



1. Report of Executive Engineer, Zone - 5, Pune Municipal Corporation, Pune.

Sr. No.	Points	Reply
1.	Details of the land use pattern of the plot over which the mall is built / constructed	The subject property is situated in Residential Zone R-2 (DCR 1987 – Rule No. M-2.2.1 & Modified DCR 1993 – Rule No. M-2.2.1 and DCPR 2017 – Rule No. 16.2.1)
2.	The factual information about the total area of the Recreational Open Space (ROS). The reason for approving such space, in spite of the variation in dimensions (if any), more than the limit stipulated in the DCPR – Pune.	The Open Spaces are provided as per DCR 1987 Rule No. 13.3 & modified DCR 1997 Rule no. 13.3 The details of Recreational Ground Open Spaces as per CC/3020/07 dated 04/01/2008 are as follows. Open Space 1 – 610.01 sqm Open Space 2 – 215.56 sqm Open Space 3 – 393.52 sqm
3.	The factual information about the open spaces other than ROS	Open spaces around the building are provided as per the approved plans
4.	Details of commercial building permitted on land reserved for residential purpose	The subject property is situated in Residential Zone R-2 category wherein commercial use is permitted (DCR 1987 – Rule no. M-2.2.1 & modified DCR 1997 – Rule no. M-2.2.1 and DCPR 2017 – Rule no. 16.2.1)
5.	Details of area of the plot which will be reduced by	Building plans for the subject property were approved in 2004.

	road widening, and the location and size of RG open space provided	<p>The said plans were approved after the deduction of area required for the 45m DP Road. The Recreational Open Spaces are provided as per DCR 1987 Rule no. 13.3, after the deduction of area required for the DP road widening.</p> <p>As per DP 2017, the width of the Pune Solapur Road is proposed as 60.0 M, thus additional area for this road widening is shown as "Differed Road Widening" on the approved plan CC/3309/17 dated 12/03/2018.</p>
6.	The RG Open Space is not of the correct area and dimensions. Some dimensions are less than what are required. It is located in the front open space and will be affect due to the road widening. Please give details.	As per 2017 Development Plan, the existing 45m wide DP Road is widened to 60m width due to which the additional widening area is shown in the approved plans, thus affecting the previously approved Recreational Ground Open Space.
7.	Open spaces around the building are not of required dimensions. Please give details.	Open spaces are provided as per the approved plans.

A copy of the Report received from the Executive Engineer, Zone 5 , Pune Municipal Corporation is enclosed herewith as an **Annexure- 1**.

## 2. Report of Chief Fire Officer, Pune Municipal Corporation, Pune

The Chief Fire Officer issued the Final Fire NOC for the project in question, vide no. FB/998, dated 03/06/2019 in view of fire prevention, protection and life safety measures of the building.

The building in question is fully occupied with proper fire prevention and life safety measures along with fire-fighting system. The Fire Officer tested the Hydrant System, Hose Reel System with equipment, portable fire extinguishers and all types of firefighting system and issued Final Fire NOC to the said project.

A copy of the Report and the copy of the Final Fire NOC received from the Chief Fire Officer, Pune Municipal Corporation is enclosed herewith as an 'Annexure - 2'.

## 3. Report of Assistant Municipal Commissioner and Tree Authority

The Assistant Municipal Commissioner and Tree Officer submitted that former Assistant Municipal Commissioner and Tree Officer, Pune had issued NOC to Project Proponent, vide letter no. VPJ/7825, dated 02/03/2019. The said NOC was issued based on Commencement Certificate no. CC0589/18 dated 07/06/2018 issued by PMC.

The Tree Officer along with the concerned Tree Inspector i.e. Mr. Vijay Nevase visited the site on Saturday, 5<sup>th</sup> December, 2020. All trees were checked by the concerned officer and he made a detailed report of these. **As per the said report, the total number of trees which exist and newly planted at site is 166 in numbers** which is more than the minimum requirement. All the plants are in good condition and are well maintained by the developer.

A copy of the report received from the Assistant Municipal Commissioner and Tree Authority along with the NOC is enclosed herewith as an 'Annexure-3' collectively.

#### **4. Report of Assistant Commissioner of Police, Traffic Branch, Pune City**

The objections raised by the Applicant have been discussed in detail, and a descriptive technical, scientific, analytical and logical explanation is given in the report. It is concluded that after the spot visit, detailed study and inspection, the 9 objections raised by the applicant do not prove the point that the traffic flow on the main road (Pune Solapur Road and Kawade Road) is obstructed by the incoming / outgoing vehicular and pedestrian traffic generated at and by the said establishment '93 Avenue'.

A copy of the report received from Assistant Commissioner of Police, Traffic Branch, Pune City is attached as an 'Annexure - 4'.

#### **5. Report of Maharashtra Pollution Control Board**

- 1) **Land** – Pune Municipal Corporation has submitted a reply on 15/10/2020 and mentioned that the land use pattern is Residential Zone R-2 category wherein commercial use is permitted.
- 2) **Water (Quality & Quantity, Conservation, Bore Well) –**
  - As per existing Consent to Operate, the total water consumption is 270.62 CMD and total domestic effluent generation is 243.9 CMD.
  - The PP has water supply from Pune Municipal Corporation. Water bills of PMC are verified from August 2019 to August 2020. It is found that water consumption is within consented limit.

- The PP has provided three nos. of pits for rainwater harvesting. One of the pits was opened during the site visit for verification purposes and it was observed that the rainwater harvesting system was functional.
- During the site visit, borewells were not found within the premises.

### 3) Waste Water Treatment –

- For treatment of domestic effluent 243.9 CMD, the PP has provided STP of 260 CMD capacity, consisting of MBBR technology and up to tertiary treatment stage.
- During the site visit, the STP was found to be operational.
- Treated effluent is partly recycled and used for gardening; provision is made for discharge of excess treated effluent into the drainage line of PMC.
- The PP has provided an online monitoring system for the STP, to measure parameters such as pH, BOD, COD, TSS and Flow Meter.
- JVS samples for outlet of STP are collected, analysis results are observed within limit.

### 4) Solid Waste Treatment –

- PP has provided OWC for treatment of organic waste of capacity 800 Kg/ D. During the site visit, it was found to be operational. Due to low occupancy of tenants, currently the wet waste generated is around 50 Kg/ day. Records of the same is verified during the visit.

**5) Energy Conservation –**

- The PP has provided four nos of solar heater on the top terrace.
- A DG set of five numbers with capacities 1000 KVA x 2 nos., 250 KVA x 2 nos. and 365 KVA provided with stack of height above building roof level.

A copy of the MPCB Report is enclosed herewith as an 'Annexure - 5'.



(Pankaj Joshi)  
Member, SEIAA, Maharashtra



(Nitin Shinde)  
I/c Regional Officer, Pune  
Maharashtra Pollution Control Board

Date - 06/10/2021

Pune



Office of The Executive Engineer Zone - 5  
Pune Municipal Corporation,  
Outward No:- 828  
Date:- 14/10/2020

To,  
Sub Regional Officer, Pune 1  
Maharashtra Pollution Control Board  
Jog Centre Bldg  
2<sup>nd</sup> Floor Wakdewadi  
Mumbai-Pune Highway  
Pune-411003

20/015-FTS-0088

Sub :- Original Application No 28/2019 filed by Tanaji Gambhire v/s Union of India & Ors.  
In respect of M/s Raviraj Creative 93 Avenue S.no. 93A/1A/2, 93A/2, 93A/3, 93A/4  
Wanwadi Tal Haveli Dist Pune

Ref :- Your Letter No.MPCB/SROP1/200902- FTS-0010 Dt:- 2/9/2020

Resp Sir,

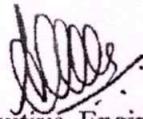
With reference to your letter dated 02-09-2020, please find our reply as under.

