

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 appellatant. 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 toghter 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

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.

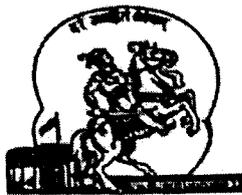
		<p>MPC Board has also issued proposed directions u/s. 33 A of Water (P & CP) Act, 1974, 31 A of Air (P & CP) act, 1981 on 03.03.2020.</p> <p>As per the aforementioned particular no.2.2, it is clear that the project Pristine Prism has TBA- 4973.74 Sq.M and is below 20,000 Sq.M. Therefore, it neither attracts 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.



Office Of The City Engineer
 Building Permission Department
 Pune Municipal Corporation
 Outward No. :- zone 6/351
 Date :- 20/08/2020

To,
 Regional Officer
 MPCB Board, Pune,
 Jog Center, 3 rd Floor,
 Mumbai-Pune Road, Wakadewadi,
 Pune - 411003.

Original Application No. 34/2020 (WZ)
 (I.A. NO. 40/2020)

Tanaji Balasaheb Gambhire

Vs.

Union Of India & Ors.

Site visit Was Conducted on 20 Aug. 2020 by Maharashtra Pollution Control Board (MPCB) and Building Permission Department, PMC Officials for projects Pristine Royal and Prism. The observations made during the site inspection are as follows-

1. Pristine Royal and Prism Two different project names but construct in same land.

Prism & Pristine Royal

2. Residential Building project known as Prism & Pristine Royal developed on land bearing S.No. 6/2 and 7, villege Aundh, Pune.
3. Said Project have been constructed vide commencement certificate number CC/4407/2005, dated 18/03/2006 (New Sanction), CC/2554/17, dated 03/01/2018 (Last revision) and Total Occupany certificate No OCC/0435/15, dated 13/07/2015. The details of built up area as per Latest revised building plans are as follows-

FSI & NON FSI STATEMENT				
WINGS	DETAILS	TENEMENT	FSI(SQM)	OBSERVATION AT SITE
WINGS A1	P+13	47	4265.04	P+13 COMPLETED
WINGS A2	P+15	57	5116.89	P+15 COMPLETED
WINGS B1	P+12	45	3049.52	P+12 COMPLETED
WINGS B2	P+15	57	4767.46	P+15 COMPLETED
WINGS B3	P+12	45	3049.52	P+12 COMPLETED
WINGS C1	P+10	29	3609.81	P+10 COMPLETED
WINGS C2	P+10	29	3482.77	P+10 COMPLETED
TOTAL	-	309	27341.01	

TOTAL FSI	27341.01
FREE OF FSI AREA (NON FSI)	15627.36
PARKING AREA	10577.83
TRANSFORMER	344.54
CLUB HOUSE+SWIMMING POOL	525.84
REFUGE AREA	817.58
SECURITY CABIN+TOILET+GARBAGE CHUTE	30.17
OHT+UGT+STP+OWS	597.92
GRAND TOTAL	55862.25

4. Required Open Space Left on Podium as per PMC Circular copy attached here with.
5. High Flood Level/ Blue Line-Red line Shwon on Development Plan in 2017 Above said Project Completed in 2015 so that Blue Line-Red line are not shown on said Project Plans.
6. Green Belt Area in the said project are Developed By landscaping and it is opened.
7. In the said Project STP for only Building A1,A2, B1,B2 & B3.
8. a. 15 %Amenity Space is not required as per provision of D.C. Rule(1987) No. 13.8.
b. Required 10 %open space provided on podium as shown on plan as per earlier regulations.
9. PP has D.P. road handed over to PMC.
10. PP has developed landscape in green belt area.
11. Side margine is provided as per D.C. Rule.

Pristine Previllage

12. Residencial Building project known as Pristine Previllage developed on land bearing S.No. 6/5, CTS No.2560
13. Said Project have been constructed vide commencement certificate number CC/1005/12, dated 25/06/2012 (Last rivision) and Total Occupany certificate No OCC/0193/14, dated 17/05/2014. The details of built up area as per Latest revised building plans are as follows-

F.S.I & Non FSI Statement -Aundh Sr.No. 6/5		
SR.No.	Particulars	Area in Sq. M.
1	Area of Plot	3800.00
2	Built-up Area	2777.00
3	Non FSI	2195.78
4	Total FSI & Non FSI	4973.74

Sd-
Executive Engineer
Pune Municipal Corporation.



JAGADISH P. DESHPANDE
architect

TO WHOM SO EVER IT MAY CONCERN

We are working as Architects for the scheme at S. No. 6/2 & S No. 7, Village: Aundh, Pune known as "PRISTINE PRISM & PRISTINE ROYAL". Said scheme is being developed by "PADMAVATI ASSOCIATES" having their office at 100, East Street Gallery, East Street, Camp, Pune - 411 001.

Revised Building plans for the said scheme are approved by Pune Municipal Corporation vide C. C. No. 2554/17, dated 03/01/2018. Occupancy Certificate for the said building is obtained from the Pune Municipal Corporation vide BCO/135 Dated : 17/12/2009 For Building A1, B1, B3, BPPD/Zone1/152, Dated : 16/01/2010 For Building A2, OCC/0784/10 Dated : 05/01/2011 For Building B2, OCC/0453/15 - Final Dated : 13/07/2015 For Building C1 & C2.

The details of Plot Area, F.S.I. & NON FSI etc. is as below:

No.	Particulars	Area in Sq.mtrs
1.	Area of Plot	24250.00
2.	Built-up area	27341.01
3.	Non FSI	28521.24
4.	Total FSI & Non FSI	55862.25

That the above information is true and correct to the best of my knowledge.

