

**JOINT COMMITTEE REPORT IN THE MATTER OF
ORIGINAL APPLICATION NO.71/2017 (WZ)
M.A. NO. 248/2017 (WZ)**

Dileepan Raghunathan & Anr.

.....Applicant(s)

Versus

CPI-Gera Reality Pvt. Ltd. & Ors.

Respondent(s)

1.0 Background:

The Original Application No. 71/2017, Dileepan Raghunathan & Anr. Applicant(s) Versus CPI-Gera Reality Pvt. Ltd. & Ors. Respondent(s).

This application is relating to diversion of nalla by M/s CPI-Gera Reality India Pvt. Ltd. Green Ville located at S.No. 64/1 to 64/6, Gaon Mauje Kharadi, Taluka Haveli, District Pune on the ground that earlier there used to a nalla, flow of which has been diverted due to construction of the said tower. Therefore, the status quo should be restored.

In the said matter Hon'ble NGT has passed order on 02.05.2023 (**copy enclosed and annexed as Annexure - I**).

We find at this stage that in the present matter, the prayer is regarding demolition of Tower A3 which has been constructed on Survey No.64 Hissa 1, 3, 4, 5 and 6 by the Project Proponents – respondent Nos.1 and 2, located at Gaon Mauje Kharadi, Taluka Haveli, District Pune, on the ground that earlier there used to a nalla, flow of which has been diverted due to construction of the said tower. Therefore, the status quo should be restored. We deem it appropriate, looking to the prayer, that a committee be constituted comprising one member each of State Level Environment Impact Assessment Authority (SEIAA), Maharashtra Pollution Control Board (MPCB) and District Collector, Pune and MPCB will be

the nodal agency of the Committee, specifically to assess as to whether there is diversion of nalla and whether it has affected the environment. A report shall be submitted by the Committee within four weeks.

In compliance with aforesaid order joint Committee visit carried on 04.08.2023. Committee members visited to CPI-Gera Reality India Pvt. Ltd. Green Ville located at Gaon Mauje Kharadi, Tal Haveli, Dist. Pune and surrounding area on 04.08.2023 along with applicant.

Joint Committee consisting of the following members:

- a. Shri. Pankaj Joshi, State Environment Impact Assessment Authority (SEIAA) Member.
- b. Shri. Sagar Killedar, Sub Regional Officer, Maharashtra State Pollution Control Board, Pune-II on behalf of Shri Nitin Shinde, Sub Regional Officer, Pune I
- c. Shri Amol Patil, Nayab Tahasildar, Haveli.
- d. Shri Ajit Surve, Representative of Pune Municipal Corporation.
- e. Shri Vinayak Shinde, Representative of Pune Municipal Corporation.
- f. Shri Dileepan Raghunathan, Applicant.
- g. Mrs. Khitija, Representative of M/s CPI-Gera Reality India Pvt. Ltd. Green Ville, Respondent.

2.0 Introduction:

M/s CPI-Gera Reality India Pvt. Ltd. Green Ville located at S.No. 64/1 to 64/6, Gaon Mauje Kharadi, Taluka Haveli, District Pune. During visit it is observed that construction project is completed and possession given to all buildings. In the said project premises, nalla is found flowing from West to South-East.

3.0 Details submitted by Pune Municipal Corporation (PMC):

As per information given by PMC nalla located in the premises of Green Villa project is exiting nalla not shown in PMC Development plan as well as on village map. Nalla was

proposed as per survey done by M/s PriMove Infrastructure Development Consultants Pvt. Ltd. DP sheet and village map.

Also PMC submitted that nalla is partly diverted from its original state but inlet and outlet of point are kept unchanged. Regarding partly diversion of nalla post approval obtained from Additional Municipal Commissioner (special) on 22.02.2016.

PMC reported that PMC Building permission Department has received complaint regarding nalla diversion, but not received complaint regarding logging of nalla. Also PMC Drainage Department has not received any complaint regarding water logging due to nalla.

Reply received from PMC along with PriMove map and Additional Municipal Commissioner approval are **attached in Annexure – II**.

