPS
2/12/16

नियम व अटी :
१) एकदा विकलेला माल परत घेतला जाणार नाही.
२) बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ सप्लायर्स करीता

प्रोप्रायटर



श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.
मोबाईल : 9689556318, 8485081010, 8975102727

MAR/3 LP/356

मेसर्स M/s Sachin Dairy Ogalewadi

बिल क्र.: 532

दिनांक : 1 /3/2016

अ.क्र.	दिनांक	तपशील	चलन	माप	दर	रक्कम रु.
1.	1/2/16	पाणी	1477	10000Lit	600	6000/-
2.	2/2/16	"	1478	10,000	600	6000/-
3.	3/2/16	"	1479	—1—	600	6000/-
4.	4/2/16	"	1480	—1—	—1—	6000/-
5.	6/2/16	"	1481	—1—	—1—	6000/-
6.	7/2/16	"	1482	—1—	—1—	6000/-
7.	8/2/16	"	1483	—1—	—1—	6000/-
8.	9/2/16	"	1484	—1—	—1—	6000/-
9.	10/2/16	"	1485	—1—	—1—	6000/-
10.	11/2/16	"	1486	—1—	—1—	6000/-
11.	12/2/16	"	1487	—1—	—1—	6000/-
12.	13/2/16	"	1488	—1—	—1—	6000/-
13.	14/2/16	"	1489	—1—	—1—	6000/-
14.	15/2/16	"	1490	—1—	—1—	6000/-
15.	16/2/16	"	1491	—1—	—1—	6000/-
16.	17/2/16	"	1492	—1—	—1—	6000/-
17.	18/2/16	"	1493	—1—	—1—	6000/-
18.	19/2/16	"	1494	—1—	—1—	6000/-
19.	21/2/16	"	1496	—1—	—1—	6000/-
20	22/2/16	"	1496	—1—	—1—	6000/-
21.	23/2/16	"	1497	—1—	—1—	6000/-
22.	25/2/16	"	1701	—1—	—1—	6000/-
23	27/2/16	"	1702	—1—	—1—	6000/-
24.	28/2/16	"	1703	—1—	—1—	6000/-
		Only Milk Charges			एकुण	144000/00
		चौदा हजार चारशे रुपये फक्त			वॅट %	
अक्षरी रु.					एकुण	144000/00

PAID
30.2.16/PPB
24/7/16

नियम व अटी :
१. एकदा विकलेला माल परत घेतला जाणार नाही.
२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ सप्लायर्स करीता

प्रोप्रायटर

श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.
मोबाईल : 9689556318, 8485081010, 8975102727

मेसर्स मा. श्रीमंत शिंदे दादा — बिल क्र.

२४ तास चहा स्पॉट — दिनांक 1/4/2016

अ.क्र.	दिनांक	तपशील	घलन	माप	दर	रक्कम रु.
1.	1/3/16	पातळ	1704	1 कार्टन	600	600/-
2	2/3/16	〃	1705	〃	〃	600/-
3	3/3/16	〃	1706	〃	〃	600/-
4.	4/3/16	〃	1707	〃	〃	600/-
5.	5/3/16	〃	1708	〃	〃	600/-
6.	7/3/16	〃	1709	〃	〃	600/-
7.	8/3/16	〃	1710	〃	〃	600/-
8.	9/3/16	〃	1711	〃	〃	600/-
9.	11/3/16	〃	1712	〃	〃	600/-
10.	12/3/16	〃	1713	〃	〃	600/-
11.	13/3/16	〃	1714	〃	〃	600/-
12	14/3/16	〃	1715	〃	〃	600/-
13	16/3/16	〃	1716	〃	〃	600/-

only Amt checked

	एकुण	7,800/-
	व्हॅट %	
	एकुण	7,800/-

अक्षरी रु. सात हजार आठशे फक्त

PAID
DCADS/PPG
2/4/16

नियम व अटी :
१. एकदा विकलेला माल परत घेतला जाणार नाही.
२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ सप्लायर्स करीता

प्रोप्रायटर



श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.

मोबाईल : 9689556318, 8485081010, 8975102727

MAR/968
LP/534

मेसर्स मा. श्री. विजय सिल्क सेंटर
येवलेवाडी पुणे.

बिल क्र.: 1536

दिनांक: 1/4/2016

अ.क्र.	दिनांक	तपशील	मलन	माप	दर	रक्कम रु.
1.	1713116	पाठी	1717	10,000/-	600	600/-
2.	1813116	11	1718	-1-	-1-	600/-
3.	1913116	11	1719	-1-	-1-	600/-
4.	2013116	11	1720	-1-	-1-	600/-
5.	2213116	11	1721	-1-	-1-	600/-
6.	2413116	11	1722	-1-	-1-	600/-
7.	2513116	11	1723	-1-	-1-	600/-
8.	2613116	11	1724	-1-	-1-	600/-
9.	2713116	11	1725	-1-	-1-	600/-
10.	2813116	11	1726	-1-	-1-	600/-
11.	2913116	11	1727	-1-	-1-	600/-
12.	3013116	11	1728	-1-	-1-	600/-
13.	3113116	11	1729	-1-	-1-	600/-

only Aluminium

एकुण 7,800/-

अक्षरी रु. सात हजार आठशे रुपये फक्त

व्हॅट %

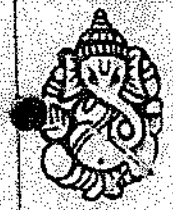
एकुण: 7,800/-

PAID
302052 pm
2/4/16

नियम व अटी :
१. एकदा विकलेला माल परत घेतला जाणार नाही.
२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ सप्लायर्स करीता

प्रोप्रायटर



श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.
मोबाईल : 9689556318, 8485081010, 8975102727

APPLY LAPSI

बिल क्र. 537

मेसर्स मा. श्री. [illegible]

दिनांक : 1/5/2016

अ.क्र.	दिनांक	तपशील	चलन	माप	दर 600	रक्कम रु. 00
1.	2/4/16	4 16 ft	1730	10,000/-	700	700/-
2.	3/4/16	11	1731	1	1	700/-
3.	4/4/16	11	1732	1	1	700/-
4.	5/4/16	11	1733	1	1	700/-
5.	6/4/16	11	1734	1	1	700/-
6.	7/4/16	11	1735	1	1	700/-
7.	8/4/16	11	1736	1	1	700/-
8.	9/4/16	11	1737	1	1	700/-
9.	10/4/16	11	1738	1	1	700/-
10.	11/4/16	11	1739	1	1	700/-
11.	12/4/16	11	1740	1	1	700/-
12.	14/4/16	11	1741	1	1	700/-
13.	15/4/16	11	1742	1	1	700/-
		only Mud Chalu				7,800/-
					एकुण	9,100/-
अक्षरी रु.				व्हॅट %		
					एकुण	9,100/-

PAID

नियम व अटी :
१. एकदा विकलेला माल परत घेतला जाणार नाही.
२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ सप्लायर्स करीता

प्रोप्रायटर

श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.
मोबाईल : 9689556318, 8485081010, 8975102727

APR/383 LP/354

बिल क्र.: 538

मेसर्स मा. इंजिनिअर विनय कॉर्नर
इंदिरानगर, पुणे.

दिनांक : 1/5/2016

अ.क्र.	दिनांक	तपशील	चलन	माप	दर	रक्कम रु.
1.	1/4/16	उडी	1743	1900.24	700/-	700/-
2.	1/4/16	"	1744	-1-	-1-	700/-
3.	1/4/16	"	1745	-1-	-1-	700/-
4.	20/4/16	"	1746	-1-	-1-	700/-
5.	21/4/16	"	1747	-1-	-1-	700/-
6.	22/4/16	"	1748	-1-	-1-	700/-
7.	23/4/16	"	1749	-1-	-1-	700/-
8.	25/4/16	"	1750	-1-	-1-	700/-
9.	27/4/16	"	1901	-1-	-1-	700/-
10.	27/4/16	"	1902	-1-	-1-	700/-
11.	28/4/16	"	1903	-1-	-1-	700/-
12.	29/4/16	"	1904	-1-	-1-	700/-
13.	30/4/16	"	1911	-1-	-1-	700/-

only Awl Chalcut Tisal

7,800/-

खात्रीचार आठशे रुपये

	एकुण	7,800/-
अक्षरी रु. ~~सात हजार आठशे रुपये फक्त~~	वहॅट %	
	एकुण	7,800/-

PAID
708054
24/7/16

नियम व अटी :
१. एकदा विकलेला माल परत घेतला जाणार नाही.
२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ सप्लायर्स करीता

प्रोप्रायटर



श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.
मोबाईल : 9689556318, 8485081010, 8975102727

18 ऑक्ट-16

L.P.B.

मेसर्स M/S 24 तास मिल्क सेंटर
येवलेवाडी पुणे ४८

बिल क्र. 571

दिनांक 15/10/2016

अ.क्र.	दिनाक	तपशील	चलन	माप	दर	रक्कम रु.
1.	18/5/16	म्हशी	1937	1	700	700/-
2.	18/5/16	"	1938	1	700	700/-
3.	19/5/16	"	1939	1	700	700/-
4.	20/5/16	"	1940	1	700	700/-
5.	21/5/16	"	1941	1	700	700/-
6.	22/5/16	"	1942	1	700	700/-
7.	23/5/16	"	1943	1	700	700/-
8.	24/5/16	"	1944	1	700	700/-
9.	25/5/16	"	1945	1	700	700/-
10.	26/5/16	"	1946	1	700	700/-
11.	27/5/16	"	1947	1	700	700/-
12.	27/5/16	"	1948	1	700	700/-
13.	28/5/16	"	1949	1	700	700/-
14.	29/5/16	"	1950	1	700	700/-
15.	30/5/16	"	2101	1	700	700/-
16.	31/5/16	"	2102	1	700	700/-
17.	31/5/16	"	2103	1	700	700/-
18.	31/5/16	"	2104	1	700	700/-

PAID
20848
21/10/16

	एकुण	12,600/-
अक्षरी रु. बारा हजार सहाशे रुपये फक्त	व्हॅट %	
	एकुण	12,600/-

नियम व अटी :

१. एकदा विकलेला माल परत घेतला जाणार नाही.

२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ सप्लायर्स करीता

प्रोप्रायटर



श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.
मोबाईल : 9689556318, 8485081010, 8975102727

may.18

20/33

मेसर्स मा. अंकुलस् किल्ड फूड्स
येवलेवाडी पुणे

बिल क्र.: 537

दिनांक : 15/10/2016

अ.क्र.	दिनांक	तपशील	घलन	माप	दर	रक्कम रु.
1.	1/5/16	पार्टी	1915	1 packet	700	700/-
2.	3/5/16	"	1916	-1-	-1-	700/-
3.	4/5/16	"	1917	-1-	-1-	700/-
4.	5/5/16	"	1918	-1-	-1-	700/-
5.	7/5/16	"	1919	-1-	-1-	700/-
6.	9/5/16	"	1920	-1-	-1-	700/-
7.	10/5/16	"	1921	-1-	-1-	700/-
8.	11/5/16	"	1922	-1-	-1-	700/-
9.	12/5/16	"	1923	-1-	-1-	700/-
10.	13/5/16	"	1927	-1-	-1-	700/-
11.	13/5/16	"	1928	-1-	-1-	700/-
12.	14/5/16	"	1929	-1-	-1-	700/-
13.	14/5/16	"	1930	-1-	-1-	700/-
14.	14/5/16	"	1931	-1-	-1-	700/-
15.	15/5/16	"	1932	-1-	-1-	700/-
16.	16/5/16	"	1933	-1-	-1-	700/-
17.	17/5/16	"	1934	-1-	-1-	700/-
18.	17/5/16	"	1935	-1-	-1-	700/-
19.	18/5/16	"	1936	-1-	-1-	700/-

PAID 20847 27/10/16

	एकुण	13,300/-
	व्हॅट %	
	एकुण	13,300/-

अक्षरी रु. तेरा हजार तिनशे रुपये फक्त/-

नियम व अटी :

१. एकदा विकलेला माल परत घेतला जाणार नाही.
२. बिल मिळाल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ सप्लायर्स करीता

प्रोप्रायटर



श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.
मोबाईल : 9689556318, 8485081010, 8975102727

JUN/20

LP/334

बिल क्र.: 0572

मेसर्स मा. श्री. [illegible] किराणा दुकान

येवलेवाडी फाटा.

दिनांक: 15/10/2016

अ.क्र.	दिनांक	तपशील	चलन	माप	दर	रक्कम रु.
1.	17/6/16	पाणी	2105	1,000 L	700	700/-
2.	1/6/16	"	2106	— 1 —	— 1 —	700/-
3.	2/6/16	"	2107	— 1 —	— 1 —	700/-
4.	3/6/16	"	2108	— 1 —	— 1 —	700/-
5.	6/6/16	"	2109	— 1 —	— 1 —	700/-
6.	4/6/16	"	2110	— 1 —	— 1 —	700/-
7.	5/6/16	"	2111	— 1 —	— 1 —	700/-
8.	6/6/16	"	2112	— 1 —	— 1 —	700/-
9.	7/6/16	"	2113	— 1 —	— 1 —	700/-
10.	8/6/16	"	2114	— 1 —	— 1 —	700/-
11.	8/6/16	"	2115	— 1 —	— 1 —	700/-
12.	9/6/16	"	2116	— 1 —	— 1 —	700/-
13.	9/6/16	"	2117	— 1 —	— 1 —	700/-
14.	9/6/16	"	2118	— 1 —	— 1 —	700/-
15.	10/6/16	"	2119	— 1 —	— 1 —	700/-
16.	10/6/16	"	2120	— 1 —	— 1 —	700/-
17.	11/6/16	"	2121	— 1 —	— 1 —	700/-
18.	12/6/16	"	2122	— 1 —	— 1 —	700/-
19.	13/6/16	"	2123	— 1 —	— 1 —	700/-
20.	14/6/16	"	2124	— 1 —	— 1 —	700/-
21.	14/6/16	"	2125	— 1 —	— 1 —	700/-
22.	15/6/16	"	2126	— 1 —	— 1 —	700/-
23.	15/6/16	"	2127	— 1 —	— 1 —	700/-
					एकुण	16,100/-

PAID 208449 27/10/16

अक्षरी रु. सोळा हजार एकशे रुपये फक्त /-

	व्हॅट %	
	एकुण	16,100/-

नियम व अटी :

१. एकदा विकलेला माल परत घेतला जाणार नाही.

२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ सप्लायर्स करीता

प्रोप्रायटर



श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.
मोबाईल : 9689556318, 8485081010, 8975102727

302/312

LP/334

मेसर्स मा. रविकुमार किर्लोस्कर
वाकड साईट.

