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**OBJECTIONS / COUNTER REPLY TO THE EXE. A.NO.17 OF 2023
BEFORE THE NATIONAL GREEN TRIBUNAL, WESTERN ZONE BENCH, PUNE
Execution Application No. 17/2023 (WZ)
In
Original Application No. 34/2020 (WZ)**

TANAJI BALASAHEB GAMBHIRE

.....} Applicant.

VERSUS

UNION OF INDIA & ORS.

.....} Respondents.

**AFFIDAVIT IN REPLY WITH OBJECTIONS / COUNTER REPLY TO EXECUTION
APPLICATION .NO.17 OF 2023 TO MPCB AFFIDAVIT IMPOSING AN E.C. OF
RS.14,10,50,000/-**

I, **Ishwarchand Kishorilal Goyal**, Occupation – Business, Partner of M/S Padmayati Associates, as M/S. Pristine Prism & Pristine Royal at Sr. No. 6/2,7 & M/S Pristine Privilege at Sr. No. 6/5, CTS No.2560 (Pt.), Village- Aundh, Pune-411007 & Authorized Signatory do here by files an Affidavit in Reply to the MPCB-Affidavit dated 26th February, 2024, which is received by hand on 29th February 2024 in person from MPCB office. The Execution Application No.17/2023 has been initiated by the Applicant by appearing in person. The Applicant has filed service affidavit, as per which it is stated that service of notice done on all the respondents. However, the Respondent No.13 has not received directions dated 16/02/2024 along with the Methodology of CPCB with Formula : $EC (Rs.) = PI \times N \times Rx S \times LF$. Therefore, the Respondent No.13 deputed it's CEO to collect copy of Affidavit with the Calculations and Methodology being adopted by the MPCB Board on 29th February 2024 and collected it in person.

The Respondent No.13 after Oral Communication by the SRO Pune-1 office has submitted its written reply to the assessment of E.C. without making available any opportunity of hearing and without making available details of calculations vide letter dated 17th February 2024 in writing, when it was asked to collect it on 29th February 2024 in person. The Respondent No.13 would like to submit its objections and counter affidavit to the MPCB Affidavit dated 26th February 2024 as under.

1) The Respondent No.13 above-named begs to submit that the Order dated 16th February, 2024 passed by the Respondent-Board without following due procedure of law. A copy of the Mail received from SRO MPCB Pune-1 with the copy of the Order dated 16th February, 2024 and not being served by the RPAD is enclosed herewith and marked as an Annexure-A. The Respondent No.13 has come to know about the said order after watching mail box on 17th February, 2024 only by phone call from SRO MPCB Pune-1 Office.

2) However, since, the Respondent No.13 has not received any calculation in respect of the Environmental Compensation, the Respondent No.13 has immediately

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communicated in writing to the Respondent-Board vide letter dated 23/02/2024 that the Respondent No.13 has not received any details in respect of in what manner the Environmental Compensation has been assessed and therefore requested to make available the calculations in what manner it has been calculated. They Respondent No.13 also do not accept the unreasonable imposition of Environmental compensation without extending any opportunity of hearing and by not following the Principles of Natural Justice. Therefore the Respondent No.13 by it's letter dated 17th February 2024 has communicated SRO MPCB Pune-1 to make available copy of order dated 16/02/2024, which was informed on phone. The Respondent No.13 therefore by its letter dated 17th February 2024 has communicated its objections to the Respondent MPCB about non receipt of calculations of E.C. and copy of order dated 16/02/2024. A copy of the said communication dated 17th February 2024 is enclosed herewith and marked as an Annexure-B.

3) Thereafter, the Respondent No.13 has the received by hand a copy of the Affidavit filed by and on behalf of the MPCB i.e. Respondent no.6 & 7 filed in the Execution Application No.17 of 2023 in Original Application No.34/2020 (WZ) on 29th February, 2024. However, till today, the respondent board has not served the copy of the said Affidavit dated 26/02/2024 on the Respondent No.13 on account of non-operation of the earlier Email of the Director of M/s. Padmavati Associates. A copy of the said Affidavit dated 26/02/2024, which is received on 29/02/2024 by hand is enclosed herewith and marked as an Annexure-C.

4) The Original Application No.34 of 2020 (WZ) itself has been filed by the Applicant on 02/07/2020 i.e. after expiry of the limitation period i.e. after obtaining the Commencement Certificate & Revised Commencement Certificates as well as the Completion Certificates issued from time to time. It is submitted that the Respondent No.13 has not obtained Environment clearance, Consent to Establish and Consent to Operate from the respective Authorities on account of no specific conditions had been imposed by the Respondent-Authorities. The Respondent No.13 therefore completed the construction projects at M/S PADMAVATI ASSOCIATES, as M/S Pristine Prism & Pristine Royal at Sr. No. 6/2 & 7 respectively as under :

M/S. Pristine Privilege at Sr. No. 6/5, CTS No.2560 (Pt.), Village- Aundh, Pune-411007 has obtained the commencement certificates and completed the construction at Sr. No. 6/5, CTS No.2560 (Pt.), Village- Aundh, Pune-411007 as per the commencement certificate issued by the PMC. After completion of the construction project, the PMC has granted completion certificates with regard to the occupation of those projects and as per completion certificates. Thereafter, the Respondent No.13 has transferred the completed portion of premises and has been handed over to the societies in the year Pristine Prism on dated 28/12/2012, Pristine Royale on dated 14/06/2018 and Pristine Privilege on dated 08/11/2016 respectively.

The Respondent No.13 would like to refer to and rely upon the Commencement Certificates and the Occupation Certificates issued by the PMC as below:

- a. Commencement Certificate No.4407/05, dated 18/03/2006 issued by PMC. (S. No. 6/2 & 7 at Aundh, Pune – 411007)
- b. Revised Commencement Certificate No. 2951/06, dated 15/11/2006 issued by PMC. (S. No. 6/2 & 7 at Aundh, Pune – 411007)
- c. Revised Commencement Certificate No. 1006/12, dated 25/06/2012 issued by PMC. (S. No. 6/2 & 7 at Aundh, Pune – 411007)
- d. Revised Commencement Certificate No. 0046/15, dated 08/04/2015 issued by PMC. (S. No. 6/2 & 7 at Aundh, Pune – 411007)

The copies of those True Translation of the with office copies thereof (said Commencement Certificates) along with Sanction Plan dated 03/07/2018 are enclosed for Ready Reference and marked as an Annexure – “D1 to D4.” Thus, it can be observed that almost all the Commencement-Certificate with the Revised Commencement-Certificates except last revision of Commencement-Certificate dated 08th April, 2015 are issued quite earlier before filing of the Application No.34 of 2020WZ by the Applicant. The last revision of the Commencement-Certificate was done only with a limited purpose of sale of the flat as per market requirement we have reduced the duplex flat into Two Flats without changing the external FSI, for which the Commencement Certificate was obtained from the PMC and an Affidavit to that effect was also filed before Hon’ble NGT in Original Application No.34/2020 (WZ.)

The Pune Municipal Corporation after completion of the project complete in all respects with STP, SWM and other Environmental as well as other conditions has granted following Completion Certificates as under-

- a. Completion Certificate for Buildings A1, B1 & B3 No. B80/135 respectively dated 17/12/2009 along with Architect Certificate,
- b. Completion Certificate for Building A2 No. BDPP/ Zone-1/152 dated 16/01/2010 along with Architect Certificate.
- c. Completion Certificate for Building B2 No. OCC/0784/10 dated 05/01/2011 along with Architect Certificate.
- d. Completion Certificate for Building C1 & C2 vide No. OCC/0435/15 dated 13/07/2015 along with Architect Certificate.

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The copies of those True Translation of the Completion Certificates along with office copies thereof are enclosed herewith and marked as an Annexure – E1 to E4 respectively.

Thus, it can be observed that almost all the Completion - Certificates except last revision of Commencement-Certificate dated 08th April, 2015 are issued quite earlier before filing of the Application No.34 of 2020WZ by the Applicant. Therefore, the Respondent MPC Board ought not to have assessed Environmental Compensation for the Completed Portion of the Construction for which the Occupation Certificate/s have been issued 5 years prior to filing of the Application No.34 of 2020WZ and as per the National Green Tribunal Act,2010 also, such cognizance should not have been taken into consideration as per sub-clause-3 of Sections 14 & 15 of NGT Act,2010. In fact, these completed portions have already been handed over to the Respective Members of the Societies and also to the Societies for further Occupation, Operation & Management of those Societies themselves as mentioned in the Statement in respect to the Societies registered under the Co-Operative Housing Societies Act.

A Statement showing the Registered Housing Societies with their names, addresses, registration no, handing over of the possession to the societies with the date, month & time along with True Translation of Marathi Registration of Societies into English are enclosed herewith in their names & marked as an Annexure- F correctively.

Since the PMC had not imposed any condition about obtaining of prior Environment Clearance either at the time of grant of Commencement & Revision Certificates and also at the time of grant of Completion Certificates on account of border line case at the time of issuance of such certificates, when the FSI and Non-FSI were not being taken into consideration after the amendment of 2011 to the EIA Notification, 2006. Therefore, this was not intentional omission on the part of the PMC and also the Respondent No.13. Hence it is necessary that this may not kindly be treated as the violation on the part of the Respondent No.13 for the purpose of assessment of Environment Compensation.

4.1) The Respondent No.13 since beginning has been engaged in the development of two different construction projects namely M/s. Royal & Prism at Survey No.6/2,7 and M/s Pristine Privilege at Survey No.6/5, CTS No.2560 (Part), Village-Aundh, District-Pune at different times under different names and style as under:

a) It is submitted that the total area of M/s. Royal & Prism at Survey No.6/2, 7 Village-Aundh, District-Pune plot is 55862.25 Square Meter with FSI and Non FSI in respect of M/S. Pristine Prism and Pristine Royal at Sr. No. 6/2 & 7 respectively and M/s Pristine Privilege at Survey No.6/5, CTS No.2560 (Part), Village-Aundh, District-Pune having total plot area 24250.00 Square Meters.

The project was approved by the PMC vide Commencement Certificate No.CC/4407/2005 dated 18/03/2006 (New Sanction), CC/2554/17, dated. 03/01/2018 (last version). The occupation certificate No. OCC/0435/15 dated. 13/07/2015 was

granted by the Building Construction Department, PMC on dated 20/08/2020. The copies of the Commencement Certificate/s & the Occupation Certificate/s are already enclosed earlier. Since, the PMC has not imposed any pre condition to obtain prior E.C., Consent to Establish and Consent to Operate, the project proponent, the construction has been completed without obtaining prior E.C., Consent to Establish and Consent to Operate.

b) It is further submitted that M/S. Pristine Privilege at Sr. No. 6/5, CTS No.2560 (Pt.), Village- Aundh, Pune-411007, having total plot area of the said project is 3800.00 Square Meters The project is approved by the PMC vide Commencement Certificate No. CC/1005/2012 dated. 25/06/2012 & the Occupancy Certificate No. OCC/0193/14 dated. 17/05/2014 of PMC. The copies of the commencement certificate and occupation certificate of Pristine Privilege with True Translation of Marathi into English office copies are enclosed herewith and marked as an Annexure-G & H respectively. The total built up area of this project is 4973.74 Square Meters, which is less than 20000.00 Square Meters, hence, no Environment Clearance is required to be obtained for this project. Hon'ble Joint Committee appointed by this Hon'ble Tribunal has stated in clear cut terms that the BUA of M/S. Pristine Privilege is having less than 20000.00 Square Meters and therefore, no EC is required for this project. This Joint Committee Report is enclosed herewith and marked as an Annexure-I.

These projects have been constructed & completed at different times and therefore the Hon'ble Joint Committee has rightly observed that there are two separate projects i.e. M/s Pristine Prism & Pristine Royal.

However, since two projects were in the same complex have been treated as one. However, even after grant of the Completion Certificate by the PMC and even after transfer of completed portion of the project to the Societies of the Members of the Societies, the Respondent No.13 has applied for Environment Clearance for M/s. Royal & Prism at Survey No.6/2,7 Village-Aundh, District-Pune as directed by the PMC and MPCB on 09/09/2019, which is still pending with the SEIAA.

The Project Pristine Privilege was undertaken in the year 2011 for the built-up area of 4973.00 square meters for which the EC was not required and on account of prevailing practice of non – grant of Consent to Establish & Operate, no Consent to Establish & Operate were obtained. The Joint Committee has therefore clarified that since the project M/S Pristine Prism has total BUA of 4973.74 square meters which is below 20,000 square meters, it neither attracts prior EC nor consent to establish, consent to operate under the Water & Air Acts.

The Respondent No.13 would like to submit most respectfully that the PMC has granted Commencement Certificate/s followed by Completion Certificate/s on account of no specific demarcation of blue line was done at the time of grant of such Certificate/s. Therefore, the grant of such Certificate/s and Completion of Construction Projects as per the Commencement Certificate/s may not kindly be treated as a violation on the part of the Respondent No.13 and based on such violation, whatever Environmental Compensation has been imposed by the MPCB needs to be reviewed suitably.

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c) One of the other Non-Compliance on the basis of which, the MPCB appears to have imposed Environment Compensation on account of extraction of ground water alleged to be used at the time of construction, which is totally incorrect because the Respondent No.13 has paid PMC water charges for taking water for construction from time to time. The use of Borewell-Water by the Members of Housing Co-operative Societies after handing over possession of the societies by the Respondent No.13 may not be treated as an violation on the part of the Respondent No.13.

d) The Respondent No.13 has already provided necessary solid waste management during construction phase and thereafter also, also provided solar system for energy conservation and use of natural energy, further provided rain water harvesting system for ground water recharge system as per Commencement Certificate/s. Adequate tree plantation and necessary green belt has been developed. Necessary Sewage Treatment Plant of adequate capacity have also been provided.

e) The Respondent No.13 after completion of the Project/s have handed over the possession to the Societies along with Deed of Conveyance long back. The Statement showing the handing over of the Possession to the Respective Societies along with the date of Deed of Conveyance is already enclosed herewith and marked as an Annexure-F.

5) The Respondent No.13 therefore say and submit that the portion of completed construction project in the premises of M/S Pristine Prism & Pristine Royal at Sr.No. 6/2 & 7, which was already handed over to the Societies long back and have been completed in all respect prior to five years before filing of the Original Application No.34/2020 (WZ) ought to not have been considered for assessment of Environment Compensation. Similarly, the assessment of Environment Compensation to M/S Pristine Privilege at Sr. No. 6/5, CTS No.2560 (pt), village Aundh, which has been included in the Environment Compensation on construction unit of M/S Padmavati Associates is also unwarranted. Therefore, the present Affidavit is filed on the following grounds:

5.1) The project of M/s. Pristine Prism & Pristine Royal at Survey No.6/2 & 7 Village -Aundh, District-Pune was undertaken as per the Commencement Certificate/s granted by the PMC from time to time without any specific condition of prior Environment Clearance. The Completion Certificate/s have been granted by the PMC to the completed portion of the construction project of M/S Pristine Prism & Pristine Royal at Survey No.6/2 & 7 Village -Aundh, District-Pune from time to time without any specific condition in respect of obtaining prior Environment Clearance to the constructions at the said project because of non-confirmation about requirement of prior Environment Clearance at Survey No.6/2 & 7 Village -Aundh, District-Pune. Therefore, the Respondent No.13 has specifically filed an Affidavit in reply to the Original Application No.34 of 2020 (WZ) and Additional Affidavit also filed on behalf of it in the said matter accordingly. Therefore, the

assessment of an Environment Compensation on the completed portion of the construction project of M/s Pristine Prism & Pristine Royal at Survey No.6/2 & 7 Village -Aundh, District-Pune prior to five years before filing of the application by the Applicant in Original Application No. 34 of 2020 (WZ) treating it as total non-compliance is totally time barred and the Respondent MPC Board should not have assessed Environment Compensation on the said completed portion for which, occupation certificate/s were already issued by the PMC as per the limitation period prescribed for filing of the application and imposition of Environment Compensation prior to five years completed portion of the construction and handing over of the possession thereof to the Members of the Societies.

- 5.2) The Respondent MPC Board ought not to have imposed Environment Compensation on the Respondent No.13 for the portion for which, the Respondent No.13 has already handed over the completed portion of the projects of M/s Pristine Prism & Pristine Royal at Survey No.6/2 & 7 Village -Aundh, District-Pune for the non-compliances on the part of the societies whom the possession is already handed over and being provided the Waste-Management including STP & SWM - Arrangements in possession and ownership of the premises handed over to the societies with the solid waste management and STPs as well as use of ground water if any from borewells, as those societies would have been responsible for proper operation and maintenance there of as well as compliance of Environmental Norms.
- 5.3) The Respondent-MPC Board have not extended an opportunity of hearing as per the principles of natural justice as per Section 19 (1) of the National Green Tribunal Act, 2010 including the principles of Sustainable Development, the Precautionary Principle and the Polluter Pays Principle as enumerated in the Section 20 of the National Green Tribunal Act, 2010. In the present case, the Respondent-MPC Board not issued any show cause notice nor opportunity of hearing in what so ever manner is given and from which date as well as for which non-compliances, the Environment Compensation of Rs. 14,10,50,000/- (Rupees Fourteen Crore Ten Lacks and Fifty Thousand Only) is being imposed was pointed out.
- 5.4) In fact the Respondent-MPC Board respectively should not have imposed Environment Compensation for the completed portion of the construction project of M/S Pristine Prism & Pristine Royal at Survey No.6/2 & 7 Village -Aundh, District-Pune for which completion certificate/s have been issued by the PMC from time to time as per completion of the construction with reference to the Commencement Certificate/s have been issued by it from time to time prior to five years of filing of the Application No.34/2020 (WZ).
- 5.5) This Hon'ble Tribunal has specifically observed in the Judgment and Order Passed dated 24/02/2022 that the project proponent has benefited itself by the violation of the STP which has not been being provided in the project with more than 20000.00 Square Meters

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for at least some of the buildings and other certain minor non compliances such as the source of water for the swimming pools, if not illegal extraction of ground water, provision of open areas only on podium which according to the Committee is in conformity with the DC Rules, ignoring the law laid down in the Municipal Corporation of Greater Mumbai V/s. Kohinoor CTNL infrastructure Co (P) Ltd., (2014) 4 SCC 538. The Respondent MPC Board instead of assessing Environment Compensation for total BUA by application of straight jacket formula laid down by the CPCB, could have restricted assessment of Environment Compensation only to the non-provision of STP for the buildings for which it was not provided and should not have imposed Environment Compensation on total BUA of M/S Pristine Prism & Pristine Royal at Survey No.6/2 & 7 Village -Aundh, District-Pune.

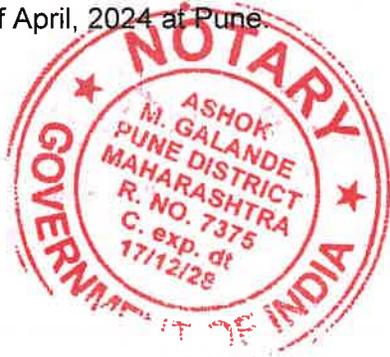
- 5.6) The Respondent No.13 has not provided with the communication dated 16/02/2024 issued on the portal the exact calculations made by the Respondent-Board and therefore the Respondent No.13 specifically requested to make available the details of the calculations vide letter sent on 23/02/2024. Actual details till date have not been made available by the Respondent MPC Board and therefore the Respondent No.13 has in person collected the Affidavit dated 26/02/2024 by hand on 29/02/2024.
- 5.7) After handing over the possession of completed portion along with the STP & SWM-Arrangements, the Concerned Societies are responsible for proper operation & maintenance of those Waste-Management -Arrangements and therefore the Respondent No.13 without having any control over the operation & maintenance of STP & SWM-Arrangements ought not to have been held responsible for such non-operation. At the most, it should have been assessed at the proportionate of non-operation of waste-management and not for total waste-management.
- 5.8) The Environment Compensation methodology adopted by the Respondent MPC Board as per the formula of $EC (Rs.) = PI \times N \times Rx \times S \times LF$, itself does not specifically restrict the assessment of Environment Compensation only to the non-provision of STP to certain buildings, other minor non-compliances and therefore cannot be taken into consideration unless suitably reviewed by giving an opportunity of hearing by following the principles of natural justice. The assessment of compensation for the completed portion of construction of M/S Pristine Prism & Pristine Royal at Survey No.6/2 & 7 Village -Aundh, District-Pune prior to five years of filling of the Application No.34 of 2020 (WZ), for which, the Completion Certificate/s are already issued prior to five years and possessions are already handed over to the societies as per Completion Certificate/s by entering into conveyance deed should not have been assessed with the Environment Compensation.
- 6) The Respondent No.13 has been communicated the directions dated 16/02/2024 on phone without any details of assessment of Environment Compensation with the

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methodology adopted and the period for which, it has been assessed and without extending any opportunity of hearing. Therefore, the Respondent No.13 has immediately communicated in writing to the MPCB, RO Pune that it should be made available vide letter submitted on 17/02/2024 & 23/02/2024 respectively after opening of the offices of the Respondent MPC Board respectively. The Respondent-Board has not made available any details till the Respondent No.13 deputed it's representative to collect the details of assessment on 29/02/2024 in person, when the Respondent – MPC Board's Sub Regional Officer, Pune has made available a copy of Affidavit dated 26/02/2024.