Google image – Gera, Green Ville, Kharadi – Nalla location



4.0 Observations:

The Nalla located in premises of Green Ville project is existing nalla and it is originated in Khardki village. The said nalla mainly contain storm water along with domestic waste water from surrounding area. During visit nalla water sample was collected and from the results it is observed that nalla water contain sewage from adjoining area as Fecal Coliform and Total Coliform concentration is more. **Analysis report of nalla attached in Annexure - III**

5.0 M/s CPI-Gera Reality India Pvt. Ltd., submitted chronology of nalla diversion, which is as follows:

S.No.	Particulars	Date
1	Letter from GDPL to EE, Nala Basin Dept, PMC stating that the work of storm water channel (which is a nala as shown in the Primove report and not a DP Nala) has been done as shown in the layout and under the guidance of structural engineer & that NOC may please be issued to be submitted to the building permission department	24-Nov-12
2	Internal Noting put up by Nala Basin Dept to ADCE mentioning that the storm water channel in the property is not a DP Nala but a Nala as per Primove survey. An opinion of technical consultant was sought which suggested some changes, which after being done will match the design of Primove. Thus requesting orders from the ADCE for issuing Challan amounting to Rs.56,02,205/- to Developer as per the estimate given by the technical consultant and to issue NOC after recovering the challan amount	3-Apr-13
3	Payment of Storm water channelization charges by GDPL amounting to Rs. 56,58,228/- and giving a letter that payment is being done under protest	4-Jul-13
4	Letter from Architect to EE Nala Basin stating that the layout has been sanctioned showing the storm water channel and also the developer has paid Rs. 56 lakhs for storm water channel development. The proposal for revised layout has been inwards at PMC which shows some additional bldgs and thus it is	30-Aug-14

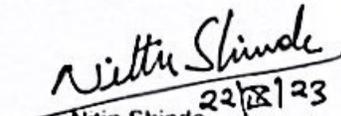
	necessary to divert the storm water channel and that the work of storm water channel diversion will be done after obtaining experts opinion and requesting that NOC be issued to be submitted to building dept for sanctioning the revised layout	
5	Letter from EE Nala basin to Primove, seeking their opinion on the storm water channel work done at site and asking them for NOC.	11-Nov-14
6	Letter from Primove to EE Nala Basin giving its opinion and suggesting some minor modifications to be provided in the constructed storm water channel.	12-Dec-14
7	Letter from GDPL to EE giving explanation on the storm water channel diversion stating that the said storm water channel is not shown on the demarcation and that it is only shown on the Primove map. Also stating that out of the repairs suggested by Primove in their opinion, the smoothing of curves will be done by GDPL at the time of sanctioning the layout of adjacent S.No.65 and that till that time GDPL shall take care that the flow of storm water channel is not obstructed. Based on this requesting PMC to sanction the revised layout.	12-Feb-15
8	Letter from GDPL to Municipal Commissioner stating that GDPL is ready to incorporate the changes suggested by Primove in its opinion as and when it is conveyed to GDPL and that the process of sanctioning of plans, handover of reservations, issuance of occupancy certificates etc should be allowed.	31-Mar-15
9	Letter from EE drainage dept to GDPL asking for explanation on various points regarding storm water channel and chalan payment.	6-Jun-15
10	Letter from GDPL to EE Drainage dept giving explanation on the various points mentioning that the said storm water channel is not a DP nala and that a part of storm water channel had been constructed by GDPL already before the DPR came into existence. GDPL in its letter also mentioned that PMC constructed a storm water channel in the private property of	12-Jun-15

	GDPL without seeking GDPL's permission and ordered GDPI to pay 56 lakhs. Again reiterating that GDPL is willing to undertake the changes suggested by Primove and also asking the drainage dept as to what is expected from GDPL so that it can be complied with at the earliest	
11	Letter from GDPL to EE Drainage dept stating that GDPL would be carrying out the work at site as suggested by Drainage dept and by Primove like the wall built in PCC in the storm water channel for landscaping shall be removed, cement pointing shall be done on all the walls, acute angle shall be made into a smooth curve, storm water channel bed wherever concreted shall be removed and weep holes shall be provided to release the earth pressure and that based on the above drainage dept should issue a provisional NOC	17-Jun-15
12	Letter from GDPL to Commissioner stating that GDPL has not violated any provisions of DC rule No. 11.1(b)	10-Aug-15
13	Noting from CE to Additional Commissioner(S) seeking permission for storm water channel diversion as per DC rule No. 11.1(b) by making changes in the course of the storm water channel as shown in the plan attached and to recover 11% supervision charges amounting to Rs. 1,82,009/- on the estimate of Rs. 16,54,625/- for the modification of the sewage water channel work.	20-Jan-16
14	Addl.commissioner's approval to storm water channel diversion as per 11.1(b) by recovering supervision charges of Rs. 1,82,009 for the work done by GDPL	5-Feb-16
15	11% supervision charges challan amounting to Rs. 1,82,009	5-Mar-16
16	Challan Paid	5-Mar-16