बिल क्र.: 573

दिनांक : 15 / 10 / 2016

अ.क्र.	दिनांक	तपशील	चलन	माप	दर	रक्कम रु.
1.	15/6/16	पाठी	2128	10.000	700	700/-
2.	16/6/16	〃	2129	〃	〃	700/-
3.	17/6/16	〃	2130	〃	〃	700/-
4.	18/6/16	〃	2131	〃	〃	700/-
5.	18/6/16	〃	2132	〃	〃	700/-
6.	20/6/16	〃	2133	〃	〃	700/-
7.	21/6/16	〃	2134	〃	〃	700/-
8.	21/6/16	〃	2135	〃	〃	700/-
9.	21/6/16	〃	2136	〃	〃	700/-
10.	22/6/16	〃	2137	〃	〃	700/-
11.	23/6/16	〃	2138	〃	〃	700/-
12.	24/6/16	〃	2139	〃	〃	700/-
13.	24/6/16	〃	2140	〃	〃	700/-
14.	26/6/16	〃	2141	〃	〃	700/-
15.	27/6/16	〃	2142	〃	〃	700/-
16.	27/6/16	〃	2143	〃	〃	700/-
17.	27/6/16	〃	2144	〃	〃	700/-
18.	25/6/16	〃	2145	〃	〃	700/-
19.	25/6/16	〃	2146	〃	〃	700/-
20.	25/6/16	〃	2147	〃	〃	700/-
21.	28/6/16	〃	2148	〃	〃	700/-
22.	28/6/16	〃	2149	〃	〃	700/-
23.	30/6/16	〃	2150	〃	〃	700/-
					एकुण	16,100/-

PAID
20/8/16

अक्षरी रु. सोळा हजार शंभर फक्त

	व्हॅट %	
	एकुण	16,100/-

नियम व अटी :

१. एकदा विकलेला माल परत घेतला जाणार नाही.

२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ सप्लायर्स करीता

प्रोप्रायटर

श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.

मोबाईल : 9689556318, 8485081010, 8975102727

मेसर्स मा. [illegible] बिल्डर्स

बिल क्र. [illegible]

दिनांक : 15/10/2016

अ.क्र.	दिनांक	तपशील	चलन	गाप	दर	रक्कम रु.
1.	1/7/16	[illegible]	2153	[illegible]	700	[illegible]
2.	3/7/16	〃	2152	〃	〃	700/-
3.	4/7/16	〃	2151	〃	〃	700/-
4.	5/7/16	〃	2154	〃	〃	700/-
5.	6/7/16	〃	2156	〃	〃	700/-
6.	8/7/16	〃	2155	〃	〃	700/-
7.	9/7/16	〃	2157	〃	〃	700/-
8.	10/7/16	〃	2158	〃	〃	700/-
9.	11/7/16	〃	2159	〃	〃	700/-
10.	12/7/16	〃	2160	〃	〃	700/-
11.	13/7/16	〃	2161	〃	〃	700/-
12.	14/7/16	〃	2162	〃	〃	700/-
13.	15/7/16	〃	2163	〃	〃	700/-
14.	16/7/16	〃	2164	〃	〃	700/-

PAID

10845

4/8/16

एकुण 7,800/-

अक्षरी रु. सात हजार आठशे रुपये फक्त

व्हॅट %

एकुण 7,800/-

नियम व अटी :

१. एकदा विकलेला माल परत घेतला जाणार नाही.

२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ सप्लायर्स करीता

प्रोप्रायटर

श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.
मोबाईल : 9689556318, 8485081010, 8975102727

मेसर्स [illegible] बिल क्र. 0578

दिनांक 15 / 10 /2016

अ.क्र.	दिनांक	तपशील	धलन	माप	दर	रक्कम रु.
1.	1717116	पाटी	2165	1 no 002	700	700
2.	1917116	11	2166	1	1	700
3.	1017116	11	2167	1	1	700
4.	2017116	11	2168	1	1	700
5.	2117116	11	2169	1	1	700
6.	2217116	11	2170	1	1	700
7.	2317116	11	2171	1	1	700
8.	2517116	11	2172	1	1	700
9.	2617116	11	2173	1	1	700
10.	2617116	11	2174	1	1	700
11.	2717116	11	2175	1	1	700
12.	2817116	11	2176	1	1	700
13.	2917116	11	2178	1	1	700
14.	3017116	11	2177	1	1	700

PAID
20452
4/11/16

एकूण 9800

अक्षरी रु. [illegible]

व्हॅट %

एकूण 9800

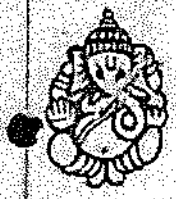
नियम व अटी :

१. एकदा विकलेला माल परत घेतला जाणार नाही.

२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ सप्लायर्स करीता

प्रोप्रायटर



श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.
मोबाईल : 9689556318, 8485081010, 8975102727

Aug-17

LP/33

बिल क्र. 0577

मेसर्स [illegible]

दिनांक : 15/10/2016

अ.क्र.	दिनांक	तपशील	चलन	माप	दर	रक्कम रु.
1.	1/8/16	"	2179	1000Kg	700	7000/-
2.	3/8/16	"	2180	"	"	7000/-
3.	4/8/16	"	2181	"	"	7000/-
4.	6/8/16	"	2182	"	"	7000/-
5.	8/8/16	"	2183	"	"	7000/-
6.	9/8/16	"	2184	"	"	7000/-
7.	10/8/16	"	2185	"	"	7000/-
8.	11/8/16	"	2186	"	"	7000/-
9.	12/8/16	"	2187	"	"	7000/-
10.	13/8/16	"	2188	"	"	7000/-
11.	15/8/16	"	2190	"	"	7000/-
12.	16/8/16	"	2191	1700	"	7000/-
13	17/8/16	"				

PAID
208453
4/11/16

	एकुण	91,000/-
अक्षरी रु. [illegible]	वहंट %	
	एकुण	91,000/-

नियम व अटी :

१. एकदा विकलेला माल परत घेतला जाणार नाही.

२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ सप्लायर्स करीता

प्रोप्रायटर



श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.
मोबाईल : 9689556318, 8485081010, 8975102727

Aug-308

बिल क्र. 1518 C

मेसर्स [illegible] विक्रेते ऑन

येवलेवाडी [illegible]

दिनांक : 15/10/2016

अ.क्र.	दिनांक	तपशील	चलन	माप	दर	रक्कम रु.
1.	18/8/16	पाडी	2102	1000ml	700	700/-
2.	19/8/16	〃	2459	〃	〃	700/-
3.	21/8/16	〃	2460	〃	〃	700/-
4.	22/8/16	〃	2461	〃	〃	700/-
5.	23/8/16	〃	2462	〃	〃	700/-
6.	23/8/16	〃	2463	〃	〃	700/-
7.	24/8/16	〃	2464	〃	〃	700/-
8.	26/8/16	〃	2465	〃	〃	700/-
9.	27/8/16	〃	2466	〃	〃	700/-
10.	28/8/16	〃	2467	〃	〃	700/-
11.	29/8/16	〃	2211	〃	〃	700/-
12.	30/8/16	〃	2212	〃	〃	700/-

PAID
20454
4/11/16

	एकुण	8400/-
अक्षरी रु. आठ हजार चारशे फक्त/-	व्हॅट %	
	एकुण	8,400/-

नियम व अटी :

१. एकदा विकलेला माल परत घेतला जाणार नाही.

२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ सप्लायर्स करीता

प्रोप्रायटर

श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.
मोबाईल : 9689556318, 8485081010, 8975102727

बिल क्र. 367

मेसर्स मा. शंकल्प किड्स क्लॉथ
येवलेवाडी फाटा

दिनांक 1/10/2016

अ.क्र.	दिनांक	तपशील	चलन	माप	दर	रक्कम रु.
1.	1/9/16	पार्टी	2213	1 pc	700	700/-
2.	2/9/16	"	2214	-1-	-1-	700/-
3.	2/9/16	"	2215	-1-	-1-	700/-
4.	3/9/16	"	2216	-1-	-1-	700/-
5.	4/9/16	"	2217	-1-	-1-	700/-
6.	5/9/16	"	2218	-1-	-1-	700/-
7.	7/9/16	"	2219	-1-	-1-	700/-
8.	8/9/16	"	2220	-1-	-1-	700/-
9.	8/9/16	"	2221	-1-	-1-	700/-
10.	9/9/16	"	2222	-1-	-1-	700/-
11.	10/9/16	"	2223	-1-	-1-	700/-
12.	11/9/16	"	2224	-1-	-1-	700/-
13.	12/9/16	"	2225	-1-	-1-	700/-
14.	13/9/16	"	2226	-1-	-1-	700/-
15.	14/9/16	"	2227	-1-	-1-	700/-
16.	15/9/16	"	2228	-1-	-1-	700/-

Katak
Kurta only not Checked

एकुण 11,200/-

अक्षरी रु. अकरा हजार दोनशे रुपये फक्त/- व्हॅट %

एकुण 11,200/-

नियम व अटी :

१. एकदा विकलेला माल परत घेतला जाणार नाही.
२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ सप्लायर्स करीता

प्रोप्रायटर

श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.
मोबाईल : 9689556318, 8485081010, 8975102727

UP-334
Jan-28

मेसर्स मा. सैफन्य किड वर्ल्ड
येवलेवाडी साईट.

बिल क्र.: 538
दिनांक : 1/10/2016

अ.क्र.	दिनांक	तपशील	चलन	माप	दर	रक्कम रु.
1.	16/9/16	पोळी	2229	100 नग	700	700/-
2.	17/9/16	〃	2230	—"—	—"—	700/-
3.	18/9/16	〃	2231	—"—	—"—	700/-
4.	19/9/16	〃	2232	—"—	—"—	700/-
5.	20/9/16	〃	2233	—"—	—"—	700/-
6.	21/9/16	〃	2234	—"—	—"—	700/-
7.	22/9/16	〃	2235	—"—	—"—	700/-
8.	23/9/16	〃	2236	—"—	—"—	700/-
9.	24/9/16	〃	2237	—"—	—"—	700/-
10.	25/9/16	〃	2238	—"—	—"—	700/-
11.	26/9/16	〃	2239	—"—	—"—	700/-
12.	27/9/16	〃	2240	—"—	—"—	700/-
13.	28/9/16	〃	2241	—"—	—"—	700/-
14.	29/9/16	〃	2242	—"—	—"—	700/-
15.	30/9/16	〃	2243	—"—	—"—	700/-

Only Ans Added

	एकुण	10,500/-
अक्षरी रु. दहा हजार पाचशे फक्त/-	व्हॅट %	
	एकुण	10,500/-

नियम व अटी :
१. एकदा विकलेला माल परत घेतला जाणार नाही.
२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ सप्लायर्स करीता

प्रोप्रायटर



श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.
मोबाईल : 9689556318, 8485081010, 8975102727

LP/337

मेसर्स मा. श्री. [illegible] बिल्डर्स कॉन्ट्रॅक्टर्स येवलेवाडी रजि. बिल क्र.: 589

दिनांक : 1/11/2016

अ.क्र.	दिनांक	तपशील	घलन	माप	दर	रक्कम रु.
1.	1/10/16	पाणी	2246	10000 लि	700	700/-
2.	2/10/16	"	2245	-1-	-1-	700/-
3.	3/10/16	"	2246	-1-	-1-	700/-
4.	4/10/16	"	2247	-1-	-1-	700/-
5.	5/10/16	"	2248	-1-	-1-	700/-
6.	6/10/16	"	2249	-1-	-1-	700/-
7.	7/10/16	"	2250	-1-	-1-	700/-
8.	8/10/16	"	2951	-1-	-1-	700/-
9.	9/10/16	"	2952	-1-	-1-	700/-
10.	10/10/16	"	2953	-1-	-1-	700/-
11.	11/10/16	"	2954	-1-	-1-	700/-
12.	12/10/16	"	2955	-1-	-1-	700/-
13.	13/10/16	"	2956	-1-	-1-	700/-
14.	14/10/16	"	2957	-1-	-1-	700/-
15.	15/10/16	"	2958	-1-	-1-	700/-
			only And Cheque			

Korale 429

	एकुण	10,500/-
अक्षरी रु. दहा हजार पाचशे रुपये फक्त	व्हॅट %	
	एकुण	10,500/-

नियम व अटी :

१. एकदा विकलेला माल परत घेतला जाणार नाही.

२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ सप्लायर्स करीता

प्रोप्रायटर

श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.
मोबाईल : 9689556318, 8485081010, 8975102727

LP/336 Jan 17

मेसर्स ...ता इन्फ्रा तिरुपती कॉर्पो... बिल क्र.: 593

येवलेवाडी इन्फ्रा दिनांक: 1/11/2016

अ.क्र.	दिनांक	तपशील	चलन	माप	दर	रक्कम रु.
1.	16/10/16	पाणी	2968	1000Ltr	700	700/-
2.	17/10/16	〃	2969	—/—	—/—	700/-
3.	18/10/16	〃	2970	—/—	—/—	700/-
4.	19/10/16	〃	2971	—/—	—/—	700/-
5.	20/10/16	〃	2972	—/—	—/—	700/-
6.	21/10/16	〃	2973	—/—	—/—	700/-
7.	22/10/16	〃	2974	—/—	—/—	700/-
8.	23/10/16	〃	2975	—/—	—/—	700/-
9.	24/10/16	〃	2976	—/—	—/—	700/-
10.	25/10/16	〃	2977	—/—	—/—	700/-
11.	26/10/16	〃	2978	—/—	—/—	700/-
12.	27/10/16	〃	2979	—/—	—/—	700/-
13.	28/10/16	〃	2980	—/—	—/—	700/-
14.	29/10/16	〃	2981	—/—	—/—	700/-

only Audit checked

एकुण 9,800/-

अक्षरी रु. नऊ हजार आठशे रुपये फक्त/-

व्हॅट %

एकुण 9,800/-

नियम व अटी :
१. एकदा विकलेला माल परत घेतला जाणार नाही.
२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ सप्लायर्स करीता

प्रोप्रायटर

श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.
मोबाईल : 9689556318, 8485081010, 8975102727

LP/936
Jan-13

मेसर्स मा. संतोष किराड यांस
वेलनवाडी रजाईट.

बिल क्र. 591

दिनांक 1 / 12 / 2016

अ.क्र.	दिनांक	तपशील	चलन	माप	दर	रक्कम रु.
1.	2/11/16	पारवा	2482	10,000 Kg	700	7000/-
2.	3/11/16	"	2483	-1-	-1-	7000/-
3.	3/11/16	"	2484	-1-	-1-	7000/-
4.	3/11/16	"	2485	-1-	-1-	7000/-
5.	3/11/16	"	2486	-1-	-1-	7000/-
6.	4/11/16	"	2487	-1-	-1-	7000/-
7.	5/11/16	"	2488	-1-	-1-	7000/-
8.	6/11/16	"	2489	-1-	-1-	7000/-
9.	7/11/16	"	2490	-1-	-1-	7000/-
10.	8/11/16	"	2491	-1-	-1-	7000/-
11.	9/11/16	"	2492	-1-	-1-	7000/-
12.	10/11/16	"	2493	-1-	-1-	7000/-
13.	11/11/16	"	2494	-1-	-1-	7000/-
14.	12/11/16	"	2495	-1-	-1-	7000/-
15.	13/11/16	"	2496	-1-	-1-	7000/-
16.	14/11/16	"	2497	-1-	-1-	7000/-

Kotak Mahindra Bank Ltd.