- 7) The Respondent MPC Board may kindly be directed to provide the Respondent No.13 reasonable opportunity of hearing by following the principles of natural justice as per Section 19 (1) of the National Green Tribunal Act, 2010. The execution of the directions issued by the Regional Officer, MPCB, Pune to deposit an amount of Rs. 14,10,50,000/- (Rupees Fourteen Crore Ten Lacks and Fifty Thousand only towards the assessment of damage stated to be already caused to the Environment and recovery of Environmental Compensation as per 'Polluter Pay' Principle to the MPCB within stipulated period may kindly be stayed till review of assessment order by the MPCB by following due procedure laid down by this Hon'ble Tribunal and Hon'ble Benches of High Court/s and Hon'ble Supreme Court of India from time to time.

Dated this 3rd Day of April, 2024 at Pune.



For & On behalf of Appellant:
AFFIANT.

(Shri. Ishwarchand K. Goyal)
Partner of the Firm

VERIFICATION

I, Ishwarchand K. Goyal Partner of the Firm M/S Pristine Prism & Pristine Royal at Survey No.6/2,7 and M/s Pristine Privilege at Survey No.6/5, CTS No.2560 (Part), Village-Aundh, District-Pune, do here by state that the contents of para 1 to 7 of this Appeal are true and correct to the best of my knowledge and belief as well as legal advice given to us.

Dated this 3rd of April, 2024 at Pune.

For the Appellant,

ATTESTED BY

ASHOK NARUTTRAO GALANDE
NOTARY
GOVT. OF INDIA

NOTED AND REGISTERED

AT SR. NO. 1036/2024

DATE 09 APR 2024

(Shri. Ishwarchand K. Goyal)
Partner of the Firm

03 APR 2024

Fw: Environmental Compensation in respect of M/s. Padmavati Associates as M/s. Pristine Prism & Pristine Royal, Sr. No. 6/2,7 and M/s. Pristine Privilage S.No. 6/5, CTS No. 2560(pt), Village Aundh, Pune w.r.t. NGT Original Application No. 34/2020 (EA N...

3 messages

SRO Pune 1 <sropune1@mpcb.gov.in>

Tue, Feb 20, 2024 at 5:00 AM

To: "prashant.sharma@pristinedeveloper.com" <prashant.sharma@pristinedeveloper.com>

Sir,

Please find attached here with Environmental Compensation in respect of M/s. Padmavati Associates as M/s. Pristine Prism & Pristine Royal, Sr. No. 6/2,7 and M/s. Pristine Privilage S.No. 6/5, CTS No. 2560(pt), Village Aundh, Pune w.r.t. NGT Original Application No. 34/2020.

You are requested to comply with the direction.

Thanks & Regards,

Nitin Shinde
Sub Regional Officer,
MPC Board, Pune-I.

From: RO Pune <ropune@mpcb.gov.in>

Sent: 16 February 2024 13:16

To: SRO Pune 1 <sropune1@mpcb.gov.in>

Cc: Legal Retainer <legalretainer@mpcb.gov.in>

Subject: Re: Environmental Compensation in respect of M/s. Padmavati Associates as M/s. Pristine Prism & Pristine Royal, Sr. No. 6/2,7 and M/s. Pristine Privilage S.No. 6/5, CTS No. 2560(pt), Village Aundh, Pune w.r.t. NGT Original Application No. 34/2020 (EA N...

The Letter is enclosed herewith to deposit **Environmental Compensation in respect of M/s. Padmavati Associates as M/s. Pristine Prism & Pristine Royal, Sr. No. 6/2,7 and M/s. Pristine Privilage S.No. 6/5, CTS No. 2560(pt), Village Aundh, Pune w.r.t. NGT Original Application No. 34/2020.**

You are hereby instructed to ensure the receipt of this letter to the concern industry authority .

With Regards,

(Ravindra Andhale)
Regional Officer,
M. P. C Board Pune.



From: SRO Pune 1 <sropune1@mpcb.gov.in>

Sent: 02 January 2024 12:09

To: Dr. V. M. Motghare <jdair@mpcb.gov.in>; Netra Chaphekar <lo@mpcb.gov.in>

Cc: RO Pune <ropune@mpcb.gov.in>; Legal Retainer <legalretainer@mpcb.gov.in>

Subject: Environmental Compensation in respect of M/s. Padmavati Associates as M/s. Pristine Prism & Pristine Royal, Sr. No. 6/2,7 and M/s. Pristine Privilage S.No. 6/5, CTS No. 2560(pt), Village Aundh, Pune w.r.t. NGT Original Application No. 34/2020 (EA No. 17/2)

Sir,

As per Hon'ble NGT order calculated Environmental Compensation in respect of M/s. Padmavati Associates as M/s. Pristine Prism & Pristine Royal, Sr. No. 6/2,7 and M/s. Pristine Privilage S.No. 6/5, CTS No. 2560(pt), Village Aundh, Pune w.r.t. NGT Original Application No. 34/2020 (EA No. 17/2023).

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Submitting here with Office Note for appropriate decision regarding Environmental Compensation of ' Rs. 14,10,50,000/-.
The matter is placed on 05/01/2024.

Thanks & Regards,

Nitin Shinde
Sub Regional Officer,
MPC Board, Pune-I.

 **Padmavati -EC.PDF**
373K

Prashant Sharma <prashant.sharma@pristinedeveloper.com>
To: Amitkumar Pawar <pawaramitkumar55@gmail.com>

Thu, Mar 28, 2024 at 5:27 AM

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REGARDS,



 **Padmavati -EC.PDF**
373K

Prashant Sharma <prashant.sharma@pristinedeveloper.com>
To: Dattatarya Devale <dattadevale252@gmail.com>

Mon, Apr 1, 2024 at 3:41 PM

[Quoted text hidden]

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REGARDS,



 **Padmavati -EC.PDF**
373K

S.D. Shilimkar
True copy of E-mail



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**MAHARASHTRA POLLUTION CONTROL BOARD
REGIONAL OFFICE -PUNE**

Phone No. 020-25816451

Fax No. 020-25811701

e-mail : ropune@mpcb.gov.in

"Your Service is our Duty"

Jog Centre, 3rd Floor, Wakdewadi,
Old Pune Mumbai Road,
Pune- 411003

MPCB/RO/EC/240216-FIS-0036

Date: 16/02/2024

To,
M/s. Padmavati Associates,
As M/s. Pristine Prism and Pristine Royal,
Sr. No. 6/2, 7 and M/s. Pristine Privillage,
S. No. 6/5, CTS No. 2560 (pt), Village Aundh,
Pune.

Sub: - To deposit Environmental Compensation

- Ref:-** 1) Hon'ble NGT Passed Order on 24/02/2022 in case no Original Application No.34/2020 (WZ) titled Tanaji Balasaheb Gambhire V/s. Union of India.
2) Hon'ble NGT Passed an order on 22/09/2023 in EA No. 17/2023 in OA 34/2020 titled Tanaji Balasaheb Gambhire V/s Union of India.
3) Office Note submitted by Sub Regional Officer, Pune – I vide no. MPCB-ON-3111 on 23/01/2024 and Approved by Board's Competent Authority on 15/02/2024

WHEREAS, The Original Application No. 34/2020 (WZ) titled "Tanaji Balasaheb Gambhire V/s. Union of India", in the Hon'ble National Green Tribunal (NGT) is related to setting up of construction project by M/s. Padmavati Associates, Pune without requisite Environmental Clearance (EC) and violation of other environmental norms by Padmavati Associates, Pune.

AND WHEREAS, the Hon'ble NGT vide order Dtd.09/07/2020 constituted a Joint Committee of Maharashtra Pollution Control Board and Pune Municipal Corporation and SEIAA.

AND WHEREAS, the joint committee has submitted its report on 24/08/2020 to the Hon'ble NGT.

AND WHEREAS, accordingly the Hon'ble NGT(WZ) passed the judgement / order on 24/02/2022 therein constituted joint committee of CPCB and MPCB to take further remedial action fix liability for the violations. Including assessment and recovery of compensation. The committee may also prepare plan for restoration out of the compensation, to be recovered from the PP.

AND WHEREAS, in compliance of the said Judgement / Order Sub Regional Officer, Pune-I assessed the Environmental Compensation of amounting Rs. 14,10,50,000/- (Rupees Fourteen Crore Ten Lakhs and Fifty Thousand Only).

2...



144

NOW THEREFORE, in compliance of the Order / Judgment dtd. 24/02/2022 in OA No. 34/2020 and Order Dtd. 22/09/2023 in EA No. 17/2023 passed by Hon'ble NGT, you are hereby directed to deposit an amount of **Rs. 14,10,50,000/- (Rupees Fourteen Crore Ten Lakhs and Fifty Thousand Only)** towards the assessment of damage already caused to the environment and recovery of environmental compensation as per 'Polluters Pay' Principle to the Maharashtra Pollution Control Board, Kalpataru Point, 3rd Floor, Sion (East), Mumbai-400 022, within a period of 7 days from date of receipt of these directions, failing which, the Board will have no option than to initiate appropriate legal action against you, which please note.

This is issued with the approval of the Hon'ble Member Secretary of the Board.

**For and on behalf of the
Maharashtra Pollution Control Board**

Ravis

**(Ravindra Andhale)
Regional Officer, Pune.**

Copy submitted to: for favour of information.

1. Hon'ble Member Secretary, MPCB, Mumbai.
2. Joint Director (WPC), MPCB, Mumbai.
3. Law Officer (P & L Div), MPCB, Mumbai.

Copy to Sub-Regional Officer, Pune-I for necessary follow up and report.

*S.D. Shilmanar
True office copy*



PADMAVATI ASSOCIATES

Survey No. 6/2&7, Near Berman Circle, Behind Spicer College, Pune-411067

To,

The Regional Officer,

Maharashtra Pollution Control Board,

3rd Floor, Jog Centre, Wakadewadi, Pune -411003.

Subject- Reply & Objections to the Directions for the assessment of Environmental Compensation of Rs.14, 10, 50,000/- Reference- Your Letter dated 16th February, 2024 imposing Environmental Compensation without extending any opportunity of hearing & without supplying the details with the manner in which and for which period EDC is assessed and basis or working of compensation.

R/Sir,

We have received your Directions vide Letter dated 16th February, 2024 imposing Environmental Compensation without extending any opportunity of hearing & without supplying the details with the manner in which and for which period EDC is assessed and basis or working of compensation. We do not accept your unreasonable Environmental Compensation communicated to us without extending any opportunity of hearing as per the principles of natural justice and not providing the calculation details and formula as well as period for which, it is calculated. You are therefore requested to make available above details on top priority basis to know how you have calculated huge amount of compensation immediately, so as to submit our detailed reply & objections thereto and initiate further necessary action thereon. We reserve our right to further appropriate remedy thereto. Dated this 17th February, 2024 at Pune.

For M/s Padamavati Associates, M/s Pristine Prism & Pristine Royal, Aundh, Pune.


Partner

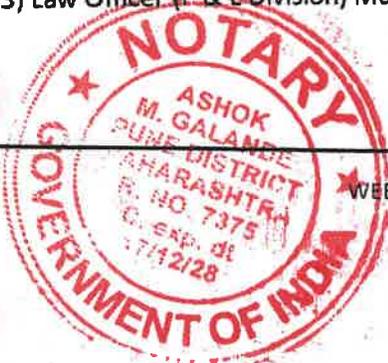


Received on Dt. 22/02/2024

Clerk
R. O. M. P. C. B. Pune

Copy submitted to

- 1) Hon'ble Member Secretary, MPCB, Mumbai.
- 2) Joint Director (WPC) Mumbai
- 3) Law Officer (P & L Division) Mumbai. 4) SRO, MPCB, Pune-1



WEBMAIL: www. Pristine pune.com

S. D. Shrinikar
True office copy

146

<Track on www.indiapost.gov.in>

भारतीय डाक To:Pana



India Post

srpapertech@gmail.com 9822094620



RM29325A677IN IVR:827729325A677
RL SANGAVI S.O (411027)
Counter Nos1,22/02/2024,10:49
To:REGIONAL OFFICER ,MAHARASHTRA
PIN:411003, Khadki S.O
From:PADMAVATI A, NEAR BREMAN CIRC
Wt:36gms, REB=17.0
Amt:31.86(Cash)Tax:4.86

[Signature]
23/2/2024

True copy of Acknowledgment
S.D. Shrinuar



147

Annexure - C

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

**EXECUTION APPLICATION NO.17 OF 2023 (WZ)
IN
ORIGINAL APPLICATION NO. 34 OF 2020 (WZ)**

Tanaji Balasaheb Gambhire

.... Applicant

Versus

Union of India & Ors..

....Respondents

**AFFIDAVIT ON BEHALF OF MAHARASHTRA
POLLUTION CONTROL BOARD i.e. RESPONDENT NO. 6
& 7.**

I, Nitin Shinde, aged about 58 years, occupation – Service, the Sub-Regional Officer of the Maharashtra Pollution Control Board at Pune-I having office at 2nd Floor, Jog Centre, Wakdewadi, Pune – 411 003, do hereby state on solemn affirmation as under :-

(1) I say and submit that present Execution Application has been filed for seeking execution of the Order dated 24/02/2022 passed by this Hon'ble NGT in Original Application No. 34/2020.

(2) I say and submit that in the said Execution Application bearing No.17/2023, the Hon'ble NGT vide order dated 05/01/2024 directed the Respondent Board to file the reply affidavit.

(3) I say and submit that in compliance of the orders passed by this Hon'ble Tribunal, the Respondent-Board has assessed the Environment Compensation as under :-



Received by hand
Sharma
29/02/2024 (29/02/2024)

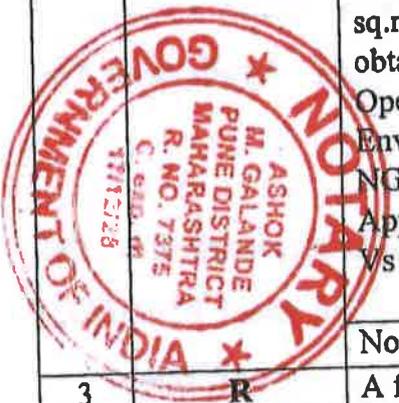
Environment Compensation to be levied on Construction unit Respondent no. 13-PP - M/s. Padmavati Associates M/s. Padmavati Associates as M/s. Pristine Prism & Pristine Royal, Sr. No. 6/2, 7 and M/s. Pristine Privaage, Village, SANGAI, NE. MAKHA, P. WE CIT, CASH, RE. 15, 05/12/2019

Methodology of CPCB confirmed by Hon'ble NGT (PB) in Original Application No. 593/2017 (arising from Writ Petition (Civil) No.375/2012 before the Hon'ble Supreme Court) titled as Paryavaran Suraksha Samiti & Anr. Versus Union of India & Ors. dated 28/08/2019

Formula: EC (Rs.) = PI x N x R x S x LF,
 Since it is Red category Unit, wherein, PI taken as 80, R is factor and it is taken as Rs. 250, S is scale of operation as it is small scale S is taken as 0.5 and LF is taken 1 as Population is less than 1 million. The Construction unit has not obtained prior Environment Clearance from SEIAA and Consents from MPCB therefore the violation period is consider from the EIA notification dated 14/09/2006 (Considering the Commencement Certificate dated 18/03/2006) till the date of Hon'ble NGT order dated 24/02/2022 in Original Application 34/2020 Tanaji Balasaheb Gambhire Vs Union of India & Ors.

Therefore, the calculation of EC to be levied is as under:

Sr. no.	Parameter	Description	Calculation
1	PI	Pollution Index of industrial sector (Consent categorisation)	80
2	N	Considering the period from the Environmental Impact Assessment (EIA) Notification, dated: 14/09/2006 for the total built-up area of 55,862.25 sq.mt, which is beyond 20,000 sq.mt. without obtaining Consent to Establish, Consent to Operate and without obtaining prior Environment Clearance till the date of Hon'ble NGT order dated 24/02/2022 in Original Application 34/2020 Tanaji Balasaheb Gambhire Vs Union of India & Ors.	EIA Notification 14/09/2006 NGT Order dated 24/02/2022
		No. of Days violation	5642
3	R	A factor in Rupees	250
4	S	Scale of Operation (LSI=1.5, MSI=1, SSI=0.5)	0.5
5	LF	Location Factor [Population in million, less than 1=1, 1 to less than 5=1.25, 5 to less than 10=1.5, 10 and above=2	1



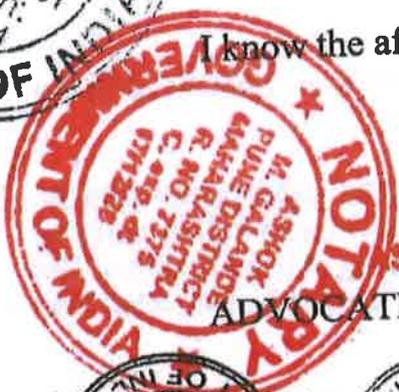
	EC in Rupees	PI x N x R x S x LF	14,10,50,000/-.
--	--------------	---------------------	-----------------

- (4) I say and submit that as per the formula, the Compensation assessed as Rs 14,10,50,000/- (Fourteen Crore Ten Lakh and Fifty Thousand Only).
- (5) I say and submit that accordingly, the Respondent Board vide letter dated 16/02/2024 informed to the Respondent No.13-PP M/s. Padmavati Associates to deposit Environment Compensation of Rs.14,10,50,000/- A copy of the said letter dated 16/02/2024 is attached as an Annexure I.
- (6) I say and submit that as decided by the Joint Committee, the Respondent-Board vide e-mails dated 29/12/2023 and 02/01/2024 requested to the IIT, Powai, Bombay to prepare Action Plan for restoration of environment.

Solemnly affirmed on this **26 FEB, 2024** day of February, 2024 at Pune.

I know the affiant

For and on behalf of Maharashtra Pollution Control Board i.e. Respondent Nos. 6 & 7.



TRUE COPY

ASHOK MARUTRAO GALANDE
NOTARY
GOVT OF INDIA

Nitin Shinde
26/02/24
(Nitin Shinde)
Sub-Regional Officer,
MPCB Pune -I



BEFORE ME
Mangala N. Chavan
MANGALA N. CHAVAN
ADVOCATE & NOTARY
GOVERNMENT OF INDIA

150

**MAHARASHTRA POLLUTION CONTROL BOARD
REGIONAL OFFICE - PUNE**

Phone No. 020-25816451
Fax No. 020-25811701
e-mail: ropune@mpcb.gov.in



"Your Service is our Duty"

Jog Centre, 3rd Floor, Wakdewadi,
Old Pune Mumbai Road,
Pune- 411003

Annexure I

MPCB/RO/EC/240216-FTS-0086

Date: 16/02/2024

To,
M/s. Padmavati Associates,
As M/s. Pristine Prism and Pristine Royal,
Sr. No. 6/2, 7 and M/s. Pristine Privillage,
S. No. 6/5, CTS No. 2560 (pt), Village Aundh,
Pune.

Sub: - To deposit Environmental Compensation

- Ref:- 1) Hon'ble NGT Passed Order on 24/02/2022 in case no Original Application No.34/2020 (WZ) titled Tanaji Balasaheb Gambhire V/s. Union of India.
2) Hon'ble NGT Passed an order on 22/09/2023 in EA No. 17/2023 in OA 34/2020 titled Tanaji Balasaheb Gambhire V/s Union of India.
3) Office Note submitted by Sub Regional Officer, Pune - I vide no. MPCB-ON-3111 on 23/01/2024 and Approved by Board's Competent Authority on 15/02/2024



WHEREAS, The Original Application No. 34/2020 (WZ) titled "Tanaji Balasaheb Gambhire V/s. Union of India", in the Hon'ble National Green Tribunal (NGT) is related to setting up of construction project by M/s. Padmavati Associates, Pune without requisite Environmental Clearance (EC) and violation of other environmental norms by Padmavati Associates, Pune.

AND WHEREAS, the Hon'ble NGT vide order Dtd.09/07/2020 constituted a Joint Committee of Maharashtra Pollution Control Board and Pune Municipal Corporation and SEIAA.

AND WHEREAS, the joint committee has submitted its report on 24/08/2020 to the Hon'ble NGT.

AND WHEREAS, accordingly the Hon'ble NGT(WZ) passed the judgement / order on 24/02/2022 therein constituted joint committee of CPCB and MPCB to take further remedial action fix liability for the violations, including assessment and recovery of compensation. The committee may also prepare plan for restoration out of the compensation, to be recovered from the PP.

AND WHEREAS, in compliance of the said Judgement / Order Sub Regional Officer, Pune-I assessed the Environmental Compensation of amounting Rs. 14,10,50,000/- (Rupees Fourteen Crore Ten Lakhs and Fifty Thousand Only)



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151

NOW THEREFORE, in compliance of the Order / Judgment dtd. 24/02/2022 in OA No. 34/2020 and Order Dtd. 22/09/2023 in EA No. 17/2023 passed by Hon'ble NGT, you are hereby directed to deposit an amount of Rs. 14,10,50,000/- (Rupees Fourteen Crore Ten Lakhs and Fifty Thousand Only) towards the assessment of damage already caused to the environment and recovery of environmental compensation as per 'Polluters Pay' Principle to the Maharashtra Pollution Control Board, Kalpataru Point, 3rd Floor, Sion (East), Mumbai-400 022, within a period of 7 days from date of receipt of these directions, failing which, the Board will have no option than to initiate appropriate legal action against you, which please note.

This is issued with the approval of the Hon'ble Member Secretary of the Board.

**For and on behalf of the
Maharashtra Pollution Control Board**

Ravindra

(Ravindra Andhale)
Regional Officer, Pune.

Copy submitted to: for favour of information.

1. Hon'ble Member Secretary, MPCB, Mumbai.
2. Joint Director (WPC), MPCB, Mumbai.
3. Law Officer (P & L Div), MPCB, Mumbai.