Date : 17/08/2020

Place : Pune


(Jagadish P. Deshpande)



JAGADISH P. DESHPANDE
architect

TO WHOM SO EVER IT MAY CONCERN

We are working as Architects for the scheme at S. No. 6/5, CTS No. 2560 (Pt.), Village: **Aundh, Pune** known as "PRISTINE PRIVILEGE". Said scheme is being developed by "PADMAVATI ASSOCIATES" having their office at 100, East Street Gallery, East Street, Camp, Pune - 411 001.

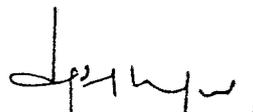
Revised Building plans for the said scheme are approved by Pune Municipal Corporation vide C. C. No. 1005/12, dated 25/06/2012. Occupancy Certificate for the said building is obtained from the Pune Municipal Corporation vide OCC/0193/14, Dated : 15/05/2014.

The details of Plot Area, F.S.I. & NON FSI etc. is as below:

No.	Particulars	Area in Sq.mtrs
1.	Area of Plot	3800.00
2.	Built-up area	2777.96
3.	Non FSI	2195.78
4.	Total FSI & Non FSI	4973.74

That the above information is true and correct to the best of my knowledge.

Date : 25/10/2019
Place : Pune


(Jagadish P. Deshpande)

पुणे महानगरपालिका

(बाबुबील पत्रव्यवहारत घालील क्रमांक व दिनांक यांचा उल्लेख करावा)
(जागेच्या वा इमारतीच्या कायदेशीर मातकी इतरकांचे संदर्भ साक्षात व येता अर्जदारास हे संमतीपत्र देण्यात येत आहे.)

बांधकाम चालू करण्याबाबतचा बाबुबील



वर्षा बांधकाम चालू करण्याबाबतचा बाबुबील आणि बांधकामाचे संमतीपत्र महापालिका, पुणे आणि पुणे महानगरपालिका अधिनियम, सन १९९९ ची कलम (१४) व १५, १६ व १७ अन्वये घालील अटीवर देण्यात येत आहे.

प्रकल्प क्रमांक: ADH/0357/03 / NEW
Proposal Type : Residential

बांधकाम नियंत्रण कार्यालय
पुणे महानगरपालिका
सि.बा.जी.नगर, पुणे - ५
CC/नम०७७०३

दिनांक: 18/3/2006

श्री/श्रीमती JAYANT H SHAH (PAH)
श्री JAGDISH PRABHAKAR DESHPANDE
सहकारासुधे, वर ६/७ success chambers, 232 apta
rd. pune 411004

दाखल ता. व.

घात

पत्रके नॉई नं. -

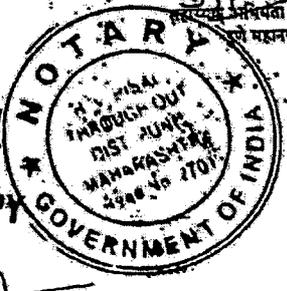
१९९९ ची कलम १५/१६ प्रमाण पुणे महानगरपालिका अधिनियम, सन १९९९ ची कलम १४/१५/१६/१७ व १८ व १९ च्या अटी व अटीवरील अटीवर देण्यात येत आहे.
पत्रके नॉई नं. Survey No: 6+7 Hissa No: 2

बांधकाम चालू करण्याबाबतचा बाबुबील घालून देण्यात येत आहे. बांधकामाचे अर्जदारास देण्यात येत आहे.

बांधकामाचे अर्जदारास देण्यात येत आहे. बांधकामाचे अर्जदारास देण्यात येत आहे. बांधकामाचे अर्जदारास देण्यात येत आहे. बांधकामाचे अर्जदारास देण्यात येत आहे. बांधकामाचे अर्जदारास देण्यात येत आहे.

- जे बांधकाम चालू करण्याबाबतचा बाबुबील घालून देण्यात येत आहे. बांधकामाचे अर्जदारास देण्यात येत आहे.
- बांधकामाचे अर्जदारास देण्यात येत आहे. बांधकामाचे अर्जदारास देण्यात येत आहे.
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- बांधकामाचे अर्जदारास देण्यात येत आहे. बांधकामाचे अर्जदारास देण्यात येत आहे.

बांधकाम नियंत्रण कार्यालय
18/3/06



CERTIFIED TRUE COPY
ATTESTED
R. V. PISAL
NOTARY GOVT. OF INDIA



पुणे महानगरपालिका

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

बांधकाम विकास विभाग
पुणे महानगरपालिका
शिवाजीनगर,
पुणे-४११ ००५

बांधकाम चालू करण्याकरिता दाखला (संमती नकाशासह) 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 १९४९ चे कलम २५३ व २५४ प्रमाणे खालील अटीवर देण्यात येत आहे

प्रकरण दिनांक : ADH/0357/05

Proposal Type : Residential

Case Type : Revised

Project Type : Proposed Building

क्रमांक : CC/2554/17

दिनांक : 03/01/2018



श्री / श्रीमती ISHWARCHAND GOYAL PAH यांचे बांधकाम सर्टिफिकेट क्रमांक १९४९ चे कलम २५३ व २५४ प्रमाणे पुणे महानगरपालिकेच्या अधिनियम, १९६६ चे कलम ४४/४५/५८/६९ व पुढील प्रांतिक महानगरपालिका, अधिनियम सन १९४९ चे कलम २५३ व २५४ प्रमाणे पुणे महानगरपालिकेच्या सीमेतील पेट Aundh परांक सर्वे न 6/2 + 7 PART सी. सं. न. _____ हिस्सा न _____ फायनल प्लॉट क्र _____ प्लॉट क्र _____ सोसायटी येथे विकास करण्यासाठी आपण महानगरपालिकेकडे दिनांक 07/10/2017 रोजी प्रस्ताव दाखल केला आहे.

--: अटी :-

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

ADH/0357/05

Page 1 of 4

CC/2554/17
03/01/2018

Original Received
16/1/2018

मुद्रण क्र. १२०१, २०१५ (सी. १००) १५/१५

पुणे महानगरपालिका

शिवाजीनगर, पुणे ४११००५.