	एकुण	11,2000/-
अक्षरी रु. अक्षरी इलाव देनशे रुपये फक्त.	व्हॅट %	
	एकुण	11,200/-

नियम व अटी :
१. एकदा विकलेला माल परत घेतला जाणार नाही.
२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ सप्लायर्स करीता

प्रोप्रायटर

श्रीनाथ सप्लायर्स

येवलेवाडी, ता. हवेली, जि. पुणे ४८.
मोबाईल : 9689556318, 8485081010, 8975102727

UP/036

Jan YB

मेसर्स मा. पंचशील रेसिडेन्सी को-ऑप हौ. सोसायटी लि. — बिल क्र. 1592

दिनांक : 01/12/2016

अ.क्र.	दिनांक	तपशील	घनत	माप	दर	रक्कम रु.
1.	15/11/16	पाणी	2998	1000	700	700/-
2.	16/11/16	"	2999	-1-	-1-	700/-
3.	17/11/16	"	3000	-1-	-1-	700/-
4.	18/11/16	"	2401	-1-	-1-	700/-
5.	19/11/16	"	2402	-1-	-1-	700/-
6.	20/11/16	"	2403	-1-	-1-	700/-
7.	21/11/16	"	2404	-1-	-1-	700/-
8.	22/11/16	"	2405	-1-	-1-	700/-
9.	23/11/16	"	2406	-1-	-1-	700/-
10.	24/11/16	"	2407	-1-	-1-	700/-
11.	25/11/16	"	2408	-1-	-1-	700/-
12.	26/11/16	"	2409	-1-	-1-	700/-
13.	27/11/16	"	2410	-1-	-1-	700/-
14.	28/11/16	"	2411	-1-	-1-	700/-
15.	29/11/16	"	2412	-1-	-1-	700/-
16.	30/11/16	"	2413	-1-	-1-	700/-

Rakesh

my Aug

एकुण 11,200/-

अक्षरी रु. अकरा हजार दोनशे रुपये फक्त

वजा % एकुण 11,200/-

नियम व अटी :

१. एकदा विकलेला माल परत घेतला जाणार नाही.
२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ सप्लायर्स करीता

प्रोप्रायटर



श्रीनाथ सप्लायर्स

LP/32
Jan/43

येवलेवाडी, ता. हवेली, जि. पुणे ४८.
मोबाईल : 9689556318, 8485081010, 8975102727

बिल क्र. 1593

मेसर्स मा. सॅक्सस बिल्ड अॅन्ड
येवलेवाडी साईट.

दिनांक : 1/1/2017

अ.क्र.	दिनांक	तपशील	चलन	माप	दर	रक्कम रु.
1.	1/12/16	पाणी	2414	1 ब्रास	700	700/-
2.	2/12/16	〃	2415	—1—	—1—	700/-
3.	3/12/16	〃	2416	—1—	—1—	700/-
4.	4/12/16	〃	2417	—1—	—1—	700/-
5.	5/12/16	〃	2418	—1—	—1—	700/-
6.	6/12/16	〃	2419	—1—	—1—	700/-
7.	7/12/16	〃	2420	—1—	—1—	700/-
8.	8/12/16	〃	2421	—1—	—1—	700/-
9.	8/12/16	〃	2422	—1—	—1—	700/-
10.	8/12/16	〃	2423	—1—	—1—	700/-
11.	9/12/16	〃	2424	—1—	—1—	700/-
12.	10/12/16	〃	2425	—1—	—1—	700/-
13.	11/12/16	〃	2426	—1—	—1—	700/-
14.	12/12/16	〃	2427	—1—	—1—	700/-
15.	13/12/16	〃	2428	—1—	—1—	700/-
16.	14/12/16	〃	2429	—1—	—1—	700/-
17.	15/12/16	〃	2430	—1—	—1—	700/-
		Kalak 43	only Aug cleared			
					एकुण	11,900/-
अक्षरी रु.	अकरा हजार नउशे फक्त			व्हॅट	%	
					एकुण	11,900/-

नियम व अटी :

१. एकदा विकलेला माल परत घेतला जाणार नाही.

२. बिल दिल्यानंतर ८ दिवसात पेमेंट देणे.

श्रीनाथ सप्लायर्स करीता

प्रोप्रायटर

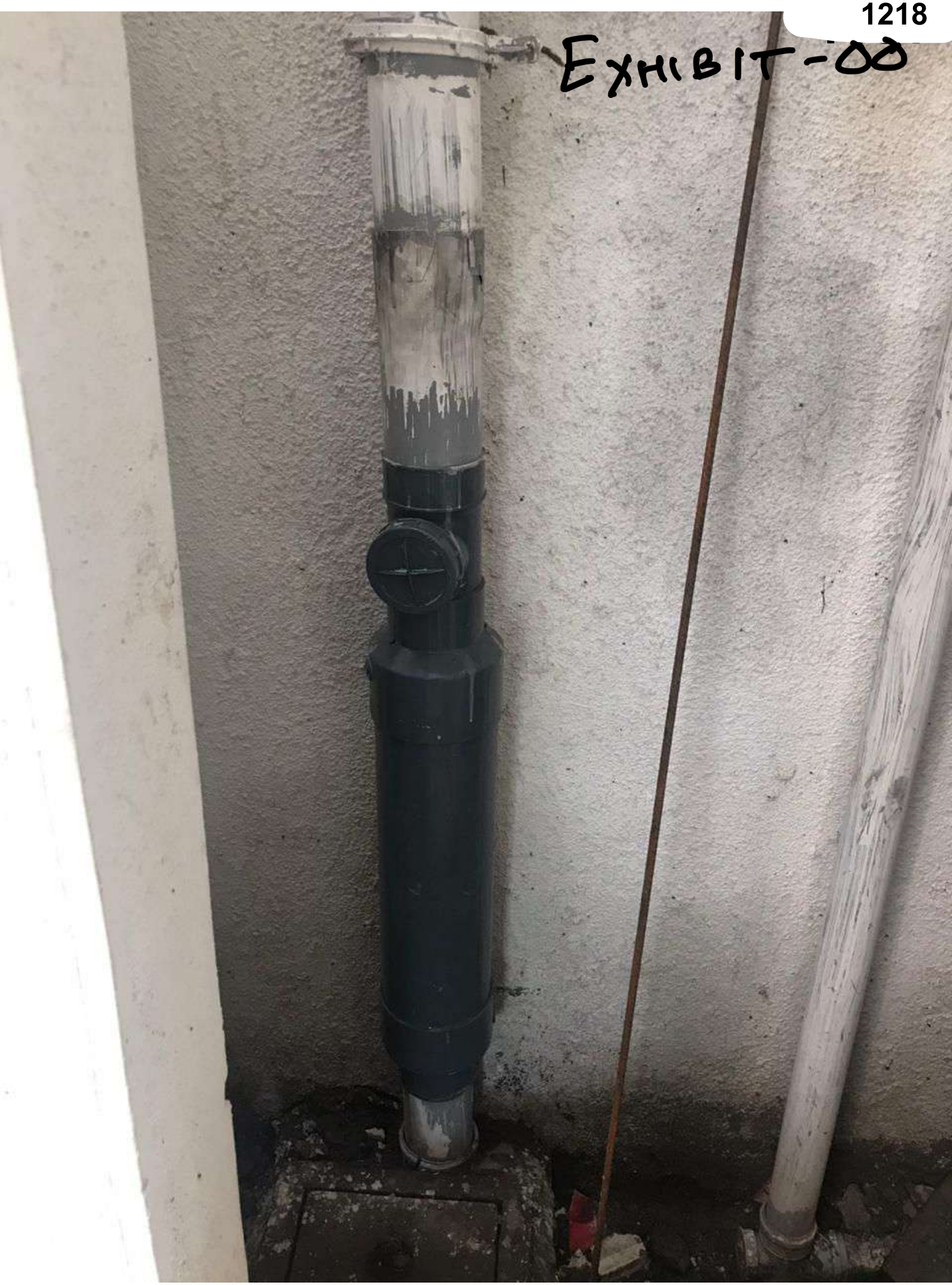
Water Tanker Bills

Sr. No.	Water Tanker supplier name	Address	Bill No.	Bill Date	Bill Amount
1	Shrinath Enterprises	Yewalewadi, Pune	326	01/06/2019	29,600/-
2	Shrinath Enterprises	Yewalewadi, Pune	327	01/07/2019	37,600/-
3	Shrinath Enterprises	Yewalewadi, Pune	328	01/07/2019	20,000/-
4	Shrinath Enterprises	Yewalewadi, Pune	749	01/08/2017	25,200/-
5	Shrinath Enterprises	Yewalewadi, Pune	0751	01/09/2017	16,100/-
6	Shrinath Enterprises	Yewalewadi, Pune	0763	01/01/2018	16,800/-
7	Shrinath Enterprises	Yewalewadi, Pune	0764	01/01/2018	14,000/-
8	Shrinath Enterprises	Yewalewadi, Pune	0765	01/01/2018	9,800/-
9	Shrinath Enterprises	Yewalewadi, Pune	0772	01/02/2018	16,100/-
10	Shrinath Enterprises	Yewalewadi, Pune	0776	01/03/2018	12,600/-
11	Shrinath Enterprises	Yewalewadi, Pune	0766	11/01/2018	9,800/-
12	Shrinath Enterprises	Yewalewadi, Pune	0767	11/01/2018	18,900/-
13	Shrinath Enterprises	Yewalewadi, Pune	0777	01/03/2018	11,900/-
14	Shrinath Enterprises	Yewalewadi, Pune	0788	01/04/2018	40,800/-
15	Shrinath Enterprises	Yewalewadi, Pune	0605	01/07/2018	51,200/-
16	Shrinath Enterprises	Yewalewadi, Pune	310	01/12/2018	32,800/-
17	Shrinath Enterprises	Yewalewadi, Pune	311	01/01/2019	35,200/-
18	Shrinath Enterprises	Yewalewadi, Pune	312	01/01/2019	15,200/-

19	Shrinath Enterprises	Yewalewadi, Pune	315	01/02/2019	39,200/-
20	Shrinath Enterprises	Yewalewadi, Pune	316	01/02/2019	11,200/-
21	Shrinath Enterprises	Yewalewadi, Pune	317	01/03/2019	55,200/-
22	Shrinath Enterprises	Yewalewadi, Pune	318	01/03/2019	14,400/-
23	Shrinath Enterprises	Yewalewadi, Pune	321	01/04/2019	38,400/-
24	Shrinath Enterprises	Yewalewadi, Pune	322	01/04/2019	38,400/-
25	Shrinath Enterprises	Yewalewadi, Pune	323	01/05/2019	40,800/-
26	Shrinath Enterprises	Yewalewadi, Pune	324	01/05/2019	36,800/-
27	Shrinath Enterprises	Yewalewadi, Pune	325	01/06/2019	31,200/-
28	Shrinath Enterprises	Yewalewadi, Pune	709	16/06/2017	11,900/-
29	Shrinath Enterprises	Yewalewadi, Pune	710	16/06/2017	11,900/-
30	Shrinath Enterprises	Yewalewadi, Pune	715	01/03/2017	11,900/-
31	Shrinath Enterprises	Yewalewadi, Pune	716	01/03/2017	11,200/-
32	Shrinath Enterprises	Yewalewadi, Pune	719	01/04/2017	13,300/-
33	Shrinath Enterprises	Yewalewadi, Pune	720	01/04/2017	13,300/-
34	Shrinath Enterprises	Yewalewadi, Pune	721	01/04/2017	12,600/-
35	Shrinath Enterprises	Yewalewadi, Pune	722	01/04/2017	12,600/-
36	Shrinath Enterprises	Yewalewadi, Pune	726	01/04/2017	13,300/-
37	Shrinath Enterprises	Yewalewadi, Pune	728	01/05/2017	13,300/-
38	Shrinath Enterprises	Yewalewadi, Pune	729	01/05/2017	12,600/-
39	Shrinath Enterprises	Yewalewadi, Pune	730	01/05/2017	12,600/-
40	Shrinath Enterprises	Yewalewadi, Pune	732	01/05/2017	11,900/-
41	Shrinath Enterprises	Yewalewadi, Pune	731	01/05/2017	12,600/-

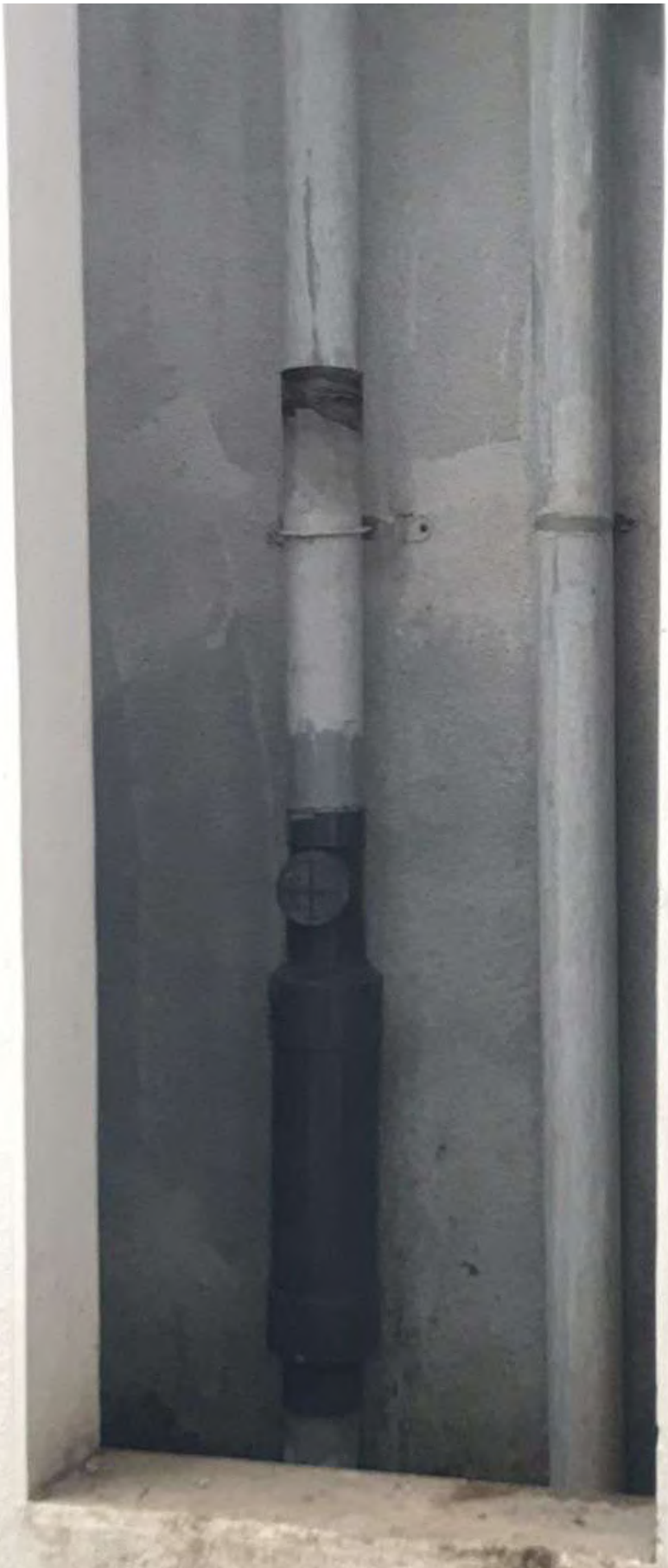
42	Shrinath Enterprises	Yewalewadi, Pune	734	01/06/2017	11,900/-
43	Shrinath Enterprises	Yewalewadi, Pune	735	01/06/2017	12,600/-
44	Shrinath Enterprises	Yewalewadi, Pune	738	01/06/2017	12,600/-
45	Shrinath Enterprises	Yewalewadi, Pune	737	01/06/2017	12,600/-
46	Shrinath Enterprises	Yewalewadi, Pune	738	01/06/2017	12,600/-
47	Shrinath Enterprises	Yewalewadi, Pune	746	01/07/2017	11,900/-
48	Shrinath Enterprises	Yewalewadi, Pune	745	01/07/2017	12,600/-
49	Shrinath Enterprises	Yewalewadi, Pune	744	01/07/2017	13,300/-
50	Shrinath Enterprises	Yewalewadi, Pune	743	01/07/2017	13,300/-
51	Shrinath Enterprises	Yewalewadi, Pune	759	01/08/2017	9,800/-
52	Shrinath Enterprises	Yewalewadi, Pune	509	15/12/2016	5,400/-
53	Shrinath Enterprises	Yewalewadi, Pune	508	15/12/2015	6,000/-
54	Shrinath Enterprises	Yewalewadi, Pune	514	15/01/2016	13,800/-
55	Shrinath Enterprises	Yewalewadi, Pune	531	01/02/2016	15,000/-
56	Shrinath Enterprises	Yewalewadi, Pune	532	01/03/2016	14,400/-
57	Shrinath Enterprises	Yewalewadi, Pune	535	01/04/2016	7,800/-
58	Shrinath Enterprises	Yewalewadi, Pune	536	01/04/2016	7,800/-
59	Shrinath Enterprises	Yewalewadi, Pune	537	01/05/2016	7,800/-
60	Shrinath Enterprises	Yewalewadi, Pune	538	01/05/2016	7,800/-
61	Shrinath Enterprises	Yewalewadi, Pune	571	15/10/2016	12,600/-
62	Shrinath Enterprises	Yewalewadi, Pune	570	15/10/2016	13,300/-
63	Shrinath Enterprises	Yewalewadi, Pune	572	15/10/2016	16,100/-
64	Shrinath Enterprises	Yewalewadi, Pune	573	15/10/2016	16,100/-