Copy to Sub-Regional Officer, Pune-I for necessary follow up and report.



TRUE COPY

A Galande

**ASHOK MARUTRAO GALANDE
NOTARY
GOVT OF INDIA**



PUNE MUNICIPAL CORPORATION

(Future correspondence should refer to below assigned Reference Number and date)
(This Agreement Bond is issued to applicant without considering reference to ownership rights to plot or building).

Certificate to commence construction

Commencement Certificate

The said Certificate to Commence construction and Agreement Bond for construction is being issued under Sections 44/45/58/69 of Maharashtra Regional and Town Planning Act, 1966 and under Sections 253 and 254 of Provincial Municipal Corporation Act, Bombay 1949 subject to following mentioned terms and conditions.

Case No. ADH/0357/05/NEW

Authority

Proposal Type : Residential

Office of the Planning

Pune Municipal Corporation
Shivajinagar, Pune-5.

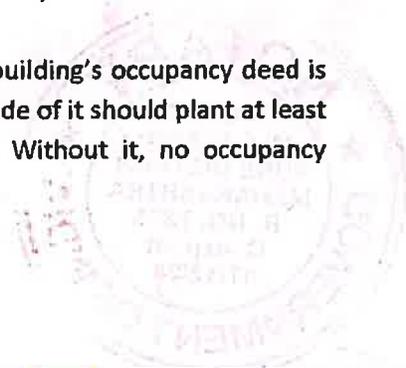
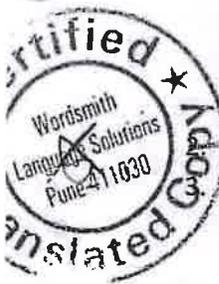
No.	CC/4407/05
Date :	18/03/2006.
Shri/Smt. JAYANT H.SHAH (PAH) through L.S.	To
Shri. Jagdish Prabhakar Deshpande	
R/o. Pune , Peth b/7 Success Chambers, 232 Apte Road	Plot Survey No.
PUNE 411004.	
Vide Sections 44/45/58/69 of The Maharashtra Regional and Town Planning Act, 1966 and under Sections 253 and 254 of Provincial Municipal Corporation Act, Bombay 1949 and within the boundaries of Pune municipal Corporation	
Market: Aundh, Housing Survey No. 6+7, Hissa no. :2	
Final Plot No. Plot No.-	
You issued notice to the Municipal Corporation to commence construction which was received as on date 10/1/2006.	
Thereupon, to commence construction permission is being granted subject to the following	

1. Concerned amended Development Plan Draft is sanctioned by the Maharashtra Government as on date 5/1/1987. In pursuance to it, if the new construction causes any prefix or damage, no damages or compensation can be claimed therefore and no responsibility arises out of it on the Municipal Corporation.

The work must be carried on exactly as depicted in the enclosed new/amended map.

Once the work reaches the stage of plinth, matters like set-back, marginal open spaces etc. should be got inspected and verified from office of the Planning Authority. Without their sanction further work should not be initiated.

4. This Sanction Certificate is issued on precondition that earmarked boundary of the road shall be got drawn up on the spot from Office of the Hon. Assistant Engineer (Land-Procurement) , and then only construction shall be commenced.
5. This Certificate is issued subject to terms and conditions written/affixed on the back of accompanying map.
6. The plot on which new construction has come up, before that building's occupancy deed is divided, every owner should within the compound wall and outside of it should plant at least four trees and ensure their proper growth and bringing up. Without it, no occupancy



certificate shall be issued. Proper encasement to the trees outside the compound is to be done by applicant.

7. Unless sundry odds and ends, bits and pieces of building material and mess lying on road and in the surroundings and within compound are cleaned and disposed of and area made absolutely clean, the application for occupancy certificate for building will not be entertained. The Demolition Department will guide as regards place to chuck/to dispose of the construction garbage.
8. Before commencement of work, unless maps are submitted to Hon. City Asst. Engineers (Drainage) and (Water-supply) and their approval is obtained, work should not be commenced.
9. If trees stand in the area of construction, they should not be fell without prior permission of Tree Authority , otherwise the act may be subjected to prosecution . Please note this.
10. Though Construction Planning Authority has issued permission for septic tank, still construction as regards septic tank or drainage should not be commenced until maps relating to drainage are submitted to Hon. City Asst.Engineer (Drainage Department) and his permission is obtained; and certificate as regards completion of Drainage Work should be submitted before seeking occupancy certificate.
11. The area which was shown to be demolished in the map, first should be demolished and then new construction should be undertaken.
12. The Applicant will be solely responsible if any dispute arises as regards ownership rights or other rights or as regards boundaries and ownership of areas.
13. At least one temporary toilet and one temporary urinal should be constructed for convenience of workers/labourers. If already such old toilet and urinal exist, new constructions need not be carried on.
14. Certificate should be produced first for due payment of Municipal taxes and cess before requisition for Occupancy Certificate.

While carrying out the work in accordance with above referred construction commencement certificate, Town Planning Act or rules and regulations made thereunder should not be infringed.

If any reservations or ambiguity exists as regards interpretations of above referred Construction Commencement Certificate, matter should be raised with Municipal Corporation to seek clarifications and explanations beforehand before commencing the construction.

Sd/-

Inspector-Building
Office of the Planning Authority
(Construction)

18/03/06

sd/-

18/3/06

Assistant Engineer (Controller-

Pune municipal Corporation



RULES AND REGULATIONS

1. On completion of work under Section 260 of Provincial Municipal Corporation Act, Bombay 1949 , it is necessary to submit an application in the Office of Municipal Corporation to obtain Occupancy Certificate ; it will facilitate Hon. City Municipal Engineer or any person appointed by him in this respect to spot check and inspect at the actual location and grant permission to occupy the place. Any person behaving contrary to these rule may be subjected to fine of Rs. 500/- specified in Section 392 of Provincial Municipal Corporation Act, Bombay 1949.
2. While constructing gallery/balcony of a new house, if electrical or other mechanical wires need to be shifted, its responsibility does not rest upon the Municipal Corporation. The Applicant, in this respect should arrange for obtaining prior permission with concerned authority directly.
3. Doors of house, gate and garage should be inwardly opening; the planes should not move beyond plinth.
4. The eves of houses with only one floor should not protrude beyond one foot of wall. If there are more than one floor, they should not be more than one and half feet beyond outer wall. The water carried by eves should not fall in the gutter adjoining the road from high above and therefore should be released in near gutter adjoining street at gutter-height through suspended horizontal eves and vertical pipes so as to ensure that water does not spread by fall from height.

Through this certificate no permission whatsoever is granted to block or curtail/lessen any natural flow of water (especially that of rain water) . Commensurate to the height of building, appropriate pump-set and tank arrangement should be there to lift water.

5. Big Iron sheets or Stones/boulders brought into use for house-construction should not be stored within the boundaries of municipal area without permission and paying requisite fees to the Municipal Corporation . If they are stored without prior permission of municipal Corporation, it amounts to an offence.
6. The place which is subject to agricultural cess to Government, if is to be employed in construction of house/houses, it should be done only after prior permission of the Hon. District Collector, Pune. No construction work should be commenced without such prior permission.
7. If it comes to the notice of Municipal Corporation that a public vacant place is brought into use for an unauthorised construction , such construction will be demolished and the vacant lot will be taken into possession. This certificate does not vitiate such action and if any damage takes place thereby, the municipal corporation is not responsible for that.
8. Your construction activity should not cause nuisance and disturbance of any kind to the neighboring people or others ; responsibility in this respect is that of yours. This certificate in any manner does not obstruct rights of others and if you indulge in any construction ultra vires your due rights, the ultimate responsibility therefore is that of yours.

If production of this certificate is demanded for inspection by any servant of Municipal Corporation or personnel of police department, it should be so produced. If there is refusal to such inspection, it shall be construed that the construction is being carried on without Certificate to sanction for commencement of work.

9. This Certificate shall be in vogue for an year and thereafter it will be construed to be automatically revoked/cancelled. Thereafter it will be construed to be automatically cancelled. As per said Sanction, if work is to be continued after one year, along with new supervision memo application is to be made and sanction for **Certificate to Commence Construction** should be got extended. Only after such extension, construction should be further carried.

11. On special occasions/in special instances, if the Municipal Corporation issues written Orders, you must abide by such Order. The said Order is not vitiated by said Certificate.

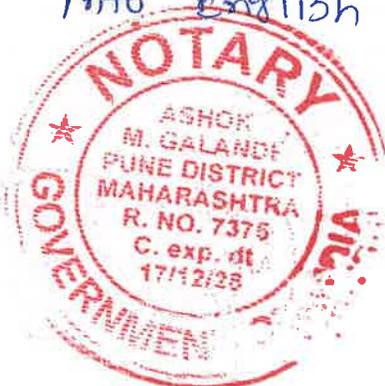


12. Before commencement of construction, water meter should be installed from Civil Department.
13. The Municipal Corporation is not responsible for water-pressure. Since the water-pressure of Corporation is low, if it does not climb enough to upper floors, to ensure sufficient water to entire building in sufficient quantity, in the open vacant area within compound wall adjacent to building, House owner shall construct water-storage tank as advised by Hon. City Engineer, of prescribed size, design and specifications and main water-line of Municipal Corporation shall have to be left therein to fill it. Thereafter the said accumulated water will have to be taken through pipes by fitting an electric motor on said tank to a special tank built up on top of the building and same be redistributed to all floors through down-take pipes to all floors. The Owner will have to make such arrangement. Size of such tank should be as prescribed by Hon. City Engineer. In spite of House Owner's readiness to do so, if the electricity company refuses to supply electricity for the same, said pump should be operated through diesel oil or petrol by House Owner by fitting pumps so run thereon. Unless such arrangement is done by Owner, Occupancy Certificate will not be issued ; and the House owner cannot use the house for his self-occupation or for use of others.
14. The water-tab fitting work should be undertaken only after getting their maps approved and only through licensed plumber.
15. If flushing toilet is to be constructed, in toilet pull-chain system and single/double-take closed cistern with ensuring sufficient water must be provided.
16. Unless written permission is obtained from Municipal Corporation, new well, pond/lake/reservoir or pool/puddle, tank, or fountain should not be dug/constructed. Gully-traps and open gutters must be provided with mosquito-manifestation control system. Proper covering lids must be provided to tanks/ponds so that no dust/rubbish/refuse/trash enters in them. They should be supplemented with sturdy lock and key which are easily and simply operative. The overflow pipes should have protection of wire-gauze. Compound wall should not be fitted with cover of broken -bottle-glass pieces. The plinths of flushing toilets or other types of toilets should be above two feet high from center point of adjacent street or that of open space around building belonging to house owner.
17. Developments of concerned road,electricity,water,drainage etc. must be only as per specifications of Municipal Corporation; or there should not be any complaints in their respect or no illegal usurpation of road should be there for this purpose



S. D. Shilimkar

True Translation of Marathi office copy
into English



Annexure - 0-1
(Marathi) 156

पुणे महानगरपालिका

(यापुढील पत्रव्यवहारात खालील क्रमांक व दिनांक यांचा उल्लेख करावा)
(जागेच्या वा इमारतीच्या कायदेशीर मालकी हक्कांचे संदर्भ लक्षात न घेता अर्जदातस हे संमतीपत्र देण्यात येत आहे.)

बांधकाम चालू करणाऱ्या बांधकाम
(कमन्सुमरिअटिफिकेट)

सदरचा बांधकाम चालू करणाऱ्या बांधकाम आणि बांधकामाचे संमतीपत्र महानगरपालिका अधिनियम, सन १९४९ च्या कलमे ४४/४५/५८/६९ यांतून अर्जदारी प्रक्रिके
महानगरपालिका अधिनियम, सन १९४९ च्या कलमे (वेव्हिंग) ५१ प्र. २४४ यातील तरतुदीप्रमाणे खालील अटीवर देण्यात येत आहे.

प्रकल्प क्रमांक : ADH/0357/05 / NEW
Proposal Type : Residential

बांधकाम नियंत्रण कार्यालय

पुणे महानगरपालिका
शिवाजीनगर, पुणे - ५.

CC/4407/05

दिनांक : 18/3/2006

श्री/श्रीमती JAYANT H SHAH (PAH)

द्वार ला. अ.

याम

श्री JAGDISH PRABHAKAR DESHPANDE

पहिल्या मं. भे. b/7 success chambers, 232 apte
rd. pune 411004

फरक नसतो

महाराष्ट्र नगर स्वामि अधिनियम, सन १९६६ च्या कलमे ४४/४५/५८/६९ व ५१ प्र. २४४ यातील तरतुदीप्रमाणे खालील अटीवर देण्यात येत आहे.

१९४९ च्या कलमे २५३/२५४ प्रमाणे पु. म. महानगरपालिकेच्या तर्फे

पेट Aundh घटक नसतो. Survey No: 6+7, Hissa No: 2

फायनल प्लॉट क्र. प्लॉट क्र.

बांधकाम करणाऱ्या महानगरपालिकेला तुम्ही नॉटरीस दिली ती दिनांक : 10/1/2006 या दिवशी घेऊन

सहायक काम करणाऱ्या बांधकामाची लिखित वेव्हिंग प्रत घ्यावी व अर्जदारी मधील देण्यात येत आहे.

- संबंधी सुधारित विकास योजना आराखडा महाराष्ट्र सरकारने दि. ५/१/१९८७ या दिवशी मान्य केला आहे. त्यास अनुसरून नवीन कामास काही उपसर्ग पोहोचत असल्यास अथवा हानी होत असल्यास त्याप्रीत्यर्थ कोणत्याही प्रकारची भरपाई मागणार नाही व ती देण्याची जबाबदारी महानगरपालिकेवर नव्हते.
- सोबतच्या नवीन / दुस्त नकाशात दाखविल्याप्रमाणे काम केले पाहिजे.
- सोबतच्या काम आल्यावर सेट-बॅक, मॉडर्नला ओपन स्पेसिड इ. बावी बांधकाम नियंत्रण कार्यालयाकडून ठरविलेले घ्याव्यात. त्याशिवाय चेत्यावरील काम सुरु करू नये.
- मा. सहायक अभियंता (भूमिप्रापण) यांच्या कार्यालयामार्फत रस्त्यांची प्रमाणरेषा जागेवर असून पेशार व मगच बांधकाम सुरु करणार वा अटीकच हे समतीपत्र देण्यात येत आहे.
- सोबतच्या नकाशावर मागे लिहिलेल्या / चिन्हांकित अटीवर हे संमतीपत्र देण्यात येत आहे.
- ज्या प्लॉटसवर नवीन इमारत बांधण्यात आली आहे त्या इमारतीचे भोगवटापत्र मागण्यापूर्वी प्रत्येक मालकाने इमारतीमधील कांभंड वॉलच्या आत व बाहेर किमान चार झाडे लावून ती व्यवस्थित बांधकामाच्या दृष्टीने योग्य ती व्यवस्था व खबरदारी घ्यावी. त्याशिवाय ऑक्टोपन्सी सर्टिफिकेट (भोगवटा पत्र) मिळवून घ्यावे. रस्त्यावरील झाडाने जुरते सरक्षण कुंपण अर्जदारीने करावयाचे आहे.
- इमारतीचे भोगवटापत्र घेताना रस्त्यावरील व आतील बाजूस टाकण्यात आलेले इमारतीचे अवशिष्ट सामान व पडारोडा उचलून बागा सारू केवळ शिवाय अर्जाचा निचर केला जाणार नाही. राडारोडा कोठे टाकावा याबाबत परपार्टी विभागांमार्फत मार्गदर्शन केले जाईल.
- काम सुरु करण्यापूर्वी मा. नगर उपअभियंता (जलोत्साराण) व (पाणीपुरवठा) यांच्याकडे नकाशे दाखल करून संबंधित कामाकरीला पुर्वप्रथम घेतल्याखेरीज बागेवर कोणतेही काम सुरु करू नये.
- नवीन बांधकाम सुरु करतांना संबंधित जागेमध्ये झाडे असल्यास ती शी अर्जावरील पुर्वप्रथम घेतल्याशिवाय तोडू नयेत; अन्यथा नगरस्थीर वसुळी करणार येते. याची नोंद घ्यावी.
- बांधकाम नियंत्रण खात्याने जरी सेप्टिक टँकसाठी पंचांगी दिली असली तरी ड्रेनेजविषयी मा. नगर उपअभियंता (जलोत्साराण विभाग) यांच्याकडे नकाशे दाखल करून त्याची मंजुरी घेतल्याखेरीज सेप्टिक टँक अगार ड्रेनेजसंबंधी बांधकाम सुरु करू नये व ऑक्टोपन्सी सर्टिफिकेट मागण्यापूर्वी ड्रेनेज कामाचा पुर्वप्रथम घेतल्या हवर करणार घ्यावा.
- जे बांधकाम नकाशात पाहणार म्हणून दर्शविले आहे. ते प्रथम पाहून मग नवीन कामास सुरुवात करणार.
- मालकी हक्काबाबत व इतर कोणत्याही हक्काबाबत व हद्दीबाबत चाद निर्माण झाल्यास त्यास अर्जदार जबाबदार राहणार.
- कामगारांच्या सोयीसाठी जागेवर किमान एक संडास व एक मुतारी तात्पुरत्या स्वल्पाची बांधली पाहिजे. जुने संडास व मुतारी असल्यास लघुमने संडास, मुतारी बांधण्याची गरज नाही.
- भोगवटापत्र मागण्यापूर्वी मैनपाचे कर भरल्याचे दाखला सादर करणार.

वरील संमतीपत्राप्रमाणे काम करताना नगरपालिका अधिनियम अगार त्यास अनुसरून केलेले नियम व पोटनियम यांचा मंग होवा कामा नये.

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

इमारत निरीक्षक
बांधकाम नियंत्रण कार्यालय,
18/3/06

Representative 18/3/06
सहायक अभियंता (बांधकाम नियंत्रण)
पुणे महानगरपालिका.



S. D. Shilimkar
True office copy

Annexure-D-2 (English) 158

PUNE MUNICIPAL CORPORATION

(Future correspondence should refer to below assigned Reference Number and Date)
(This Agreement Bond is issued to applicant without considering reference to ownership right to plot or building).

Certificate to commence construction

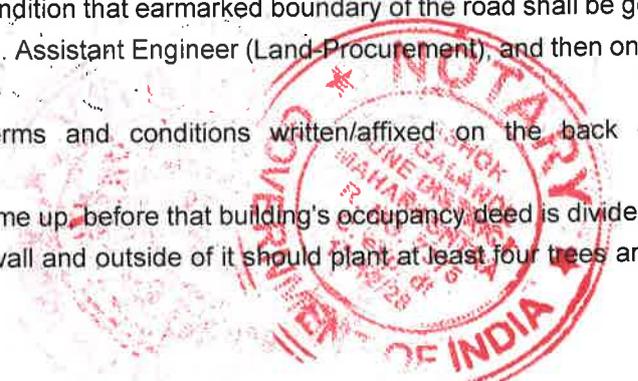
The said Certificate to Commence construction and Agreement Bond for construction is being issued under Sections 44/45/58/69 of Maharashtra Regional and Town Planning Act, 1966 and under Sections 253 and 254 of Provincial Municipal Corporation Act, Bombay 1949 subject to following mentioned terms and conditions.

Case No. ADH/0357/05/REVISED-1

Authority

Proposal Type: Residential	No. CC/2951/06
	Date: 15/11/2006
Shri/Smt. Jayant H. Shah (PAH) through L.S.	To
Shri. Jagdish Prabhakar Deshpande	
R/o. Pune, Peth b/7 Success Chambers, 232 Apte Road	
Pune 411004.	Plot Survey No.
Vide Sections 44/45/58/69 of The Maharashtra Regional and Town Planning Act, 1966 and under Sections 253 and 254 of Provincial Municipal Corporation Act, Bombay 1949 and within the boundaries of Pune municipal Corporation	
Market: Aundh, Housing Survey No. 6+7, Hissa no. :2	
Final Plot No. Plot No.-	
You issued notice to the Municipal Corporation to commence construction which was received as on date 19/10/2006.	
Thereupon, to commence construction permission is being granted subject to the following	

1. Concerned amended Development Plan Draft is sanctioned by the Maharashtra Government as on date 5/1/1987. In pursuance to it, if the new construction causes any prefix or damage, no damages or compensation can be claimed therefore and no responsibility arises out of it on the Municipal Corporation.
2. The work must be carried on exactly as depicted in the enclosed new/amended map.
3. Once the work reaches the stage of plinth, matters like set-back, marginal open spaces etc. should be got inspected and verified from office of the Planning Authority. Without their sanction further work should not be initiated.
4. This Sanction Certificate is issued on precondition that earmarked boundary of the road shall be got drawn up on the spot from Office of the Hon. Assistant Engineer (Land Procurement), and then only construction shall be commenced.
5. This Certificate is issued subject to terms and conditions written/affixed on the back of accompanying map.
6. The plot on which new construction has come up, before that building's occupancy deed is divided, every owner should within the compound wall and outside of it should plant at least four trees and



ensure their proper growth and bringing up. Without it, no occupancy certificate shall be issued. Proper encasement to the trees outside the compound is to be done by applicant.