09838

बांधकाम नियंत्रण कार्यालय
क्रमांक : ७७७/०४३५/१५
दिनांक : १३/०८/२०१५

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

भोगवटा पत्र

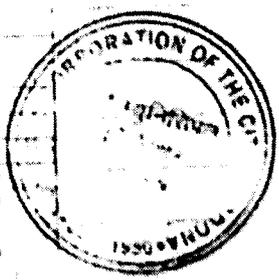
श्री. श्रीमती इश्वरचंद किशोरलाल शिवाजीनगर (एम) रोडी, खालील देणघाटे
(ना. प्रा. क्र.)
राहणार १५/७ गिरीदेवदास इमारती, प्रभागी रोड,
४२५-००१, पुणे-४.

आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलमे २५३/२५४ व एम्. आर. टी. पी. अँक्ट कलमे ३५/६९ प्रमाणे पुणे, पेठ जोडी पराक — फायनल प्लॉट क्र. / —
सखे क्र. ६/२ + ७ टी. पी. स्कीम नंबर — यांत इमारत स्कीम नं. २
इकडील संमती पत्र / कमेन्समेंट सर्टिफिकेट क्रमांक ३०६१९७ दिनांक १३/०८/२०१५ (मु. नं. १३/२०१५)
अन्वये बांधकाम करण्यास परवानगी देण्यात आली आहे. सदरील संमती पत्र / कमेन्समेंट सर्टिफिकेटप्रमाणे सर्व /

काली-भागाचे काम पुढे झाल्याबद्दल व सदर नवीन बांधलेल्या इमारतीची जागा उपयोगात आणावयास समती मिळण्याबाबत दिनांक ११/०८/२०१५ रोजी अर्ज केल्यावरून आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलम २६३ (१) प्रमाणे कळविण्यात येते की, खालील नमूद केलेल्या अटीवर पुढील वर्णनाचा इमारतीचा भाग उपयोगात आणण्यास समती देण्यात येत आहे.

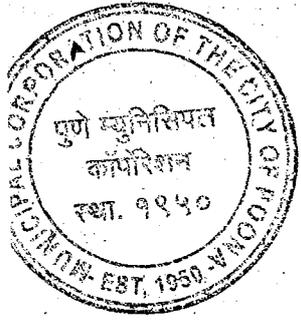
उपयोगात आणावयाच्या बांधकामाचे वर्णन

क्र.	मकले	इमारत 'सी १' संपूर्ण वर्णन	इमारत 'सी २' संपूर्ण वर्णन
(१)	पश्चिम भागाचा इमारतीचा क	१०१,२०२,१०३	१०१,२०२,१०३
(२)	दुसरा भागाचा इमारतीचा क	१०१,२०२,१०३	१०१,२०२,१०३
(३)	तिसरा भागाचा इमारतीचा क	१०१,२०२,१०३	१०१,२०२,१०३
	चौथा भागाचा इमारतीचा क	१०१,२०२,१०३	१०१,२०२,१०३
	पाचवा भागाचा इमारतीचा क	१०१,२०२,१०३	१०१,२०२,१०३
	सहावा भागाचा इमारतीचा क	१०१,२०२,१०३	१०१,२०२,१०३
	सातवा भागाचा इमारतीचा क	१०१,२०२,१०३	१०१,२०२,१०३
	आठवा भागाचा इमारतीचा क	१०१,२०२,१०३	१०१,२०२,१०३
	नववा भागाचा इमारतीचा क	१०१,२०२,१०३	१०१,२०२,१०३
	दहावा भागाचा इमारतीचा क	१०१,२०२,१०३	१०१,२०२,१०३



अर्ज दाखल झाल्यापासून ३० दिवसांच्या आत समती देण्यात येईल. अर्जात नोंद घ्यावी. अर्जात नोंद घ्यावी.

उप अभियंता
बांधकाम नियंत्रण कार्यालय क्र. ६
पुणे महानगरपालिका



4680

बांधकाम नियंत्रण कार्यालय

क्रमांक : 0CC/09E3/98

दिनांक : १०/५/२०१४

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

भोगवटा पत्र

श्री. / श्रीमती ईश्वरचंद के. गोयल % श्री. स्वप्निल देशपांडे (ला. आर्कि.)
 राहणार ६५ व, सिद्धदेव अपार्टमेंट, प्रभात रोड, पुंरउवणा,
पुणे ४११००४. यांस -

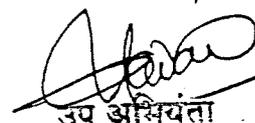
आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलमे २५३/२५४ व एम्. आर. टी. पी. अॅक्ट कलमे ४५/६९ प्रमाणे पुणे, पेठ ओंध, सि. स. नं. घत्तक २५६० फायनल प्लॉट क्र. / - सर्व्हे क्र. ६१५ टी. पी. स्कीम नंबर — यांत इमारतीची इकडील संमती पत्र / कमेन्समेंट सर्टिफिकेट क्रमांक CC/२५५०/११ दिनांक २५/११/२०११ अन्वये बांधकाम करण्यास परवानगी देण्यात आली आहे. सदरील संमती पत्र / कमेन्समेंट सर्टिफिकेटप्रमाणे सर्व / काही भागाचे काम पुरे झाल्याबद्दल व सदर नवीन बांधलेल्या इमारतीची जागा उपयोगात आणावयास संमती मिळण्याबाबत दिनांक २/५/२०१४ रोजी अर्ज केल्यावरून आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलम २६३ (१) प्रमाणे कळविण्यात येते की, खालील नमूद केलेल्या अटीवर पुढील वर्णनाचा इमारतीचा भाग उपयोगात आणण्यास संमती देण्यात येत आहे.