Sr. No.	Points	Reply
a	Details of the land use pattern of the plot over which the mall is built / constructed.	The subject property is situated in Residential Zone R-2.  (DCR 1987 - Rule No. M-2.2.1 & Modified DCR 1993 - Rule No. M-2.2.1 and DCPR 2017 - Rule No. 16.2.1)
b	The factual information about the total area of the Recreational Open Space (ROS). The reason of approving such space in spite of the variations in its dimensions (if any) than the limit stipulated in the DCPR - Pune.	The Open Spaces are provided as per DCR 1987 Rule No. 13.3 & Modified DCR 1997 Rule No. 13.3. The details of Recreational Ground Open Space as per CC / 3020 / 07 dated 04-01-2008 are as follows Open Space 1 - 610.01 Sq.M. Open Space 2 - 215.56 Sq.M. Open Space 3 - 393.52 Sq.M.
c	The factual information about the open spaces other than ROS.	Open spaces around the building are provided as per the approved plans.
d	Details of commercial building is permitted on the land reserved for residential purpose.	The subject property is situated in Residential Zone R-2 Category wherein Commercial use is permitted.  (DCR 1987 - Rule No. M-2.2.1 & Modified DCR 1997 - Rule No. M-2.2.1 and DCPR 2017 - Rule No. 16.2.1)

e	Details of plot area going to be reduced by the road widening, the location and the size of RG open space is provided.	Building plans for the subject property were approved in 2004. The said plans approved after the deduction of area under 45.0 M D. P. Road & Recreational Open Spaces are provided as per DCR 1987 Rule No. 13.3 after the deduction of area provided for DP Road Widening.  As per DP 2017, the width of Pune Solapur Road is proposed as 60.0M, thus additional area for this road widening is shown as "Differed Road Widening" on the approved plan CC / 3309 / 17 dated 12-03-2018
f	The RG open space is not of the correct area and dimensions. Some dimensions are less than what are required. It is located in the front open space. In road widening it will be effected. Please give details.	As per 2017 Development Plan, existing 45.0M wide D. P. Road is widened to 60.0M width due to which additional widening area is shown in the approved plans thus affecting the previously approved Recreational Ground Open Space.
g	Open spaces around the building are not of required dimensions. Please give details.	Open spaces are provided as per the approved plans.

This information is being provided as per your referred letter.

Thanking you,

  
 Executive Engineer  
 Building Control Department – Zone 5  
 Pune Municipal Corporation, Pune

Encl:-

- 1) DCR 1987 – Rule No. M-2.2.1
- 2) Modified DCR 1997 – Rule No. M-2.2.1
- 3) DCPR 2017 – Rule No. 16.2.1
- 4) DCR 1987 Rule No. 13.3 & Modified DCR 1997 Rule No. 13.3
- 5) 1987 and 2017 Development Plan of PMC.
- 6) CC/3020/07 Dt- 4/1/2008
- 7) CC/3309/17 Dt- 12/3/2018

## M - 2.2.1 Use Provisions :

- (i) Stores or shop for the conduct of retail business including departmental stores. Storage and sale of combustible materials shall not normally be permitted except with the special permission of the Commissioner;
- (ii) Personal service establishments:
- (iii) Hair dressing saloon and beauty parlors;
- (iv) Frozen food lockers;
- (v) Hat repair, shoe repair and shining shops;
- (vi) Professional offices, Radio Board-casting stations, stadiums telephone exchanges;
- (vii) Shops for the collection and distribution of clothes and other materials for cleaning; pressing and dyeing establishments;
- (viii) Tailor shops not employing more than 9 persons and embroidery shops and button-hole making shops not employing more than 9 persons with individual motors not exceeding 1 H.P. and total H.P. not exceeding 3 ;
- (ix) Cleaning and pressing establishments for clothes not employing solvents with flash point lower than 1380 F. machines with dry load capacity exceeding 30 kg and more than 9 persons; and provided that total power requirement does not exceed 4 kw :
- (x) Shops for goldsmiths, lock-smiths watch and clock repairs bicycle rental and repairs optical glass grinding and repair musical instruments repairs, picture framing, radio and household appliances repairs, umbrella repairs and upholstery work not employing more than 9 persons with individual motors not exceeding 1 H.P. and total H.P. not exceeding 3;
- (xi) Coffee grinding with electric motive power not exceeding 1 H.P.
- (xii) Restaurants, eating house, cafeteria, ice-cream and milk bars with area not exceeding 100 sqm,

- (xiii) Bakeries with no floor above, and occupying for production an area in excess of 75 sq.m and not employing more than 9 persons, provided that the power requirement does not exceed 4 k.w.
- (xiv) Establishments for preparation and sale of eatables not occupying for production, an area in excess of 75 sqm. Per establishment and not employing more than 9 persons Sugarcane and fruit juice crushers not employing more than 6 persons with 1.5 HP with area not more than 25 sq.m shall also come under this sub-rule
- (xv) Printing presses as per Table 25.
- (xvi) Trade or other similar schools not involving any danger of fire or explosion nor of offensive noise, vibration, smoke dust, odour, glare, heat or other objectionable influences;
- (xvii) Repairing garages not employing more than 9 persons and 2 H.P. motive power in the industrial activity with no floor above, with the special written permission of the Commissioner;
- (xviii) Flour mills not using more than 10 H.P. motive power with no floor above, with the special written permission of the Commissioner,
- (xix) Vegetable, fruit, flower, fish or meat shops;
- (xx) Accessory use customarily incidental to any permitted principal use, including storage upto 50 percent of the total floor area for the principal use:
- (xxi) Battery charging and repairing, not employing more than 6 persons with an area not more than 25 sqm. and not more than 2 changers with power not exceeding 5 KW;
- (xxii) Photographic studios and laboratories with not more than 50 sqm. area ; not employing more than 9 persons and not using power more than 5 H.P.
- (xxiii) Deleted
- (xxiv) Coal, fire-wood shops.
- (xxv) Electronic industry of assembly type ( and not manufacturing type);
- (xxvi) Diamond cutting and polishing ; not employing more than 6 persons with motive power and exceeding 1/2 H.P.

- (xxvii) Group medical centers on separate floors, preferably ground floor.
- (xxviii) Art Galleries, aquariums.
- (xxix) Storage and sale of kerosene not exceeding 1000 liters in grocery and approved ration shops.
- (xxx) Storage and sale of liquefied petroleum gas in cylinders not exceeding 6300 kg. in a separate godown conforming to the existing regulations of Chief Controller of Explosives Government of India;

Provided further that the applicant shall make adequate fire fighting arrangements at his cost in his plots to the entire satisfaction of the Planning Authority.

- (xxxii) Residential Hotels.
- (xxxiii) Lodging House subject to the provisions of (xxxii)

Users in sub-clause (xxxii) & (xxxiii) above shall only be permitted in independent building or parts of building, but on separate floors thereof with the special written permission of the Commissioner who will see the suitability of the site, size and shape of the building, means of access, water and sanitary arrangements etc. before granting the permission.

- (xxxiv) Public Libraries and Museums. in independent structures or restricted to ground floors; or on first floor in a stilted building;
- (xxxv) Correctional and mental institutions institution for hospitals in independent buildings facing on road width not less than 15 m. (except veterinary hospitals) with the special written permission of the Commissioner proved that those principally for contagious diseases, the insane or correctional purposes shall be located not less than 45 m. from any boundaries.
- (xxxvi) Air-conditioned cinema theatres with special written permission of the Commissioner and subject to all other regulations applicable to cinema theatres (with 12 m open space on all sides).