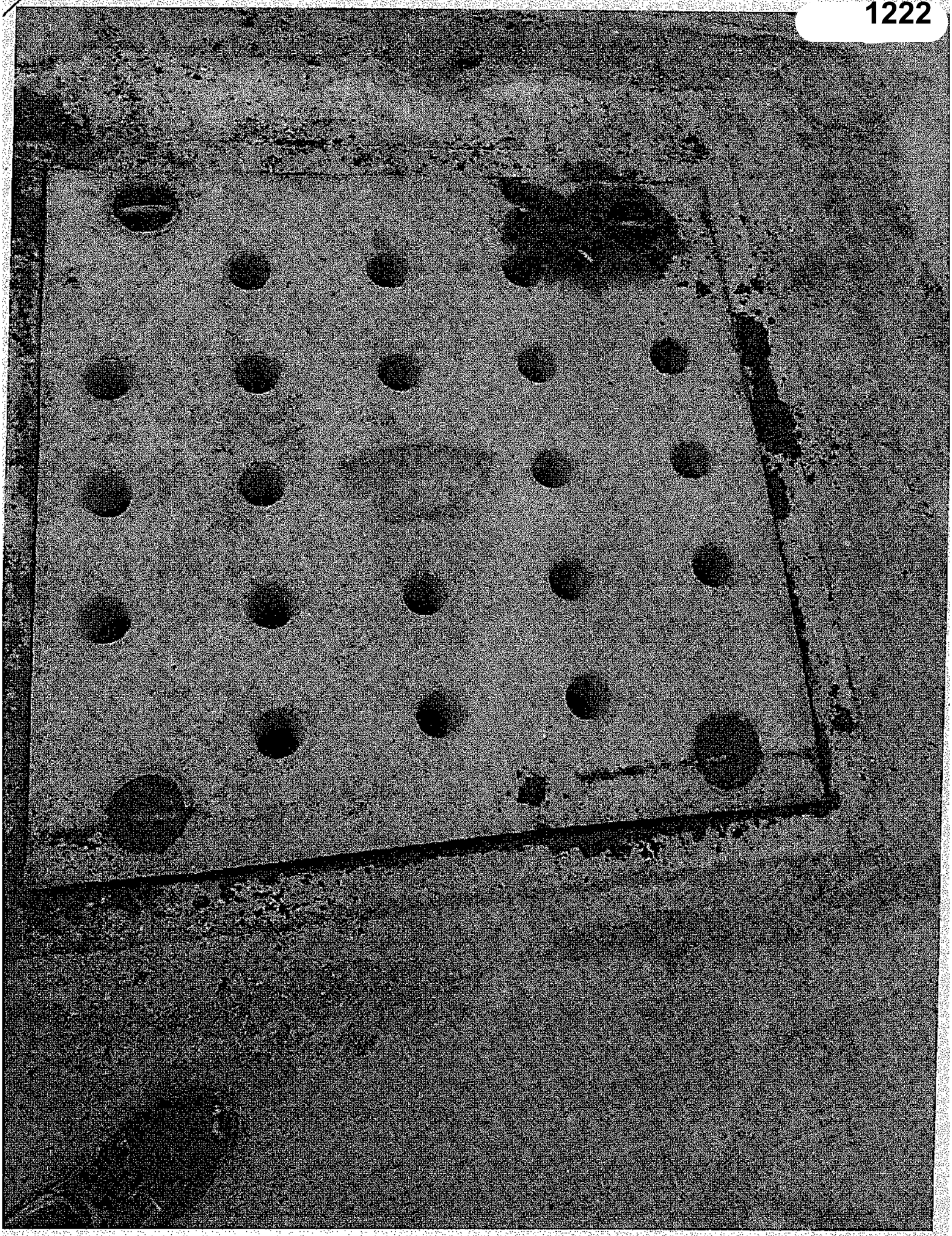
65	Shrinath Enterprises	Yewalewadi, Pune	575	15/10/2016	9,800/-
66	Shrinath Enterprises	Yewalewadi, Pune	576	15/10/2016	9,800/-
67	Shrinath Enterprises	Yewalewadi, Pune	577	15/10/2016	9,100/-
68	Shrinath Enterprises	Yewalewadi, Pune	578	15/10/2016	8,400/-
69	Shrinath Enterprises	Yewalewadi, Pune	587	01/10/2016	11,200/-
70	Shrinath Enterprises	Yewalewadi, Pune	588	01/10/2016	10,500/-
71	Shrinath Enterprises	Yewalewadi, Pune	589	01/11/2016	10,500/-
72	Shrinath Enterprises	Yewalewadi, Pune	593	01/11/2016	9,800/-
73	Shrinath Enterprises	Yewalewadi, Pune	591	01/12/2016	11,200/-
74	Shrinath Enterprises	Yewalewadi, Pune	592	01/12/2016	11,200/-
75	Shrinath Enterprises	Yewalewadi, Pune	593	01/01/2017	11,900/-


Exhibit-08











TRUE COPY

EXHIBIT - P.

December
2013
GT-488

GEOTECHNICAL REPORT

PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING "SAI DWARKA" AT YEWALEWADI, PUNE

For

MAA Sankalp Buildcon, Pune

DUROCRETE
Engineering Services Pvt. Ltd., Pune
19/1, Hingane Khurd, Vitthalwadi, Sinhgad Road, Pune- 411051
Phone - 020-24354170 / 24348027
Email : geotech@durocrete.com

DUROCRETE
Test with the best

Amit - 8308827824

DURACRETE

CIT-151

INDEX

1. INTRODUCTION
   1.1 PURPOSE
   1.2 PROJECT DESCRIPTION
   1.3 SCOPE OF SERVICES

2. FIELD INVESTIGATION PROCEDURE
   2.1 DESCRIPTION OF SUBSURFACE CONDITIONS
   2.2 WATER LEVEL
   2.3 LABORATORY TESTING

3. DISCUSSIONS
   3.1 FOUNDATION
   3.2 RECOMMENDATIONS

4. REFERENCE

5. APPENDIX
   1 LOCATION PLAN
   2 BOREHOLE LOGS
   3 LABORATORY TEST REUSLTS
   4 SITE PHOTO

1. INTRODUCTION

1.1 PURPOSE

M/A/ Sankalp Buildcon, Pune has awarded soil investigation work to Durocrete Engineering Services Private Limited, Pune by verbal order to assess the subsoil strata to safe bearing capacity of soil. The proposed construction is residential building "SAI DWARKA" at the site.

1.2 PROJECT DESCRIPTION

As informed by the client it is proposed to construct six building of parking plus eleven floors. Project is located at Yewalewadi, Pune. Tress & vegetation is present at the time of investigation.

1.3 SCOPE OF SERVICES

The scope of work include following items.

i) Drilling two boreholes
ii) Conducting SPT test in borehole
iii) Performing necessary & relevant laboratory tests
iv) Preparing soil investigation report

2. FIELD INVESTIGATION PROCEDURE

To advance borehole rotary drilling rig is used. Borehole in soil was advanced with 100mm diameter size of casing, while NX size (54.7mm) core barrel & diamond drill bit was used to drill in rock. Water was circulated to cool the drilling bit. Representative soil sample were obtained from the split spoon sampler (conducting standard penetration test (SPT)). SPT's were conducted as per IS 2131-1981. SPT sampler was drive into soil under the energy of a 63.5kg weight falling through 760mm. The number of blows required to drive the sampler 300mm is known as the standard penetration blow count (N value) which provide an indication of the condition or consistency of the soil. Water level was recorded after 24 hours of completion of drilling.

Drilling hard strata /Rock: The hard stratum is confirmed by either the refusal from SPT or due to resistance during the drilling operation. Once the hard stratum is met with, further drilling is carried out by Nx core drilling with TC/Diamond bits. The work is done generally as per IS 6926-1973. Each run of the core drilling is properly recorded. At the end of each run the drill rod string with core barrel is extracted and core is recovered. The

cores are carefully transferred to the core boxes and preserved. The core recovery percentage is recorded and also the core pieces transferred to the core box are numbered and labeled properly. Rock Quality Designation (RQD) is also recorded. Some of the cores are sent to the laboratory for conducting tests.

Rock Core Recovery (CR, %) = (Cumulative Length of Cores/Length of run) X 100) and Rock Quality Designation (RQD) is [RQD = (Total Length of core pieces of 100.0mm & above in Length / Length of run) x 100]

Sandy silty Clay & silty gravel is encountered from ground surface up to 1m depth, followed by weathered rock. SPT is not conducted since rock is encountered from 1m depth. On completion of drilling run, soil & rock samples were numbered, tagged & representative samples send to lab for testing.

Field work was performed during December 2013. Two boreholes were drilled for 10m depth from existing ground.

2.1 DESCRIPTION OF SUBSURFACE CONDITIONS

Details of subsurface conditions for this project are given in borehole logs & are discussed below based on drilling and sampling in two boreholes. Generalized sub-soil profile for the area investigated can be classified as follows:-

- Layer I: Brownish to yellowish sandy silty clay
- Layer II: Brownish to yellowish sand gravel / Grayish highly weathered, fractured basalt
- Layer III: Grayish slightly weathered, slightly fractured basalt / Hydrothermally alternate vesicular Amygdaloidal basalt

Following table provides thickness in mtrs and RQD (Rock Quality Designation in %) & SPT N value range for the layers mentioned above. It shall be noted that the stratum encountered at site may not be in the same order as listed above.

Bore hole no	Layer I	Layer II		Layer III	
	Thick (m)	Thick (m)	RQD (%)	Thick (m)	RQD (%)
BH1	-	3.0	0	7.0	72-98
BH2	1.0	-	-	9.0	51-95

2.2 WATER LEVEL

Water level was noted after 24hr of drilling shows 1.5m depth in the boreholes. The water level noted may not reflect correct ground water levels. As the correct method to determine ground water table is to install standpipe piezometer and monitor over long period of time. Seasonal and annual fluctuations in ground water levels are expected.

2.3 LABORATORY TESTING

Laboratory tests were performed on selected samples to evaluate relevant engineering soil properties. Laboratory tests include moisture content, sieve analysis, Atterberg's limits, and differential free swell on soil & water absorption, porosity, density, compressive strength of rock samples. Lab test are done as per relevant IS Code (See reference) Test results are summarized in Appendix B

3. DISCUSSIONS

Based on field data & laboratory test, foundation design parameters are evaluated. All foundation design recommendation presented in this report is based on the assumptions that an adequate level of construction monitoring during foundation will be provide.

3.1 FOUNDATION

Upper layer is sandy gravel / silty clay followed by weathered rock.

As informed by the client the proposed six building of parking plus eleven floors. Rock is encountered at shallow depth.

Foundation placed on rock

Based on **ROCK MASS RATING (RMR method)**

Safe baring capacity for foundations placed on rock is determined as per procedure given in IS12070 "Code of practice for Design and Construction of Shallow Foundations on Rock". The procedure is based on RMR (Rock Mass Rating) concept. RMR is calculated as per the method given in IS 13365 (Part 1) "Quantitative Classification System of Rock Mass".

It is mentioned in IS 12070 that if net allowable bearing capacity is determined based on RMR "settlement of raft foundation up to 6m thickness to be less than 12mm".

It may be noted that the referred IS code does not specify any limitations as far as width and shape of foundations placed on rock. Also the code does not recommend factor of safety.

3.2 RECOMMENDATIONS:

Recommendations are based on consideration that anticipated settlement should be less than allowable settlement. Also foundation should not fail in shear criteria.

It is recommended to adopt allowable safe bearing pressure as mention below shall to be adopted for pad foundations placed at different depth below the existing ground at the time of investigation in the vicinity of borehole.

Borehole No.	Depth of foundation (m)	Allowable safe bearing capacity (T/m²)	Strata of founding level
BH-A1	1.5m	75	* HWR
	2.5m	125	
	3.5m	150	Weathered rock
BH-2	1.5m	100	Weathered rock
	2.5m	150	
	3.5m	200	

- Before placing PCC for foundation on rock, it should be confirm that no loose pockets or soft layer shall remain otherwise it shall be filled with plain cement concrete.
- Final grades should allow proper drainage away from the structures so that water does not accumulate around the foundation & floor slab particularly in basement area.
- It shall be ensured that all the foundations shall rest on one type of sub soil to minimize differential settlements. If foundation need to place below water table dewatering will be required to keep the excavated surface dry & to place concrete for foundation.
- Trees & plants shall be planted at least 3m away from the building boundary.

Chemical Analysis of soil

Chemical test like pH, Chloride, Sulphate conducted on soil samples. The test result shows values within range as per IS 456.

The chemical analysis of soil samples indicate the following range of values - BH2

pH	7.36
Chloride (%)	0.10
Sulphates (%)	0.057

Chemical Analysis of water

pH	7.6 – 7.7
Chloride (ppm)	156.3 – 178.6
Sulphates (ppm)	343 - 377

As per IS 456 A "mild" exposure Condition was assigned to this site.

Ordinary Portland cement or Portland slag Cement or combination of the same can be used for concrete. Minimum cement content shall be 310kg/m3 for concreting and the maximum water cement ratio shall be 0.55 for concreting.

Notes:

This report is issued based on the subsoil condition revealed at the location of boreholes and laboratory tests performed on recovered samples. Subsurface & groundwater condition between & below the test hole location may vary. If during construction of foundations it is observed that sub soil conditions vary from those revealed during investigation it is essential that, Durocrete Engineering Services Private limited, Pune shall be contacted so that on confirmation supplementary report shall be issued.

Aparnaa.

Mrs. A.A. Joshi
Geotechnical Consultant
DESPL, Pune

20/12/2012

Mr. Pramod Ghorpade
Manager (Geotech)
DESPL, Pune

Foundations placed on rock

IS 13365 considers five parameters for determining RMR.

BH-A1 (Depth of foundation 4.5m)

Parameter	Value	Rating
Strength of intact rock	23.2, 150.5	3
Rock quality Designation %	72% - 98%	15
Spacing of discontinuities	Fair to Excellent	15
Conditions of discontinuities		21
Ground water condition	Wet	-7
Adjustment for joint orientation	Fair	7
Total		54

According to IS 12070 (table 3) classification of rock is III.