उपयोगात आणावयाच्या बांधकामाचे वर्णन

मजले	Wing 'A'	Wing 'B'
पार्किंग	-	-
प्लेभजले	फ्लॉट क्र. १०१, १०२, १०३, १०४ असे ४ फ्लॉट्स	फ्लॉट क्र. १०१, १०२, १०३, १०४ असे ४ फ्लॉट्स
दुसरा मजला	- ११ - २०१, २०२, २०३, २०४ असे ४ - ११ -	- ११ - २०१, २०२, २०३, २०४ असे ४ - ११ -
तिसरा - ११ -	- ११ - ३०१, ३०२, ३०३, ३०४ असे ४ - ११ -	- ११ - ३०१, ३०२, ३०३, ३०४ असे ४ - ११ -
चौथी - ११ -	- ११ - ४०१, ४०२, ४०३, ४०४ असे ४ - ११ -	- ११ - ४०१, ४०२, ४०३, ४०४ असे ४ - ११ -
पाचवा (१) - ११ -	- ११ - ५०१, ५०२, ५०३, ५०४ असे ४ - ११ -	- ११ - ५०१, ५०२, ५०३, ५०४ असे ४ - ११ -
एकूण (२)	२० फ्लॉट्स	२० फ्लॉट्स

(३) - असे एकूण ४० फ्लॉट्स -

अट परिस्थितीत मान्य महानगरपालिका कोणतेही बांधकाम (उदा. सर्व मार्जिनल अंतरात व रेरेमलरील झेड, पार्लिअम वॉल फ्रॉन अग्नर वॉल लावून पार्लिअम अडिअन कार्पो इ.) केवळ, कोणतेही पूर्व सुचना व देना सदरची अनुषंग अतिरिक्त बांधकामे पाडण्यात येतील व त्याप्रित्यर्थ देणारा संपुर्ण खर्च प्लॅटधरक/मालक यांचेकडून घेवून करण्यात येईल.


 उप अभियंता
 बांधकाम विकास विभाग इमोन क्र. ६
 बांधकाम नियंत्रण विभाग
 पुणे महानगरपालिका
 पुणे महानगरपालिका

This is to acknowledge that the proposal has been successfully uploaded on the portal of the Ministry. The proposal shall be examined in the Ministry to ensure that required information has been submitted. An email will be sent seeking additional information, if any, within 20 working days. Once verified, an acceptance letter shall be issued to the project proponent.

Following should be mentioned in further correspondence

1. Proposal No. : SIA/MH/MIS/117270/2019
2. Category of the Proposal : Infrastructure and Miscellaneous Projects + CRZ
3. Name of the proposal :
4. Date of Receipt of Proposal : 09 Sep 2019
5. Name of the Project proponent along with contact details
 - a) Name of the proponent : PADMAVATI ASSOCIATES
 - b) State : Maharashtra
 - c) District : Pune
 - d) Pincode : 411007

7519

GOVERNMENT OF MAHARASHTRA

No.Comp-2019/CR-z/SEIAA

Environment Department,

217(Annex), Mantralaya,

Mumbai-400 032

Date: 29/08/2019

To,

M/s. Padmavati Associates
 Pristine Properties, Office No. 501/502,
 Fortune House, 5th floor, Plot No.-117A,
 Prabhat Road, Apex Colony,
 Deccan Gymkhana, Pune-411004

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

Reference: - Complaint / Notice of Mr. Tanaji Balasaheb Gambhire through Advocate Nitin Lonkar dated 05.08.2019 and Email from Complainant Dated-07.08.2019.

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

AND WHEREAS, we are in receipt of above referred, wherein following issues are raised by the complainants in respect of your building construction project "*Pristine Royale*" situated at Survey No. 6/2, 6/3 & 7 of Village-Aundh, Taluka-Haveli, District-Pune.

- a) PP has misleded on account of two different projects comprising of 9 buildings, 405 flats and total BUA of 65401 Sq. Mtrs..
- b) BUA of project was more than 65401 Sq. Mtrs. but PP did not applied for Environment clearance from SEIAA and also not applied for consents from MPCB
- c) BUA of project was more than 20000 Sq. Mtrs. but PP did not applied for Environment clearance and consents.
- d) PP has not obtained any prior Environment Clearance from SEIAA or MoEF.
- e) PP has not obtained any prior Consent to Establish from MPCB.
- f) That 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.
- g) That the PP has completed part project in mid of 2012 & 2018, but did not applied for consent to operate and put the project under enjoyment without Consent to Operate.
- h) PP carried out construction activity without Environment Impact Assessment.
- i) PP is extracted huge quantity of ground water from three bore wells for construction of project as well as domestic use of occupied project.
- j) PP is illegally extracting Ground water without any permission from competitive authority for operational purpose.
- k) PP has not made any test for ground water contamination and quality of water and there is serious ground water contamination.