7. Unless sundry odds and ends, bits and pieces of building material and mess lying on road and in the surroundings and within compound are cleaned and disposed of and area made absolutely clean, the application for occupancy certificate for building will not be entertained. The Demolition Department will guide as regards place to chuck/to dispose of the construction garbage.
8. Before commencement of work, unless maps are submitted to Hon. City Asst. Engineers (Drainage) and (Water-supply) and their approval is obtained, work should not be commenced.
9. If trees stand in the area of construction, they should not be fell without prior permission of Tree Authority, otherwise the act may be subjected to prosecution. Please note this.
10. Though Construction Planning Authority has issued permission for septic tank, still construction as regards septic tank or drainage should not be commenced until maps relating to drainage are submitted to Hon. City Asst. Engineer (Drainage Department) and his permission is obtained; and certificate as regards completion of Drainage Work should be submitted before seeking occupancy certificate.
11. The area which was shown to be demolished in the map, first should be demolished and then new construction should be undertaken.
12. The Applicant will be solely responsible if any dispute arises as regards ownership rights or other rights or as regards boundaries and ownership of areas.
13. At least one temporary toilet and one temporary urinal should be constructed for convenience of workers/labourers. If already such old toilet and urinal exist, new constructions need not be carried on.
14. Certificate should be produced first for due payment of Municipal taxes and cess before requisition for Occupancy Certificate.

While carrying out the work in accordance with above referred construction commencement certificate, Town Planning Act or rules and regulations made thereunder should not be infringed. If any reservations or ambiguity exists as regards interpretations of above referred Construction Commencement Certificate, matter should be raised with Municipal Corporation to seek clarifications and explanations beforehand before commencing the construction.

Sd/-
Inspector-Building
Office of the Planning
Authority
15/11/2006

Sd/-
15/11/2006
Assistant Engineer (Controller-
Construction)
Pune Municipal Corporation

True Translation of Marathi office copy into English.



PUNE MUNICIPAL CORPORATION

(Future correspondence should refer to below assigned Reference Number and Date)
(This Agreement Bond is issued to applicant without considering reference to ownership right to plot or building).

Certificate to commence construction

The said Certificate to Commence construction and Agreement Bond for construction is being issued under Sections 44/45/58/69 of Maharashtra Regional and Town Planning Act, 1966 and under Sections 253 and 254 of Provincial Municipal Corporation Act, Bombay 1949 subject to following mentioned terms and conditions.

Case No. ADH/0357/05/REVISED-B

Proposal Type: Residential

No. CC/1006/12

Project Type : (Proposed Building)

Date: 25/06/2012

To Shri/Smt. Ishwarchand Goyal, through Swapnil J. Deshpande

R/o. Peth 5/5, Prabhat Road, Erandwana, Pune-411004 Plot Survey No. Vide Sections 44/45/58/69 of The Maharashtra Regional and Town Planning Act, 1966 and under Sections 253 and 254 of Provincial Municipal Corporation Act, Bombay 1949 and within the boundaries of Pune municipal Corporation Market: Aundh, Housing Survey No. 6+7, Hissa no. :2 Final Plot No. Plot No.- You issued notice to the Municipal Corporation to commence construction which was received as on date 25/06/2012. Thereupon, to commence construction permission is being granted subject to the following

1. Concerned amended Development Plan Draft is sanctioned by the Maharashtra Government as on date 5/1/1987. In pursuance to it, if the new construction causes any prefix or damage, no damages or compensation can be claimed therefore and no responsibility arises out of it on the Municipal Corporation.
2. The work must be carried on exactly as depicted in the enclosed new/amended map.
3. Once the work reaches the stage of plinth, matters like set-back, marginal open spaces etc. should be got inspected and verified from office of the Planning Authority. Without their sanction further work should not be initiated.
4. This Sanction Certificate is issued on precondition that earmarked boundary of the road shall be got drawn up on the spot from Office of the Hon. Assistant Engineer (Land-Procurement), and then only construction shall be commenced.
5. This Certificate is issued subject to terms and conditions written/affixed on the back of accompanying map.
6. The plot on which new construction has come up, before that building's occupancy deed is divided, every owner should within the compound wall and outside of it should plant at least four trees and ensure their proper growth and bringing up. Without it, no occupancy certificate shall be issued. Proper encasement to the trees outside the compound is to be done by applicant.
7. Unless sundry odds and ends, bits and pieces of building material and mess lying on road and in the surroundings and within compound are cleaned and disposed of and area made absolutely clean, the application for occupancy certificate for building will not be entertained. The Demolition Department will guide as regards place to chuck/to dispose of the construction garbage.



8. Before commencement of work, unless maps are submitted to Hon. City Asst. Engineers (Drainage) and (Water-supply) and their approval is obtained, work should not be commenced.
9. If trees stand in the area of construction, they should not be fell without prior permission of Tree Authority, otherwise the act may be subjected to prosecution. Please note this.
10. Though Construction Planning Authority has issued permission for septic tank, still construction as regards septic tank or drainage should not be commenced until maps relating to drainage are submitted to Hon. City Asst. Engineer (Drainage Department) and his permission is obtained; and certificate as regards completion of Drainage Work should be submitted before seeking occupancy certificate.
11. The area which was shown to be demolished in the map, first should be demolished and then new construction should be undertaken.
12. The Applicant will be solely responsible if any dispute arises as regards ownership rights or other rights or as regards boundaries and ownership of areas.
13. At least one temporary toilet and one temporary urinal should be constructed for convenience of workers/labourers. If already such old toilet and urinal exist, new constructions need not be carried on.
14. Certificate should be produced first for due payment of Municipal taxes and cess before requisition for Occupancy Certificate.

While carrying out the work in accordance with above referred construction commencement certificate, Town Planning Act or rules and regulations made thereunder should not be infringed. If any reservations or ambiguity exists as regards interpretations of above referred Construction Commencement Certificate, matter should be raised with Municipal Corporation to seek clarifications and explanations beforehand before commencing the construction.

Sd/-
Inspector-Building
Office of the Planning
Authority

Sd/-
Assistant Engineer (Controller-
Construction)
Pune Municipal Corporation

True Translation of Marathi office Copy
into English.

S.D. Shinikar



Annexure-D-3

(Marathi) 163

Annexure-C-7

296

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पुणे महानगरपालिका

(पुणे महानगरपालिकेच्या कार्यालय प्रमाणिक व दिवसिक योग्य असलेल्या कायद्याने) (कार्येच्या वा इतरांच्या बाबतही घातकी इतरांचे संपर्क साधत व पैसा अर्जातून हे संपर्कीत देण्यात येत आहे.)

बांधकाम विकास विभाग
पुणे महानगरपालिका
शिवाजीनगर, पुणे - ४११००५

बांधकाम चालू करण्याकरिता दाखला

(कंपेन्समेंट सर्टिफिकेट)

वरील बांधकाम चालू करण्याचा दाखला आणि बांधकामाचे संपूर्ण महापत्र नमूद ठेवण्याबाबत, सन १९६६ च्या कलमे ४४/४५/५८/६९ च्या अर्थाने आणि पुढील प्रांतिक महानगरपालिका अधिनियम, सन १९५९ च्या कलमे (सेक्शन २०४) अन्वयेने बांधकाम प्रस्तावित असलेल्या जाळीत अटीवर देण्यात येत आहे.

प्रस्ताव क्रमांक : ADH/0357/05 REVISED B

Proposal Type : Residential
Project Type : (Proposed Building)

क्रमांक : CC/1006/12

दिनांक : 25/8/2012

श्री. / श्रीमती. MR. ISHWARCHAND GOYAL, ब्यास ला. स. श्री. SWAPNEEL J. DESHPANDE यांस (राहणार पुणे, पेठ 05/6 PRABHAR BUNDER ANDAVANA PUNE, 411004) यांचा सन् १९६६ च्या कलमे ४४/४५/५८/६९ अन्वयेने बांधकाम प्रस्तावित असलेल्या जाळीत अटीवर देण्यात येत आहे. सन १९६६ च्या कलमे ४४/४५/५८/६९ अन्वयेने प्रांतिक महानगरपालिका अधिनियम, सन १९५९ च्या कलमे २५०/२५१ प्रमाणे पुणे महानगरपालिकेच्या सीदेतील. पेठ Aundh परिसर सन् १९५९ Survey No. 8/2+7, परपत्र प्लॉट क्र. प्लॉट क्र. परपत्र बांधकाम करण्यासाठी महानगरपालिकेला हक्की नोटिस दिली. ही दिनांक ०८/०८/२०१२ या दिवशी पोहोचली. त्यावरून काय करण्यास जाळां लिहिलेल्या सुचना व सर्व अटींना संपूर्णतः देण्यात येत आहे.

- संबंधी सुधारित विकास योजना आराखडा महाराष्ट्र सरकारने दि. ५/१/१९८० या दिवशी मान्य केला आहे. त्यास अनुसरून नवीन काही उपसर्ग पोहोचवत अद्यत्वात अद्यत्वात हानी होत असल्यास त्याप्रमाणे कोणत्याही प्रकारची भरपाई मागणार नाही व ती देण्याची जबाबदारी महानगरपालिकेवर नाही.
- सोबतच्या नवीन / दुसऱ्या नकारात दाखविल्याप्रमाणे काम केले पाहिजे.
- जोत्यापरत काम आल्यावर सेट-बॅक, पार्जिनल ऑपर स्थिसिड इ. बांधी बांधकाम नियंत्रण कार्यालयाकडून संपादन घ्याव्यात, त्याशिवाय जोत्यावरील काम सुरु करताने घ्या.
- घा. सहायक अभियंता (भूमीप्राप्ती) यांच्या कार्यालयामार्फत रस्त्याची प्रमाणरेखा जागेवर आखून देणार व मगच बांधकाम सुरु करणार या अटीवरच हे संपूर्ण देण्यात येत आहे.
- सोबतच्या नकारावर मागे लिहिलेल्या / चिकटवलेल्या अटीवर हे संपूर्णतः देण्यात येत आहे.
- ज्या प्लॉटवर नवीन इमारत बांधण्यात आली आहे त्या इमारतीचे भोगवटापत्र मागण्यापूर्वी प्रत्येक मालकाने इमारतीसमोर सोपा भितीच्या आत व बाहेर विमान चार झाडे लावून ती व्यवस्थित बांधविण्याचा इट्टीने योग्य ती व्यवस्था व खबदारी घ्यावी. त्याशिवाय अंतिमपत्ती सर्टिफिकेट (भोगवटा पत्र) मिळणार नाही. रस्त्यावरील झाडांना जर ते संपूर्ण कुंपण अजवळाने कपण्याचे आहे.
- इमारतीचे भोगवटापत्र देताना रस्त्यावरील व आतील बाजूस टाकण्यात आलेले इमारतीचे अवशिष्ट सामान व एकापेक्षा उचलून जाणा साफ केल्याशिवाय अर्जाचा विचार केला जाणार नाही. एकापेक्षा कोडे टाकावे याबाबत परंपरादी विभागापरत मागवून घ्यावे.
- काम सुरु करण्यापूर्वी घा. नगर उपअभियंता (जलोत्सारण) व (पानीपुरवठा) यांच्याकडे नकारा दाखल करून संबंधित कामाकरीता पूर्वमान्यता घेतल्यानंतर घेतील जागेवर कोणतेही काम सुरु करू नये.
- नवीन बांधकाम सुरु करताना संबंधित जागेमध्ये झाडे असल्यास ती दू. अर्थातच पुर्वपत्रानगी घेतल्याशिवाय तोडू नयेत; अन्यथा कायदेशीर कारवाई करण्यात येते. याची नोंद घ्यावी.
- बांधकाम नियंत्रण खात्याने जरी सेट्टीक टॅक्ससाठी पत्रानगी दिली असली तरी दूनेजशिवाय या. नगर उपअभियंता (जलोत्सारण विभाग) यांच्याकडे नकारा दाखल करून त्याची मंजूरी घेतल्यानंतर सेट्टीक टॅक्स आर दूनेजसंबंधी बांधकाम सुरु करू नये. भोगवटा पत्र मागण्यापूर्वी दूनेज कामाचा पुर्वपत्राचा दाखला हजर केल्यास पाव.
- जे बांधकाम नकारात भाडणार म्हणून दाखिले आहे, ते प्रथम पाहून मग नवीन कामास सुरुवात करणार.
- पालकी हुकूमबाबत व इतर कोणत्याही हुकूमबाबत व हद्दीबाबत वाद निर्माण झाल्यास त्यास अर्जावर जबाबदार राहणार.
- कामगारांच्या सोयीसाठी जागेवर किमान एक संडास व एक मुठारी तासुलया स्वक्याची बांधणी पाहिजे. पुणे संडास व मोरी असल्यास याप्रमाणे संडास, मुठारी बांधणी गरज नाही.
- भोगवटापत्र मागण्यापूर्वी मनघाचे कर भरल्याचे दाखला सादर करणार.

११) अपवादपत्र मागण्यापूर्वी दुसऱ्या लेखाकडे मान्य करून घेणार.

वरील संपूर्णप्रमाणे काम करताना नगररचना अधिनियम अन्वयेने अनुसरून केलेले नियम व पोटनियम यांचा भंग होता काय नये. वरील संपूर्णप्रमाणे घाही शक्य येत असेल तर कामास आरंभ केल्यापूर्वी महानगरपालिकेकडे तसे काळवून संपूर्णपत्र करून घ्यावे.

इमारत निरीक्षक
बांधकाम विकास विभाग
प.न.पा., पुणे.

उप अभियंता
बांधकाम विकास विभाग
पुणे महानगरपालिका



S.D. Shrinikar
True office copy



PUNE MUNICIPAL CORPORATION

(Future correspondence should refer to below assigned Reference Number and Date)
(This Agreement Bond is issued to applicant without considering reference to ownership right to plot or building).

Certificate to commence construction

The said Certificate to Commence construction and Agreement Bond for construction is being issued under Sections 44/45/58/69 of Maharashtra Regional and Town Planning Act, 1966 and under Sections 253 and 254 of Provincial Municipal Corporation Act, Bombay 1949 subject to following mentioned terms and conditions.

Case No. ADH/0357/05

Proposal Type: Residential

No. CC/0046/15

Case Type : Revalidation

Date: 08/04/2015

To Shri/Smt. Ishwarchand Goyal, through Swapnil J. Deshpande

R/o. Peth 5/5, Prabhat Road, Erandwana, Pune-411004 Plot Surve No. Vide Sections 44/45/58/69 of The Maharashtra Regional and Town Planning Act, 1966 and under Sections 253 and 254 of Provincial Municipal Corporation Act, Bombay 1949 and within the boundaries of Pune municipal Corporation Market: Aundh, Housing Survey No. 6+7, Hissa no. :2 Final Plot No. Plot No.- You issued notice to the Municipal Corporation to commence construction which was received as on date 23/02/2015. Thereupon, to commence construction permission is being granted subject to the following

1. Concerned amended Development Plan Draft is sanctioned by the Maharashtra Government as on date 5/1/1987. In pursuance to it, if the new construction causes any prefix or damage, no damages or compensation can be claimed therefore and no responsibility arises out of it on the Municipal Corporation.
2. The work must be carried on exactly as depicted in the enclosed new/amended map.
3. Once the work reaches the stage of plinth, matters like set-back, marginal open spaces etc. should be got inspected and verified from office of the Planning Authority. Without their sanction further work should not be initiated.
4. This Sanction Certificate is issued on precondition that earmarked boundary of the road shall be got drawn up on the spot from Office of the Hon. Assistant Engineer (Land-Procurement), and then only construction shall be commenced.
5. This Certificate is issued subject to terms and conditions written/affixed on the back of accompanying map.
6. The plot on which new construction has come up, before that building's occupancy deed is divided, every owner should within the compound wall and outside of it should plant at least four trees and ensure their proper growth and bringing up. Without it, no occupancy certificate shall be issued. Proper encasement to the trees outside the compound is to be done by applicant.
7. Unless sundry odds and ends, bits and pieces of building material and mess lying on road and in the surroundings and within compound are cleaned and disposed of and area made absolutely clean, the application for occupancy certificate for building will not be entertained. The Demolition Department will guide as regards place to chuck/to dispose of the construction garbage.



8. Before commencement of work, unless maps are submitted to Hon. City Asst. Engineers (Drainage) and (Water-supply) and their approval is obtained, work should not be commenced.
9. If trees stand in the area of construction, they should not be fell without prior permission of Tree Authority, otherwise the act may be subjected to prosecution. Please note this.
10. Though Construction Planning Authority has issued permission for septic tank, still construction as regards septic tank or drainage should not be commenced until maps relating to drainage are submitted to Hon. City Asst. Engineer (Drainage Department) and his permission is obtained; and certificate as regards completion of Drainage Work should be submitted before seeking occupancy certificate.
11. The area which was shown to be demolished in the map, first should be demolished and then new construction should be undertaken.
12. The Applicant will be solely responsible if any dispute arises as regards ownership rights or other rights or as regards boundaries and ownership of areas.
13. At least one temporary toilet and one temporary urinal should be constructed for convenience of workers/labourers. If already such old toilet and urinal exist, new constructions need not be carried on.
14. Certificate should be produced first for due payment of Municipal taxes and cess before requisition for Occupancy Certificate.

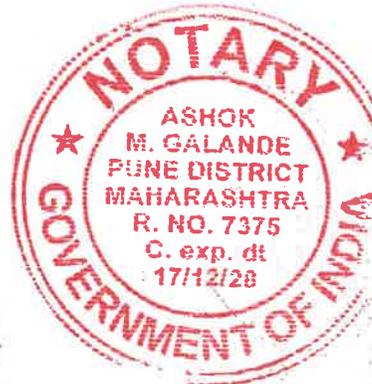
While carrying out the work in accordance with above referred construction commencement certificate, Town Planning Act or rules and regulations made thereunder should not be infringed. If any reservations or ambiguity exists as regards interpretations of above referred Construction Commencement Certificate, matter should be raised with Municipal Corporation to seek clarifications and explanations beforehand before commencing the construction.

Sd/-
Inspector-Building
Office of the Planning
Authority
08/04/2015

Sd/-
Assistant Engineer (Controller-
Construction)
Pune Municipal Corporation
08/04/2015

True Translation of Marathi office copy into
English.

S. D. Shrinani



मुंबई नगरपालिका (३ प्रवृत्ति २०१३ प्रति) Corporation

Pune Municipal Corporation

Pune Municipal Corporation



पुणे महानगरपालिका

बांधकाम विकास विभाग
पुणे महानगरपालिका
शिवाजीनगर
पुणे - ४११००५

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

बांधकाम चालू करण्याकरिता दाखला (संमती नकाशासह)

कमेन्समेंट सर्टिफिकेट

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

प्रकरण क्रमांक : ADH/0357/05
Proposal Type : Residential
Case Type : Revalidation
Project Type : Proposed Building
क्रमांक : CC/0046/15
दिनांक : 8/4/2015

श्री./श्रीमती MR.ISHWARCHAND GOYAL(P.A.H) च्दारा ला स.श्री. SWARNEEL J. DESHPANDE (CA/2005/35074) यांस राहणार पुणे, पेठ 95/B PRABHAT ROAD ERANDAVANA PUNE महाराष्ट्र नगर रचना अधिनियम, सन १९६६ चे कलम ४४/४५/५८/६९ व मुंबई प्रांिक महानगरपालिका अधिनियम, सन १९४९ चे कलमे २५३/२५४ प्रमाणे पुणे महानगरपालिकेच्या समितील पेठ Aundh घराक सन्हे नं. 6/2+7 सि.सं.न - हिस्सा नं. फायनल प्लॉट क्र. - प्लॉट क्र. - (.) (सोसायटी) येथे विकास करण्यासाठी आपण महानगरपालिकेकडे दिनांक 23/2/2015 रोजी प्रस्ताव दाखल केला आहे.

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- सदरचा प्रस्तावातील दर्शविण्यात आलेली दर्शनी अंतरे/रस्ता प्रमाणरेषा पर्यंतचे क्षेत्र पुणे म.न.पा.च्या सुचनेनुसार भविष्यात सार्वजनिक रस्त्याचा भाग राहणार आहे.
- कोणत्याही नवीन इमारतीचा अथवा वाढीव/दुरुस्त इमारतीचा बापर अथवा बापरासाठी परवानगी वा ताबा हा कोणत्याही व्यक्तित्वारे पुणे म.न.पा.चे भोगवटापत्र प्राप्त झाल्याशिवाय करण्यात येऊ नये.
- सदर संमतीपत्राची / विकास परवानगीची मुदत (काम सुरु झालेले नसल्यास) संमतीपत्राचे दिनांकापासून १ वर्षाची राहिल. सोबतचा संमती नकाशा ह्या संमतीपत्रकाचा अविभाज्य भाग समजणेत यावा.
- सदर संमतीपत्र हे मुदत संपल्यानंतर प्रत्येक वर्षी नूतनीकरण करणे आवश्यक आहे, असे नूतनीकरण सलग तीन वेळा करता येईल. तसे न झाल्यास महाराष्ट्र प्रादेशिक आणि नगररचना अधिनियम, १९६६ चे कलम ४४ अन्वये नवीन अर्ज करून संमती घ्यावी लागेल. एम.आर.टी.पी. कलम ४८ अन्वये संमतीपत्राची वैधता राहिल.
- सदरचे संमतीपत्र हे पुढील अटीला भंग झाल्यास रद्द करण्यास पात्र राहिल.
 - (अ) जागेवरील विकसन/बांधकाम हे मान्य नकाशाप्रमाणे दर्शविलेल्या/समत केलेल्या वापरानुसार होत नसल्यास अथवा सदर ठिकाणी अनधिकृत बांधकाम/अतधिकृत बापर चालू असल्यास अटीचा भंग समजण्यात येईल.
 - (आ) सदर बांधकाम प्रस्तावावरील सदरभातील नमुद केलेल्या अटीचे 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 अटीचा 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 अटीचा भंग झाला आहे असे समजण्यात येईल. विकास नियंत्रण नियमावली, नियम क्र. ६.३.२, महाराष्ट्र म्युनिसिपल कॉर्पोरेशन अॅक्ट कलम २५८ अन्वये सदरची परवानगी दिशाभूल करून घेण्यात आली असे समजण्यात येईल.
 - (ई) अर्जदार आणि जा.इसम.हा स्वतः किंवा त्याच्याद्वारे मालकी हक्काचा दावा करून महाराष्ट्र प्रादेशिक आणि नगररचना अधिनियम, १९६६ चे कलम ४२ व ४५ अन्वये असलेल्या तरतुदीचे उल्लंघन करून जमीन विकसन अथवा बांधकाम करत असल्याचे निदर्शनास आल्यास. सदरची परवानगी दिशाभूल करून घेण्यात आली आहे असे समजण्यात येईल.
- सदर संमतीपत्रावरील/लगत असलेल्या अटी व सूचना या केवळ अर्जदारास नव्हे तर भविष्यातील अर्जदाराचे सर्व वालीवारस, मुखत्यारधारक, व्यवस्थापक, प्रशासक, वारसदार आणि प्रत्येक इसम जो अर्जदाराच्याद्वारा मालकी हक्क सिध्द करेल त्या सर्वास कायमस्वरूपी बंधनकारक राहिल.
- काम सुरु करण्यापूर्वी एन.ए. ऑर्डर दाखल करणार.
- अकृषिक दाखला (एन.ए. ऑर्डर), यु.एल.सी. आदेश, महाराष्ट्र प्रदूषण नियामक मंडळ. औद्योगिक संचलनालय, कामगार विमा आधुक्त यांचे आदेशातील अटी व शर्ती बंधनकारक राहिल.