**M-2.3 Use to be permitted in independent premises/building.**

<p>25</p>	<p>M-2.2</p>	<p>Additional uses permissible in R-2 building or premises in R-2 Zone may be used only for the purpose indicated at M.2.2.1 subject to the following conditions except on those roads listed below sub-clause (xi) of M-2.3 which have been considered as arterial links.</p> <p>a) The additional uses permissible shall be restricted to a depth of 7.5 m measured from the building line and only on the ground floor of the building in the front portion abutting the street with maximum area of 100 sq.m. unless otherwise stipulated.</p>	<p>a) Adequate care has been taken in structural design.</p> <p>c) It does not cause any nuisance to the neighbors and residents on upper floors and</p> <p>d) Power requirement does not exceed 7.5 KWT Additional H.P. upto 10 may be granted with special written permission of Commissioner.</p> <p>Additional use permissible in R-2 building or premises in R-2 zone may be used only for the purpose to the following conditions except on those roads listed under clause M-2.4 to a depth of 12m</p> <p>Business/ Corporate office on any floor (in addition to the</p>
<p>26</p>	<p>M-2.2.1</p>	<p>Nil</p>	<p>Business/ Corporate office on any floor (in addition to the</p>

26A	M-2.2.2	Nil	<p>normal parking requirement as per table 6, an additional strip for visitors parking in front setback as prescribed shall be kept).</p> <p>Notwithstanding anything contained in these regulations, convenience shops as defined in Rule 3.6 may be permitted on all roads having width of 12 m and above. In gaonthan area, these users will be permitted on roads having width of 9 m and above.</p>
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- have an extension counter or only branch of a bank, in such club-houses or gymkhana.
- (xiv) Public Parks or Private Parks, gardens and play field in independent plots not being used for business purpose, but not amusement parks.
- (xv) Bus shelters, Taxi-Rickshaw stands trolley bus shelters, Railway Station, Metro station, BRT stand, cycle stand.
- (xvi) Convenience shops not more than 20 sq. m., each only on ground floor, for the purposes of food grain shops (Ration shops). Pan shops Tobacconist, Shops for collection and distribution of cloths and other materials for cleaning and dyeing establishments, Darners, Tailors, Groceries, Confectionery and other general provisions. Hair dressing saloon and Beauty Parlour, bicycle hire and repair, Hat repair, shoe repair and shining shops, vegetable and fruit stalls/ shops, fish or/and meat shops, Milk shops, Floweriest, Bangles and Newspaper stalls, wood, coal and fuel merchants, Book and stationery etc. Medicine and Chemist shops, watch & mobile repairs and motorcycle repair shops. The Commissioner may from time to time add or alter or amend the above list.
- (xvii) Police Station, police chowky, Government and Municipal sub-offices, posts and Telegraph Offices, Branch offices of Banks, with safe Deposit Vaults, Electrical substations, Fire Aid posts along with home-guards and Civil Defence Centres, essential Public utility and Pumping stations and water installations and ancillary structures thereof required to cater to the local area.
- (xviii) Electronic Industry of the Assembly type (not manufacturing type) with the following restrictions –
- (a) Motive Power shall not exceed 1 H.P.
- (b) Area occupied shall not exceed 100 sq.m.
- (xix) Information technology establishment (ITE) (pertaining to software only) on the plots/ premises fronting on roads having width 9.00 m. and above.
- (xx) Flour mill and wet / dry masala grinding / book binding subject to following conditions:
- (a) It is located on ground floor.
- (b) Adequate care has been taken in structural design.
- (c) It does not cause any nuisance to the neighbour and residents of upper floor.
- (d) Power requirement does not exceed 10 hp. Additional H.P. if required, may be granted with special written permission of Commissioner.
- (xxi) Places for disposal, for human bodies, like Burial grounds, cremation grounds on a road having width of 9 m. and above subject to the approval from Municipal Corporation.
- (xxii) Agricultural, horticultural and allied uses (except agro-based industries).

## 16.2 RESIDENTIAL ZONE R-2

Residential Zone R2 includes Residential plots abutting on road having existing or proposed width 9 m. and above in congested area and 12 m. and above in outside congested area

- 16.2.1 In this zone the following uses, along with their ancillary uses, mix uses may be permitted:
- i) All uses permissible in R-1 shall be permitted in R-2 zone, without restrictions on built-up area.
- ii) Shopping malls, Stores or shops for the conduct of retail business including departmental

- stores. Storage and sale of combustible materials shall not normally be permitted except with the special permission of the concerned authority.
- iii) Any activity of Government or semi- Government and of their authorities, including offices, training centres and like uses.
  - iv) Personal service establishments: professional offices.
  - v) Radio broadcasting stations and studio, telephone exchanges, mobile towers.
  - vi) Frozen food lockers, fast food and vending stalls.
  - vii) Tailor shops, embroidery shops and button - hole making shops, not employing more than 9 persons with individual motors not exceeding 1 H. P. and total H. P. not exceeding 3.
  - viii) Cleaning and pressing establishments for clothes not employing solvents with flash point lower than 1380F machines with dry load capacity exceeding 30 kg and more than 9 persons and provided that total power requirement does not exceed 4 KW;
  - ix) Shops for goldsmiths, locksmiths, watch and clock repairs, optical glass grinding and repairs, musical instrument repairs, picture framing, radio and household appliances repairs, upholstery and diamond cutting and polishing not employing, more than 9 persons with individual motors not exceeding 1 H. P. and total H. P. not exceeding 3 H. P.
  - x) Coffee grinding with electric motive power not exceeding 1 H.P.
  - xi) Bakeries with no floor above not occupying for production and area in excess of 75 sq.m. and not employing more than 9 persons ,provided that the power requirements does not exceed 4KW.
  - xii) Printing press as per table of service industries, posters, flex board printing shops.
  - xiii) Electronic industry of assembly type (and not manufacturing type)
  - xiv) Diamond cutting and polishing; not employing more than 6persons with motive power and exceeding 1/2 H.P.
  - xv) Auto part stores and show rooms for motor vehicles and machinery.
  - xvi) Sale of used or second hand goods or merchandise (not junk, cotton waste, rage or other materials of offensive nature).
  - xvii) Club houses or other recreational activities, conducted as business.
  - xviii) Storage of furniture and household goods.
  - xix) Repairs to all household articles (excluding auto vehicle).
  - xx) Veterinary dispensaries and hospitals.
  - xxi) Animal pounds.
  - xxii) Repair, cleaning shops and analytical, experimental or testing laboratories not employing more than 15 persons in the industrial activity but not including cleaning and dyeing establishment using a cleaning or dyeing fluid having a flash point lower than 60 degree C. and machines with dry load capacity of 30 kg. for any establishment carrying on activities that are noxious or offensive because of emission of odour, dust, smoke, gas, noise or vibration or other-wise dangerous to public health and safety, provided that the motive power requirement of such establishment does not exceed 10 H. P.
  - xxiii) Accessory uses customarily incidental to any permitted principal use including storage space, upto 50% of the total floor area used for the principal use.