- l) PP has not provided any solid waste management system and waste generated is dumped to PMC waste yard creating burden on public systems and solid waste is generating various greenhouse gases and there is no scientific disposal of the solid waste generated from project.
- m) PP has not provided any energy conservation system for energy saving like solar system
- n) PP has not provided any rain water harvesting system for ground water recharge.
- o) PP has not provided 10% recreational open space on virgin land and open space is provided on the stilt of the building which is totally illegal in respect of the environmental measures.
- p) PP has not preserved top layer of fertile soil and there is no soil test for contamination.
- q) PP has not made tree plantation as per the norms.
- r) PP has provided swimming tank giving additional burden on the ground water.
- s) PP has installed 6 DG sets at project site and operation of DG set is causing air pollution.
- t) Huge quantity of sewage water is generated and there is no scientific treatment of sewage water as PP has not installed.
- u) PP is creating huge burden on the environment due to day to day waste generation by consumption of natural resources and it is causing huge burden on the public facilities and services on account of environment damage.
- v) That the PP has committed the illegal activities and given rise to the violation of environmental protection enactments and further caused degradation of environment & ecology intentionally.
- w) PP has not complied the conditions of commencement certificate mandating prior environment clearance and consents from the MPCB.
- x) PP has not complied the conditions of commencement certificate related with the installation of environment infrastructure to avoid the degradation.
- y) PP has made illegal tree cutting.
- z) There is no approach road for fire engine.
- aa) PP has not provided the ramp slope in the ratio of 1:10
- bb) PP has not provided site margin as per the DC Rules
- cc) That the PP has not provided mandatory 15% amenity space under DC Rules of PMC. Also PP has not provided 10% Open space on virgin land.
- dd) PP has not provided DP Road winding area of 1270 Sq. Mtrs. and also not handed over to the PMC.
- ee) That the PP has not developed the Green Belt area of 3000 Sq. Mtrs. as shown in the Development Plan of PMC.
- ff) PP has not provided fire and safety system at site.
- gg) PP in connivance with PMC officer has violated the provisions of Environment enactment and PMC officers are also equally responsible.
- hh) PP has violated the principle of sustainable development by not installing pollution control devices.
- ii) PP has caused traffic congestion in the area due to this project and cause to air pollution on account of emission from the vehicles.
- jj) PP has not made any environment management plan

- kk) PP has caused substantial damage to environment and ecology more than Rs. 350 Crores, which shall be recovered from PP.
- ll) PP is unapologetic and PP has adopted careless and reckless attitude towards the environment protection.
- mm) Thus it is mandatory to stop the project construction permanently till the compliance / rectification of the above illegal act and removal of the defects from the construction.

AND WHEREAS, as per the Complaint / Notice above referred, you have not obtained mandatory prior Environment Clearance, Consent to Establish and Consent to Operate in proposed Residential Building Construction Project at Survey No. No. 6/2, 6/3 & 7 of Village-Aundh, Taluka-Havell, District-Pune. This amounts to violation of the EIA Notification-2006 r/w Environment (Protection) Act-1986 along with Water (Prevention and Pollution Control) Act-1971 and Air (Prevention and Pollution Control) Act-1984.

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

- a) Why your building construction activity shall not be stopped forthwith for the violation of Environment Impact Assessment Notification dated 14.09.2006, issued by the ministry of Environment & Forest, Government of India, for not obtaining prior Environmental Clearance from the Competent Authority / Government of Maharashtra?
- b) Why further legal action shall not be initiated against you under the provisions of the Environment (Protection) Act, 1986 and Rules made there under?

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

(Anil Digikar)

Principal Secretary,

Environment Department &

Member Secretary- SEIAA Maharashtra

Copy to:

Commissioner, Pune Municipal Corporation, Shivajinagar, Pune-411 005

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

Enclosed: Copy of Complaint / Notice of Mr. Tanaji Balasaheb Gambhire through Advocate Nitin Lonkar dated 05.08.2019 is attached herewith

Government of Maharashtra

No. Comp-2019/CR- 20/SEIAA
Environment Department
217 (Annex), Mantralaya,
Mumbai- 400 032.
November 18, 2019.

To,

To,
The Commissioner,
Municipal Commissioner Office,
Pune.

Subject: Proposed Directions dated 29.08.2019 issued under Section 5 of the Environment (P) Act, 1986 r.w. EIA Notification dated 14.09.2006.

Ref. :

- 1) Complaint Notice of Mr. Tanaji Balasaheb Gambhire through Advocate Nitin Lonkar dated 06.08.2019. .
- 2) Directions u/s 5 of the Environment (P) Act, 1986 r.w. EIA Notification dated 14.09.2006 issued to you vide letter dated 29.8.2019.
- 3) Representation submitted by M/s Padmavati Associates vide letter dated 11.11.2019
- 4) Personal hearing conducted in the chamber of the Secretary, Environment Department on 11.11.2019.

We refer to the Show Cause notice/proposed directions at reference (2) dated 11.11.2019 issued to the project proponent – M/s Padmavati Associates under section 5 of the Environment (P) Act 1986 r.w. EIA Notification dtd. 14.09.2006 whereby and where under the project proponent was asked to show cause as to why its building construction activity in respect its project "Pristine Royale" situated at Survey no. 6/2, 6/3, & 7 of Village Aundh, Tah. Haveli, Dist. Pune should not be stopped forthwith for the violation of EIA Notification dated 14.09.2006, and why further legal action should not be initiated against the project proponent under the provisions of Environment (P) Act 1986 and Rules made thereunder.

We also refer to the representation made by M/s Padmavati Associates under reference (3) above and also the personal hearing conducted in the chamber of the Secretary, Environment Department on 11.11.2019 in connection with our said show cause notice dated 29.8.2019.

After going through the contents of complaint raised by Adv. Nitin Lonkar, on behalf of his client, Mr. Tanaji Balasaheb Gambhire, under Notice / Complaint dated 6/8/2019, for the subject project identified as "Pristine Royale", situated at City Survey no. 6/2, 6/3, & 7 of

1/2/1

village Aundh, Taluka- Haveli, District Pune this office has issued a Proposed direction notice to project proponent / promoter, Padmavati Associates and sought the clarification on various issues related to subject project. Accordingly the project proponent submitted its Reply/written submissions on 11/11/2019, along with papers of evidence. The project proponent/promoter in his reply has denied the contentions raised by the complainant and requested to withdraw the show cause notice and to dismiss the complaint.

After going through the objections raised by the complainant, the reply of the project proponent and the papers on record before me, it reveals that, the total sanctioned BUA is ~~48592.67~~ sq. mtrs. and the actual total construction BUA is 55923.67 (IN REPLY TO NOTICE)sq. mtrs. The project proponent failed to submit the application within the time period as per the Notification 804(A) issued vide Gazette of India dtd. 14/3/2017. They have constructed and completed the project/buildings without obtaining Environmental Clearance. Hence, it's clear cut violation of EP Act and DC Rules of PMC. Therefore, legal action shall be taken against the project proponent.