REFERENCES

IS code used for testing samples recovered from boreholes

1. *IS -1498 – Classification & identification of soils for general engineering purposes*
2. *IS -3720 (& its Parts) Physical test of soil / chemical test*
3. *IS - 2131 Method for standard penetration test of soil*
4. *IS - 9143 Unconfined Compression test on rock*
5. *IS - 8764 Point load test on rock*
6. *IS – 1124 Water absorption test on rock , Specific gravity / porosity on rock*

IS code method used for design / SBC calculations

7. *IS – 12070 Design & construction of shallow foundation on rock*
8. *IS – 13365 (Part -1) Quantitative classification system of rock mass – Guidelines Part 1 RMR for predicting of engineering properties –*
9. *IS – 6403 Determination of bearing capacity of shallow foundations*
10. *IS – 8009 (Part-I) Settlement calculation of soil-Shallow foundations subject to static vertical loads*
11. *FOUNDATION DESIGN MANUAL – Narayan V. Nayak*
12. *FOUDNATION ANALYSIS & DESIGN – Joseph E. Bowles*

BORELOGS

Borehole No. 21	
Ground Level	
Date Started	
Date Completed	

| Subsurface Profile | | | | Sample | | | |

DUROCRETE

Borehole No. BH-408

DUROCRETE Engineering Services Pvt. Ltd. 19/1, Hingne Khurd, Bhandarwadi, Pune	Project: Proposed Building Location: Near Sahyog Nagar, Pune Date: 10/12/2013 to 11/12/2013 Water Level: 3.4m	Borehole No.: BH-408 Ground RL: Diameter: 150 mm Type of Boring: Rotary Coordinates:

SUBSURFACE PROFILE

Depth (m)	Reduced Level (m)	Symbol	Lithologic Description
0.00	0.000		Ground Surface
1.00	-1.000		Layer I: Sandy silty clay
2.00			Layer III: Greyish slightly weathered highly fractured basalt
3.00			
4.00			
5.00			
6.00			
7.00			
8.00			
9.00			
10.00	-10.000		End of Borehole
11.00			
12.00			
13.00			
14.00			
15.00			

SAMPLES

Sample No.	Type	Depth (m)	SPT N Value (0 25 50 75 100)	RQD % (0 25 50 75 100)	Core Recovery % (0 25 50 75 100)	Remark
	S	0.00				
1/2	DR	1.00		90	92	
3-4	DR	2.00		85	87	
12.15	DR	3.00		88	90	
16.20	DR	4.00		89	91	
22.23	DR	5.00		91	93	
24.25	DR	6.00		87	89	
26.27	DR	7.00		91	91	
28.29	DR	8.00		92	92	
30	DR	9.00		90	90	
		10.00				
		11.00				
		12.00				
		13.00				
		14.00				
		15.00				

Checked By: Mrs. A.M.

Prepared By: Mrs. D.R.Y.

Drill Method: Rotary

Diameter: 100/75 mm

HA: Hydrochemically Altered Rock

UDS: Undisturbed Soil Sample

SPT: Standard Penetration Test

DS: Disturbed Sample

R: Refusal in SPT Test

RQD: Rock Quality Designation

DR: Drill Run Rock

S: Soil / Filling

CR: Core Recovery

DUROCRETE

Test with the Best

CT-40h

SUMMARY OF LAB TEST RESULT

ROCK TEST RESULT

BH No.	Depth (m)	SC No.	Avg. dia of core	Avg. length of core	Density	Specific Gravity	Water Absorption	Porosity	Unconfined Comp. Strength	Remarks
			cm	(mm)	(kg/m³)		%	%	(kg/cm²)	
A1	1.0-2.0	1	54.21	66.73	2941	3.00	0.45	1.35	368.44	Point Load
	2.0-3.0	10	54.93	95.58	2468	2.34	0.97	2.27	1436.22	Point Load
	3.0-4.0	13	54.66	107.59	2853	2.92	0.28	0.81	1163.07	
	4.0-5.0	19	55.56	109.18	2789	2.71	0.29	0.74	2326.36	
	5.0-6.0	22	54.70	109.42	2839	2.90	0.55	1.60	1503.80	
	6.0-7.0	26	54.66	111.56	27589	2.85	0.27	0.76	1234.50	
	7.0-8.0	28	54.61	97.94	2530	2.50	2.84	7.08	256.03	
	8.0-9.0	31	54.47	104.55	2357	2.50	1.77	4.42	242.84	
	9.0-10.0	36	54.78	111.49	2620	2.28	1.47	3.36	279.54	
2	1.0-2.0	3	54.25	85.98	2946	2.95	0.34	1.00	877.90	Point Load
	2.0-3.0	6	54.53	109.57	2893	2.84	0.27	0.77	1155.09	
	3.0-4.0	15	54.19	109.36	2896	2.76	0.27	0.76	1598.60	
	4.0-5.0	20	54.54	105.26	2848	2.79	0.29	0.80	1483.82	
	5.0-6.0	22	54.42	106.50	2876	2.93	0.56	1.65	1367.60	
	6.0-7.0	24	55.08	106.73	2817	3.03	0.28	0.85	615.51	
	7.0-8.0	27	54.47	110.47	2861	2.76	0.27	0.75	1120.87	
	8.0-9.0	29	54.77	106.40	2834	2.86	0.85	2.44	526.83	
	9.0-10.0	30	54.37	111.35	2841	2.85	0.56	1.56	1169.8	

SOIL TEST RESULT

BH No.	Sample type	Depth of sample	Differential Free Swell	Moisture Content	Mechanical Sieve Analysis			Atterberg's limit			IS Classificatio
					Gravel	Sand	Silt & Clay	Liquid Limit	Plastic Limit	Plasticity Index	
			%	%	%	%	%	%	%	%	
A1	DS	0.0-1.0	0	3.25	87	12	1	NP	NP	NP	GP
2	DS	0.0-1.0	11	13.26	7	29	64	34	24	10	CL-ML

[redacted]

DUROCRETE

Test With The Best

QT- 488

Chemical Analysis Of Water

BH No.	pH	Chloride (mg/lit)	Sulphates (mg/lit)
BH A1	7.7	563	343
BH2	7.6	98.6	127.9

Chemical Analysis of Soil

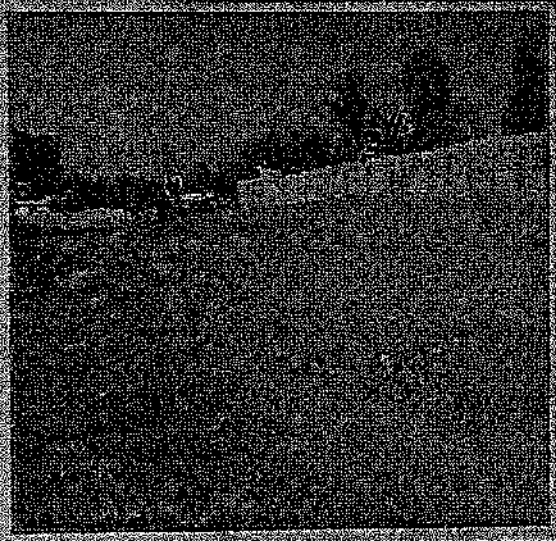
BH No.	pH	Chloride (%)	Sulphates (%)
BH2	7.16	0.1000	0.057

DURACRETE

Ref. No. Dur/GT/408

SITE PHOTOGRAPHS

Site View at the Time of Soil Investigation





BOREHOLE IN PROGRESS





SAMPLES FROM BOREHOLES

BH-A1



SOILTECH
(INDIA) PRIVATE LIMITED
GROUND ENGINEERS & CONSULTANTS

Geotechnical Investigation Report No. SIPL/14-15/104

Project

Proposed Sai Dwarika Residential Scheme at S. No. 40, Yewalewadi, Pune

Client

Maa Sankalp Buildcon Pune

F_0	Geotechnical Investigation Report	HR	SRK	JOAG	31.01.2015
REV.	DESCRIPTION	PREPARED	CONTROLLED	APPROVED	ISSUE DATE

Geotech
Plot No. 119, Sub-Plot No. 39, Lane No. 7, Ramtekdi Industrial Area, Hadapsar, Pune -411 013
Tel: +91 20 67254100 Email info@soiltech.in, www.soiltech.in

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APPENDICES

Location Plan

I. Borelogs

II. Laboratory Test Reports

III. Corebox Photographs

1.0 Factual Report

1.1 Introduction

1.1.1 Maa Sankalp Buildcon is planning to construct fifteen (P+14) storey Residential Buildings at S. No. 40, Yeolewadi, Pune. It was decided to conduct the geotechnical investigation work at the location and obtain subsurface stratification of the soil and to determine the foundation properties.

1.1.2 Maa Sankalp Buildcon is the developer for Proposed Sai Dwarika Residential Scheme at S. No.40 Yewalewadi, Kondhwa, Pune and entrusted the work of geotechnical investigation to Soiltech (India) Pvt. Ltd., vide Maa Sankalp Buildcon work order dated 06.01.2015.

1.2 Object and Scope

1.2.1 The Purpose of the investigation was to determine the subsurface stratification to determine suitable and economical foundation system.

1.2.2 The scope of work included drilling two boreholes including collecting soil and rock samples, conducting laboratory testing and submitting report.

1.3 Presentation

1.3.1 The report consists of a descriptive & interpretative section followed by appendices containing lab test reports.

1.4 Site Location

1.4.1 Project is located at S. No. 40, Yewalewadi, Pune.

1.5 Field Work

Boring

1.5.1 Boring was done in accordance with IS: 1892 – 1979. Calyx type multipurpose drilling rig with all drilling accessories was used for boring. The rig deployed was

generally suitable for all Geotechnical Investigation work and had an arrangement for driving and extraction of casing, boring and Diamond Core drilling by mud circulation method. Collecting D/S, UDS, conducting SPT test with this rig was possible.

Table 1: Borehole Details

BH No.	Drilling in Soil (m)	Drilling in Rock (m)	Total Depth (m)
BH1	1.0	6.5	7.5
BH2	0.0	7.5	7.5

1.5.2 The boreholes were terminated based on the criteria supplied by the client.

1.5.3 The Fieldwork was started in the month of January 2015.

1.5.4 Above table summarizes the field work data.

1.6 Sampling

1.6.1 The core samples recovered during the core drilling are serially numbered, logged and preserved in core boxes.

1.7 Lab Testing

1.7.1 The Core samples extracted were tested for Unconfined Compression Test, Absorption etc. and the results are tabulated in the summary sheet for rock testing.

1.8 Ground Water

1.8.1 Water level was observed in the boreholes after 24 hrs on completion of bore holes . This may not be true ground water level but water level of drilling and not dissipated. Correct method to determine ground water table is to install standpipe piezometer and monitor over a long period of time. Following table lists depth of water on completion of drilling. Depth measured below the ground level existing at the time of investigation.

Table 2: Ground WaterTable in Boreholes

BH No.	Depth (m)
BH1	1.0
BH2	NA

1.8.2 Seasonal Variations in the ground water level is expected.

2.0 Interpretative Report

2.1 Subsurface Profile

2.1.1 During the course of investigation, the following layers of stratum were observed

- LAYER I – Silty Sandy soil with calcretes (murum)
- LAYER II – Highly to moderately weathered, fractured basalt
- LAYER II – Slightly to moderately fractured, slightly weathered basalt

2.1.2 Thickness of each layer encountered along with SPT/RQD ranges as the case may be at the locations is tabulated below

Table 3: Subsurface Profile Properties

BH No.	LAYER I	LAYER II		LAYER III	
	Thick (m)	Thick (m)	RQD (%)	Thick (m)	RQD (%)
BH1	1.5	-	-	6.0	42-89
BH2	-	1.5	0	6.0	73-92

(Above classification is based on driller's comments, our experience of the area and values of core recovery & rock quality designation. They should not be considered for classifying rock from ease of excavation or payment point of view.)

2.2 Engineering Analysis

2.2.1 Engineering analysis of the subsoil was performed to determine Net Safe Bearing Capacity (NSBC). Parameters obtained are based on various field and laboratory tests.

2.2.2 The sub soil consists of Silty sand with gravels followed by weathered fractured basalt. It is proposed to construct residential building. Column loads are expected to be heavy.

2.2.3 It is our opinion that stratification above rock may not be able to support heavy column loads without undergoing excessive settlement. Hence foundations for the buildings shall be placed on rock.

Open foundation – Reference to IS 12070 "Design and construction of shallow foundation on rocks" and IS 13365 (part I) "Quantitative classification system of rock mass". RMR (rock mass rating) of the stratum at foundation depth is determined. Based on the RMR, IS12070 recommend safe bearing capacity value.

2.2.4 According to IS 12070, allowable pressure will result (in raft up to 6m thickness) in settlement less than 12mm. Please refer Appendix for sample calculations.

2.3 Foundation Recommendations

Net safe bearing capacity for foundations placed at different depth below the ground surface existing at the time of investigation is tabulated below.

Table 4: Recommended Net Safe Bearing Capacity

BH No.	Depth (m)	Net safe bearing capacity (T/m^2)
BH1	1.5	260
	2.5	270
BH2	1.5	250
	2.5	280

2.4 Modulus of Sub grade Reaction

2.4.1 Modulus of sub grade reaction is determined from plate load test data. In the absence of such data empirical co-relation may be used. One such correlation is listed below

$$K_s = 40 * F * q_a \ (kN/m^2) \qquad \text{(Bowles)}$$

K_s = Modulus of sub-grade reaction

F = Factor of safety

q_a = Allowable bearing capacity (kN/m^2)

FOR SOILTECH (INDIA) PVT. LTD.

S. G. Joag

M. Tech (Geotech) FIIB, FIGS, FIIE

Note:

This report is issued based on the subsoil condition revealed at the location of boreholes and laboratory tests performed on recovered samples. If during construction of foundations it is observed that sub soil conditions vary from those revealed during investigation it is essential that Soiltech (India) Pvt. Ltd shall be contacted so that on confirmation supplementary report shall be issued.