- xxiv) Paper box manufacturing including paper cutting, not employing more than 9 persons, with motive power not exceeding 5 H. P. and area not more than 50 sq. m.
- xxv) Mattress making and cotton cleaning, not employing more than 9 persons with motive power not exceeding 3 H.P. and area not more than 50 sq. m.
- xxvi) Establishment requiring power for sealing tin, packages, etc. not employing more than 9 persons, with motive power not exceeding 3 H.P.
- xxvii) Commercial halls, exhibition halls, community halls, welfare centre, gymnasias, etc.
- xxviii) Air-conditioned Cinema theatres & Multiplex.
- xxix) Art galleries, aquariums;
- xxx) Museums in independent structures or restricted to ground floors or on first floor in a stilted building;
- xxxi) Research, experimental and testing laboratories not involving any danger of fire or explosion nor of any noxious nature and located on a site not less than 4 Ha. in area and when the laboratory is kept at least 30 m. from any of the boundaries of the site and the necessary residential buildings 30 m from the laboratory.
- xxxii) Restaurants, eating houses, cafeteria, ice - cream and milk bars.
- xxxiii) Establishment for preparation and sale of eatables not occupying for production an area in excess of 75 sq. m. per establishment and not employing more than 9 persons. Sugarcane and fruit juice crushers not employing more than 6 persons with 1.5 H.P. with area not more than 25 sq.m. shall also come under that sub regulation
- xxxiv) Repairing garages not employing more than 9 persons and 2 H.P. motive power in the industrial activity with no floor above.
- xxxv) Battery charging and repairing, not employing more than 6 persons with an area not more than 25 sq.m. and not more than 2 chargers with power not exceeding 5 KW.
- xxxvi) Photographic studios and laboratories with not more than 50 sq. m. area, not employing more than 9 persons and not using power more than 3 H. P.
- xxxvii) Showroom for Distribution and sale of LPG;
- xxxviii) Coal and Firewood Shops.
- xxxix) Group medical centres, Polyclinics, on separate floors, preferably ground floor, pathology laboratories.
- xl) Residential Hotels, Boarding and Lodging shall be permitted in independent building or parts of building, but on separate floors.
- xli) Book Depot, Medicine and chemist shops.
- xlii) Business/ corporate office on any floor.
- xliii) IT buildings & office buildings
- xliv) Office and showroom of LPG cylinders, not exceeding 100 kg.in aggregate, without storage of cylinders.
- xlv) Photographic studios and laboratories not using power more than 5 H.P. and employing not more than 9 persons;
- xlvi) Highway amenities as permitted in Agriculture zone with FSI at par with residential zone.

Note. The Municipal commissioner may from time to time add to amend the above list in consultation with Director of Town Planning, Maharashtra State, Pune.

**16.2.2 The following uses shall be permitted only if it is conducted in independent premises / building:**

**Uses to be permitted in independent premises / buildings.**

The following uses shall be permitted in independent premises / building:

- i) Drive - in - theatres, theatres, cinema houses multiplex, club houses, assembly or concert halls, Mangalkaryalaya, dance and music studios and such other places of entertainment.
- ii) Petrol filling and CNG service stations.
- iii) Colleges, Secondary Schools, Trade or other similar schools.
- iv) Storage and sale of kerosene not exceeding 1000 liters in groceries and approved ration shops on retail basis.
- v) Bulk storage and sale of kerosene not exceeding 13000 liters in separate godowns conforming to the existing regulations of Chief Controller of Explosives, Government of India, provided further that the applicant shall make adequate fire fighting arrangements at his cost in his plot to the entire satisfaction of the Municipal Commissioner.
- vi) Storage and sale of LPG in cylinders not exceeding 6300 kg. in a separate godown conforming to the existing regulations of Chief Controller of Explosives, Government of India provided further that the applicant shall make adequate fire fighting arrangements at his cost in his plot to the entire satisfaction of the Municipal Commissioner.
- vii) Parking of automobiles and other light vehicles on open plots even as a business.
- viii) General Agriculture and Horticulture, domestic poultry upto the use of 20 birds per plot and with a space requirement of 0.25 sq. m. per bird.
- ix) Correctional and mental institutions, institutions for the children, the aged or widows, sanatoria and hospitals in independent building facing on roads of width not less than 15 m. (except veterinary hospitals) provided that those principally for contagious diseases, the insane or for correctional purposes shall be located not less than 45 m. from any residential premises.
- x) Residential hotels of 2 to 5 star categories.
- xi) Service Industries- The Service Industries may be permitted in independent building (independent designated plot) in R2 and Commercial zones along with the limitation of area, maximum number of persons to be employed, maximum permissible power requirement and the special conditions if any as given in Appendix - N. for service industries.

Note: - Drive-in theatres, theatres, cinemas, club-houses, assembly or concert halls and such other places of entertainment shall be allowed on roads having width exceeding 15m and more. These users may be permitted in combination with permissible non-residential uses except that of petrol pump, with the special permission of the Municipal Commissioner. However, in the case of a cinema/theatre the front open space shall be minimum 12m. and the side and rear open spaces shall not be less than 6m. Provided that, in the case of development and/or re-development of a cinema/theatre the user as mentioned above may be permitted in combination with the permissible users in a residential R-2 zone. However, residential user in combination with that of a cinema/theatre may not be allowed in the same building.

Provided further that, on plot/lands where there is an existing cinema Theatres, redevelopment of the plots shall be allowed subject to the condition that at least 1/3rd of the

Fig 1: Rounding off intersections at Junctions

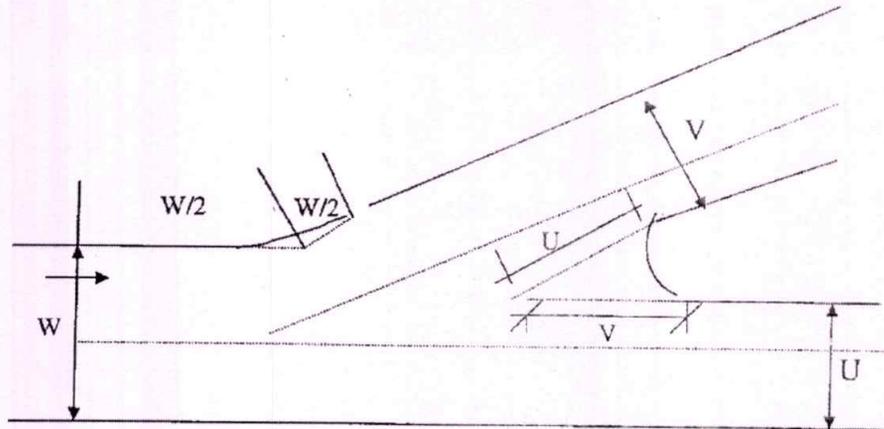


Fig 2 : Rounding off intersections at junctions

13.2.3.1 For junction of road meeting at less than  $60^\circ$  the rounding off or cut or similar treatment shall have tangent length of  $U$  and  $V$  from the intersection point as shown in diagram 2. The tangent length at obtuse angle junction shall be equal to half the width of the road from which the vehicle enters as shown in diagram 2. Provided however that the radius for the junction rounding shall not be less than  $(20) 6\text{ m}$

13.2.4 - Deleted-

### 13.3 Open Spaces

13.3.1 In any layout or sub-division of land admeasuring 0.4 hectare or more 10% of the entire holding area shall be reserved as recreational space which shall as far as possible be provided in one place.

For plot areas between 3600 sq.m. and 0.4 ha. the open space shall be the difference of the gross area and 0.36 provided however that where the open space calculated as above is less than 50 sq.m. The owner may either leave a minimum open space of 50

sq.m or pay to the Corporation the price of the land equivalent to open space area calculated as above.

Notwithstanding above in the case of every large layout, distribution of the total open space in the various sectors may be allowed provided that no such space at any place admeasures less than 400 sq.m.

The shape and location of such open space shall be such that it can be properly utilised as playground.

13.3.1.1. No such recreational spaces shall admeasure less than 400 sq.m..

13.3.1.2 The minimum dimension of such recreational space in no case be less than 7.5 m and if the average width of such recreational space is less than 24m the length thereof shall not exceed 2½ times the average width.