You are hereby directed to take strict legal action against the project proponent- Padmavati Associates as per provisions of the Environment (P) Act, 1986 r.w. EIA Notification and submit report of the same action taken within a period of 15 days.


(Ahil Diggikar)
Principal Secretary
Environment Department

CC-to: 1) Member Secretary, Maharashtra Pollution Control Board, Mumbai is hereby directed to take legal action as per section 5 of the EP Act r/w EIA Notification dtd.14.9.2006.

2) M/s Padmavati Associates,
Pristine Properties, Office No.501/502,
Fortune House, 5th Floor, Plot No.117A,
Prabhat Road, Apex Colony,
Deccan Gymkhana, Pune-411004.

शहर अभियंता कार्यालय
बांधकाम विकास विभाग, क्र. ६
पुणे महानगरपालिका
जावक क्र. : ३०६/४२७०
दिनांक : १३/१२/२०१९

प्रति,
मे. पद्मावती असोसिएट्स
(श्री. ईश्वरचंद्र किशोरीलाल गोयल
व सचिन इश्वरचंद्र गोयल)
५ वा मजला, प्लॉट नं. ११७अ,
प्रभात रोड, अपेक्स कॉलनी,
डेक्कन जिमखाना, पुणे-४११००४

यांस.....

विषय-Intentional Violation of D.C Rule, of Pune Municipal corporation,
Maharashtra regional & town planning Act 1966 EIA Notification
2006, Environmental protection M/s Padmavati Associates in their
Residential construction project at Sr.No.6/2,6/3& 7, Village-Aundh
Pune.

- संदर्भ-१) अॅड. श्री. निलेश लोणकर यांची दि. ६/८/२०१९ ची नोटीस
२) खात्याचे पत्र जा.क्र. झोन६/२९४९, दि. ३०/८/२०१९
३) मा. प्रिन्सीपल सेक्रेटरी एनव्हायरोनमेंट डिपार्टमेंट अॅण्ड मॅबर सेक्रेटरी SEIAA
महाराष्ट्र यांचे दि. २९/८/२०१९ चे पत्र आ.क्र. ४५२७, दि. २९/९/२०१९
४) खात्याचे पत्र जा.क्र. झोन६/३४१०, दि. २३/९/२०१९
५) अॅड. श्री. निलेश लोणकर यांची MPCB बोर्डस दि. १३/८/२०१९ ची नोटीस
६) महाराष्ट्र पोल्युशन कंट्रोल बोर्ड यांचे पत्र आ.क्र. ५५३५, दि. ४/११/२०१९
७) खात्याचे पत्र जा.क्र. झोन६/४३२४, दि. १६/११/२०१९
८) मे. पद्मावती असोसिएट्स यांचा खुलासा आ.क्र. ४६७८, दि. ८/११/२०१९
९) मा. प्रिन्सीपल सेक्रेटरी एनव्हायरोनमेंट डिपार्टमेंट अॅण्ड मॅबर सेक्रेटरी SEIAA
महाराष्ट्र यांचे दि. १६/११/२०१९ चे आदेश

विषयांकित बाबत संदर्भ क्र. १ अन्वये अॅड. श्री. निलेश लोणकर यांनी नोटीस पाठवलेली आहे. सदर नोटीशीच्या अनुषंगाने आपणांस खुलासा करणेबाबत संदर्भ क्र. २ अन्वये कळविण्यात आले आहे. मा. प्रिन्सीपल सेक्रेटरी एनव्हायरोनमेंट डिपार्टमेंट अॅण्ड मॅबर सेक्रेटरी SEIAA महाराष्ट्र यांनी संदर्भ क्र. ३ अन्वये अॅड. श्री. निलेश लोणकर यांचे नोटीशीच्या अनुषंगाने मे. पद्मावती असोसिएट्स यांना खुलासा करणेबाबत कळविले आहे त्याची प्रत पुणे मनपास पाठविण्यात आली आहे. सदर पत्राच्या अनुषंगाने आपणांस संदर्भ क्र. ४ अन्वये नोटीसीमधील

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

Phone No. (020) 2581 1694
(020) 2581 1627
Fax No. (020) 2581 1029



Jog Center, 3rd Floor,
Wakdewadi,
Old Pune-Mumbai Road,
Pune -411 003

Visit us at <http://mpcb.mah.nic.in>

Ref. No. ROP/MPCB/PD/2003030003 Date:- 03/03/2020
To

M/s. Padmavati Associate Pristine Royale
S. No. 6/2, 6/3 & 7, Aundh,
Tal- Haveli, Dist-Pune

Sub: Proposed Directions under section 33 A of Water (Prevention & Control of Pollution) Act, 1974, 31 A of Air (Prevention & Control of Pollution) Act, 1981 & Hazardous Waste (M & TM) Rules, 2008.

Ref : 1) Board Warning Notice issued vide no. 19112013 FTS 0061.
2) Visit of Board Officials dtd. 23/10/2019
3) Proposal submitted by SRO P-I vide no. MPCB-LEGAL_ACTIONS-161219030 on.17.12.2019

WHEREAS, your industry is located in the "Pollution Prevention Area" under the Water Act 1974, under the Air Act 1981 and Hazardous Waste (Management and handling) Rules, 1989 followed by further amendments made therein from time to time.

AND WHEREAS, the Board had granted the consent to operate under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974, under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 5 of the Hazardous Wastes (MH & TM) Rules, 2016. And, it is obligatory on your part to provide pollution control systems as it warranted and to operate and maintain the same continuously and effectively so as to achieve the standards prescribed in the consent.