6.0 Conclusion :

The committee during visit observed that:-

- a. Nalla located in the premises of Green Villa project is an existing nalla, which is ^{not} shown in PMC Development plan as well as on village map. Nitin Shinde
- b. Nalla is partly diverted from its original state however inlet and outlet of point are kept unchanged. Regarding part diversion of nalla it is noted that post approval has been obtained from Additional Municipal Commissioner PMC.
- c. Nalla mainly contains domestic waste water and continues to meet Mula-Mutha River


Nitin Shinde 22/09/23
Sub Regional Officer, Pune-I
M.P.C. Board, Pune


Pankaj Joshi,
Member
SEIAA Maharashtra


Chmi Asawale)
SDO Haveli

Place: - Pune
Date: - 22.09.2023

Item No.4

(Pune Bench)

**BEFORE THE NATIONAL GREEN TRIBUNAL
WESTERN ZONE BENCH, PUNE**

(By Video Conferencing)

**ORIGINAL APPLICATION NO.71 OF 2017 (WZ)
WITH
M.A. NO.248 OF 2017 (WZ)**

Dileepan Raghunathan & Anr.

.... Applicants

Versus

CPI-Gera Reality Pvt. Ltd. & Ors.

....Respondents

Date of Hearing : 02.05.2023

**CORAM: HON'BLE MR. JUSTICE DINESH KUMAR SINGH, JUDICIAL MEMBER
HON'BLE DR. VIJAY KULKARNI, EXPERT MEMBER**

Applicants : Mr. L.K. Jhunjhunwala, Advocate

Respondents : Mr. Saket Mone, Advocate for R-1 and R-2
Ms.Manasi Joshi, Advocate for R-7
Mr. Aniruddha Kulkarni, Standing Advocate for R-8
Mr. Sangramsingh Bhonsale, Advocate for R-9,
R-10 and R-58 to R-60

ORDER

1. From the side of the applicants, learned counsel Mr. L.K. Jhunjhunwala has appeared and drawn our attention to the order dated 18.07.2018, which says that except respondent Nos.15, 16, 32, 33, 47, 48, 65, 66, 67 and 72, rest of the respondents have been duly served with the notice and a direction is also contained in this order that the applicant shall ensure service of notice upon all the remaining respondents before the next date. The learned counsel for the applicants submits that since thereafter, this matter has never been listed. He further apprised us on being enquired from him that he has already submitted an affidavit of service prior to the addition of the parties as respondents on 04.07.2017, but even that affidavit is not found there in index and therefore, the office is directed to place the same on record.

To be on safer side, we direct the learned counsel for the applicants to send us a copy of the said affidavit again.

2. The learned counsel for the applicants further submits that after addition of the new respondents, he has served notice on all of them but there is no service affidavit to that effect. Therefore, he is directed to send us a copy of that service affidavit as per which, according to him, all the newly added respondents have been served, within three days.

3. In pursuance of previous order dated 18.07.2018, we direct the learned counsel for the applicants to take steps for effecting service of notice on respondent Nos. 15, 16, 32, 33, 47, 48, 65, 66, 67 and 72 by both ways as well as e-mail, returnable within four weeks.

4. From the side of respondent No.1 – CPI-Gera Reality India Pvt.Ltd. and respondent No.2 – Gera Developments Pvt.Ltd., learned counsel Mr. Saket Mone has appeared and apprised us that he has not been served with a copy of the amended Original Application. Therefore, we direct the learned counsel for the applicants to serve a copy of the amended Original Application to him today itself.

5. From the side of respondent No.7 – MPCB, learned counsel Ms. Manasi Joshi has appeared and submits that the reply-affidavit has been filed.

6. From the side of respondent No.8, SEIAA Maharashtra, learned counsel Mr. Aniruddha Kulkarni has appeared and states that he has not filed the reply-affidavit but after going through the contents of the Original Application, he will file the reply-affidavit for which we grant him two weeks' time.