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 राहिल. वरील संमतीपत्राविषयी काही शंका येत असेल तर कामाप्रारंभ करण्यापूर्वी महानगरपालिकेकडे तसे केळवून स्पष्टीकरण करून घ्यावे.

इमारत निरीक्षक
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पुणे म न पा



मुप अभियंता
बांधकाम विकास विभाग

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1 इतर महत्वाचे अटी :

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- 2 अंशतः भोगवटापत्रासाठी रू. २२०/- चे स्टॅम्प पेपरवर इंडेन्टिटी बॉन्ड दाखल करणे आवश्यक आहे.
- 3 जे बांधकाम नकाशात पाडणार म्हणून दर्शविले आहे ते वैध मागाने पाडून त्यानंतरच नवीन कामास सुरुवात करणार.
- 4 संबंधित सुधारित विकास योजना आराखडा महाराष्ट्र सरकारने दि.०५/०९/१९८७, 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.
- 5 ज्या भूखंडावर नवीन इमारत बांधण्यात आली आहे त्या इमारतीचे भोगवटापत्र मागण्यापूर्वी प्रत्येक मालकाने इमारतीसमोर सिमा भितीच्या आत व बाहेर उद्यान विभागाचे तरतुदीनुसार झाडे लावून ती व्यवस्थित वाढविण्याच्या दृष्टीने योग्य ती व्यवस्था व खबरदारी घ्यावी. त्याशिवाय (ऑक्युपन्सी सर्टिफिकेट) भोगवटापत्र मिळणार नाही.
- 6 बांधकाम जागेचा वापर सुरू करण्यापूर्वी भोगवटापत्र मागणेपूर्वी अग्निशामक विभागाकडील नाहरकत पत्र दाखला त्यानुसार आवश्यक ती सर्व यंत्रणा जागेवर कार्यान्वित ठेवणार. सदर यंत्रणेची कायमस्वरूपी देखभाल/दुरुस्ती करून यंत्रणा नियमित ठेवणार. सोबतच्या नकाशांवर मागे लिहिलेल्या/चिटकवलेल्या अटींवर समतीपत्र देण्यात येत आहे.
- 7 भोगवटापत्र मागण्यापूर्वी पुणे महानगरपालिकेकडील कर आकोष्णी व करसंकलन पाणी पुरवठा, जलोत्सारण, पथ विभाग, अतिक्रमण इ. विभागाचे रक्कम व धकबाकी रक्कम पूर्णपणे भरणार.
- 8 मालकी हक्काबाबत व इतर कोणत्याही हक्काबाबत व हद्दीबाबत वाद निर्माण झाल्यास त्यास अर्जदार पूर्णपणे जबाबदार राहणार.
- 9 कामगारांच्या सोयीसाठी जागेवर किमान एक संडास व एक मुतारी तात्पुरत्या स्वरूपाची बांधली पाहिजे. जुने संडास व मोरी असल्यास याप्रमाणे संडास, मुतारी बांधण्याची गरज नाही.
- 10 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.
- 11 भोगवटापत्र मागणीचे अर्जापूर्वी मा. कार्यकारी अभियंता (ड्रेनेज) यांचेकडील ड्रेनेज कनेक्शनचे मान्य नकाशे दाखल करणार.
- 12 नवीन बांधकाम सुरू करताना संबंधित जागेमध्ये झाडे असल्यास ती झवृक्ष प्राधीकरण समितीद्व पुर्वपरवानगी घेतल्याशिवाय तोडू नयेत, अन्यथा कायदेशीर कारवाई करण्यात येईल याची नोंद घ्यावी.
- 13 भूमिप्रापण कार्यालयामार्फत व/ बांधकाम विकास विभागाकडून रस्तारूंदी प्रमाणरेषा जागेवर आखून घेणार व मगच बांधकाम सुरू करणार या अटीवरच हे समतीपत्र देण्यात येत आहे. (आवश्यक असल्यास)
- 14 यापूर्वी अदा करण्यात आलेले विकसनाचे दाखले/समतीपत्रे रद्द समजण्यात यावीत.
- 15 सोबतच्या नवीन/दुरुस्त नकाशात दाखविल्याप्रमाणे काम केले पाहिजे.
- 16 विरळ वस्ती भागामध्ये भोगवटापत्र मागणीपूर्वी प्लॉट आवारात गांडूळ खत निर्मितीसाठी व्यवस्था करणार.
- 17 भोगवटापत्रासाठी स्ट्रक्चरल इंजिनियरचा दाखला (स्टॅबिलिटी सर्टिफिकेट) दाखल करणार.
- 18 बांधकाम विकास विभाग, खात्याने जरी सेप्टिक टॅन्कसाठी परवानगी दिली असली तरी कार्यकारी अभियंता(जलोत्सारण विभाग) यांच्याकडे नकाशे दाखल करून त्याची मंजूरी घेतल्याखेरीज सेप्टिक टॅन्क अगर ड्रेनेजसंबंधी बांधकाम सुरू करू नये व भोगवटा पत्र मागण्यापूर्वी ड्रेनेज कामाचे ड्रेनेज जोडासह नकाशे व दाखला हजर करण्यात यावा.
- 20 आवश्यकतेप्रमाणे लिफ्ट (उदवाहन)परवाना संबंधित प्राधिकारीकडून प्राप्त करून घेतले नंतरच वापर करणे बंधनकारक राहिल.
- 21 मा.पर्यावरण विभागाकडील दि. १२ डिसेंबर २०१२ रोजीचे आदेशानुसार नमुद केलेप्रमाणे २०००० चौ.मी. पेक्षा जास्त एकुण बांधकाम क्षेत्र नियोजन प्रस्तावासः मा. केंद्र शासन यांचेकडील पर्यावरण विभागाकडील नाहरकत पत्र घेणे बंधनकारक राहिल. आवश्यक तेथे महाराष्ट्र प्रदुषण नियंत्रण बोर्डचे नाहरकत पत्र बांधकाम परवानगीचे वेळी दाखल करणे बंधनकारक राहिल.



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आवश्यक ती सर्व यंत्रणा जागेवर कार्यान्वित ठेवणार. सदर यंत्रणेची कायमस्वरूपी देखभाल/दुरुस्ती करून यंत्रणा नियमित ठेवणार. विरळ वस्ती भागामध्ये भोगवटापत्र मागणीपूर्वी प्लॉट आवारात गांडूळ खत निर्मितीसाठी व्यवस्था करणार.

काही महत्वाच्या विशेष सूचना

1 प्रकल्पाच्या सिमाभितीबाबत रिटेनिंग वॉल बाबत कार्यालयीन परिपत्रक क्रअन अ/ जा/ म आ/ ४८३ दि. ५/८/२०१३ च्या अटी बंधनकारक रहातील.

2 प्रकल्पामधील सर्व वापराच्या इमारतीमध्ये युरिनल व डब्ल्यूसी करिता ३ लि.(हाफ फ्लश) आणि २. प्रकल्पामधील सर्व वापराच्या इमारती पाण्याचे नळ (बिब कॉक, बेसिन टॉप इ. नळ) ६लि.(फुल फ्लश) असे प्रकारचे फ्लश 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 पट्या वापरलेला पारदर्शक दरवाजा व लिफ्टमध्ये सी.सी. टी. व्ही. कॅमेरा बसविणे.

3 भविष्यात मान्य नकाशा व्यतिरिक्त कोणतेही बांधकाम (उदा. सर्व मार्जिनल अंतरात व टेरेसवरील शेड, पार्टीशन वॉल करून अगर ग्रील लावून

4 जुन्या अस्तित्वातील बांधकामाच्या कोपऱ्यावरील भितीचा भाग, कॉर्नर पार्ट रस्तारूंदी/सेटबॅक पडताळणीसाठी जोते तपासणी होणे पर्यंत राखून ठेवा व नंतर

5 व्यापारी वापराचे इमारतीचे दर्शनी भागातील ६.०० मी. सामासिक अंतरापैकी ३.० मी. रुंदीचे व्हिजीटर्स पार्किंगची रस्ता / फुटपाथ वरून अॅक्सेस व्यवस्था

6 संरक्षक भितीचे प्रस्ताव मान्य करून घेऊनच बांधकाम पूर्ण करणार.

7 सदर प्रस्तावातील इमारतीचा वापर हा कायमस्वरूपी मान्य नकाशांमध्ये दर्शविलेल्या वापरासाठीच करणार. सदरचे वापरात म.न.पा.च्या पूर्वपरवानगीशिवाय व

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

9 सार्वजनिक वहिवाटीचे व समाईक वापराचे रस्ता/बोळ/प्रवेशमार्गाचे वहिवाटीबाबत वाद निर्माण झाल्यास अर्जदार जबाबदार राहतील.

10 भाडेकरू पुनर्वसन योजनेकरिताच्या अटी :- १) नविन इमारतीमध्ये जागा देण्याचेण्याबाबत 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 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 निर्धारित केलेले नोटराईज्ड हमीपत्र करणार.

11 जमिनी अस्तित्वातील म.न.पा. मीटर कनेक्शन असल्यास काम सुरु करण्यापूर्वी पाणी पुरवठा विभागाचे ना हरकत पत्र दाखल करणार.

12 रस्तारूंदीचे अतिरिक्त चटई क्षेत्र वापरण्यापूर्वी सदर रस्त्याची जागा म.न.पा. च्या ताब्यात देणार.

13 कुठलेही वाढीव/दुरुस्त प्रस्ताव मान्यता मागणेपूर्वी सुधारित डी.पी.लेआऊट मान्य करून घेणार. (आवश्यकतेनुसार)

14 बांधकामाचे नकाशांना गजानगी मिळाल्यावर विकासकर्ता/मालक यांनी जागेवर फलक लावून खालील प्रमाणे माहिती दर्शवावी.

अ) मालकाचे, विकसकाचे, ला. आर्कि. व कॉन्ट्रॅक्टर यांची नावे व पत्ता व संपर्क दुरध्वनी / भ्रमण दुरध्वनी क्रमांक.

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

16 ओला व सुक्या कचऱ्याकरिता मिळकतीमध्ये कंटेनरची सोय करणार.

17 कमेन्समेंट सर्टिफिकेटचे दिनांकापासून १ (एक) वर्षांच्या आत अथवा कोणतेही भोगवटापत्र मागणीपूर्वी (जे अर्जदार) एकत्रित/



- 18 स्वतंत्र असा ७/१२ उतारा व मोजणीचा सिटी सर्व्हे कडील नकाशा दाखल करणार.
 विकास योजना खात्याकडील मान्य एकत्रीकरण/सब डिव्हिजन/लेआऊट ऑफ बिल्डींग मधील सर्व अटी बंधनकारक राहतील.
 19 यु.एल.सी.ऑर्डरमधील सर्व अटी संबंधित मालक /विकसकावर बंधनकारक राहतील त्यास पुणे म.न.पा. जबाबदार राहणार नाही.

विशेष अटी :-

- 1 रोलर सिस्टिमची यंत्रणा बसविणार.
- 2 जलसंवर्धनाकरिता नियोजित इमारतीमध्ये पर्जन्यजलाचे पुर्नभरण, दुहेरी फ्लश यंत्रणा, नियंत्रित दाब यंत्रणा
- 3 इमारतीतील उद्वाहनाचे (लिफ्टचे) दरवाजे लिफ्ट मधील स्थिती दिसण्याच्या दृष्टिने पारदर्शक असावेत.
- 4 हायराइज इमारतीचे सर्व्हेस/फायर ऑडिटिंग हे प्रत्येक वर्षी सक्षम प्राधिकृत अधिकाऱ्याकडून करून घेणे बंधनकारक राहिल. व म.न.पा. मागणीनुसार उपलब्ध करून देणे बंधनकारक राहिल.
- 5 मा. शासनाकडील शासन निर्णय क्र. टीपीएस-१८०७/२५२/सी.आर.६३०/०७/युडी-१३ मधील अतिरिक्त अग्निशामन व्यवस्था, विशेष वर्गवारीमधील स्ट्रक्चरल इंजिनियर याची नेमणूक, सर्व्हेस व फायर लिफ्ट याबाबत नमुद केलेल्या अटी बंधनकारक राहतील
- 6 हायराइज इमारती संदर्भातील वि.नि.नि.नियम क्र. २१.६.६ मधील तरतुदी बंधनकारक राहतील.

काही महत्वाच्या विशेष सुचना

1 3

True office copy
 S.D. Shilimkar

ENO 1077 / BOX FILE NO. 178

Annexure-D 170 Sanction Plan

L-SECTION C-C THROUGH RAMP

OPEN SPACE CALCULATION

OPEN SPACE-1 = $0.5 \times 15.24 \times 51.15 = 0.369.76$
 $= 0.5 \times 15.24 \times 51.15 = 0.369.76$
 $= 0.5 \times 10.71 \times 24.36 = 0.130.55$
 $= 0.5 \times 10.71 \times 24.36 = 0.130.55$

Total area of O.S.1 = 1040.62

OPEN SPACE-2 = $30.0 \times 16.05 \times 2 = 963.00$

TOTAL = 2003.62 SQ.M

GROUND COVERAGE AREA STATEMENT

PERMISSIBLE OR COVERAGE = 20% OF 17802.0 = 3560.40 SQ.M

PROPOSED OR COVERAGE = 3540.95 (20.11%)

TENAMENT STATEMENT

PERMISSIBLE TENEMENTS = $27418.20 \times 250 / 10,000 = 685.45$ SAY 686 T.

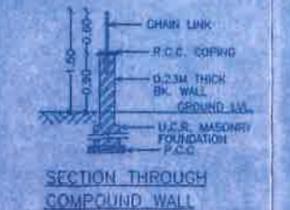
EXISTING TENEMENTS = 251 T

PROPOSED TENEMENTS = 58 T

TH	NO
TH 60-120	162
TH 40-80	147
TOTAL	309

PARKING STATEMENT FOR BUILDING 'A1' 'A2' 'B1' 'TO' 'B3' 'C1' 'C2'

WING	TH	CAR	SCOOTER	CYCLE
A1 & A2	104	118	222	222
B1 & B3	90	48	100	100
B2	57	29	114	114
C1 & C2	29	29	58	58
TOTAL	309	224	554	554
		12.90	7.0	0.70
TOTAL REQ. AREA		4843.90 SQ.M		
PROPOSED AREA		5500.00 SQ.M		



F.S.I. STATEMENT OF BUILDING 'A1' 'A2' 'B1' 'TO' 'B3' & 'C1' 'C2' FOR PREMIUM

FLOOR	EXIST. F.F.L	BALCONY	STAIRCASE	PASSAGE	TERRACE	TN	LIFT LOBBY	LI	COVERAGE
WING A1	4285.04	---	157.56	413.85	1367.85	47	HL	31.60	288.42
WING A2	5116.89	---	181.89	478.84	1747.03	57	HL	33.68	288.46
WING B1	3046.53	---	192.69	102.00	1148.58	45	73.80	40.78	474.73
WING B2	4787.46	---	247.50	163.95	1436.83	57	83.25	40.78	536.23
WING B3	3046.52	---	182.60	132.00	1148.58	45	73.80	40.78	474.73
WING C1	3009.81	501.66	272.80	372.00	1087.85	29	---	25.64	448.07
WING C2	3482.77	673.65	194.90	322.70	1260.61	29	---	25.64	434.28
TOTAL	27341.01	1125.31	1439.76	1985.17	7467.23	500	239.88	137.00	3542.95
E.L. BAL.									61.42
BAL. TOTAL									27407.43

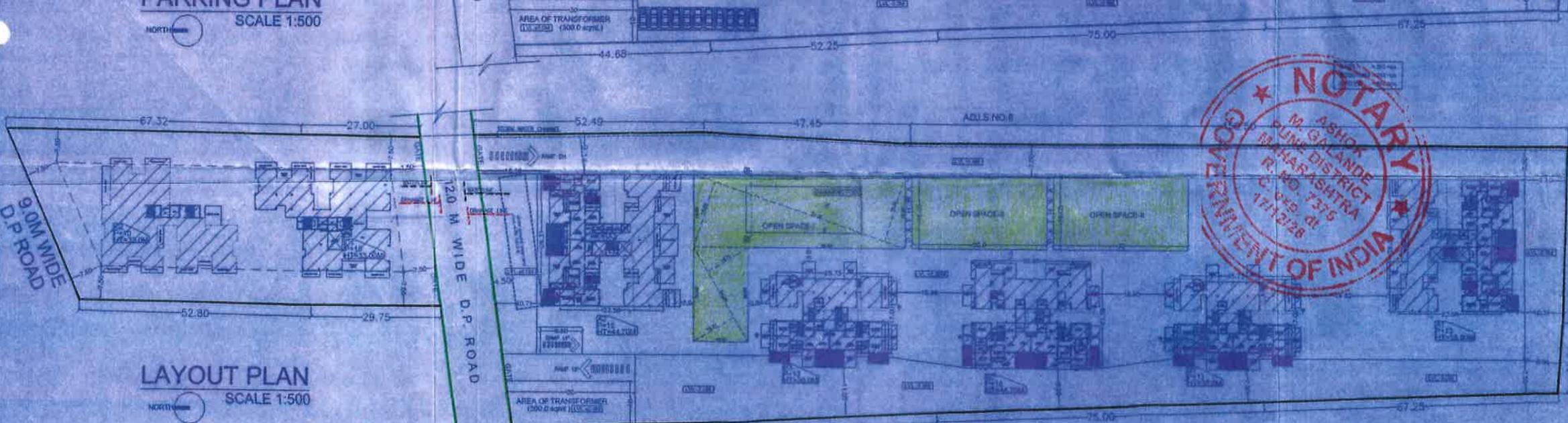
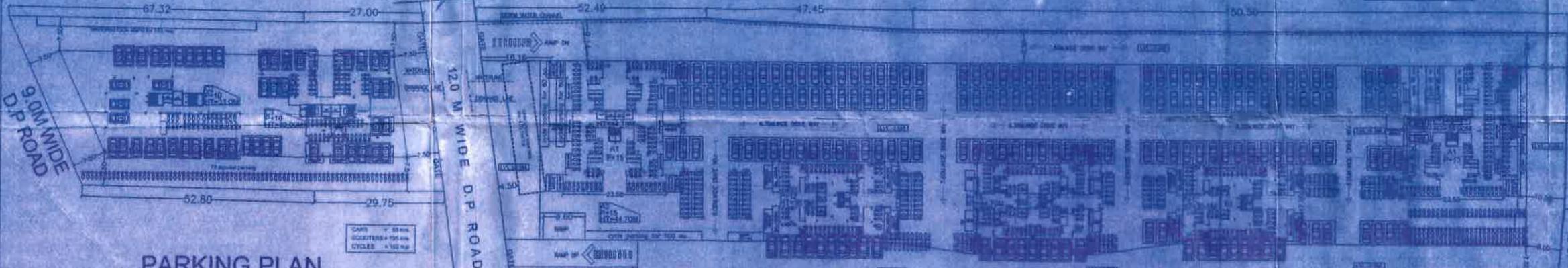
BALCONY AREA STATEMENT

PERMISSIBLE BALCONY = $7092.28 \times 15\% = 1063.84$ SQ.M

PROPOSED BALCONY AREA = 1125.31 SQ.M

EXCESS BALCONY TAKEN IN F.S.I. = $1125.31 - 1063.84 = 61.42$ SQ.M

NET F.S.I. = $7092.28 + 61.42 = 7153.70$ SQ.M



T.D.R. STATEMENT

T.D.R. ORIGINATED FROM:

(1) MADRASUR HULEM. T.P. SCHEME NO. 2
 P.P. NO. 87(M)
 D.R.C. NO. - 3854 AREA = 820.72 SQ.M

(2) MADRASUR HULEM. T.P. SCHEME NO. 2
 P.P. NO. 87(M)
 D.R.C. NO. - 3798 AREA = 536.25 SQ.M

T.D.R. TO BE USED ON SITE:

S. NO. 6/2 & S. NO. 7
 AT AURUH, NEAR SPICER COLLEGE, PUNE.
 AREA OF T.D.R. = 1157.00 SQ.MT
 AREA OF T.D.R. TO BE USED = 3874.30 SQ.MT
 NO. OF TENEMENT PROPOSED DUE TO T.D.R. - 57
 T.D.R. USED ON WHICH FLOOR - 1st TO 12th FLOOR
 IN B2 WING

T.D.R. STATEMENT

T.D.R. ORIGINATED FROM:

(1) KARVAL S.M.O. 10
 D.R.C. NO. - 3853 AREA = 1763.37 SQ.M

(2) KARVAL S.M.O. 10
 D.R.C. NO. - 3854 AREA = 2057.83 SQ.M

T.D.R. TO BE USED ON SITE:

S. NO. 6/2 & S. NO. 7
 AT AURUH, NEAR SPICER COLLEGE, PUNE.
 AREA OF T.D.R. = 3874.30 SQ.MT
 AREA OF T.D.R. TO BE USED = 3874.30 SQ.MT
 NO. OF TENEMENT PROPOSED DUE TO T.D.R. - 57
 T.D.R. USED ON WHICH FLOOR - 1st TO 12th FLOOR
 IN B2 WING

T.D.R. STATEMENT

T.D.R. ORIGINATED FROM:

(1) KARVAL S.M.O. 10
 D.R.C. NO. - 3853 AREA = 2162.21 SQ.M

(2) KARVAL S.M.O. 10
 D.R.C. NO. - 3854 AREA = 1632.25 SQ.M

(3) KARVAL S.M.O. 10
 D.R.C. NO. - 3895 AREA = 1442.54 SQ.M

T.D.R. TO BE USED ON SITE:

S. NO. 6/2 & S. NO. 7
 AT AURUH, NEAR SPICER COLLEGE, PUNE.
 AREA OF T.D.R. = 3344.00 SQ.MT
 AREA OF T.D.R. TO BE USED = 3344.00 SQ.MT
 NO. OF TENEMENT PROPOSED DUE TO T.D.R. - 30
 T.D.R. USED ON WHICH FLOOR - 1st TO 10th FLOOR
 IN D WING

STAMP OF APPROVAL

REVISED PLAN
 PLAN APPROVED BY APPROVED LANDS
 PLAN NO. 111/2018
 DATE: 13/12/2018
 APPROVED UNDER COMMENCEMENT
 CERTIFICATE NO. 2555/17-18

APPROVED SUBJECT TO CONDITION
 APPROVED UNDER COMMENCEMENT
 CERTIFICATE NO. 2555/17-18

Stamp of the Government of Maharashtra, Pune.