13.3.1.3 The structures to be permitted in the residential open spaces shall be as per the following purposes.

(i) They shall be single storeyed structures with the maximum built up area not exceeding 10% of the open space. This shall be subject to maximum of 200 sq.meters. This facility shall be available for open spaces having an area 500 sq.meters and above only.

(ii) The structure shall be used for the purpose of pavilion Gymnasia or other recreational activities which ae related to open spaces and

(iii) No detached toilet block shall be permitted.

**Note :** Every such plot and Recreational open space shall have an independent means of access of 5M. width minimum.

13.3.1.4 Independent means of access may not be insisted upon if recreational space is approachable directly from every building in the layout. Further the building line shall be at least 3m. away from the boundary of recreational open space.

13.3.1.5 Whenever called upon by the Planning Authority to do so, under provisions of Section 202, 203 of BPMC Act areas under roads and open space For bonaFide reasons as recreational community openspaces.in Bye-law Nos 12.3 to 12.5, 13.3 shall be handed over to the Planning Authority after development of the same for which nominal amount (of Rs.1) shall be paid by the Planning Authorityh. In case of the owners who undertake to develop the open spaces, the Authority may permit the

owner to develop the open space unless the Authority is convinced that there is issue of open space in which case the Authority shall take over the land.

**13.3.2** In addition to open space under 13.3.1 in the case of sub-division of land in industrial zones of area 0.8 hectare or more, 5 percent of the total area shall be reserved as amenity area which shall also serve as a general parking space. When such amenity area exceeds 1500 sq.m the excess area could be utilised for the construction of buildings for banks, canteens, welfare centers and such other common purpose considered necessary for the industrial users as approved by the Authority

**13.3.2.1** -Deleted-

**13.4 Size of Plots**

**13.4.1 Residential and Commercial Zones** – (excluding weaker section housing schemes undertaken by public authorities) – The minimum size of plots in residential layouts shall be 50sq.m subject however to the following further provisions

(a) Plots having areas upto 125 sq.m. shall be permitted only for row housing schemes and the width of such plots shall be between 4.5 to 8 m.

(b) Plots having areas between 125 sq.m. to 250 sq.m. shall be permitted only for row housing or semi detached housing and the width of such plots shall be between 8 to 12 m. and

(c) Plots above 250 sq.m. shall be permitted for row housing semi-detached or detached housing and the width of plots in this category shall be above 12m and no dimension of plot shall be less than 12m

The above rules will also apply to sub-division schemes layouts and building constructions pattern in Commercial Zones.

**13.4.1.1.** For special housing schemes, for Low Income Group and Economically Weaker Section of Society; and slum Clearance Schemes, the minimum plot size shall be 20 sq.m. with a minimum, width of 3.6 m or the size as prescribed by Govt from time to time.

**13.4.2 Industrial zones** The width of plot shall not less than 15 m. and the size of plot shall not be less than 300 sq.m.

**13.4.3 Other buildings** – The minimum size of plots for building for other uses like business, educational, mercantile, petrol filling station etc. shall be as decided by the Authority subject to rule No. 13.4.3.1 to 13.4.3.3

9	13.3.1	<p>In any lay hour or subdivision of land admeasuring 0.4 hectares or more, 10% of the entire holding area shall be reserved as recreational space which shall as far as possible be provided in one place. For plot areas between 3600 sq.m. and 0.4 ha. Provided however that where the open space calculated as above is less than 50 sq.m the owner may either leave a minimum open space of sq.m. or pay to the Corporation the price of the land equivalent to open space area calculated as above Notwithstanding above in the case of very large lay out, distribution of the total open space in the various sectors may be allowed provided that no such space at anyplace admeasures less than 400 sq.m. The shape and location of such open space shall be such that it can be properly utilized as playground</p>	<p>a) For every land irrespective of in town planning scheme or otherwise admeasuring 0.20 ha or more layouts or subdivision or amalgamation proposals shall be submitted</p> <p>a) In any layout or subdivision or land admeasuring 0.20 ha or more, 10 percent of the entire holding area shall be reserved as recreational space which shall be as far as possible be provided in one place. Notwithstanding anything contained in this rule, the shape and location of such open space shall be such that it can be properly utilized as play ground. No deduction in FSI for road/ open space shall be made in lay out for area between 0.20 ha to 0.40 ha. However, for the areas above 0.40 ha. deduct in shall be made for open space and not for road for computation of FSI.</p>
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			<p>Note :</p> <p>a) No permission will be granted to delete the existing sanctioned internal road to avail the FSI of such road by way of revision or layout/subdivision or amalgamation where full completion certificate is granted.</p> <p>b) The open spaces shall be exclusive of areas of accesses/internal roads/designations or reservations development plan roads and areas for road widening and shall as far as possible be provided in one place. Where however, the area of the layout or subdivision is more than 5000 sq.m open spaces may be provided in more than one place, but at least one of such places shall be not less than 50% at one place and further not less than 300 sq.m. at one place such recreational spaces will not be necessary in the case of land used for educational institutions with attached independent</p>
10	13.3.1.1	No such recreational spaces shall admeasures less than 400 sq.m.	
11	13.3.1.1	The structures to be permitted in The recreational open spaces shall	

	<p>be as per the following purposes.</p> <p>i) They shall be single storeyed structures with the maximum built up area not exceeding 10% of the open space. This shall be subject to maximum of 200 sq.m. This facility shall be available for open spaces having an area 500 sq.m. and above only.</p> <p>ii) The structure shall be used for the purpose of pavilion or Gymnasium or other recreational activities which are related to open spaces and</p> <p>iii) No detached toilet block shall be permitted.</p> <p>iv) Elevated/underground water reservoirs, electric substations, septic tank, soakpit etc. may be built and shall not utilize more than 10% additional of the open space in which they are located.</p> <p>v) Such structures shall not be used for any other purpose except of recreational/sports activities.</p>	<p>playgrounds.</p> <p>No such recreational spaces shall admeasures less than 200 sq.m.</p> <p>The structures and uses to be permitted in the recreational open space shall be as per 13.3.1.2</p> <p>1) They shall be two storeyed structures with maximum 15% built up area, out of which 10% built up area shall be allowed on ground floor and remaining 5% can be consumed on first floor.</p> <p>2) The structures used for the purpose of pavilion or Gymnasium or club house and other structures for the purpose of sports and recreation activity may be permitted.</p> <p>3) No detached toilet block shall be permitted.</p> <p>4) A swimming pool may also be permitted in such a recreational open space and shall be free of FSI.</p> <p>a) The ownership of such structures and other appurtenant users shall vest, by provision in a deed of conveyance, in all the</p>
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12	13.6	Convenience shopping (iv) (a) to (s)	<p>owners on account of whose cumulative holdings, the recreational open space is required to be kept as recreational open space or ground viz. "R G" in the layout or subdivision of the land.</p> <p>b) The proposal for construction of such structure should come as a proposal from the owner/owners/society/societies or federation of societies and shall be meant for the beneficial use of the owner/owners/members of such society/Societies/federation of societies.</p> <p>c) Such structure shall not be used for any other purpose, except for recreational activity, for which a security deposit as decided by the Commissioner will have to be paid to the corporation.</p> <p>d) The remaining area of the recreational open space for playground shall be kept open to sky and properly accessible to all members as a place of recreation, garden or a play ground.</p>
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**Office of the Chief Fire Officer**  
**Pune Municipal Corporation**  
 Central Fire Station,  
 Mahatma Phule Peth,  
 Nr. New Timber Market, Pune 411042.  
 Tel : 020-26451707, Fax : 020-26450601.  
 Email : [puncfireoffice@punecorporation.org](mailto:puncfireoffice@punecorporation.org)  
 Out W.No : FB/ 1314  
 Date : 15/10/2020

To,  
 Sub Regional Officer,  
 M.P.C.B., Pune 1.