7. From the side of respondent Nos.9 – Capt. Mohammed Zubair Shaikh, respondent No.10 – Saleha Zubair Shaikh, respondent No. 58 – Shreshtha Richhariya, respondent No.59 – Yogesh Sharma and respondent No.60 – Pradeep Richhariya, learned counsel Mr. Sangramsingh Bhonsale

has appeared and seeks two weeks' time to file the reply-affidavit. We allow the same.

8. The learned counsel representing other respondents, who are present today, submit that they have also not received the copy of amended Original Application. We, therefore, direct the learned counsel for the applicants to serve on all of them the copy of the amended Original Application today itself.

9. We find at this stage that in the present matter, the prayer is regarding demolition of Tower A3 which has been constructed on Survey No.64 Hissa 1, 3, 4, 5 and 6 by the Project Proponents – respondent Nos.1 and 2, located at Gaon Mauje Kharadi, Taluka Haveli, District Pune, on the ground that earlier there used to a nalla, flow of which has been diverted due to construction of the said tower. Therefore, the status quo should be restored. We deem it appropriate, looking to the prayer, that a Committee be constituted comprising one member each of State Level Environment Impact Assessment Authority (SEIAA), Maharashtra Pollution Control Board (MPCB) and District Collector, Pune and MPCB will be the nodal agency of the Committee, specifically to assess as to whether there is diversion of nalla and whether it has affected the environment. A report shall be submitted by the Committee within four weeks.

10. Put up this matter on 26.07.2023.

Dinesh Kumar Singh, JM

Dr. Vijay Kulkarni, EM

May 02, 2023
O.A. No.49/2023 (WZ)
Npj+



Office of Executive Engineer
Building Permission Department
Zone No 1
Pune Municipal Corporation
Outward No:- Zone1/ 3550
Date:- 07/09/2023.

To,
Sub-Regional Officer
M.P.C Board, Pune -I

Annexure II

Subject:- Joint Committee visit in the matter of O.A no. 71 of 2017 (WZ) with M.A. No. 248 of 2017 (WZ), filed by Dilcepan Raghunathan & Anr. v/s CPI- Gera Reality Pvt. Ltd. & Ors.

Reference:- Your Letter Dated 28-08-2023

Sir,

With reference the Joint Committee visit to M/s CPI-Gera Reality India Pvt. Ltd. Green Ville, S. No. 64/1 to 64/6, Village Kharadi, Tal. Haveli, Dist. Pune on 04.08.2023 along with PMC representative, Haveli Tahsil Officers, Builder representative and CPI-Gera Reality Society members you have requested this office to submit details regarding the nalla passing through the above mentioned area.

With reference to the points mentioned in your letter dated 28-08-2023 this office report is as under :-

Sr.No	Point	Report
1	Whether nalla is manmade or natural nalla (comes under revenue) ? Submit documents regarding same	Existing Nalla is not shown on PMC Development Plan as well as on Village Map. Nalla was proposed as per survey done by M/s PriMove Infrastructure Development Consultants PVT Ltd.. DP Sheet, Village Map and Map issued by M/s PriMove Infrastructure Development Consultants PVT Ltd. is annexed herewith at page number <u>18 to 22</u>
2	Whether nalla is diverted from its original state? If yes, submit approval from competent authority for diversion of nalla along with documents in English	Nalla is partly diverted from its original state but inlet and outlet point are kept unchanged. Post approval is obtained from Hon'ble Additional Municipal Commissioner(Special), PMC and from Hon'ble Municipal Commissioner, PMC vide approval number 6/398 Dated 22/02/2016 and necessary supervision charges have been paid by the developer. Approval documents are annexed herewith at page number <u>26 to 34</u>
3	Whether any complaint received regarding nalla diversion or water logging due to nalla?	Building Permission Department, PMC have received complaints regarding nalla diversion but not regarding water logging. As per remarks received from Executive Engineer, Drainage Department, PMC they have also not received any complaints with regards to water logging due to nalla diversion.


Ajit Surve
Executive Engineer
Building Permission Department
Zone No 1
Pune Municipal Corporation

कार्यकारी अभियंता कार्यालय
मलनि:सारण देखभाल व दुरुस्ती विभाग
पुणे महानगरपालिका
जावक क्र. १५४५
दिनांक :- ०१/०५/२३

मा. कार्यकारी अभियंता
बांधकाम विकास विभाग (झोन क्र.१)
पुणे महानगरपालिका

यांजकडेस.....