NOTARY
 M. ASHOK
 PUNE DISTRICT
 R. NO. 7315
 C. P. 9, dt
 17/12/28
 GOVERNMENT OF INDIA

AREA STATEMENT	SQ.MT
1. AREA OF PLOT (As per sanctioned layout)	24814.8
2. ROADWAY IN AREA (As per sanctioned layout)	17802.0
3. NET AREA OF PLOT (As per sanctioned layout)	17802.0
4. ROADWAY IN PLOT (As per sanctioned layout)	17802.0
5. BALANCE AREA OF PLOT (As per sanctioned layout)	17802.0
6. PERMISSIBLE F.S.I. (As per sanctioned layout)	17802.0
7. PERMISSIBLE F.S.I. & FLOOR SPACE PERMITTED (As per sanctioned layout)	17802.0
8. EXISTING FLOOR SPACE	17802.0
9. PROPOSED FLOOR SPACE	17802.0
10. EXCESS FLOOR SPACE IN PLOT	17802.0
11. EXCESS FLOOR SPACE IN PLOT	17802.0
12. EXCESS FLOOR SPACE IN PLOT	17802.0
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96. EXCESS FLOOR SPACE IN PLOT	17802.0
97. EXCESS FLOOR SPACE IN PLOT	17802.0
98. EXCESS FLOOR SPACE IN PLOT	17802.0
99. EXCESS FLOOR SPACE IN PLOT	17802.0
100. EXCESS FLOOR SPACE IN PLOT	17802.0

OWNER'S NAME ADDRESS SIGNATURE

MR. SWAPNERI J. DESHPANDE

PROJECT

REVISED RESIDENTIAL BUILDINGS AT S. NO. 6/2 & S. NO. 7, AT AURUH, NEAR SPICER COLLEGE, PUNE.

DATE: 17/12/28

SCALE: 1:500

True office copy
 S. D. Shitambar

PUNE MUNICIPAL CORPORATION
Shivajinagar, Pune 411 005.

Office of Construction Control
Sr. No. B 80/135
Date: 17/12/09

[Vide section 163(1) of Provincial Municipal Cooperation Act, Bombay, 1949]

PARTIAL OCCUPANCY LETTER/CERTIFICATE NO. 1

Shri Jayant Shah (PAH) c/o. Shri Jagdish Deshpande (Licensed. Architect)
Resident of B-7, Success Chambers, 1232, Apte Road,
PUNE- 411 004.

To,

Vide Sections 253 and 254 of Provincial Municipal Corporation Act, Bombay 1959 and Sections 45/69 of MRTP Act within the boundaries of Pune municipal Corporation Market: Aundh, Housing Survey No. 6/2 and 7 TP Scheme –in which our building Commencement for Construction Certificate Number 4407/05 dated 18/3/2006, second Certificate Letter 2951/06 dated 18/3/06 , next Consent letter No. 1961/05 dated 4/10/07, further Consent Letter No. 1471/09 dated 4/8/09, further Consent Letter No. 2449/09 dated 4/11/09 were issued for partial completion of some portions and for consent to occupancy of them in response to your application for Consent Certificate as on 3/12/2009 that was made to us, we are pleased to issue you Certificates and further inform you that under Section 263(1) of Provincial Municipal Corporation Act, Bombay 1959, and subject to completion of following mentioned terms and conditions following described portion of building is permitted to be occupied.

Description of portion of construction that can be occupied

As per Approved Map Wing A1,B1 and B3 complete

Floor	Wing A1	Wing B1	Wing B3
XXX	Parking +Flat Nos. 103 and 104	Parking +Flat Nos. 101 and 102	Parking +Flat Nos. 103 and 102
XXX	Flat Nos. 201,202,203, and 204	Flat Nos. 201,202,203, and 204	Flat Nos. 201,202,203, and 204
XXX	Flat Nos. 301,302,303 and 304	Flat Nos. 301,302,303 and 304	Flat Nos. 301,302,303 and 304
XXX	Flat Nos. 401,402,403 and 404	Flat Nos. 401,402,403 and 404	Flat Nos. 401,402,403 and 404
XXX	Flat Nos. 501,502,503 and 504	Flat Nos. 501,502,503 and 504	Flat Nos. 501,502,503 and 504
XXX	Flat Nos. 601,602,603 and 604	Flat Nos. 601,602,603 and 604	Flat Nos. 601,602,603 and 604
XXX	Flat Nos. 701,702,703 and 704	Flat Nos. 701,702,703 and 704	Flat Nos. 701,702,703 and 704
XXX	Flat Nos. 801,802, and 804	Flat Nos. 801,803, and 804	Flat Nos. 801,803, and 804
XXX	Flat Nos. 901,902,903 and 904	Flat Nos. 901,902,903 and 904	Flat Nos. 901,902,903 and 904
XXX	Flat Nos. 1001,1002,1003 and	Flat Nos. 1001,1002,1003 and	Flat Nos. 1001,1002,1003 and



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	1004	1004	1004
XXX	Flat Nos. 1101,1102,1103 and 1104	Flat Nos. 1101,1102,1103 and 1104	Flat Nos. 1101,1102,1103 and 1104
XXX	Flat Nos. 1201,1202,1203 and 1204	Flat Nos. 1201,1202,1203 and 1204	Flat Nos. 1201,1202,1203 and 1204
XXX	Flat Nos. 1301 and 1304		
XXX	Thus total 47 flats	Thus total 45 flats	Thus total 45 flats
XXX	Thus the grand total of 137 flats.		



Sd/-
Asst. Engineer
Office of Construction Control
Pune Municipal Corporation

S. D. Shiromani
True Translation of office copy
in Marathi to English



Annexure - E-1
(Marathi) E-1

Annexure - E-1

303

मुमादासु. १३७९ (५०४३ पानी १५० पुस्तके) ३-०७

बांधकाम नियंत्रण

पुणे महानगरपालिका
शिवाजीनगर, पुणे ४११००५.



बांधकाम नियंत्रण कार्यालय

क्रमांक : BCO/१३५

दिनांक : १०/१२/०५

[मुंबई प्रांतिक महानगरपालिका अधिनियम, १९४९ कलम २६३ (१) अन्वये]

पार्ट भोगवटा पत्र क्र. १

श्री. / श्रीमती जयंत शहा (PAA) % श्री. जगदिश देशपांडे (भा.प्रा.दि.)

राहणार ~~क्र. ७, शक्येश चेंबर, ३२३२, आपटे रोड, पुणे ४११००४.~~

यांच -

आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलमे २५३/२५४ व एम्. आर. टी. पी. अक्ट कलमे ४५/६९ प्रमाणे पुणे, पेठ ~~आ.दि.~~ घरांक फायनल प्लॅट क्र. / सर्वे क्र. ६/२ व ७ टी. पी. स्कीम नंबर ३ यांच इमारतीचे

इकडील संमती पत्र / कमेन्समेंट सर्टिफिकेट क्रमांक ४४००/०५ दिनांक १५/३/२००६
६/२ व ७, २१७१/०६ व १०/३/०६ व २४५५/०६ व १९६९/०६ दि. २/१०/०७
अन्वये बांधकाम करण्यास परवानगी देण्यात आली आहे. सदरील संमती पत्र / कमेन्समेंट सर्टिफिकेट प्रमाणे सर्व काही भागाचे काम पुरे झाल्याबद्दल व सदर नवीन बांधिलेल्या इमारतीची जागा उपयोगात आणावयास व्हावी मिळण्याबाबत दिनांक ३/१२/२००९ रोजी अर्ज केल्यावरून आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलम २६३ (१) प्रमाणे कळविण्यात येते की, खालील नमूद केलिल्या अटीवर पुढील वर्णनाचा इमारतीचा भाग उपयोगात आणण्यास संमती देण्यात येत आहे.



उपयोगात आणावयाच्या बांधकामाचे वर्णन
मान्य नकाशांनुसार विंग A1, B1 व B3 संपूर्ण

मळ	Wing A1	Wing B1	Wing B3
पार्ल्या	पार्किंग+फ्लॅट क्र.१०३ व १०४	पार्किंग+फ्लॅट क्र.१०१ व १०२	पार्किंग+फ्लॅट क्र.१०१ व १०२
दुसरा	फ्लॅट क्र.२०१,२०२,२०३ व २०४	फ्लॅट क्र.२०१,२०२,२०३ व २०४	फ्लॅट क्र.२०१,२०२,२०३ व २०४
तिसरा	फ्लॅट क्र.३०१,३०२,३०३ व ३०४	फ्लॅट क्र.३०१, ३०२,३०३ व ३०४	फ्लॅट क्र.३०१,३०२,३०३ व ३०४
चौथा	फ्लॅट क्र.४०१,४०२,४०३ व ४०४	फ्लॅट क्र.४०१,४०२,४०३ व ४०४	फ्लॅट क्र.४०१,४०२,४०३ व ४०४
पाचवा	फ्लॅट क्र.५०१,५०२,५०३ व ५०४	फ्लॅट क्र.५०१, ५०२, ५०३ व ५०४	फ्लॅट क्र.५०१,५०२,५०३ व ५०४
सहावा	फ्लॅट क्र.६०१,६०२,६०३ व ६०४	फ्लॅट क्र.६०१, ६०२, ६०३ व ६०४	फ्लॅट क्र.६०१,६०२,६०३ व ६०४
सातवा	फ्लॅट क्र.७०१,७०२,७०३ व ७०४	फ्लॅट क्र.७०१, ७०२, ७०३ व ७०४	फ्लॅट क्र.७०१,७०२,७०३ व ७०४
आठवा	फ्लॅट क्र.८०१,८०२ व ८०४	फ्लॅट क्र.८०१,८०३ व ८०४	फ्लॅट क्र.८०१,८०३ व ८०४
नववा	फ्लॅट क्र.९०१,९०२,९०३ व ९०४	फ्लॅट क्र.९०१,९०२,९०३ व ९०४	फ्लॅट क्र.९०१,९०२,९०३ व ९०४
दहावा	फ्लॅट क्र.१००१,१००२,१००३ व १००४	फ्लॅट क्र.१००१,१००२,१००३ व १००४	फ्लॅट क्र.१००१,१००२,१००३ व १००४
भाकरावा	फ्लॅट क्र.११०१,११०२,११०३ व ११०४	फ्लॅट क्र.११०१,११०२,११०३ व ११०४	फ्लॅट क्र.११०१,११०२,११०३ व ११०४
बारावा	फ्लॅट क्र.१२०१,१२०२,१२०३ व १२०४	फ्लॅट क्र.१२०१,१२०२,१२०३ व १२०४	फ्लॅट क्र.१२०१,१२०२,१२०३ व १२०४
तेरावा	फ्लॅट क्र.१३०१ व १३०४
	असे एकूण ४७ फ्लॅट्स	असे एकूण ४५ फ्लॅट्स	असे एकूण ४५ फ्लॅट्स
	असे सर्व मिळून एकूण १३७ फ्लॅट्स		

True office copy
S.D. Shilimkar
True office copy



सहाय्यक अभियंता,
बांधकाम नियंत्रण क्र.
पुणे महानगरपालिका.

१६.१.१२

Annexure - E2 (English) 174

PUNE MUNICIPAL CORPORATION
Shivajinagar, Pune 411 005.

Office of Construction Control
Sr. No. BDPP/Zone1/152
Date: 16/01/10

[vide section 163(1) of Provincial Municipal Cooperation Act, Bombay,1949]

PARTIAL OCCUPANCY LETTER/CERTIFICATE NO. 2

Shri Jayant Shah (PAH) c/o. Shri Jagdish Deshpande (Cert. Architect)
Resident Of B-7, Success Chambers, 1232, Apte Road,
PUNE- 411 004.

To,

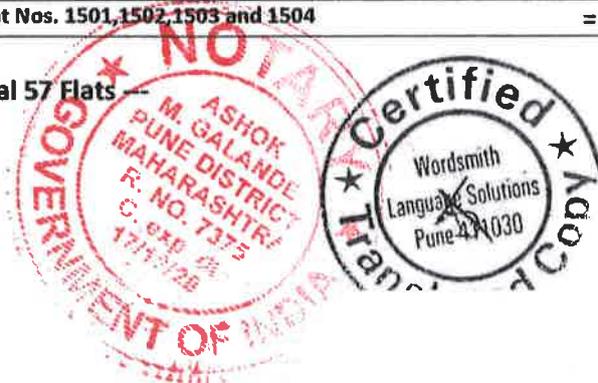
Vide Sections 253 and 254 of Provincial Municipal Corporation Act, Bombay 1959 and Sections 45/69 of MRTP Act within the boundaries of Pune municipal Corporation Market: Aundh, Housing Survey No. 6/2 and 7 TP Scheme –in which our building Commencement Certificate Number4407/05 dated 18/3/2006, second Certificate Letter 2971/06 dated 18/3/06 , next Consent Letter No. 1961/05 dated 4/10/07, further Consent Letter No. 1471/09 dated 4/8/09, further Consent Letter No. 2449/09 dated 4/11/09 were issued for partial completion of some portions and for consent to occupancy of them in response to your application for consent Certificate as on 11/01/2010 that was made to us, we are pleased to issue you Certificates and further inform you that under Section 263(1) of Provincial Municipal Corporation Act, Bombay 1959, and subject to completion of following mentioned terms and conditions following described portion of building is permitted to be occupied.

Description of portion of construction that can be occupied

Wing A2 as per approved map

Parking +First Floor	Flat Nos. 101 and 102	= 2 Flats
Second Floor	Flat Nos. 201,202,203, and 204	= 4 Flats
Third Floor	Flat Nos. 301,302,303 and 304	= 4 Flats
Fourth Floor	Flat Nos. 401,402,403 and 404	= 4 Flats
Fifth Floor	Flat Nos. 501,502,503 and 504	= 4 Flats
Sixth Floor	Flat Nos. 601,602,603 and 604	= 4 Flats
Seventh Floor	Flat Nos. 701,702,703 and 704	= 4 Flats
Eighth Floor	Flat Nos. 801,803, and 804	= 3 Flats
Ninth Floor	Flat Nos. 901,902,903 and 904	= 4 Flats
Tenth Floor	Flat Nos. 1001,1002,1003 and 1004	= 4 Flats
Eleventh Floor	Flat Nos. 1101,1102,1103 and 1104	= 4 Flats
Twelfth Floor	Flat Nos. 1201,1202,1203 and 1204	= 4 Flats
Thirteenth Floor	Flat Nos. 1301,1302,1303 and 1304	= 4 Flats
Fourteenth Floor	Flat Nos. 1401,1402,1403 and 1404	= 4 Flats
Fifteenth Floor	Flat Nos. 1501,1502,1503 and 1504	= 4 Flats
		57 Flats

---- Thus, total 57 Flats ----



175

In future, except with approved map if any construction (e.g. including all within marginal distance and shed on terrace and partition wall or closed grill parking) is done, without any prior notice the entire unauthorised/illegal construction shall be demolished and entire expenses incurred therefor shall be recovered from the flat holder/ owner.

Sd/-
Asst. Engineer
Office of Construction Control
Pune Municipal Corporation



True Translation of Marathi office copy into English,
S. D. Shirsimar



Annexure - E3 (English) 177

PUNE MUNICIPAL CORPORATION
Shivajinagar, Pune 411 005.

Office of Construction Control
Sr. No. OCC/0784/10
Date: 05/01/11

[Vide section 163(1) of Provincial Municipal Cooperation Act, Bombay, 1949]

PARTIAL OCCUPANCY LETTER/CERTIFICATE NO. III

Shri Jayant Shah (PAH) c/o. Shri Jagdish Deshpande (Cert. Architect)
Resident Of B-7, Success Chambers, 1232, Apte Road,
PUNE- 411 004.

To,

Vide Sections 253 and 254 of Provincial Municipal Corporation Act, Bombay 1959 and Sections 45/69 of MRTP Act within the boundaries of Pune municipal Corporation Market: Aundh, Housing Survey No. 6/2 and 7 TP Scheme – consent is accorded to occupancy of them. In response to your application for consent Certificate as on 26/03/2010 that was submitted to us, we are pleased to issue you Certificate and further inform you that under Section 263(1) of Provincial Municipal Corporation Act, Bombay 1949, and subject to completion of following mentioned terms and conditions following described portion of building is permitted to be occupied.

Description of portlon of construction that can be occupied

As per Approved Map Wing B2, complete

Floor	Flat Numbers	Total Flats
First Floor	Flat Nos. 101 and 102	2 Flats
Second Floor	Flat Nos. 201,202,203, and 204	4 Flats
Third Floor	Flat Nos. 301,302,303 and 304	= 4 Flats
Fourth Floor	Flat Nos. 401,402,403 and 404	= 4 Flats
Fifth Floor	Flat Nos. 501,502,503 and 504	= 4 Flats
Sixth Floor	Flat Nos. 601,602,603 and 604	= 4 Flats
Seventh Floor	Flat Nos. 701,702,703 and 704	= 4 Flats
Eighth Floor	Flat Nos. 801,803, and 804	= 3 Flats
Ninth Floor	Flat Nos. 901,902,903 and 904	= 4 Flats
Tenth Floor	Flat Nos. 1001,1002,1003 and 1004	= 4 Flats
Eleventh Floor	Flat Nos. 1101,1102,1103 and 1104	= 4 Flats
Twelfth Floor	Flat Nos. 1201,1202,1203 and 1204	= 4 Flats
Thirteenth Floor	Flat Nos. 1301,1302,1303 and 1304	= 4 Flats
Fourteenth Floor	Flat Nos. 1401,1402,1403 and 1404	= 4 Flats
Fifteenth Floor	Flat Nos. 1501,1502,1503 and 1504	= 4 Flats
		57 Flats

--- Thus, total 57 Flats along with parking lot ---

In future, except with approved map if any construction (e.g. Including all within marginal distance and shed on terrace and partition wall or closed grill parking) is done, without any prior notice the entire unauthorised/illegal construction shall be demolished and entire expenses incurred therefor shall be recovered from the flat

Sd/-
Asst. Engineer
Office of Construction Control
Pune Municipal Corporation

True Translation of Marathi
office copy into English.
S. D. Shilimkar



Annexure - E4 (English) 179

PUNE MUNICIPAL CORPORATION
Shivajinagar, Pune 411 005.

Office of Construction Control
Sr. No. OCC/0435/15
Date: 13/07/2015

[vide section 263(1) of Provincial Municipal Cooperation Act, Bombay,1949]

COMPLETE OCCUPANCY LETTER/CERTIFICATE NO. 1

Shri Ishwarchand Kishorilal Goyal (PAH) C/o. Shri Jagdish Deshpande (Licensed. Architect)
Resident Of 95/B, Siddhtek Apartment, Prabhat Road,
Erandawana, PUNE- 411 004.