**Sub: Original Application No. 28/2019 filed by Tanaji Gambhire v/s Union of India & Ors. In respect of M/s. Raviraj Creative '93 Avenu' S.No. 93A/1, A/2, 93A/2, 93A/3, 93A/4, Wanwadi, Pune.**

Ref. : Your office letter No. MPCB/SROP/200902-FTS-0008, Dt. 02.09.2020.

Sir,

As per the above mentioned letter, opinion in the mention subject above is as below.

This office had issued the revised provisional fire NOC for the building mentioned in the above subject vide No. FB/834, Dt. 22.05.2018 in view of fire prevention, protection and life safety measures of the building.

As the architect applied for the Part Final Fire NOC for the building upto height 16.895 Mtrs and built up area 17855.03 Sq.Mtrs. & the building plans were approved by building permission department of PMC and the fire prevention, protection and life safety measures were done in this part of the building, this department had issued the Part Final Fire NOC for the building.

After the part final fire NOC, architect has submit the proposal for Full final fire NOC for total approved height i.e. 23.98 Mtrs. and built up area 25594.90 Sq.Mtrs. After checking of the fire fighting system done in the building and the getting "Form A" from licence agency as per the Maharashtra fire prevention & life safety measure act 2006, department had issued the full final fire NOC for the said building.

The proposal for revised provisional fire NOC for the internal changes made in the building submitted to this office by architect. Building permission department has already approved the changes and issue the occupancy certificate for them made in the building. This department had issued a letter vide No.ASHAD/1312, Dt.15.10.2020, that the fire prevention & life safety measure along with fire fighting system is in good working condition as per "Form B" submitted by licence agency and this office has no issue to use the building with internal changes which had already approved by building permission department.

...2/-

- 2 :-

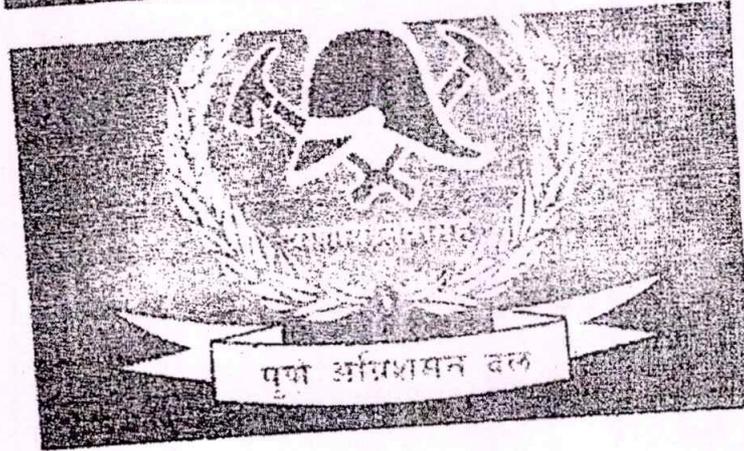
With the above mentioned points & letters, as on today the building is fully occupied with proper fire prevention & life safety measures along with fire fighting system. So the certificate issued by this department for the fire prevention, life safety measures along with fire fighting system made in the building is correct.

Thanking you,

Yours Faithfully

(Prashant D. Ranpise)  
Chief Fire Officer

Pune-Municipal Corporation





Office of the Chief Fire Officer

Pune Municipal Corporation

Out W/No : FB/ 998

Date : 3/6/19

(WNR / 0015 / 03)

To,  
Hirak Shah & Asso. Architects,  
Off. Bhandarkar Road, Pune.

**Sub :- Final Fire NOC for the building at S.No. 93A/1A/2 + 93A/2 + 93A/3 + 93A/4,  
Wanowari, Pune. ( For Height 23.98 Mtrs., Built up area = 25594.90 Only )**

Ref :- Your Office letter Dt. 09.05.2019.

As per your request, visited the proposed site along with your representative Mr. Mohan Jadhav on Dt.16.05.2019 and tested the Hydrant system, Hose Reel system with equipments portable fire extinguishers and all type of fire fighting system suggested in Provisional N.O.C. issued vide No. FB/834, Dt.22.05.2018.

The suggestions made in Provisional N.O.C. are carried out to my satisfaction and I have No Objection to use the building for proposed purpose. Annual Fee is paid by challan No. 049935, Dt. 29.05.2019, Rs.2050/- M/s. Sumeet Fire Engineers Pvt Ltd, Pune has submitted the "FORM A" to this office for the fire prevention, protection & fire fighting system installed in the above said building as per The Maharashtra Fire Prevention & Life Safety Measures Act 2006.

The fire fighting equipments and systems installed in the building should be maintained in high efficiency state and in proper working order at all time during the use of the building by owner or occupier. It will be your responsibility to get the yearly renewal of this Fire NOC after due inspection from the Fire Brigade authorities. The maintenance work of the fire fighting system shall be done by the licensed contractor, having license from Director, Maharashtra Fire services or Chief Fire Officer, Pune Fire Brigade. The list of the licence contractor is available on [www.maharashtrafireservices.org](http://www.maharashtrafireservices.org).

Name of the person, owner, responsible for the building maintenance should be informed to this office. Fire protection system provided in the building should not be removed from the building for any reason.

This Final No Objection is subjected to any other conditions laid by any other department.

  
( Ramesh B. Gangad )  
Assi. Divisional Fire Officer  
Pune Municipal Corporation

  
( Prashant D. Ranpise )  
Chief Fire Officer  
Pune Municipal Corporation

Copy to : Dy. Engineer (B.C.),  
Pune Municipal Corporation.



Pune Municipal Corporation,  
Wanawadi Ramtekadi Ward Office,  
Tree department

Outward No:- 8300

Date:- 9/11/2020

To,  
✓ Sub Regional Officer, Pune-1  
Maharashtra Pollution Control Board,  
Jog Center Building,  
2<sup>nd</sup> Floor Wakdewadi, Mumbai-Pune Highway,  
Pune-411003.

Sub: Original Application No.28/2019 filed by Tanaji Gambhire v/s union of india & Ors .In respect of M/s Raviraj Bokadia Creative 93 Avenue, Survey No.93A/1A/2,93A/2,93A/3, 93A/4, Wanawadi, Tal. Haveli District Pune.

Ref: i. MPCB/SROP1/201110-FTS-0013-Dt: 10/11/2020 to Assistant municipal commissioner  
ii. Inspection report dated 5/12/2020 of Tree Inspector & Assistant Garden Supritendent

With reference to above mentioned subject we hereby inform you that NOC was issued by former Assistant municipal commissioner & Tree Officer, Pune Municipal Corporation, vide Outward No.VPJ/7825 Dated 02/03/2019, Copy of said NOC is enclosed herewith for ready reference. This NOC was issued based on Commencement Certificate No CC0589/18 Dated 07.06.2018 issued by Pune Municipal Corporation.

In the sanction Plan areas mentioned are as follows:

Area of the plot as per approved layout:	12700Sq.Mtr.
Area under Road Widening:	1195.65 Sq.Mtr.
Net Gross Area of Plot:	11504.35 Sq.Mtr.

Based on the Net Gross Area of the plot minimum requirement of number of trees was 117Nos.

Fulfilled and accordingly above mentioned NOC was issued.

After receiving your letter I along with the concerned tree inspector i.e.Mr.Vijay Nevase visited the site on Saturday i.e.5<sup>th</sup> December 2020. All the trees were checked by concerned officer and he made a detailed report of all the trees. As per the said report Total Number of trees which are existing and newly planted at site is 166 No. which is more than the minimum requirement. All the plants are well in condition and are well maintained by Developer. Actual Site Photos attached for your reference.