3.0 SBC Calculations

Parameter	Value	Rating
Strength of intact rock (MPa)	10.4 – 84.3	4
Rock quality Designation (%)	70-89	15
Spacing of discontinuities	Wide	15
Conditions of discontinuities (< 1 mm)	-	26
Ground water condition	Wet	7
Adjustment for joint orientation	Fair	-7
Total		**60**

Table 5: SBC Calculation (BH-1, Depth – 1.5m)

3.1.1 According to *IS 12070 (Table 3)* classification of rock is III.

Parameter	Value	Rating
Strength of intact rock (Mpa)	18.5 – 70.7	4
Rock quality Designation (%)	73-92	15
Spacing of discontinuities	Wide	15
Conditions of discontinuities (< 1 mm)	-	27
Ground water condition	Wet	7
Adjustment for joint orientation	Fair	-7
Total		**61**

Table 6: SBC Calculation (BH-2, Depth – 2.5 m)

3.1.2 According to *IS 12070 (Table 3)* classification of rock is II.

S. G. Joag

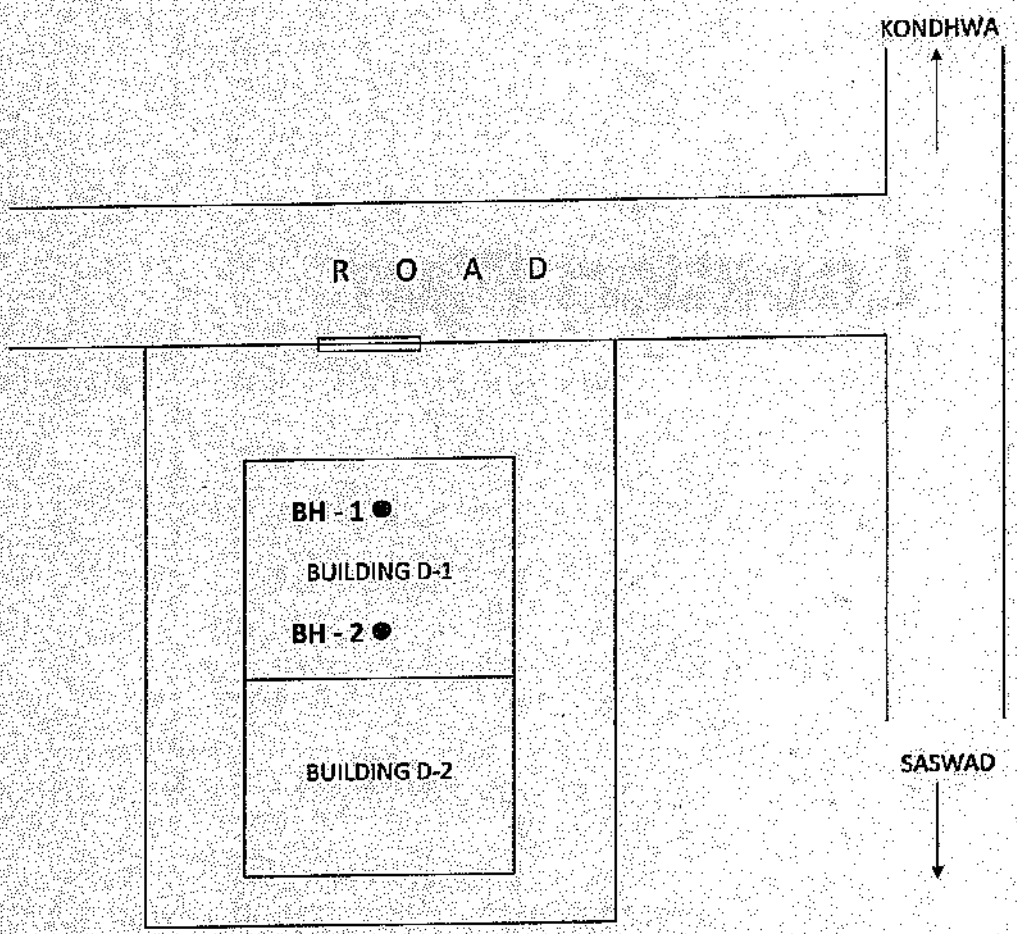
M. Tech (Geotech) MIE, FIIB

Geotechnical Consultant

SOILTECH
(INDIA) PRIVATE LIMITED
GROUND ENGINEERS & CONSULTANTS

Location Plan

SOILTECH (INDIA) PRIVATE LIMITED
Plot No. 119, Sub-Plot No. 39, Lane No. 7, Ramtedkdi Industrial Area, Pune – 411 013
Tel: +91 20 67254100 Email info@soiltech.in, www.soiltech.in


KONDHWA
R O A D
BH - 1
BUILDING D-1
BH - 2
BUILDING D-2
SASWAD

APPENDIX I

Borelogs

SOILTECH
(INDIA) PRIVATE LIMITED
GROUND ENGINEERS & CONSULTANTS

Client : Maa Sankalp Buildcon
Project : Sai Dwarika Residential scheme
Location : Yewalewadi, Kondhwa, Pune
Diameter of Borehole : 100/75mm
Depth of casing : 1.0m
Depth of water : 1.0m

Job No. : SIIPL/14-15/
Bore Hole No : BH-1
Depth of BH : 7.5m
Coordinates : NA
Ground RL : NA
Start Date : 18/01/2015
End Date : 20/01/2015

Scale (m)	Depths (m)	Run	Sample No	Symbol	Lithological Description	Type	R.L (m)	SPT N value	CR %	RQD %	Gravel %	Sand %	SILT/CLAY%	NMC	LL%	PI	Classification	C (Mpa), Phi(degrees)	UCS (MPa)	PLI(MPa)	DFS(%)
					Ground Surface		0.000														
0					Silty sandy soil with calcretes	SS															
	1.000						1.000														
1			1-2		Slightly to moderately fractured, slightly weathered basalt	R			56	42											
2			3-11			R			82	70									84.3		
3			12-18			R			98	89											
5			19-30			R			96	74									10.4		
6			31-36			R			81	76											
7	7.500				End of Log		7.500														
8																					
9																					
10																					

DS: Disturbed Samples
UDS: Undisturbed Samples
GWL: Ground water Level
SPT: Standard Penetration Test
CR: Core Recovery
RQD: Rock Quality Designation
WS: Wash Sample
Site Engr.
Drawn By
Chkd. By
SS - Soil
R- Rock
F - Filling

SOILTECH (India) Pvt. Ltd.
Ground Engineers & Consultants
Plot No-119,Sub Plot No. 39 Ramtekadi Industrial Area,
Near Sangam Press, Ramtekdi, Hadapsar
Pune 411 013
Tel.: 020- 67254100-128

SOILTECH
(INDIA) PRIVATE LIMITED
GROUND ENGINEERS & CONSULTANTS

Client : Maa Sankalp Buildcon
Project : Sai Dwarika Residential scheme
Location : Yewalewadi, Kondhwa, Pune
Diameter of Borehole : 100/75mm
Depth of casing : NA
Depth of water : NA

Job No. : SIIPL/14-15/
Bore Hole No : BH-2
Depth of BH : 7.5m
Coordinates : NA
Ground RL : NA
Start Date : 18/01/2015
End Date : 20/01/2015

Scale (m)	Depths (m)	Run	Sample No	Symbol	Lithological Description	Type	R.L (m)	SPT N value	CR %	RQD %	Gravel %	Sand %	SILT/CLAY%	NMC	LL%	PI	Clasification	C (Mpa), Phi(degrees)	UCS (MPa)	PLI(MPa)	DFS(%)
					Ground Surface																
0					Highly to moderately weathered, fractured basalt		0.000														
1			1-5			R			10	0									51.8	2.35	
	1.500				Slightly to moderately fractured, slightly weathered basalt		1.500														
2			6-13			R			86	73											
3																					
			14-17			R			87	83									70.7		
4																					
5			18-20			R			92	92											
6																					
			21-27			R			91	91									18.5		
7	7.500				End of Log		7.500														
8																					
9																					
10																					

DS: Disturbed Samples
UDS: Undisturbed Samples
GWL: Ground water Level
SPT: Standard Penetration Test
CR: Core Recovery
RQD: Rock Quality Designation

WS: Wash Sample

Site Engr.
Drawn By
Chkd. By
SS - Soil
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Pune 411 013
Tel.: 020- 67254100-128

SOILTECH
(INDIA) PRIVATE LIMITED
GROUND ENGINEERS & CONSULTANTS

APPENDIX II

Laboratory Testing Reports

SOILTECH
(INDIA) PRIVATE LIMITED
GROUND ENGINEERS & CONSULTANTS

Summary of Rock Test Results

Client:	Sankalp Buildcon		
Site:	Yewalewadi,Kondhwa	**Report No.**	SIPL/ROCK/94/2/14-15
		Report Date:	27.01.2015

						Test Methods:	*IS:13030*			*IS:1122*	*IS:9143*	*IS:8764*	
BH No.	Piece No.	Depth (m)	Sample Type	LAB no.	Condition	Dry Density	Bulk Density	Water Absorption	Porosity	Specific Gravity	Unconfined Compressive Strength	Point Load Stength Index	UCS (From Point Load Test)
						g/cc	g/cc	%	%	-	Kg/cm²	Kg/cm²	Kg/cm²
1	8	1.50-3.0	CORE	2047	SOAK	2.91	2.92	0.28	0.80	2.94	843.34	-	-
1	30	4.50-6.0	CORE	2048	SOAK	2.15	2.28	5.90	12.71	2.47	104.03	-	-

For Soiltech India Pvt. Ltd.

1251

SOILTECH
(INDIA) PRIVATE LIMITED
GROUND ENGINEERS & CONSULTANTS

Summary of Rock Test Results

Client: Sankalp Buildcon
Site: Yewalewadi ,Kondhwa

Report No. SIPL/ROCK/94/14-15
Report Date: 27.01.2015

						Test Methods:	*IS:13030*			*IS:1122*	*IS:9143*	*IS:8764*	
BH No.	Piece No.	Depth (m)	Sample Type	LAB no.	Condition	Dry Density	Bulk Density	Water Absorption	Porosity	Specific Gravity	Unconfined Compressive Strength	Point Load Stength Index	UCS (From Point Load Test)
						g/cc	g/cc	%	%	-	Kg/cm²	Kg/cm²	Kg/cm²
2	3	0.00-1.50	Core	2028	Soak	2.51	2.54	1.09	2.75	2.59	-	23.55	518.09
2	17	3.00-4.50	Core	2029	Soak	2.91	2.92	0.43	1.25	2.95	707.99	-	-
2	25	6.00-7.50	Core	2030	Soak	2.38	2.48	4.01	9.57	2.64	185.54	-	-

SOILTECH (INDIA) PVT. LTD.

For Soiltech India Pvt. Ltd.

APPENDIX III

Corebox Photographs

TRUE COPY

December
2013

GT-488

GEOTECHNICAL REPORT

PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING "SAI DWARKA" AT YEWALEWADI, PUNE

For

MAA Sankalp Buildcon, Pune

DUROCRETE
Engineering Services Pvt. Ltd., Pune
19/1, Hingane Khurd, Vitthalwadi, Sinhgad Road, Pune- 411051
Phone - 020-24354170 / 24348027
Email - geotech@durocrete.com



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   1.1. PURPOSE
   1.2. PROJECT DESCRIPTION
   1.3. SCOPE OF SERVICES

2. **FIELD INVESTIGATION PROCEDURE**
   2.1. DESCRIPTION OF SUBSURFAE CONDITIONS
   2.2. WATER LEVEL
   2.3. LABORATOTARY TESTING

3. **DISCUSSIONS**
   3.1. FOUNDATION
   3.2. RECOMMENDATIONS

4. **REFERENCE**

5. **APPENDIX**
   1 LOCATION PLAN
   2 BOREHOLE LOGS
   3 LABORATORY TEST REUSLTS
   4 SITE PHOTO

1. INTRODUCTION

1.1. PURPOSE

MAA Sankalp Buildcon, Pune has awarded soil investigation work to Durocrete Engineering Services Private Limited, Pune by verbal order to assess the subsoil strata to safe bearing capacity of soil. The proposed construction is residential building "SAI DWARKA" at the site.

1.2. PROJECT DESCRIPTION

As informed by the client it is proposed to construct six building of parking plus eleven floors. Project is located at Yewalewadi, Pune. Tress & vegetation is present at the time of investigation.

1.3. SCOPE OF SERVICES

The scope of work include following items.

i) Drilling two boreholes
ii) Conducting SPT test in borehole.
iii) Performing necessary & relevant laboratory tests
iv) Preparing soil investigation report

2. FIELD INVESTIGATION PROCEDURE

To advance borehole rotary drilling rig is used. Borehole in soil was advanced with 100mm diameter size of casing, while NX size (54.7mm) core barrel & diamond drill bit was used to drill in rock. Water was circulated to cool the drilling bit. Representative soil sample were obtained from the split spoon sampler (conducting standard penetration test (SPT)). SPT's were conducted as per IS 2131-1981. SPT sampler was drive into soil under the energy of a 63.5kg weight falling through 760mm. The number of blows required to drive the sampler 300mm is known as the standard penetration blow count (N value) which provide an indication of the condition or consistency of the soil. Water level was recorded after 24 hours of completion of drilling.

Drilling hard strata /Rock: The hard stratum is confirmed by either the refusal from SPT or due to resistance during the drilling operation. Once the hard stratum is met with, further drilling is carried out by Nx core drilling with TC/Diamond bits. The work is done generally as per IS 6926-1973. Each run of the core drilling is properly recorded. At the end of each run the drill rod string with core barrel is extracted and core is recovered. The

cores are carefully transferred to the core boxes and preserved. The core recovery percentage is recorded and also the core pieces transferred to the core box are numbered and labeled properly. Rock Quality Designation (RQD) is also recorded. Some of the cores are sent to the laboratory for conducting tests.

Rock Core Recovery (C.R. % = (Cumulative Length of Cores/Length of run) x 100) and Rock Quality Designation (RQD) is (RQD = (Total Length of core pieces of 100.0mm & above in Length / Length of run)x 100) .

Sandy silty Clay & silty gravel is encountered from ground surface up to 1m depth, followed by weathered rock. SPT is not conducted since rock is encountered from 1m depth. On completion of drilling run, soil & rock samples were numbered, tagged & representative samples send to lab for testing.

Field work was performed during December 2013. Two boreholes were drilled for 10m depth from existing ground.

2.1. DESCRIPTION OF SUBSURFACE CONDITIONS

Details of subsurface conditions for this project are given in borehole logs & are discussed below based on drilling and sampling in two boreholes. Generalized sub-soil profile for the area investigated can be classified as follows:-

- Layer I: Brownish to yellowish sandy silty clay
- Layer II: Brownish to yellowish sand gravel / Grayish highly weathered, fractured basalt
- Layer III: Grayish slightly weathered, slightly fractured basalt / Hydrothermally alternate vesicular Amygdaloidal basalt

Following table provides thickness in mtrs and RQD (Rock Quality Designation in %) & SPT N value range for the layers mentioned above. It shall be noted that the stratum encountered at site may not be in the same order as listed above.

Bore hole no	Layer I	Layer II		Layer III	
	Thick (m)	Thick (m)	RQD (%)	Thick (m)	RQD (%)
BH1	-	3.0	0	7.0	72-98
BH2	1.0	-	-	9.0	51-95

2.2. WATER LEVEL

Water level was noted after 24hr of drilling shows 1.5m depth in the boreholes. The water level noted may not reflect correct ground water levels. As the correct method to determine ground water table is to install standpipe piezometer and monitor over long period of time. Seasonal and annual fluctuations in ground water levels are expected.

2.3. LABORATORY TESTING

Laboratory tests were performed on selected samples to evaluate relevant engineering soil properties. Laboratory tests include moisture content, sieve analysis, Atterberg's limits, and differential free swell on soil & water absorption, porosity, density, compressive strength on rock samples. Lab test are done as per relevant IS Code (See reference) Test results are summarized in Appendix B

3. DISCUSSIONS

Based on field data & laboratory test foundation design parameters are evaluated. All foundation design recommendation presented in this report is based on the assumptions that an adequate level of construction monitoring during foundation will be provide.

3.1. FOUNDATION

Upper layer is sandy gravel / silty clay followed by weathered rock.

As informed by the client the proposed six building of parking plus eleven floors. Rock is encountered at shallow depth.

Foundation placed on rock

Based on **ROCK MASS RATING (RMR method)**

Safe baring capacity for foundations placed on rock is determined as per procedure given in IS12070 "Code of practice for Design and Construction of Shallow Foundations on Rock. The procedure is based on RMR (Rock Mass Rating) concept. RMR is calculated as per the method given in IS 13365 (Part 1) "Quantitative Classification System of Rock Mass".

It is mentioned in IS 12070 that if net allowable bearing capacity is determined based on RMR "settlement of raft foundation up to 6m thickness to be less than 12mm".