To,

Vide Sections 253 and 254 of Provincial Municipal Corporation Act, Bombay 1959 and Sections 45/69 of MRTP Act within the boundaries of Pune municipal Corporation Market: Aundh, Housing Survey No. 6/2 +7 TP Scheme –in which for building C1 and C2, vide our Commencement Certificate Number3099/10 dated 13/12/2010 (Regeneration), repairs Consent Certificate Letter No.CC/1006/12 dated 25/6/12 , next Consent certificate Letter No. CC/0046/15 dated 8/4/2015, permission is being granted to construct. The said permission is granted in response to your application for consent Certificate as on 9/7/2015 for complete/partial completion of said construction and for permission to occupation of said building ,that was made to us, we are pleased to issue you said Certificate and further inform you that under Section 263(1) of Provincial Municipal Corporation Act, Bombay 1959, and subject to completion of following mentioned terms and conditions following described portion of building is permitted to be occupied.

Description of portion of construction that can be occupied

FLOORS	Wing C 1	Wing C 2
Ground Floor	Total Parking	Total Parking
First Floor Flat Nos.	101, 102, 103	101, 102, 103
Second Floor Flat Nos.	201, 202, 203	201, 202, 203
Third Floor Flat Nos.	301, 302, 303	301, 302, 303
Fourth Floor Flat Nos.	401, 402, 403	401, 402, 403
Fifth Floor Flat Nos.	501, 502, 503	501, 502, 503
Sixth Floor Flat Nos.	601, 602, 603	601, 602, 603
Seventh Floor Flat Nos.	701, 702, 703	701, 702, 703
Eighth Floor Flat Nos.	801, 802	802, 803
Ninth Floor Flat Nos.	901, 902, 903	901, 902, 903
Tenth Floor Flat Nos.	1001, 902A, 1003	1001, 1002, 1003

Wing 'C 1'-Flats 29, Wing 'C 2'-Flats 29, Total 58 Flats and Ground Floor with Parking.



Sd/-
Asst. Engineer
Office of Construction Control
Pune Municipal Corporation

180

In future, except with approved map if any construction (e.g. including all within marginal distance and shed on terrace and partition wall or closed grill parking) is done, without any prior notice the entire unauthorised/illegal construction shall be demolished and entire expenses incurred therefor shall be recovered from the flat holder/ owner.



True translation of Marathi office copy
into English.

S. D. Shimikar



304

Annexure - E4
(Marathi)

Annexure

181

E-4

(Marathi)



09838

पुणे महानगरपालिका

शिवाजीनगर, पुणे ४११००५.

बांधकाम नियंत्रण कार्यालय

क्रमांक : ०८८/०४३५/१५

दिनांक : १३/०१/२०१५

[मुंबई प्रांतिक महानगरपालिका अधिनियम, १९४९ कलम २६३ (१) अन्वये]

संपूर्ण भोगवटा पत्र

श्री. / श्रीमती इश्वरचंद्र किशोरीलाल गोयल (PATA) / श्री. स्वप्नील देशपांडे
राहणार ९५/ब, सिद्धदेव अपार्टमेंट, प्रज्ञान रोड,
पुणे ४११००५. (ला.क्रा.दि.)

यांत -

आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलमे २५३/२५४ व एम्. आर. टी. पी. खंड कलमे ४५/६९ प्रमाणे पुणे, पेट आंध घरांक — फायनल खंड क्र. / सर्टीफिकेट क्र. ६/२ + ७ टी. पी. स्कीम नंबर — यांत इमारत सी १ व सी २

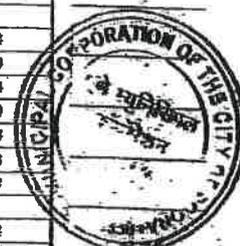
इकडील संपत्ती पत्र / कमेन्समेंट सर्टिफिकेट क्रमांक ३०८८/१०, दिनांक १३/१२/२०१० (अ.क्र. ८८/१००८/१२-२५/१९९८ प्रमाणे ४.१४८८/१००८/१२ दि. १३/१२/२०१५) अन्वये बांधकाम करण्यास परवानगी देण्यात आली आहे. सदरील संपत्ती पत्र / कमेन्समेंट सर्टिफिकेटप्रमाणे सर्व /

कमती प्रागाचे काम पुढे झाल्याबद्दल व सदर नवीन बांधलेल्या इमारतीची जागा उपयोगात आणण्यास संमती मिळण्याबाबत दिनांक १/०१/२०१५ रोजी अर्ज केल्याबद्दल आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलम २६३ (१) प्रमाणे कळविण्यात येते की, खालील नमूद केलेल्या सर्व्हेर पुढील वर्नाच्या इमारतीचा भाग उपयोगात आणण्यास संमती देण्यात येत आहे.

उपयोगात आणावयाच्या बांधकामाचे वर्णन

मजले	इमारत 'सी १'	इमारत 'सी २'
सकल मजला	संपूर्ण फ्लॉर	संपूर्ण फ्लॉर
पहिला मजला सदर्निका क्र.	१०१,१०२,१०३	१०१,१०२,१०३
दुसरा मजला सदर्निका क्र.	२०१,२०२,२०३	२०१,२०२,२०३
तिसरा मजला सदर्निका क्र.	३०१,३०२,३०३	३०१,३०२,३०३
चौथ्या मजला सदर्निका क्र.	४०१,४०२,४०३	४०१,४०२,४०३
पाचवा मजला सदर्निका क्र.	५०१,५०२,५०३	५०१,५०२,५०३
साह्या मजला सदर्निका क्र.	६०१,६०२,६०३	६०१,६०२,६०३
सातवा मजला सदर्निका क्र.	७०१,७०२,७०३	७०१,७०२,७०३
आठवा मजला सदर्निका क्र.	८०१,८०२	८०२,८०३
नववा मजला सदर्निका क्र.	९०१,९०२,९०३	९०१,९०२,९०३
दहावा मजला सदर्निका क्र.	१००१,१०२,१०३	१००१,१०२,१०३

इमारत 'सी १' - सदर्निका २१, इमारत 'सी २' - सदर्निका २१ फ्लॉर ५८ सदर्निका व कळयुक्त फ्लॉरसह



जट करण्यात आलेल्या नकाशा व्यतिरिक्त कोणतेही बांधकाम (ज्या सर्व मॉडिर्नल अंतराळ व टॅरेसवरील होऊ, पार्टिशन वॉल काम आगर ग्रील लावून पार्लिंग बॅन्डिच कामे इ.) केण्यात, कोणतेही पूर्व सूचना देता सदरची संपूर्ण अनधिकृत बांधकामे पाहण्यात येतील व त्याप्रतिबंध येणारा संपूर्ण सर्व्हेर सर्व्हेर/मातक बांधकाम व नवून करण्यात येईल.

True office copy
S.D. Shilman

संप अभियंता
बांधकाम विभाग, विमान क्षेत्र क्र. ६
बांधकाम विभाग, विमान क्षेत्र
पुणे महानगरपालिका
पुणे महानगरपालिका

Annexure-F ()

181

Sr. No.	Name of the Society	Address of the Society	Registration No. of the Society	Date of handing over of the possession to the society
1.	M/s. Prism Housing Co. Op. Society Ltd.	Sr. No. 6/2, 7 Village- Aundh, Pune-411007.	PNA(2)/HSG (TC)/12038/2012-2013 Dated :- 28/12/2012	28/12/2012
2.	M/s.Royal Housing Co. Op. Society Ltd.	Sr. No. 6/2, 7 Village- Aundh, Pune-411007.	PNA/PNA(2)/HSG (TC)/18948/2018-19 Dated :- 14/06/2018	14/06/2018
3.	M/s. Privilege Housing Co. Op. Society Ltd.	Sr. No. 6/5, CTS No.2560 (Pt.), Village- Aundh, Pune-411007.	PNA/PNA(2)/HSG (TC)/17645/2016-17 Dated :- 08/11/2016	08/11/2016



S.O. Shilmar

183 (0/C)

Marathi



सत्यमेव जयते

पीएनए/ पीएनए(२)/एचएराजी
(टीसी) / १२०३ / २०१२-२०१३

दिनांक २८/१२/२०१२

महाराष्ट्र शासन
सहकार व वस्त्रोद्योग विभाग

नोंदणी प्रमाणपत्र

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

प्रिझम सहकारी गृहरचना संस्था मर्यादित

स.नं.६(पार्ट),७, सि.टी.एस. नं. २५५९ आणि २५६०, औंध, पुणे ४११ ००७

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील (सन १९६१ वा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यात आलेली आहे.

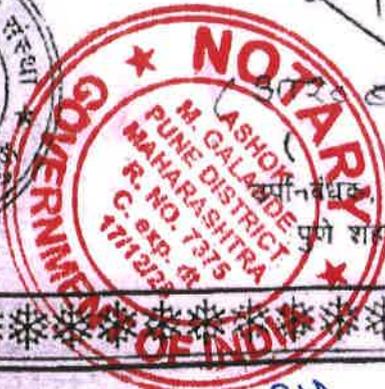
उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्थांचे नियम, १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे

वर्गीकरण गृहनिर्माण संस्था असून

उपवर्गीकरण भाडेकरू सहभागिदारी गृहनिर्माण संस्था आहे.

पुणे

दिनांक २८/१२/२०१२



TRUE COPY
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NOTARY
GOVT. OF INDIA

True copy
S.D. Shilimkar

सहकार वस्त्रोद्योग विभाग

184

(English)

PNA/PNA(2)/HSG
(TC)/12038/2012-2013
Date 28/12/2012

Maharashtra Government
Department of Cooperatives and Textiles

Certificate of Registration
This certificate certifies that,

PRISM COOPERATIVE HOUSING INSTITUTE LIMITED
S.No.6 (Part),7, C.T.S. No. 2559 & 2560, Aundh, Pune 411 007

This Society is registered under Section 9 (1) of the Maharashtra Co-operative Societies Act, 1960 (Maharashtra Act No. 24 of 1961).

Institution under Section 12 (1) of the above Act and Rule No. 10 (1) of the Maharashtra Co-operative Societies Rules, 1961

Classification Housing Society Having

Sub-Categories Tenant Participation Housing Organization TAR co-operative institution is

PUNE

Deputy Registrar Cooperative Society
Pune City (2) Pune

Dated 28/12/2012



True True Translation
of marathi Restion
S. D. Shimmar

(Masathi) 185



पीएनए/पीएनए(२)/एचएसजी/
(टिप्पणी)/२८९४८/२०१८-१९
दिनांक : १४ / ०६ / २०१८

महाराष्ट्र शासन

सहकार, पणन व वस्त्रोद्योग विभाग

नोंदणी प्रमाणपत्र

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

प्रिस्टीन रोयाल सहकारी गृहनिर्माण संस्था मर्या.

स.नं.६/२.७, सिटीएस नं.२५५९, स्यावसर कॉलेजजवळ, औंध, पुणे ७

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम १ (१) अन्वये नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्थांचे नियम, १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे

वर्गीकरण

गृहनिर्माण संस्था

TRUE COPY असून

उपवर्गीकरण

भाडेकरू सहभागीदारी गृहनिर्माण संस्था

Ralande
ASHOK MARUTRAO GALANDE
NOTARY
GOVT. OF INDIA



Dhanu
(एफ बी मुलाणी)

उपनिबंधक सहकारी संस्था,

पुणे शहर (२), पुणे

दिनांक : १४.०६.२०१८



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S.D. Shrinikar

185 (English)

PNA/PNA(2)/HSG/
(TC)/18948/2018-19
Date : 14/06/2018

Maharashtra Government
Department of Co-operation, Marketing and Textiles
Certificate of Registration

This certificate certifies that the Pristine Royal Co-operative Housing Society,
S.No.6/2,7, CityS no. 2559, Near Spicer College, Aundh, Pune 7

The Society is registered under Section 9 (1) of the Maharashtra Co-operative Societies Act, 1960 (Maharashtra Act No. 24 of 1961).

Under Section 12 (1) of the above Act and under Rule No. 10 (1) of the Maharashtra Co-operative Societies Rules, 1961.

Classification Housing Society Having

Subclassification Tenant Participatory Housing Corporation

Place : PUNE

(FB Mulani)

Deputy Registrar Cooperative Society

Date : 14.06.2018

Pune City (2) Pune



True Translation of Marathi
Region
S.D. Shilimkar

(Marathi)
187



पीएनए/पीएनए(२)/एचएसजी/
(टिप्पणी)/१७६४५/२०१६-१७
दिनांक : ०८ / ११ / २०१६

महाराष्ट्र शासन

सहकार, पणन व वस्त्रोद्योग विभाग

नोंदणी प्रमाणपत्र

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

प्रिस्टीन प्रिव्हिलेज सहकारी गृहरचना संस्था मर्या.

स.नं. ६, हि.नं.५, सिटीएस नं.२५६० (पार्ट), औंध, पुणे ७

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) कलम ९ (१) अन्वये नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्थांचे नियम, १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे

वर्गीकरण

गृहनिर्माण संस्था

असून

उपवर्गीकरण

भाडेकरू सहभागीदारी गृहनिर्माण संस्था

आहे.



स्थळ पुणे

दिनांक : ०८.११.२०१६



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NOTARY
GOVT. OF INDIA

(एफ बी मुलाणी)

उपनिबंधक सहकारी संस्था,
पुणे शहर (२), पुणे



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श्री. शिवाजी

True Translation in English

Pune Municipal Corporation
(Commencement Certificate)

Annexure - G
(English) 189

City Deputy Commissioner
Office, Development Planning
Department, Pune Municipal
Corporation, Shivajinagar,
Pune 411005.

(Further correspondence should be addressed to the following number)
(This letter is being issued to the applicant with reference to the legal ownership
rights of the land or building)
(Applicable up to one year from the date of payment)

Case Number: ADH/0046/11 NEW
83

Proposal Type: Residential
FOONA

Project Type: (Layout of Building Proposed Bulicing

Serial Number: CC/2900/11
Dated : 25/11/2011

Shri. / mrs. ISHWARCHAND K GOYAL BY LA. Shri. SWAPNEEL J. DESHPANDE
RESIDENT OF PUNE, PET 95/5 PRABHAR ROADER ANDAVANA PUNE, 411004
HOUSES SUBROVEN NO. Sections 44/45/58/69 of the Maharashtra Urban
Planning Act, Even 1966 and Sections 253/254 of the Mumbai Provincial Municipal
Corporation Act, Survey No: 8/5,6/28.7, CTS No: 2560, Final Plot no. Plot no. To
develop here we

A proposal has been filed with the Municipal Corporation on 4/11/2011.

Certificate of Commencement of Development as per Section 45 of the
Maharashtra Regional and Town Planning Act, 1966/ Certificate of Consent for the
Development Proposal on the following terms is coming (with map)

Rainy drains will be built along the roads indicated in the map. The said work of
Development Engineer (Roads) is satisfactory and proper
Will submit a letter of compliance.

The water supply channels passing through the tariff income and to be newly laid
shall be placed under the supervision of the water supply department and its
certificate shall be submitted.

Construction of septic tank, as per instructions of Senior Engineer (Sewage) and in
future will be connected with municipal sewerage system.

Sewer lines will be connected automatically. Garbage bins will be kept in the said
premises as per the instructions of the patient officer and to their satisfaction.
According to the instructions of the Project Engineer (Electrical) and to his
satisfaction, poles for electric lighting will be installed on the roads in the said
income.



Before starting any development, the constructions marked in yellow on the map will be demolished.

After proper leveling of the open spaces shown in each drawing, after planting trees and fencing the same, M.N.P. That place Ghenbat will think.

All plots and subplots in Branka will be counted by the Town Survey Officer or the District Inspector of Land Records and the same will be counted. Will present with their measurements. Until the water supply is available from Pune M.N.P., no complaint can be made regarding the fact that the developer / cooperative will arrange the water at night. Bakas will start any development only after planning the roads in the development plan on the actual site by the planning department.

.Previously paid development certificates / consent letters should be considered cancelled.

All internal roads, water supply channels, sewerage channels, lighting system towards Rasya etc. in the project should be done by the developer at his own expense.

Its future maintenance is to be arranged by the developer.

The project will not include fencing around any buildings, but a permanent fence will be installed around the property prior to any development. M.N.P. Till the water supply starts from, the developer shall make all the plot holders/gale holders aware of the same.

The roads in the development plan passing through the said property are to be developed by the housing association/developer and it is designed by Pune Md. No. Pa. While developing these roads as colony roads, its width will be assumed as per the table below. The road is to be developed under the guidance of Development Engineer (Path) and its Pune M.N.P. to be transferred to The housing association/developer has to develop the water supply and drainage channels on this road through self-discussion and M.N.P. He will not be paid.

development plan
Road width
60 feet
Width of space
For Colony Road
As Colony Road
W. B. m chi rundi
22 feet
80 feet
30 feet
30 feet
40 feet
20th February



True copy of Marathi into English

All plots and subplots will be measured by the Town Survey Officer or the District Inspector Munibhilek and will submit a revised map as per the urgent requirement. Separate water supply and sewage system for each subplot, The developer has to make arrangements himself till water supply is provided by M.N.P.

The MNP will not be responsible for the ownership of the said property, its area, property measurements, access road, order of plots and subplots in future. Before starting any construction above, Building Control Department Pune M.N.P. Construction permission will be taken from them.

Before using the mat area of empty road width, the said land in the road will be handed over to M.N.P.

Within one year from the receipt of work permit, consolidated enumeration map, consolidated 7/12 extract / separately divided enumeration map, Jit 7/12 extract / development plan will be submitted to the office.

The access road will be developed before seeking work permit. The open space in Out will be open to all members.

Special condition:-

Permissible 'mat area' in soil engineering is the proposed T. D. R. / Road width is indicated along with the area of reserved area / amenity space. Actually this TD R. / Construction of road width and carpet area of amenity space has not been permitted. T. D. R. Ritsar J.D. by providing the certificate. R. Road width / amenity space and M.N.P. for reserved area only after spending. And the construction of that area will be permitted only after filing the 7/12 extract. Also, acceptance of the mat area in land act does not mean that they have got construction permission. Only geomorphology is acceptable, therefore construction in that area is considered unauthorized, M. R. T. P. 1966, taking action under section of BPMC Act, 1949

will come Also, if a third party interest arises in the income, it will be referred to M.N.P. will not be responsible.

According to the draft development plan in Kana, the reservation seats shown in M.N.P. Next time only M.N.P. will take over. Asking for any occupation letter from the income will cancel all the matters related to the construction on the disputed area earlier, if anything arises regarding the disputed area, it will be the responsibility of the developer, M.N.P. No fee will be charged.

FS of Aminity Yes. Sandh, Sarr Amenity shall remain permissible after possession of every amenity space. Those investigations will be started in Pune Provisional Fire N.O of Yuva Irrigation Department. C. will burn.

N.O: C. To be filed: No Objection of Accounts No Objection Corrected if required as per leg.

Final approval should be obtained from the Commissioner Yang otherwise no plot in the drawing can be sold or leased,

Your faithful,

executive engineer

Vikas Yojana Asabhikinva Vikas Yojana,

Pune Mahamani

-03-24

Also

Construction permission will not be given on any plot.

Main Vickson Male 1812030 sq.m. 300199 for the area which are filled.



True Transcription

Shen

Annexure - 6
(Marathi) 192

Annexure - F
पुणे महानगरपालिका
(कमेन्समेन्ट सर्टिफिकेट)

नगर उपअभियंता कार्यालय,
विकास योजना विभाग,
पुणे महानगरपालिका,
शिवाजीनगर, पुणे- ४११००५.

(यापुढील पत्रव्यवहार खालील क्रमांक नोंदवून घ्याव्या उल्लेख करावा)
(जागेच्या वा इमारतीच्या कायदेशीर मालकी हक्कांचे संदर्भ लक्षात घेता अर्जाद्वारे हे समतीपत्र देण्यात येत आहे)
(अदा केलेल्या तारखेपासून एक वर्षापर्यंत लागू)



प्रकरण क्रमांक : ADH/0046/11 NEW

Proposal Type : Residential

Project Type : (Layout of Building + Proposed Building)

क्रमांक : CC/2990/11

दिनांक : 25/11/2011

श्री. / श्रीमती. ISHWARCHAND K. GOYAL व्दारा ता. स. श्री. SWAPNEEL J. DESHPANDE यांस राहणार पुणे, पेट 95/5 PRABHAR ROADER ANDAVANA PUNE. 411004 घरांक सर्व्हे नं. महाराष्ट्र नगर रचना अधिनियम, सन 1966 ची कलमे 44/45/58/69 व सर्व्हे प्रांतिक महानगरपालिका अधिनियम, सन 1949 ची कलमे 253/254 प्रमाणे पुणे महानगरपालिकेच्या सीमंतील. पेट 44/45/58/69 व सर्व्हे नं. Survey No. 6/5,6/2&7, CTS No. 2560, फायनल प्लॉट क्र. प्लॉट क्र. येथे विकास करण्यासाठी आपण

महानगरपालिकेकड दिनांक : 1/11/2011 रोजी प्रस्ताव दाखल केला आहे.

विकास प्रस्तावास महाराष्ट्र प्रादेशीक व नगररचना अधिनियम १९६६ चे कलम ४५ नुसार विकास सुरु करण्याचा दाखला/ समतीपत्र खालील अटीवर येत आहे. (सोबत नकाशा)

ब्रॉकनामध्ये निर्देशित केलेले रस्ते यांचे बाजूने पावसाळी गटारे बांधणार मा. विकास अभियंता (पथ) यांचे सादर काम समाधानकारक व योग्य नेकधानुसार केले असल्याबाबतचे पत्र सादर करणार.

दर मिळकतीतून जाणाऱ्या व नव्याने टाकावयाच्या पाणी पुरवठा वाहिन्या ह्या पाणीपुरवठा विभागाच्या देखरेखीखाली टाकून त्याचे प्रमाणपत्र सादर करणार.

दर मिळकतीतून जाणाऱ्या व नव्याने टाकावयाच्या मलनिःसारण वाहिन्या ह्या ड्रेनेज विभागाच्या देखरेखीखाली टाकून त्याचे प्रमाणपत्र सादर करणार.