This information is provided as per your referred letter.

Thanking you,

*Yunus Pathan*  
15/11/20

Assistant Municipal Commissioner,  
And Tree Officer

Wanawadi Ramtekdi Ward Officer,  
Pune Municipal Corporation

cc to. Ho, Secretary, Tree Authority  
Office, Chole Road, Pune

for kind information.

Surendranath M. Deshmukh  
Asstt. Commissioner of Police  
Zone 1, Traffic Branch, Pune City

27-9-2020

Annexure-4

To  
Shri. Pratap Jagtap,  
Deputy Regional Office Pune -1.  
Maharashtra Pollution Control Board,  
2<sup>nd</sup> Floor, Jog Centre, Wakdewadi  
Mumbai Pune Road, Pune -3

- REFERENCE -**
- 1) Outward No. MPCB... 1/2009-02-FTS-0012 dated 2-9-2020
  - 2) Application No. 28/2019 of Tanaji Balasaheb Gambhire before National Green Tribunal dated 2-2-2020.

**SUBJECT -** The vehicular and pedestrian traffic generating into and out from '93 Avenue' will cause hindrance to the road traffic.

Sir,

Objections are raised in Point No. 24 A, B, C, D, E, F, G, H, I on page no. 31, 32, 33 mentioned in the above application are regarding the incoming and outgoing vehicles from the said establishment '93 Avenue' as there is a T junction (Sopanbaag Chowk) which will hinder to the traffic of Pune-Solapur road which are as under :-

**OBJECTIONS RAISED BY THE APPLICANT :-**

- 1) The project, i.e. '93 Avenue' is on Pune Solapur Road, which has a very heavy flow of traffic.
- 2) The project is total of commercial nature which has malls, hypermarkets, restaurants, food courts, theatres, shops, offices, entertainment facilities and there shall be heavy footfall of customers, clients, consumers and visitors.
- 3) There will be an average daily footfall of 5473 customers and their vehicles. It is estimated that 539 four-wheelers, 1633 two-wheelers (scooters/motorcycles) and 643 bicycles will be parked in the parking lot.
- 4) According to the plan sanctioned by the P.M.C, it is estimated that daily 3831 customers would visit the establishment. It is also expected that 620 cars, 1880 two-wheelers and 790 bicycles will be parked in the parking lot.
- 5) The said establishment is located on the T junction of B.T Kawade road which runs North-South and Pune Solapur road which runs East-West.
- 6) Due to the heavy flow of vehicles from all the three directions, sometimes there is a traffic jam at this T junction.
- 7) The vehicular ingress and egress of this project, open to the main Pune-Solapur road. The heavy vehicles such as trucks, tankers, concrete mixers etc. carrying construction materials (sand, bricks, cement, tiles, steel bars etc.) ply to and fro and obstruct the main flows of road traffic.
- 8) Considering the above-mentioned serious issues, P.M.C in their letter dated 26-10-2007 has instructed the builder of the project to obtain No Objection Certificate (NOC) from Pune Traffic Police and submit it to PMC. However, the builder of the said project has not submitted the NOC.
- 9) Since the builder of the project has not submitted the said NOC till date, the applicant Mr. Tanaji Balasaheb Gambhire has requested the National Green Tribunal that Completion Certificate should not be issued to this project. (vide his application No. 28/2019 dated 2-2-2019.)

**INSPECTION REPORT BY PUNE TRAFFICE POLICE:-**

- 1) The "93 Avenue" is North facing building, adjacent along South footpath of East to West traffic flow of Pune Solapur Road. The width to the road according to Pune Municipal Corporation Development Plan of 1987 is 45 meters and as per the P.M.C Development Plan of 2017, in future proposed width is 60 meters.
- 2) In the plot of this establishment there is an open space of 6 meters width on both sides i.e. on East and West.
- 3) In the North-East corner, there is an entrance gate of 6 meters width (**Gate No. 1**).
- 4) In the North-West corner, there is an exit gate of 6 meters width. (**Gate No. 3**)  
 These two gates are reserved for service vehicles only. Vehicles of customers or clients will not enter or exit from these gates.
- 5) The objections raised in point no. 24 a, b, c, d, e, f, g, h, I on page no. 31, 32, 33 of the application of Tanaji Gambhire are the only 9 points concerned with traffic; hence only these points are discussed here, all other points, since not applicable are not discussed.
- 6) Three roads meet in Sopan baag chowk. Three traffic flows are as follows :-
  - i) **Hadapsar To Pune**
    - a) Straight towards Pune
    - b) Turning Right to Kawade road towards Mundhwa.
    - c) U-turn to Hadapsar
  - ii) **Pune to Hadapsar**
    - a) Straight towards Hadapsar
    - b) Turning Left to Kawade road towards Mundhwa.
    - c) U-turn to Pune
  - iii) **B.T. Kawade Road**
    - a) Turning Left towards Hadapsar.
    - b) Turning Right towards Pune.
    - c) U-turn to Mundhwa
  - iv) **B.R.T.**
    - a) Pune to Hadapsar
    - b) Hadapsar to Pune
- 7) The length of the North side of the establishment is 87 meters, and the centre point of the North side from the centre point of Kawade road is at a distance of 30 meters. As per the norms of Indian Road Congress, merging / demerging (weaving) of vehicles from all flows is done easily.
  - a) Vehicles going from Pune to Solapur and halting at the signal.
  - b) Vehicles from Pune taking U-turn and going to Pune.
  - c) Vehicles coming from Pune and turning to left for Kawade Road and going towards Mundhwa.
 Vehicular traffic generating from this establishment does not obstruct to any of the traffic flow on the road.

- 8) Vehicular traffic generating from this establishment does not create any hindrance to the vehicles coming from Kawade road and halting at the signal.
- 9) The vehicular traffic generating from this establishment does not create any obstruction to all the three below mentioned traffic flows
- i) Vehicles coming from Mundhwa through Kawade Road and turning right and going to Pune.
  - ii) Vehicles coming from Mundhwa through Kawade Road, turning left and going to Hadapsar.
  - iii) Vehicles coming from Mundhwa through Kawade Road taking U-turn and going towards Mundhwa.
- 10) The vehicular traffic generating from this establishment does not create any obstruction to the vehicles coming from Hadapsar and halting at signal since they are away at a distance of 60 meters towards the East side from the entry gate.
- 11) The vehicular traffic generating from this establishment does not create any obstruction to any of the below-mentioned traffic flows from Hadapsar to Pune –
- i) Vehicles going straight to Pune at Sopan baag Chowk.
  - ii) Vehicle going to Hadapsar taking U-turn at Sopan baag Chowk is not required as this U-turn is available at Kalubai chowk 200 meters before.
  - iii) Vehicles taking the right turn at Sopan baag Chowk and going to Mundhwa through Kawade Road
- 12) The vehicles which enter into this establishment are generated from below mentioned three flows of traffic
- i) Pune bound vehicles coming from Pune after taking a U-turn, take a left turn to enter.
  - ii) Mundhwa bound vehicles coming from Mundhwa through Kawade road turning right to take a left turn to enter.
  - iii) Hadapsar bound vehicles coming from Hadapsar and turning left to enter.
- Since all the vehicles entering into the establishment and going out of the establishment merge in the road traffic flow very smoothly, which does not affect the main road vehicular as well as pedestrian traffic adversely.
- 13) Though the width of the gates at North-East corner and North-West corner is 6 meters, the flange is more than double the width of the gates, so the outgoing vehicles merging in road traffic and the incoming vehicles entering in the gates demerging from the road traffic merge and demerge in 30 degrees to 45 degrees angle and not enter or exit at 90 degrees right angle obstructing the main road traffic.
- 14) The Central Entrance (Gate No. 2A) and the Central Exit (Gate No. 2B) of the establishment are wider than the specified width, and thus the entering as well as exiting vehicles do not create any obstruction to the road traffic.
- 15) For plying B.R.T. buses there are dedicated separate two lanes for to and fro trips. Essential services vehicles viz. Fire Brigade, Ambulance, Police ply to and fro through the same BRT lanes, and thus there is no hindrance of any traffic emerging from Establishment.
- 16) There is a cemetery/burial ground on the East, South and West side of the establishment. PMC has notified this area as the 'non-development zone' where no construction can be made in future. Therefore, no possibility of construction of any building around or adjacent to this

project, which would add further to the generation of vehicular movement and create strain on main road.