It may be noted that the referred IS code does not specify any limitations as far as width and shape of foundations placed on rock. Also the code does not recommend factor of safety.

3.2. RECOMMENDATIONS

Recommendations are based on consideration that anticipated settlement should be less than allowable settlement. Also foundation should not fail in shear criteria.

It is recommended to adopt allowable safe bearing pressure as mention below shall to be adopted for pad foundations placed at different depth below the existing ground at the time of investigation in the vicinity of borehole.

Borehole No.	Depth of foundation (m)	Allowable safe bearing capacity (T/m^2)	Strata at founding level
BH-A1	1.5m	35	HWR
	2.5m	75	
	3.5m	150	Weathered rock
BH-2	1.5m	100	Weathered rock
	2.5m	150	
	3.5m	200	

- Before placing PCC for foundation on rock, it should be confirm that no loose pockets or soft layer shall remain otherwise it shall be filled with plain cement concrete.
- Final grades should allow proper drainage away from the structures so that water does not accumulate around the foundation & floor slab particularly in basement area.
- It shall be ensured that all the foundations shall rest on one type of sub soil to minimize differential settlements. If foundation need to place below water table dewatering will be required to keep the excavated surface dry & to place concrete for foundation.
- Trees & plants shall be planted at least 3m away from the building boundary.

Chemical Analysis of soil

Chemical test like pH, Chloride, Sulphate conducted on soil samples. The test result shows values within range as per IS 456.

The chemical analysis of soil samples indicate the following range of values:- BH2

pH	7.36
Chloride (%)	0.10
Sulphates (%)	0.057

Chemical Analysis of water

pH	7.6 – 7.7
Chloride (ppm)	156.3 –178.6
Sulphates (ppm)	343 - 377

As per IS 456 A 'mild' exposure Condition was assigned to this site.



Ordinary Portland cement or Portland slag Cement or combination of the same can be used for concrete. Minimum cement content shall be 310kg/m3 for concreting and the maximum water cement ratio shall be 0.55 for concreting.

Notes:

This report is issued based on the subsoil condition revealed at the location of boreholes and laboratory tests performed on recovered samples. Subsurface & groundwater condition between & below the test hole location may vary. If during construction of foundations it is observed that sub soil conditions vary from those revealed during investigation it is essential that Durocrete Engineering Services Private limited. Pune shall be contacted so that on confirmation supplementary report shall be issued.

Aparnaa
20/12/2013

Mrs. A.A. Joshi
Geotechnical Consultant
DESPL, Pune

Mr. Pramod Ghorpade
Manager (Geotech)
DESPL, Pune

Foundations placed on rock

IS 13365 considers five parameters for determining RMR

BH-A1 (Depth of foundation 3.5m)

Parameter	Value	Rating
Strength of intact rock	23.2, 150.3	3
Rock quality Designation %	72% - 98%	15
Spacing of discontinuities	Fair to Excellent	15
Conditions of discontinuities	-	21
Ground water condition	Wet	-7
Adjustment for joint orientation	Fair	7
Total		54

According to IS 12070 (table 3) classification of rock is III.



REFERENCES

IS code used for testing samples recovered from boreholes

1. *IS -1498* — *Classification & identification of soils for general engineering purposes*
2. *IS - 2720* — *(& its Parts) Physical test of soil / chemical test*
3. *IS - 2131* — *Method for standard penetration test of soil*
4. *IS - 9143* — *Unconfined Compression test on rock*
5. *IS - 8764* — *Point load test on rock*
6. *IS – 1124* — *Water absorption test on rock , Specific gravity / porosity on rock*

IS code method used for design / SBC calculations

7. *IS – 12070* — *Design & construction of shallow foundation on rock*
8. *IS – 13365* — *(Part -1) Quantitative classification system of rock mass - Guidelines : Part 1 RMR for predicting of engineering properties*
9. *IS – 6403* — *Determination of bearing capacity of shallow foundations*
10. *IS – 8009 (Part-1) Settlement calculation of soil-Shallow foundations subject to static vertical loads*
11. *FOUNDATION DESIGN MANUAL – Narayan V. Nayak*
12. *FOUDNATION ANALYSIS & DESIGN – Joseph E. Bowles*



BORELOGS

DUROCRETE Engineering Services Pvt. Ltd. 19/1, Hingne Khurd, Vitthalwadi, Pune	*Project No:* GT-488 *Project:* Residential building *Client:* MAA Sankalp Buildcon	***Borehole No: A1***
	Location: Yewalewadi *Date:* 10-12-2013 to 11-12-2013 *Water Level:* 1.5m	*Ground RL:* *Depth of borehole:* 10.0m *Coordinates:*

SUBSURFACE PROFILE				SAMPLE								
Depth	Elevation	Symbol	LITHOLOGIC DESCRIPTION	Sample No.	Type	Depth	SPT N	SPT N Value % 0 25 50 75 100	CR %	RQD %	Core Recovery % 25 75	Remark
0.00	0.000		Ground Surface			0.00						
	1.000		*Layer II* Sandy gravel		S							
1.00			*Layer IIa* Grayish Highly weathered, fractured basalt	1-5	DR	1.00			23	0		
2.00				6-10	DR	2.00			18	0		
	3.000											
3.00			*Layer III* Grayish slightly weathered, slightly fractured basalt	11-14	DR	3.00			90	90		
4.00				15-19	DR	4.00			89	84		
5.00				20-23	DR	5.00			98	98		
6.00				24-26	DR	6.00			96	96		
7.00	-7.000		*Layer IIIa* Grayish to pinkish slightly weathered, slightly fractured hydrothermally altered vesicular Amygdaloidal basalt	27-30	DR	7.00			95	95		
8.00				31-33	DR	8.00			95	95		
9.00				34-37	DR	9.00			81	72		
10.00	-10.000		End of Borehole			10.00						
11.00						11.00						
12.00						12.00						
13.00						13.00						
14.00						14.00						
15.00						15.00						

Checked By: Mrs. AAJ
Prepared By : Mrs. BRV
Drill Method: Rotary
Dia of Bore: 100/75 mm

HTA: Hydrothermally Altered Rock
UDS: Undisturbed Soil Sample
SPT: Standard Penetration Test
DS: Disturbed Sample
R: Refusal in SPT Test

RQD: Rock Quality Designation
DR: Drill Run Rock
S: Soil, F: Filling
CR: Core Recovery

DUROCRETE
Test with the Best

GT- 488

DUROCRETE Engineering Services Pvt. Ltd. 19/1, Hingne Khurd, Vitthalwadi, Pune	*Project No:* GT-488 *Project:* Residential building *Client:* MAA Sankalp Buildcon	***Borehole No: 2***
	Location: Yewalewadi	*Ground RL:*
	Date: 10-12-2013 to 11-12-2013	*Depth of borehole:* 10.0m
	Water Level: 1.5m	*Coordinates:*

SUBSURFACE PROFILE				SAMPLE								Remark
Depth	Elevation	Symbol	LITHOLOGIC DESCRIPTION	Sample No.	Type	Depth	SPT N	SPT N Value % 0 25 50 75100	CR %	RQD %	Core Recovery % 25 75	
0.00	0.000		Ground Surface			0.00						
			Layer I sandy silty clay		S							
1.00	-1.000		*Layer III* Grayish slightly weathered, slightly fractured basalt	1-5	DR	1.00			60	52		
2.00				6-11	DR	2.00			65	51		
3.00				12-15	DR	3.00			90	90		
4.00				16-21	DR	4.00			89	80		
5.00				22-23	DR	5.00			91	91		
6.00				24-25	DR	6.00			95	95		
7.00				26-27	DR	7.00			91	91		
8.00				28-29	DR	8.00			92	92		
9.00				30	DR	9.00			90	90		
10.00	-10.000		End of Borehole			10.00						
11.00						11.00						
12.00						12.00						
13.00						13.00						
14.00						14.00						
15.00						15.00						

Checked By: Mrs. AAJ
Prepared By : Mrs. BRV
Drill Method: Rotary
Dia of Bore: 100/75 mm

HTA: Hydrothermally Altered Rock
UDS: Undisturbed Soil Sample
SPT: Standard Penetration Test
DS: Disturbed Sample
R: Refusal in SPT Test

RQD: Rock Quality Designation
DR: Drill Run Rock
S: Soil, F: Filling
CR: Core Recovery



DUROCRETE
Test with the Best

GT- 488

SUMMARY OF LAB TEST RESULT

ROCK TEST RESULT

BH NO.	Depth (m)	PC. NO.	Avg. dia of core	Avg. height of core	Density	Specific Gravity	Water Absorption	Porosity	Unconfined Comp. Strength	Remark
			(mm)	(mm)	(kg/m^3)		%	%	(kg/cm^2)	
A1	1.0-2.0	1	54.21	65.73	2941	3.00	0.45	1.35	768.44	Point Load
	2.0-3.0	10	54.93	35.58	2468	2.34	0.97	2.27	436.22	Point Load
	3.0-4.0	13	54.66	107.59	2853	2.92	0.28	0.81	1183.07	
	4.0-5.0	19	55.56	109.18	2789	2.73	0.27	0.74	1326.36	
	5.0-6.0	22	54.70	109.42	2833	2.90	0.55	1.60	1503.80	
	6.0-7.0	26	54.66	11.56	27589	2.85	0.27	0.76	1234.36	
	7.0-8.0	28	54.61	97.94	2530	2.50	2.84	7.08	256.03	
	8.0-9.0	31	54.47	104.55	2357	2.50	1.77	4.42	232.84	
	9.0-10.0	36	54.78	111.49	2620	2.28	1.47	3.36	279.54	
2	1.0-2.0	3	54.25	86.98	2946	2.95	0.34	1.00	877.90	Point Load
	2.0-3.0	6	54.53	109.57	2893	2.84	0.27	0.77	1155.09	
	3.0-4.0	15	54.19	109.36	2896	2.76	0.27	0.76	1548.60	
	4.0-5.0	20	54.54	105.26	2848	2.79	0.29	0.80	1483.82	
	5.0-6.0	22	54.42	106.50	2876	2.93	0.56	1.65	1367.60	
	6.0-7.0	24	55.08	106.73	2817	3.03	0.28	0.85	615.51	
	7.0-8.0	27	54.47	110.47	2861	2.76	0.27	0.75	1120.87	
	8.0-9.0	29	54.77	106.40	2834	2.86	0.85	2.44	526.83	
	9.0-10.0	30	54.37	111.35	2841	2.85	0.55	1.56	1169.81	

SOIL TEST RESULT

BH No.	Sample type	Depth of sample	Differential Free Swell	Moisture Content	Mechanical Sieve Analysis			Atterberg's limit			IS Classificatio
					Gravel	Sand	Silt & Clay	Liquid Limit	Plastic Limit	Plasticity Index	
			%	%	%	%	%	%	%	%	
A1	DS	0.0-1.0	0	3.25	87	12	1	NP	NP	NP	GP
2	DS	0.0-1.0	11	13.26	7	29	64	34	24	10	CL-ML



DUROCRETE
Test with the Best

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Chemical Analysis of water

BH No.	pH	Chloride (mg/lit)	Sulphates (mg/lit)
BH A1	7.7	156.3	343
BH 2	7.6	178.6	377.3

Chemical Analysis of soil

BH No.	pH	Chloride (%)	Sulphates (%)
BH2	7.36	0.1000	0.057



SITE PHOTOGRAPHS

Site View at the time of investigation





BOREHOLE IN PROGRESS





SAMPLES FROM BOREHOLES **BH-A1**



Aavanira Biotech (P) Ltd. Kinetic Innovation Park, D-1 Block, Plot No. - 18/1 Part, DC Chinchwad, Pune - 411 019. Maharashtra, India.
• Tel.: 8308805200 / 8446000118. • E-mail : info@aavanira.com, • Web : www.aavanira.com
CIN NO. U74900PN2010PTC137544

Aavanira® BIOTECH

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ISO 9001: 2015 and OHSAS 18001: 2007Certified Company

ENalyse*

Test Report

REPORT NO-AB/MSB/02/2019-20/1083

Client Details Name & Address: MAA Sankalp Buildcon, S No. 40/1/1-2-3-4-5, Behind Jilha Parishad School, Yewalewadi, Pune – 411 048	Sample Code	AB/MSB/02/2019-20/1083
	Sample Name	STP Outlet
	Sample Collected By	Ideal Systems & Services
	Method for Sampling	--
	Sample Type	Sewage
	Sample Collected On	22/02/2020
	Sample Received on Date	22/02/2020
	Analysis Date	23/02/2020 to 27/02/2020
	Reporting Date	27/02/2020
Sample returned /stored	Stored at 4°C for 1 week from the date of reporting	

Sr. No.	Parameter	Results	MPCB Limits	Units	Standard Method
	Physical Parameter				
1	TSS (Total Suspended Solids)	17.0	<100	mg/lit	IS: 3025 Part-17 (R.A :2006)
2	TDS (Total Dissolved Solis)	649.0	<2100	mg/lit	IS: 3025 Part-16 (R.A : 2006)
	Chemical Parameter				
1	pH (at 25°C)	7.25	5.5-9.0	--	IS: 3025 Part-11 (R.A : 2002)
2	BOD (Biochemical Oxygen Demand) (3day@27°C)	17.0	<100	mg/lit	IS: 3025 Part-44 (R.A : 2003)
3	COD (Chemical Oxygen Demand)	57.41	<250	mg/lit	IS: 3025 Part-58 (R.A : 2006)
4	Oil and Grease	<2.0	<10	mg/lit	IS: 3025 Part-39 (R.A : 2003)

REMARKS / OBSERVATIONS: All above parameters are within MPCB Limits.

Verified By – Quality Manager

Govt. Analyst

Authorized By – Technical Manager / Dy. Technical Manager

-----End of Report-----

AAVANIRA BIOTECH (P) LTD. PUNE

Aavanira Biotech (P) Ltd. Kinetic Innovation Park, D-1 Block, Plot No. - 18/1 Part, MIDC Chinchwad, Pune - 411 019. Maharashtra, India.
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ENalyse*

Test Report

REPORT NO- AB/MSB/03/2019-20/1148

Client Details Name & Address: MAA Sankalp Buildcon, S No. 40/1/1-2-3-4-5, Behind Jilha Parishad School, Yewalewadi, Pune – 411 048	Sample Code	AB/MSB/03/2019-20/1148
	Sample Name	STP Outlet
	Sample Collected By	Ideal Systems & Services
	Method for Sampling	--
	Sample Type	Sewage
	Sample Collected On	21/03/2020
	Sample Received on Date	21/03/2020
	Analysis Date	21/03/2020 to 25/03/2020
	Reporting Date	25/03/2020
Sample returned /stored	Stored at 4°C for 1 week from the date of reporting	

Sr. No.	Parameter	Results	MPCB Limits	Units	Standard Method
	Physical Parameter				
1	TSS (Total Suspended Solids)	10.0	<100	mg/lit	IS: 3025 Part-17 (R.A :2006)
2	TDS (Total Dissolved Solis)	540.0	<2100	mg/lit	IS: 3025 Part-16 (R.A : 2006)
	Chemical Parameter				
1	pH (at 25°C)	7.05	5.5-9.0	--	IS: 3025 Part-11 (R.A : 2002)
2	BOD (Biochemical Oxygen Demand) (3day@27°C)	15.0	<100	mg/lit	IS: 3025 Part-44 (R.A : 2003)
3	COD (Chemical Oxygen Demand)	60.00	<250	mg/lit	IS: 3025 Part-58 (R.A : 2006)
4	Oil and Grease	<2.0	<10	mg/lit	IS: 3025 Part-39 (R.A : 2003)

REMARKS / OBSERVATIONS: All above parameters are within MPCB Limits.