हाय्यक अभियंता (मलनिःसारण) यांच्या सुचनेप्रमाणे सेप्टिक टँकचे बांधकाम करणार व भविष्यात मनपाच्या मलनिःसारण वाहिनीशी सादर मिळकतीतील सर्व मलनिःसारण वाहिन्या स्वखर्चाने जोडणार.

आरोग्य अधिकाऱ्याच्या सुचनांनुसार व त्यांचे समाधान होईल अशा प्रमाणे सादर मिळकतीत कचरापेट्या ठेवणार.

विकास अभियंता (विद्युत) यांच्या सुचनेनुसार व त्यांचे समाधान होईल अशा प्रमाणे सादर मिळकतीतील रस्त्यांवर विद्युत प्रकाशासाठी खांब लावणार.

कोणताही विकास सुरु करण्यापूर्वी नकाशात पिवळ्या रंगाने दर्शविलेली बांधकामे पाडून घेणार.

दर रेखांकनात दर्शविलेल्या खुल्या जागांचे योग्य सपाटीकरण केल्यानंतर, त्यांवर वृक्षलागवड केल्यानंतर व त्याकडेने कुंपन घातल्यावर म.न.पा. त्या जागा घेणार पत्र विचार करेल.

ब्रॉकनातील सर्व प्लॉट व सबप्लॉट यांचे नगरभुमापन अधिकारी अथवा जिल्हा निरीक्षक भुमी अभिलेख यांचेकडून मोजणी करून घेणार व त्याचे मोजणी त्र त्यांच्या मापांसह सादर करणार.

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

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

पूर्वी अदा करण्यात आलेले विकसकांचे दाखले/ समतीपत्रे रद्द समजण्यात यावीत.

हप्रकल्पामधील सर्व अंतर्गत रस्ते, पाणी पुरवठा वाहिन्या, मलनिःसारण वाहिन्या, रस्त्याकडेची प्रकाशव्यवस्था इत्यादी गोष्टी विकसकाने स्वखर्चाने करावयाच्याची भविष्यातील देखभाल दुरुस्तीची व्यवस्था विकसकाने करावयाची आहे.

हप्रकल्पामध्ये कोणत्याही इमारतीभोवती कुंपण घालणार नाही, मात्र कोणताही विकास करण्यापूर्वी मिळकतीभोवती कायम स्वरूपी कुंपण घालणार.

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

प्रदर मिळकतीतून जाणारे विकास योजनेतील रस्ते हे गृहसंस्थेने/विकसकाने विकसित करावयाचे असून त्याची आखणी पुणे म. न. पा. कडून करून देण्यात या रस्त्यांची कॉलनी रस्ते म्हणून विकास करताना त्याची रस्ते वाळीत नवे याप्रमाणे गृहीत धरून घेतले जाईल. विकास अभियंता (पथ) यांच्या मार्गदर्शनाखाली

यांचा विकास करावयाचा असून त्याचे पुणे म.न.पा.कडे हस्तांतरण करावयाचे आहे. गृहसंस्थेने विकसकाने स्वखर्चाने या रस्त्यावरील पाणीपुरवठा व

सारण वाहिनींचा विकास करावयाचा असून म.न.पा. कडून त्याचा भांबदला मिळणार नाही

विकास योजना

कॉलनी रस्ता

रस्ता रुंदी

जागेची रुंदी

६० फूट

३० फूट

२२ फूट

८० फूट

४० फूट

३० फूट

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ASHOK MARUTRAO GALANDE
NOTARY
GOVT. OF INDIA



सर्व प्लॉट व सबप्लॉट यांचे नगरभूसाधन अधिकारी अथवा जिल्हा निरीक्षक भुमीअभिलेख यांचेकडून मोजणी करून घेणार व प्रत्यक्षातील मापानुसार दुरुस्त नकाशा सादर करणार. प्रत्येक सबप्लॉटसाठी स्वतंत्र पाणीपुरवठा व मलनिःसारण व्यवस्था करणार. म.न.पा.कडून पाणीपुरवठा होईपर्यंत विकसकाने स्वतः सोय करावयाची आहे.

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सदर मिळकतीच्या मालकीबाबत, त्याच्या क्षेत्राबाबत, मिळकतीच्या मापांबाबत, प्लॉटस व सबप्लॉटसच्या पोहोच रस्त्याबाबत, क्रमणाबाबत भविष्यात म.न.पा.जबाबदार राहणार नाही.

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

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

काम परवानगी घेतल्यापासून एक वर्षाच्या आतमध्ये एकत्रीत मोजणी नकाशा, एकत्रीत ७/१२ उतारा/स्वतंत्रपणे विभाजित मोजणी नकाशा, जिजित ७/१२ उतारा/विकास योजना कार्यालयाकडे दाखल करणार.

काम परवानगी मागण्यापूर्वी पोहोच रस्ता विकसित करणार.

माऊट मधील ओपन स्पेस सर्व सभासदांसाठी खुली राहिल.

विशेष अट :-

भूअभियासातील अनुज्ञेय चटईक्षेत्र हे प्रस्तावित टी.डी.आर./रस्ताखंडी आरक्षित क्षेत्र/अॅमेनिटी स्पेसचे क्षेत्रासह दर्शविले आहे.प्रत्यक्षात या टी.डी.आर./रस्ताखंडी व अॅमेनिटी स्पेसच्या चटईक्षेत्राचे मोबदल्यात बांधकाम अनुज्ञेय करण्यात आलेले नाही.टी.डी.आर.सर्टिफिकेट उपलब्ध करून घेतसर टी.डी.आर.खर्ची टाकल्यावरच व रस्ताखंडी /अॅमेनिटी स्पेस व आरक्षित क्षेत्रासाठी म.न.पा.चे नावे ७/१२ उतारा दाखल झाल्यावरच त्या क्षेत्राचे बांधकाम अनुज्ञेय करण्यात येईल.तसेच भू अभियासात चटईक्षेत्र मान्य केले,याचा अर्थ त्यास बांधकाम परवानगी मिळाली असा होत नाही.केवळ भूअभियास मान्य आहे, म्हणून त्या क्षेत्राचे बांधकाम केल्यास ते अनाधिकृत समजून,एम.आर.टी.पी.१९६६, बी.पी.एम.सी अॅक्ट १९४९ चे कलमार्तगत कारवाई करण्यात येईल.तसेच मिळकतीत त्रयस्थ हितसंबंध निर्माण झालेस,त्यास म.न.पा.जबाबदार राहणार नाही.

री दक्षता

क्रमातील प्रारूप विकास आराखड्यानुसार दर्शविणत आलेल्या आरक्षणाच्या जागा म.न.पा. मागल तव्हा म.न.पा.च ताब्यात दणार.

मिळकतीतील कोणतेही भोगवटा पत्र मागणे पुर्वी वादग्रस्त क्षेत्रावरील बांधकामाचे अनुषंगाने सर्व बाबी निरस्त करणार, वादग्रस्त क्षेत्राबाबत कोणताही निर्माण झालेस त्याची सर्वस्वी जबाबदारी विकसन कर्त्याची राहिल. म.न.पा.स कोणतीही तोषिष लागू देणार नाही.

% अॅमेनिटी स्पेसचा एक एस.आय. सदर अॅमेनिटी स्पेस ताब्यात दिल्यानंतर अनुज्ञेय राहिल.

ते तपासणी पुर्वी प्रोव्हिजनल पायर् N.O.C. दाखल करणार.

म सुद्ध करणे पुर्वी पाटबंधारे खात्याचे N.O.C. दाखल करणार.

ट बंधारे खात्याचे ना हरकत प्लानच्या अनुषंगाने आवश्यकता असल्यास दुरुस्त

विकास म.न.पा. महामणारपालिका आयुक्त यांजकडून आतम मंजूरी घ्यावी अन्यथा एकाकचातील कोणत्याही प्लॉटची विक्री किंवा लिज करता येणार नाही, तसे कोल कोणत्याही प्लॉटवर बांधकाम परवानगी दिली जाणार नाही.

येन विकसन नि १९९२३० बी.सी. क्षेत्रासाठी
 क्रम सं १९९२०८७ ८९/३५/१९६०/१९९
 ली सरले आहेत.



आपला विश्वासू,

कार्यकारी अधियंता
 विकास योजना व भूअभियास विभाग, पुणे
 पुणे महामणारपालिका

असेसर व कलेक्टर ऑफ रॅक्स, पुणे म न पा यांजकडे नकाशासह रवाना.

आर्बिटर, टि.पी.स्कीम्स, पुणे याचे मौलिकीसाठी नकाशासह रवाना.

Annexure - H 194
(English)

**True Translation of Completion Certificate of Privilege
Project Into English
PUNE MUNICIPAL CORPORATION
Shivajinagar, Pune - 411005**

PMC STAMP
4680

Building Control Office
No. : OCC/0193/14
Date :- 17/05/2014

**(The Bombay Provincial Municipal Corporation Act 1949 Section 263 (1))
COMPLETION CERTIFICATE**

Shri. Ishwarchand K. Goyal % Shri. Swapnil Deshpande (La. Architect)
R/o. 65 B, Sidhtek Apartment Prabhat Road, Erandwana, Pune-411004.

You are granted Commencement Certificate as per section 253 / 254 and MRTP Act Section 45/69 at C.S. No. House No.2560, Final Plot No./Survey No.6/5 T.P. Scheme No. at Building The Bombay Provincial Municipal Corporation Act 1949 Section 263 (1) as per Consent / Commencement Certificate No.CC/2990 dated 25/11/2011 for Building Construction you have applied for Completion Certificate in respect of completed portion of the building on 2/05/2014. Accordingly as per The Bombay Provincial Municipal Corporation Act 1949 Section 263 (1) Section 263 (1) the permission is granted.

Description of the construction brought under use / occupation

Floor / Parking	Wing 'A'	Wing 'B'
First Floor	101, 102, 103, 104 Accordingly 4 Flats	101, 102, 103, 104 Accordingly 4 Flats
Second Floor	201, 202, 203, 204 Accordingly 4 Flats	201, 202, 203, 204 Accordingly 4 Flats
Third Floor	301, 302, 303, 304 Accordingly 4 Flats	301, 302, 303, 304 Accordingly 4 Flats
Forth Floor	401, 402, 403, 404 Accordingly 4 Flats	401, 402, 403, 404 Accordingly 4 Flats
Fifth Floor	501, 502, 503, 504 Accordingly 4 Flats	501, 502, 503, 504 Accordingly 4 Flats
Total	20 Flats	20 Flats

Total 40 Flats

Except permission granted and sanctioned for building (such as distance and Terrace Road, Partition Wall, Parking Area construction done will be treated as unauthorized liable for demolition, which will be recovered from the flat owner.

SD/-
Deputy Engineer
Building Control Department
Pune Municipal Corporation

True translation of completion certificate from Marathi to English



BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL, PUNE.**ORIGINAL APPLICATION No. 34/2020**

Date of Site visit:	20.08.2020
Address:	Project developed by M/s. Padmavati associates as M/s. Pristine Prism & Pristine Royal, Su. No. 6/2, 7 and M/s. Pristine Privilage S. No. 6/5, CTS. No. 2560(pt), Village Aundh, Pune.

THE REPORT ON THE "POINTS TO BE EXAMINED"

The visit to the site is carried out by Dr. Y. B. Sontakke, Joint Director (WPC) MPCB Sion Mumbai, Dr. Mukund S. Athavale Member of SEIAA Maharashtra, Dr. J. B. Sangewar, Regional Officer, MPC Board, Pune, Mr. Pratap Jagtap Sub regional officer MPC Pune-I, Mr. Sudhir Kadam, Executive Engineer, and Mr. Dattatraya Takle, Sub-Engineer, both from Building Permission Department, Pune Municipal Corporation [PMC], Pune. The Project Proponent [PP] M/s. Padmavati associates has developed two projects as Pristine Prism & Pristine Royal on Survey No. 6/2, 7 and M/s. Pristine Privilage on Survey No. 6/5, CTS. No. 2560(pt), Village Aundh, Pune. The committee has scrutinized various documents made available to it by the PP and observed the buildings and the project premises from the view point of the concerns raised by the appellant. The followings are the important particulars:

1. Projects and their lands

Pristine Royal & Pristine Prism are two different projects by name but are constructed on the same piece of land bearing Survey No. 6/2, 7, of Village Aundh, Pune, whereas Pristine Previlage is a different project developed on Survey No. 6/5, CTS. No. 2560 (pt) of Village Aundh, Pune as per letter by Building Permission Department, PMC, Pune dated 20.08.2020.

As such, Pristine Prism & Pristine Royal together and Pristine Privilage are two separate and distinct projects constructed on different lands pieces [they have different 7/12 extracts] situated adjacent to each other.

2. Approvals**2.1: Pristine Prism & Pristine Royal**

Total Plot area: 24250 Sq.M.

The project is approved by PMC vide commencement certificate No. CC/4407/2005 dated 18/03/2006 (New Sanction), CC/2554/17, dtd.03/01/2018 (last version) and Total Occupancy Certificate No. OCC/0435/15 dated 13/07/2015. (Ref: letter by Building Construction Department PMC dated. 20/08/2020 & Architect's Certificate dated 17.08.2020)

Pristine Prism [5 buildings] : Building configurations:

- Building No. A1 – Parking+13 Floors
- Building No. A2 – Parking+15 Floors
- Building No. B1 – Parking+12 Floors
- Building No. B2 – Parking+15 Floors
- Building No. B3 – Parking+12 Floors



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Pristine Royal [2 buildings] : Building configurations:

Building No. C1 – Parking+10 Floors
Building No. C2 – Parking+10 Floors

Total built-up area [TBA] of both projects: 55862.25 Sq.M.

Environmental Clearance [EC]: No prior EC; PP is seeking the post- facto approval.
Consent to Establish & Consent to Operate are not obtained in the absence of the EC.

2.2: Pristine Privilage

Total Plot area of the said project is 3800 Sq.M.

The project is approved by PMC vide commencement certificate No. CC/1005/2012 dtd. 25/06/2012 (last version) and Total Occupancy Certificate No. OCC/0193/14 dtd. 17/05/2014. (Ref: letter by Building Construction Department PMC dated. 20/08/2020 & Architect's Certificate dated 25.10.2019).

Pristine Privilage [2 buildings]: Building configurations:

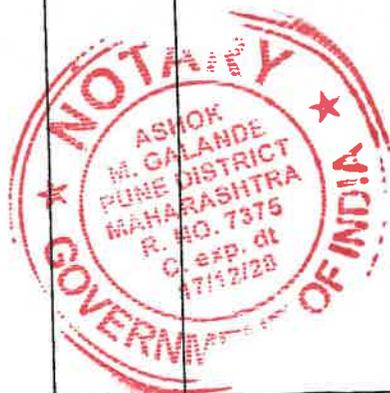
Building No. A1 – Parking+05 Floor,
Building No. B1 – Parking+05 Floor.

Total built-up area [TBA] of this project: 4973.74 Sq.M.

Environmental Clearance [EC]: As the TBA is less than 20000 Sq.M. no EC is required.

3. Point wise observations:-

Sr. No.	Point examined	Observations
1	The project proponent has not complied with environmental norms by non-obtaining of mandatory prior Environmental Clearance, Consent to Establish, Consent to Operate.	As per the aforementioned particular no.2.1, it is clear that the Project Proponent has carried out construction activity for TBA-55862.25 SQM for project Pristine Prism & Pristine Royal without taking prior Environmental Clearance and has also not obtained consent to establish & consent to operate under Water (P & CP) Act 1974 and Air (P & CP) Act, 1981. PP has now applied for prior Environmental Clearance to MoEFCC, New Delhi on 09.09.2019. Environment Department, Gov. of Maharashtra, vide letter dated 29.08.2019 issued proposed directions to M/s. Padmavati Associates u/s 5 of the Environmental (P) Act 1986 r. w. EIA Notification-2006 dated 14.09.2006 and to the Commissioner, Pune Municipal Corporation, Pune, on 16.11.2019. In response to this direction, PMC has issued notice to PP on 13.12.2019.

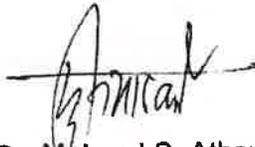


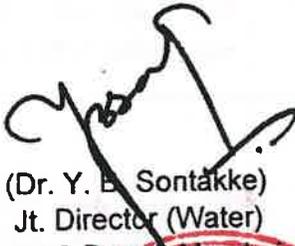
		<p>MPC Board has also issued proposed directions u/s. 33 A of Water (P & CP) Act, 1974, 31 A of Air (P & CP) act, 1981 on 03.03.2020.</p> <p>As per the aforementioned particular no.2.2, it is clear that the project Pristine Prism has TBA- 4973.74 Sq.M and is below 20,000 Sq.M. Therefore, it neither attracts prior Environmental Clearance under EIA Notification 2006, nor consent to establish, consent to operate under Water (P & CP) Act 1974 and Air (P & CP) Act, 1981.</p>
2	The part of the project is affected by blue line of Mula River and Buildings A, B, C1 & C2 are following under blue flood line of the Mula River.	Both the buildings of <u>Pristine Royal</u> are within the zone of Blue and Red flood lines. PMC has informed that the practice of showing Flood Zone by Blue & Red lines on the Development plan started in 2017. It appears that Above said project were completed in 2015 when there was no practice of depicting the river flood zone on the building proposal drawings.
3	PP is extracting Huge quantity of ground water from three borewell and not obtained CGWA permission for ground water extraction, not made test of ground water.	No bore wells are observed in premises during the visit.
4	PP has not provided Solid Waste treatment & OWC units and waste is dumped to PMC yard.	PP has installed OWC of capacity 130 KG/D in Pristine Prism and 75 KG/D in Pristine Royal. However, OWC of Pristine Royal is not in operation.
5	PP has not provided any energy conservation system for energy savings.	In both the projects solar heater system is provided to all the buildings.
6	PP has not provided any rainwater harvesting system.	The committee cannot corroborate the claim of the provision of the rain water harvesting system as the said chambers could not be opened.
7	PP has not provided 10 % recreational open on virgin land	It is the opinion of the PMC that the recreation open spaces that are found only on the Podium are as per their circular.
8	Not preserved top layer of fertile soil and no soil test.	All buildings are already constructed; as such the committee is unable to offer any comments on soil preservation.
9	PP has not made tree plantation as per the norms. of required trees.	Many trees are observed in the project premises and as per the certification of the Tree Authority PMC dated 18.03.



		2015, 285 trees are planted. This number appears to be adequate.
10	PP has provided swimming tank giving additional burden on the ground water.	PP has provided two swimming pools in Pristine Prism and in Pristine Royal as per the revised plan that is approved on 03.07.2018.
11	PP has installed 6 DG set at project site causing air pollution.	PP has installed 160 KVA DG set in M/s. Pristine Prism and 125 KVA in Pristine Royal.
12	Huge quantity of sewage water generated, and PP has not provided STP.	PP has installed 160 CMD capacities STP in Pristine Prism; however it is not in operation and untreated domestic waste is drained in PMC sewer line. Pristine Royal has no STP.
13	PP has not provided fire and safety system at site and there is no approach road for fire engine.	PP has obtained final fire NOC from PMC on 13.07.2015 and previously on 17.06.2009. The committee has observed that the fire tender can manoeuvre in the premises so as to carry out the rescue operation.
14	PP has not provided the ramp slope in the ration of 1:10	No ramp for inter floor vehicular movement is observed in the project premises.
15	PP has not provided side margins, 15 % amenity space, as per DC rules, not provided 10 % open space on virgin land, not provided DP road winding area of 1270 sqm meters and not hand over to PMC, not developed green belt area of 3000 sqm as shown in DP plan.	As informed by the PMC, PP has developed project as per the proposal drawings approved by them. All open spaces [front, rear, & side], and the recreation open spaces on the podium are as per the approvals and thereby in conformity with the DC Rules (1987) and their own circular. 15% amenity space is not required as per provisions of DC Rules (1987) No.13.8. The PP has also developed the green area between the river and the D.P. road that passes through the plot.

20th August 2020
Pune


(Dr. Mukund S. Athavale)
Member,
SEIAA, Maharashtra state.


(Dr. Y. B. Sontakke)
Jt. Director (Water)
MPC Board, Mumbai.

True office copy
S. D. Shiimkar



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VAKALATNAMA

IN THE HON'BLE NATIONAL GREEN TRIBUNAL WZ BENCH PUNE

Execution Application NO 17 OF 2023 (WZ.)

IN

Original Application No.34 of 2020 (WZ)



Tanaji Balasaheb Gambhire

---} Applicant.

Vs.

Union of India & Others.

---} Respondents.

VAKALATNAMA

I, Ishwarchand Goyal, Partner of M/s Padmavati Associates do hereby appoint and retain Mr. Dattatraya T. Devale, Advocate and authorize him to plead to act, appear and plead for us in the above matter for R.N.13- PP and on our behalf to conduct and prosecute (or defend) the proceedings in this matter, to withdraw or to compromise the same and all proceedings that may be taken in respect of any application connected with the same or any decree or order passed therein including proceeding in the application for Review to file and obtain the return of documents and to deposit and receive money on our behalf and in an application for Review and to represent us and to take all necessary steps on our behalf in the above matter. We agree to ratify, all acts done by the Advocate above in pursuance of this Authority.

Dated this 3rd April, 2024 at Pune

For M/s Padmavati Associates, R.N.13.

(Dattatraya Devale)
Advocate for Respondent No.13



(Ishwarchand Goyal)
Authorized Signatory.