AND WHEREAS, the officer of the Board has visited your industry on 23.10.2019 and reported that:

- 1) You have constructed and completed construction of residential project without obtaining consent to establish & operate from MPCB Board.
- 2) You have not yet obtained NOC from Central Ground Water Department..
- 3) You have not provided full-fledged sewage treatment plant to treat domestic, Operation and maintenance of STP is poor
- 4) You are not recycling treated effluent and it was being discharged to PMC sewer line.
- 5) During visit Operation and maintenance of OWC is very poor
- 6) You have not produced MPCB legal documents during visit.

..2..

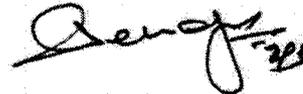
AND WHEREAS, from the record of this office and observations made during the visit, I came to the conclusion that you are not complying with the consent condition and the provision of Water (Prevention & Control of Pollution) Act, 1974 thereby causing grave injury to the environment.

NOW THEREFORE, in exercise of the powers conferred upon me under section 33 A of Water (Prevention & Control of Pollution) Act, 1974, 31 A of Air (Prevention & Control of Pollution) Act, 1981, I, Dr.J.B.Sangewar, Regional Officer of the Board, at Pune hereby issue directions as under-

1. Whys your unit shall not be directed to close down the manufacturing activity forthwith?
2. Why the competent authorities shall not be directed to disconnect Water / electricity supply of your unit?

You are directed to remain present for personal hearing on 20.03.2020 at 3:50 pm in the office of Regional Officer, M. P. C. Board, Jog centre, 3rd floor, wakadewadi, Pune-03 along with action plan towards the compliance of above related points, else this office will rather be compelled to initiate further action as deemed fit in your case as per the provisions of various Environmental enactments, which may please be noted.

For and on behalf of
Maharashtra Pollution Control Board



(Dr. J. B. Sangewar)
Regional Officer, Pune

Copy Submitted for information to

1. The Member Secretary, MPC Board, Mumbai.
2. The Sr. Law Officer, MPC Board, Mumbai
3. The Joint Director, (PAMS),

Copy to-

The Sub-Regional Officer, M.P.C.Board,Pune-I/II/PC.

- You are directed to keep the follow up and report the compliance from time to time.



पुणे महानगरपालिका
उद्यान कार्यालय
वृक्ष प्राधिकरण विभाग
जा.क्र.वृ.प्रा.जा / १३२७
दिनांक १८ / ०३ / २०१५

प्रति,

मा. उप अभियंता (बांधकाम विकास विभाग)

पुणे महानगरपालिका

यांजकडेस.....

विषय :- स.नं.६/२+७, औंध, पुणे येथील बांधकामास पूर्णत्वाचा दाखला देणेबाबत.

संदर्भ :- १) मे.पद्मावती असो. तर्फे श्री.सचिन ईश्वरचंद गोयल यांचे दिनांक २३/२/२०१५ रोजीचे पत्र.

२) महापालिका आयुक्त यांचे कार्यालयीन परिपत्रक जा.क्र.न.अ.जा./ज/२३३,

दि.२६/११/२००७.

३) मिळकतीचे एकूण क्षेत्रफळ १९९८०.०० चौ.मी.

४) मान्य बांधकाम परवाना क्र.सी.सी/१००६/१२, दि.२५/६/२०१२.

संदर्भाकित क्र. १ च्या पत्रानुसार विषयाकित ठिकाणी असलेल्या जागेची समक्ष पाहणी करण्यात आली. सदर जागेचे क्षेत्रफळ १९९८०.०० चौ.मी. असून सदर ठिकाणी एकूण २८५ वृक्षांचे यशस्वीरित्या संवर्धन केले आहे.

सबब विषयाकित ठिकाणच्या बांधकामास पूर्णत्वाचा दाखला देण्यास खात्याची शिफारस आहे.

मा.स.कळावे.


वृक्ष अधिकारी
पुणे महानगरपालिका

जा क्र /वि.वि/ 39/ 6442
109-10

महाराष्ट्र शासन

विद्युत निरीक्षक यांचे कार्यालय,
उ ऊ न कायदा विभाग,
पो एम टो कर्मशिबल इमारत, ४ था मजला
शंकरशंठ रोड, स्वारगंट, पुणे- ४११ ०४२
दुरध्वनो क्र २४४७८३७९
दिनांक-

प्रति,

M/s Padmavti Associates Pune,
PRISM, At S No 6, (Part)+7,
Nr Spicer College, Aundh, Pune-07

विषय- विद्युत संच मांडणी नकाशा मंजूरीबाबत
1 No x 160 KVA D.G .Set Drawing approval

संदर्भ- मे डी एस एन्टरप्राईजेन्स पुणे यांचे पत्र दिनांक-१२/१०/२००९

आपण या कार्यालयास सादर केलेले विद्युत संच उभारणीचे नकाशे भा वि कायदा २००३ च्या कलम ६८ अन्वये खालील अटीवर मंजूर करण्यात येत आहेत नकाशास मंजूरी म्हणजे विद्युत भार मंजूरी नाही यांची नोंद घ्यावी
अटी:-पुढील प्रमाणे-----