Verified By – Quality Manager

Govt. Analyst

Authorized By – Technical Manager / Dy. Technical Manager

-----End of Report-----

AAVANIRA BIOTECH (P) LTD. PUNE

Aavanira Biotech (P) Ltd. Kinetic Innovation Park, D-1 Block, Plot No. - 18/1 Part,
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Test Report

REPORT NO-AB/MSB/04/2020-21/ 884

Client Details Name & Address: MAA Sankalp Buildcon, S No. 40/1/1-2-3-4-5, Behind Jilha Parishad School, Yewalewadi, Pune – 411 048	Sample Code	AB/MSB/04/2020-21/884
	Sample Name	STP Outlet
	Sample Collected By	Ideal Systems & Services
	Method for Sampling	--
	Sample Type	Sewage
	Sample Collected On	21/04/2020
	Sample Received on Date	21/04/2020
	Analysis Date	21/04/2020 to 25/04/2020
	Reporting Date	25/04/2020
Sample returned /stored	Stored at 4°C for 1 week from the date of reporting	

Sr. No.	Parameter	Results	MPCB Limits	Units	Standard Method
	Physical Parameter				
1	TSS (Total Suspended Solids)	10.0	<100	mg/lit	IS: 3025 Part-17 (R.A :2006)
2	TDS (Total Dissolved Solis)	640.0	<2100	mg/lit	IS: 3025 Part-16 (R.A : 2006)
	Chemical Parameter				
1	pH (at 25°C)	7.05	5.5-9.0	--	IS: 3025 Part-11 (R.A : 2002)
2	BOD (Biochemical Oxygen Demand) (3day@27°C)	25 .0	<100	mg/lit	IS: 3025 Part-44 (R.A : 2003)
3	COD (Chemical Oxygen Demand)	80.41	<250	mg/lit	IS: 3025 Part-58 (R.A : 2006)
4	Oil and Grease	<2.0	<10	mg/lit	IS: 3025 Part-39 (R.A : 2003)

REMARKS / OBSERVATIONS: All above parameters are within MPCB Limits.

Verified By – Quality Manager

Govt. Analyst

-----End of Report-----

Authorized By – Technical Manager / Dy. Technical Manager

AAVANIRA BIOTECH (P) LTD. PUNE

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ENalyse*

Test Report

REPORT NO-AB/MSB/05/2020-21/1022

Client Details Name & Address: MAA Sankalp Buildcon, S No. 40/1/1-2-3-4-5, Behind Jilha Parishad School, Yewalewadi, Pune – 411 048	Sample Code	AB/MSB/05/2020-21/1022
	Sample Name	STP Outlet
	Sample Collected By	Ideal Systems & Services
	Method for Sampling	--
	Sample Type	Sewage
	Sample Collected On	22/05/2020
	Sample Received on Date	22/05/2020
	Analysis Date	23/05/2020 to 27/05/2020
	Reporting Date	27/05/2020
Sample returned /stored	Stored at 4°C for 1 week from the date of reporting	

Sr. No.	Parameter	Results	MPCB Limits	Units	Standard Method
	Physical Parameter				
1	TSS (Total Suspended Solids)	17.0	<100	mg/lit	IS: 3025 Part-17 (R.A :2006)
2	TDS (Total Dissolved Solis)	649.0	<2100	mg/lit	IS: 3025 Part-16 (R.A : 2006)
	Chemical Parameter				
1	pH (at 25°C)	7.25	5.5-9.0	--	IS: 3025 Part-11 (R.A : 2002)
2	BOD (Biochemical Oxygen Demand) (3day@27°C)	20.0	<100	mg/lit	IS: 3025 Part-44 (R.A : 2003)
3	COD (Chemical Oxygen Demand)	77.41	<250	mg/lit	IS: 3025 Part-58 (R.A : 2006)
4	Oil and Grease	<2.0	<10	mg/lit	IS: 3025 Part-39 (R.A : 2003)

REMARKS / OBSERVATIONS: All above parameters are within MPCB Limits.

Verified By – Quality Manager

Govt. Analyst

Authorized By – Technical Manager / Dy. Technical Manager

-----End of Report-----

AAVANIRA BIOTECH (P) LTD. PUNE

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ENalyse*

Test Report

REPORT NO-AB/MSB/06/2020-21/1083

Client Details Name & Address: MAA Sankalp Buildcon, S No. 40/1/1-2-3-4-5, Behind Jilha Parishad School, Yewalewadi, Pune – 411 048	Sample Code	AB/MSB/06/2020-21/1083
	Sample Name	STP Outlet
	Sample Collected By	Ideal Systems & Services
	Method for Sampling	--
	Sample Type	Sewage
	Sample Collected On	22/06/2020
	Sample Received on Date	22/06/2020
	Analysis Date	23/06/2020 to 27/06/2020
	Reporting Date	27/06/2020
Sample returned /stored	Stored at 4°C for 1 week from the date of reporting	

Sr. No.	Parameter	Results	MPCB Limits	Units	Standard Method
	Physical Parameter				
1	TSS (Total Suspended Solids)	17.0	<100	mg/lit	IS: 3025 Part-17 (R.A :2006)
2	TDS (Total Dissolved Solis)	649.0	<2100	mg/lit	IS: 3025 Part-16 (R.A : 2006)
	Chemical Parameter				
1	pH (at 25°C)	7.25	5.5-9.0	–	IS: 3025 Part-11 (R.A : 2002)
2	BOD (Biochemical Oxygen Demand) (3day@27°C)	27.0	<100	mg/lit	IS: 3025 Part-44 (R.A : 2003)
3	COD (Chemical Oxygen Demand)	87.41	<250	mg/lit	IS: 3025 Part-58 (R.A : 2006)
4	Oil and Grease	<2.0	<10	mg/lit	IS: 3025 Part-39 (R.A : 2003)

REMARKS / OBSERVATIONS: All above parameters are within MPCB Limits.

Verified By – Quality Manager

Govt. Analyst

Authorized By – Technical Manager / Dy. Technical Manager

-----End of Report-----

AAVANIRA BIOTECH (P) LTD. PUNE

TRUE COPY

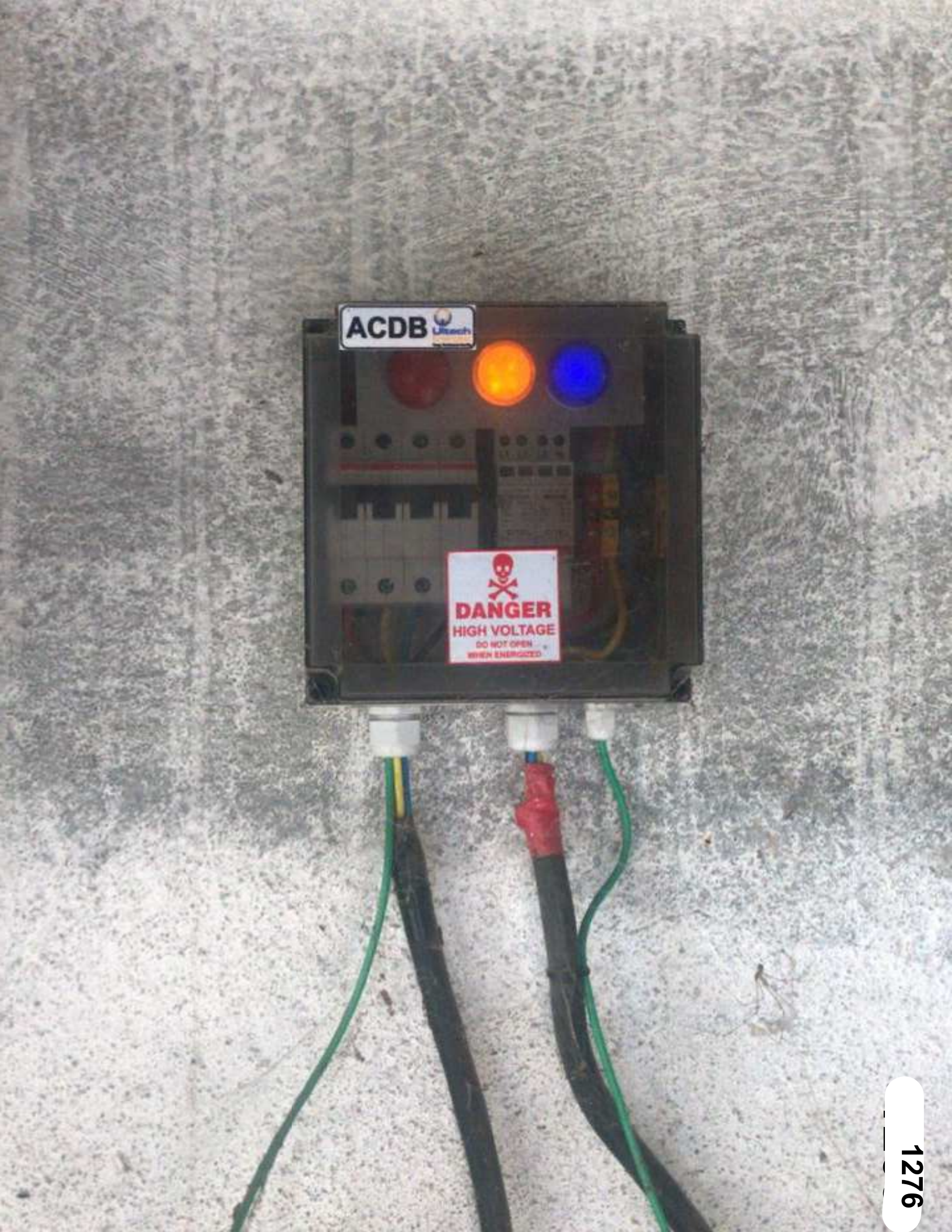

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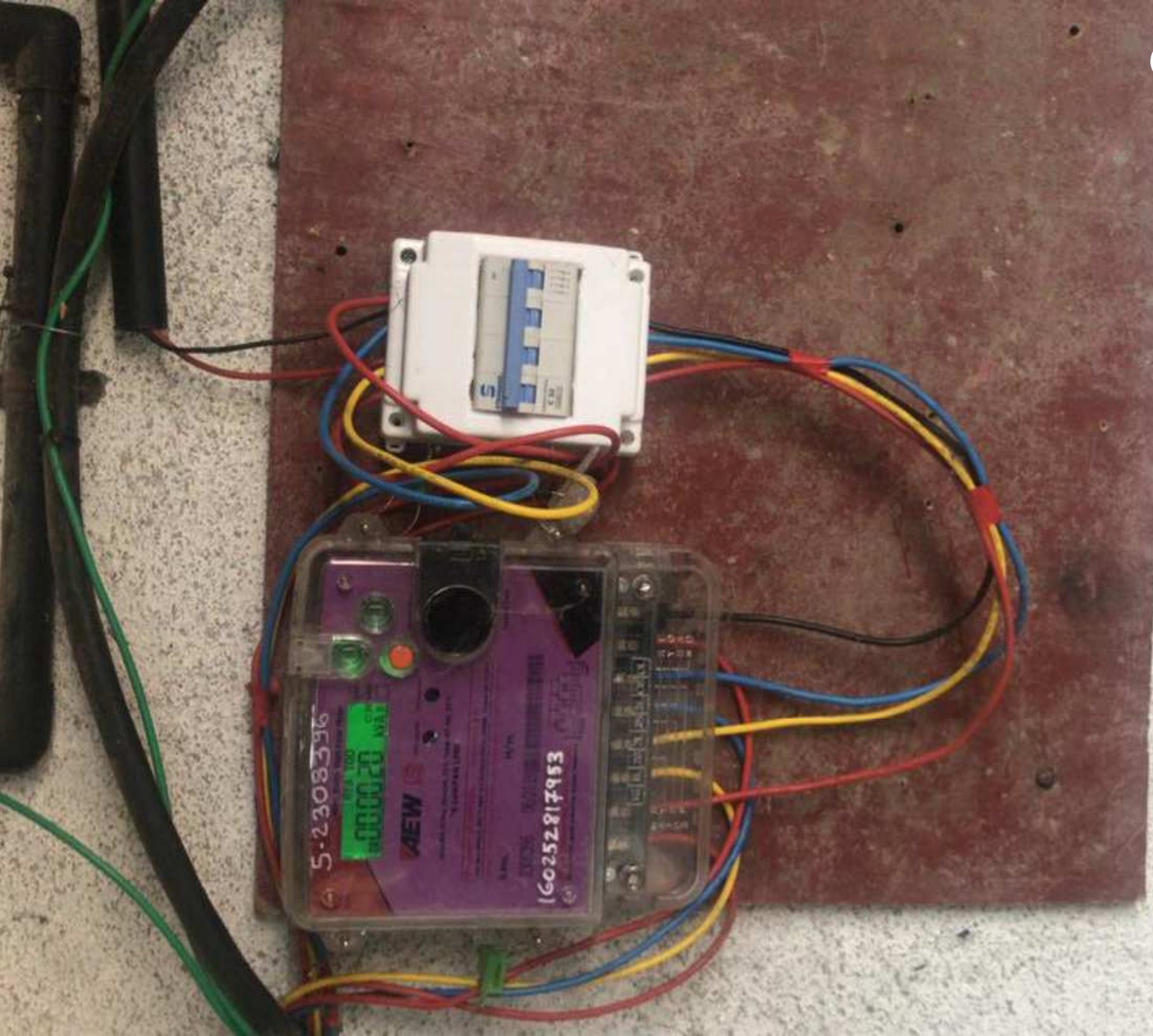
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ACDB
DANGER
HIGH VOLTAGE
DO NOT OPEN
WHEN ENERGIZED


Growatt
PV INVERTER
STATUS
Growatt


AEW
5-2308396
1G02528177953


DCDB
Ultech
DANGER
HIGH VOLTAGE
DO NOT OPEN
1279


Growatt


1281

BEFORE THE NATIONAL GREEN TRIBUNAL

WESTERN ZONE, PUNE

ORIGINAL APPLICATION NO. 20/2020 (WZ)

Tanaji Balasaheb Gambhire ... Applicant(s)

Versus

Union of India & Ors. ... Respondent(s)

The Registrar,
National Green Tribunal,
Pune.

VAKALATNAMA

We, the Respondent No.12 above named do hereby appoint **Vidhii Partners, Advocates**, to act, appear and plead for us in the above matter.

IN WITNESS WHEREOF we have set and subscribed our hands and seal to this writing.

Dated this day of September 2020

Respondent No.12

MAA SANKALP BUILDCON LLP PUNE

Authorised Signatory

Accepted

On behalf of

Vidhii Partners
Ground floor, Construction House,
5, Walchand Hirachand Marg,
Ballard Estate, Mumbai – 400 001

BEFORE THE NATIONAL GREEN TRIBUNAL

PRINCIPAL BENCH, NEW DELHI

(Through Video Conferencing)

ORIGINAL APPLICATION NO. 20/2020 (WZ)
(I.A. NO. 31/2020

Tanaji Balasaheb Gambhire
... Applicant(s)

Versus

Union of India & Ors.
... Respondent(s)

VAKALATNAMA

Dated this 2nd day of September 2020

Vidhii Partners,
Advocates for Respondent No.12
Ground Floor, Construction House,
5, Walchand Hirachand Marg,
Ballard Estate, Mumbai 400 001