- 17) All the outgoing vehicles from this establishment come out from Gate no. 2B and 3 (which are away at 60 and 90 meters' distance from Sopan baag chowk) turn left on coming out of the establishment and merge into the main flow of traffic, thus do not conflict or hinder in any way.
- 18) The centre of road width of Kawade road and the Eastern boundary wall of the establishment are in a straight line. Therefore, it is not correct to say that this establishment is in Sopan baag Chowk. The distance between the centre point of the chowk and entry Gate No. 2A is 44 meters; thus the said traffic generating from the establishment does not affect the traffic in Sopan baag Chowk in any way.
- 19) The length of the northern boundary of the establishment is 87 meters, and along the northern wall or the Southern bank of the main road, there is no establishment or encroachment such as tapari, kiosk, booth, stall, bus stop, rickshaw stand etc. Thus, there is no obstruction of any kind at all four gates of this establishment.
- 20) Pune Traffic Policemen are detailed at Sopan baag chowk during peak hours for controlling and regulation of traffic. During working hours (9 am to 12 midnight) the management deploys watchmen / paid traffic wardens to ensure smooth inflow and outflow of vehicles and pedestrians.
- 21) Point no. 7 in the objection is not applicable in the present context as the construction of this project is already completed.

Hence, all the 9 objections raised are mentioned in the first half of the report have been discussed in detail, descriptive technical, scientific, analytical and logical explanation in 21 points is given in the second half of the report.

It is concluded after the spot visit, detailed study and inspection keeping in view the 9 objections raised by the applicant, does not prove the point that the main road (Pune Solapur road and Kawade road) traffic flow is obstructed by the incoming/outgoing vehicular and pedestrian traffic generated at and by the said establishment '93 Avenue'.

These findings, as per your request (Ref. 1), are sent to you through this report.



Assistant Commissioner of Police,  
Traffic Branch, Pune City.

**MAHARASHTRA POLLUTION CONTROL BOARD  
SUB REGIONAL OFFICE, PUNE-I**



2<sup>nd</sup> Floor, Jog Centre,  
Mumbai- Pune Road,  
Wakdewadi, Pune.

Ph No. 25811029

No. MPCB/SROP-II/210325-FIS-0212

Date: 25/03/2021

To,  
The Joint Director (WPC),  
MPC Board,  
Mumbai.

Sub- Present status report in the matter of Hon'ble NGT Court case OA 28/2019.  
Ref – 1) Email received from Board Office, Mumbai dtd. 31.08.2020.  
2) Visit carried out by the Undersigned dtd. 28.09.2020.

Sir,

With reference to above subject and references, submitting herewith present status report of Environment Protection provision in the matter of Hon'ble NGT Court case OA 28/2019 filed by Shri. Tanaji Gambhire v/s Union of India & Ors. in respect of M/s. Raviraj Creative '93 Avenue', Sr. No. 93 A/1, A/2, 93 A/2, 93A/3, 93 A/4, Wanwadi, Tal Haveli, Dist. Pune, is as below,

**1) Land :-**

- Pune Municipal Corporation has submitted reply on 15.10.2020 and mentioned land use pattern as Residential zone R-2 category wherein commercial use is permitted

**2) Water (quality & quantity, conservation, bore well):-**

- As per existing consent to operate, total water consumption is 270.62 CMD and total domestic effluent generation is 243.9 CMD.
- PP has water supply from Pune Municipal Corporation. Water bills of PMC is verified from August 2019 to August 2020, it is found that water consumption is within consented limit.
- PP has provided three no. of pits for rainwater harvesting, during visit, for verification purpose one pit was opened and observed provided rainwater harvesting system.
- During visit Bore well is not visible within premises.

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**3) Waste water treatment:-**

- For treatment of domestic effluent 243.9 CMD, PP has provided STP of 260 CMD capacity consist of MBBR technology and up to tertiary treatment stage.
- During visit, STP was found in operation.
- Treated effluent is partly recycled and used for gardening, provision is made for discharge of excess treated effluent into drainage line of PMC.
- PP has provided online monitoring system to STP to measure parameter pH, BOD, COD, TSS and flow meter.
- JVS samples for outlet of STP is collected, analysis result is enclosed.

**4) Solid waste treatment:-**

- PP has provided OWC for treatment of organic waste of capacity 800 Kg/D. During visit, it was found in operation, due to less occupancy of tenant, presently wet waste is generated around 50 kg/day, record of the same is verified during visit.

**5) Energy conservation :-**

- PP has provided four no. of solar heater at top terrace.
- DG set of five numbers having capacity 1000 KVA X 2 nos., 250 KVA X 2 nos. and 365 KVA provided with stack of height above building roof level.

This is submitted for your information and further necessary action, please.

Yours faithfully,



(Pratap Jagtap)  
Sub-Regional Officer,  
M. P. C, Board, Pune-I

DA: As above

Copy submitted for information to-  
The Regional Office, M.P.C. Board, Pune

# MAHARASHTRA POLLUTION CONTROL BOARD

Phone1 : 02025811698  
 Phone1 : 02025811698  
 Fax : 025811029



## Regional Laboratory

Jog Centre, 3rd Floor  
 Wakade Wadi,  
 Pune-Mumbai Road,  
 Shivaji Nagar.

Website : <http://mpcb.gov.in>

E-mail : [sopunelab@mpcb.gov.in](mailto:sopunelab@mpcb.gov.in)

Report No: MPCB/RLPN/JVS/20/2054

Date: 20/10/2020

### ANALYSIS REPORT-WATER (JVS)

<b>Industry Name &amp; Address</b>	Raviraj Bokadia Creative, Commercial Building, Village Warwadi	<b>Industry Code</b>	
<b>Consent No</b>		<b>Type Of Industry</b>	construction
<b>Dt. &amp; Time of Sample Collection</b>	28/09/2020 06:26:00	<b>Sample Source</b>	STP
<b>Sample ID</b>	SROPN1/JVS/20/07265	<b>Lab Sample Code</b>	RLPN/JVS/20/00345
<b>Sample Location</b>	Outlet	<b>Location Details</b>	
<b>Collected By</b>	Sanjana D. Jadhav	<b>Seal No.</b>	
<b>Dt. of Submission</b>	29/09/2020	<b>DLof Receipt</b>	01/10/2020

Sr.No	Parameter	UoM	Results
1	Suspended Solids	mg/lit	10.0
2	BOD	mg/lit	3.4
3	C.O.D	mg/lit	12.0
4	pH		7.7
5	Detergent	mg/lit	1.2

NA : Not Analysed      BDL : Below Detection Limit      ND : Not Detectable      UoM : Unit Of Measurement

Reviewed By

Dr.P.D.Khadkikar  
 Scientific Officer  
 I/C ,Regional Laboratory - Pune

\*\* Electronic report does not require signature