- १) विद्युत संच मांडणीचे संपूर्ण काम परवानाधारक विद्युत ठेकेदाराकडून मंजूर नकाशा प्रमाणे करून घ्यावे. तसेच त्या ठेकेदाराला त्याने काम चालू करण्यापूर्वी हे काम करत असल्याबद्दल अगाऊ लखी सूचना या कार्यालयाला कळविणेसाठी जाणव करून घ्यावी
 - २) इतर सर्व खात्याची आवश्यक ती प्रमाणपत्रे मिळविण्याची जबाबदारी आपल्यावर राहिल
 - ३) विद्युत संच सर्व काम हे भा. वि. कायदा. २००३ तसेच भारतीय वीज नियमावली १९५६(सुधारीत नियमांसह) व आय .एस. प्रमाणके यात अंतर्भूत नियमाप्रमाणे करावयाचे आहे
 - ४) सर्व काम मंजूर नकाशाप्रमाणेच करावयाचे असून त्यात जर कोणताही फेरबदल करावयाचा असेल तर या कार्यालयाचा तशी पूर्व परवानगी घेणे आवश्यक आहे.
 - ५) सर्व काम पूर्ण झाल्यानंतर कार्यालयास निरीक्षणकरिता लेखी कळवावे निरीक्षणाचे वेळी खालील सर्व बाबींचे व इतर आढळलेल्या त्रुटींची पूर्तता करणे आवश्यक आहे.
 - १ परवानाधारक विद्युत ठेकेदाराचे काम पूर्ण केल्याचे चाचणी प्रमाणपत्र.
 - २ रोहित्र/जनित्र/सर्कीटब्रेकर इत्यादीच्या निर्मात्यांची मूळ चाचणी प्रमाणपत्राच्या सत्य प्रती
 - ३ रोहित्र/जनित्र/सर्कीटब्रेकर मधील तेलाच्या चाचणीचे प्रमाणपत्र.
 - ४ शासनाकडून अथवा महाराष्ट्र राज्य विद्युत मंडळ यांचे कडून आलेल्या विद्युत भार मंजूरीच्या आदेशाची सत्यप्रत
 - ५ भूसंवर्धन (अर्थिंग) व्यवस्थीचे चाचणी प्रमाणपत्र ६ अवरोध चाचणी अहवाल (मेगरोग) ७ जरूर ती आवश्यक कामदपत्रे
- कृपया खालील प्रमाणे भूसंवर्धन (अर्थिंग) व्यवस्था करणे आवश्यक आहे यांची नोंद घ्यावी .
- | | |
|---|--------------------------------|
| अ) रोहित्र/जनित्र/चलीत्र | २ स्वतंत्र अर्थिंग (वांडो) |
| ब) रोहित्र/जनित्र/चलीत्र | २ स्वतंत्र अर्थिंग (न्युट्रल) |
| क) लायटींग अरेस्टर | १ स्वतंत्र अर्थिंग |
| ड) लोखंडी खांब व त्याच्यावरील इतर सर्व लोखंडी भाग | २ स्वतंत्र अर्थिंग |
| ई) सर्व विद्युत प्रवाही यंत्रे व उपकरणे यांची प्रवाही आवरणे | अखंड अर्थिंग |
- ६ सुरक्षिततेसाठी आवश्यक ते आपरेटींग रॉड रबरी हातमोजे रबरी मॅटींग, अग्नीशामक वाळूची वादलो, प्रथमोपचार पॅटो. विजेच्या धक्यावर उपचाराचा तक्ता इत्यादी बाबी बसविल्याबाबत प्रमाणपत्र.
 - ७ विद्युतसंच व उपकरणे यांची क्षमतेसह यादी व त्याचा चाचणी अहवाल.
 - ८ ही मंजूरी वर दिलेल्या तारखेपासून १ वर्षासाठी ग्राहक राहिल पुढील प्रती निरीक्षणाच्या वेळी सादर कराव्यात
 - १) मीटर तपासणी अहवाल २) अ प्रपत्र
- टिप- वरील संचमांडणी असलेल्या जागेस महानगरपालिकेची परवानगी असल्याखेरीज संचमांडणीचे काम हाता घेऊ नये

सोबत-मंजूर नकाशाच्या प्रती
पावती क्र.०१५९२३७ दि.१४/१०/२००९ रुपये ५०/-


विद्युत निरीक्षक
विद्युत निरीक्षण विभाग पुणे

Item No. 03 (Pune Bench)

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

Original Application No. 34/2020 (WZ)
(I.A. No. 40/2020)

Tanaji Balasaheb Gambhire

Applicant(s)

Versus

Union of India & Ors.

Respondent(s)

Date of hearing: 09.07.2020

**CORAM: HON'BLE MR. JUSTICE SHEO KUMAR SINGH, JUDICIAL MEMBER
HON'BLE DR. NAGIN NANDA, EXPERT MEMBER
HON'BLE MR. SIDDHANTA DAS, EXPERT MEMBER**

For Applicant (s) : Mr. Nitin N. Lonkar alongwith Ms. Sonali R.
Suryawanshi, Advocates

For Respondent (s) : Pune Municipal Corporation

ORDER

1. The present application has been filed against the project proponent for the reasons that project proponent has not complied with environmental norms by non-obtaining of mandatory prior Environmental Clearance, consent to establish, consent to operate, CGWA permission for ground water extraction, non-installation of pollution control devices, non-plantation of tress, non-installation of STP, non-installation of solid waste treatment and OWCS unit and illegal ground water extraction, illegal operation of DG sets at site, 10% recreation space is not developed as per norms, no soil preservation, no soil and ground water test, illegal construction of basements, no use of eco-friendly building material for construction, some portion of the construction completed without Environmental Clearance from SEIAA or MoEF&CC, not obtained prior consent to establish for the State PCB, not complied the show

cause notice issued by the Competent Authority, construction activity without environmental impact assessment and without implementation of the remedial measures and raised a substantial question of environment.

2. We deem it just and proper to constitute a Committee consisting (i) State Environment Impact Assessment Authority (SEIAA), (ii) Maharashtra State Pollution Control Board and (iii) Municipal Commissioner, Chinchwad/Pune and to direct them to submit a joint report with regard to all allegations made in the application specifically with the area of construction and area for which the Environmental Clearance has been applied.
3. Let a joint report in the matter be filed by joint Committee within six weeks by e-mail at judicial-ngt@gov.in preferably in the form of searchable PDF/ OCR Support PDF and not in the form of Image PDF.
4. The applicant is directed to provide copy of the application and all relevant documents to the Committee within three days by post and also by available e-mail.
5. List it on 25.08.2020.

Sheo Kumar Singh, JM

Dr. Nagin Nanda, EM

Siddhanta Das, EM

July 09, 2020
Original Application No. 34/2020 (WZ)
R