विषय : मौजे खराडी स.नं.६४/१ ते ६४/६ गेरा ग्रीन विला (मे.सि.पी.आय.-गेरा रियलटी इंडिया प्रा.लि.) या ठिकाणी असणाऱ्या नाल्या बाबत.

संदर्भ : १) मा.राष्ट्रीय हरित लवाद यांनी दि.०२/०५/२०२३ रोजी दिलिप रघुनाथन विरुद्ध मे.सि.पी.आय. - गेरा रियलटी इंडिया प्रा.लि. O.A. No.71 of 2017 with M.A.No.248 of 2017 दि.०२/०५/२०२३ रोजी दिलेले आदेश.
२) दि.०४/०८/२०२३ रोजी झालेली जागा पहाणी.

संदर्भ क्र.१ अन्वये प्रारित करण्यात आलेल्या आदेशानुसार दि.०४/०८/२०२३ रोजी समितीची जागा पहाणी झालेली आहे. त्या अनुषंगाने मलनि:सारण देखभाल दुरुस्ती विभागाकडे सदर ठिकाणी पाणी साचून पुरपरिस्थिती निर्माण होती का? याबाबतची माहिती विचारण्यात आली होती.

सदर ठिकाणी पुरपरिस्थिती निर्माण होत नाही नाल्याचा प्रवाह सुरळीत असून व त्याबाबतच्या तक्रारी या विभागाकडे आलेल्या नाहीत.

मा.स.कळावे.



कार्यकारी अभियंता
मलनि:सारण देखभाल दुरुस्ती.
पुणे महानगरपालिका



मा. अतिरिक्त महापालिका आयुक्त(वि),
पुणे महानगरपालिका,
पुणे.

यांजकडे सविनय सादर...

विषय :- पुणे पेठ खराडी, स.नं. ६४ येथील बांधकामामधून जाणा-या बेसिन एन मधील नाला
क्र.एनएन५ च्या प्रवाह बदलाच्या (ड्रायव्हरशनचे) कामाबाबत.

संदर्भ :-१. मा. महापालिका आयुक्त यांचे दि.२३.१०.२०१५ रोजीची मान्यता .

२.मलनिःसारण देखभाल व दुरुस्ती यांचे जा.क्र.१०७७,दि.१२.०८.२०१५ रोजीचे पत्र.

सदर मिळकतीमधून जाणारा नाला हा नैसर्गिक असून सदर नाला डी. पी. मध्ये अगर गाव नकाशामध्ये दर्शविण्यात आलेला नाही. प्रायमुहकडील अहवालात सदर नाला दर्शविण्यात आलेला आहे. विषयांकित मिळकतीतून जाणारा नाला नं एन.एन.५ असून चेनेज एन१६५, एन१६४, एन१६३ आहे. सदर मिळकत ग्रामपंचायती मध्ये होती. सन १९९७ साली पुणे मनपा हद्दीत आली. त्यापूर्वी मा. जिल्हाधिकारी,पुणे यांचे कडून लेआऊट मान्य करण्यात आला आहे. सदर नाल्याचे काम मान्य डी.पी अन्तर्पूर्वीच मिळकतधारकाने सन २००६-२००७ मध्ये UCR बांधकामामध्ये केलेले आहे. याकामी विकसकांनी JNNURM खात्यास दि.०३.१२.२०१२ रोजी प्रस्ताव दिला होता. त्यांनी केलेल्या डबर बांधकामामध्ये, केलेल्या नाला विकासकाचे कामापोटी ११ % सुपरव्हिजन चार्जेस पार्ट अ - र.रू.६,९४,५००/-, पार्ट बी- र.रू. २५,२८,७८७/- व पार्ट सी-रू. २३,८०,९११/- असे एकूण संपूर्ण र.रू.५६,०२,२०५/- रक्कम भरून घेण्यास खात्याने संमती दिली त्यानुसार शहर अभियंता विभागामार्फत चलन क्र. सीई/बीपी/७९६०/१३,दि.०६.०७.२०१३ रोजी भरून घेण्यात आलेले आहे.

वरील प्रमाणे कामाची एकदा नाला विकसनाची सुपरव्हिजन चार्जेस भरून घेतल्यानंतरही विकसकाने त्यांच्या आवश्यकते नुसार विकसकानेच डबर बांधकामामध्ये केलेल्या नाल्याचे काम मनपाची कोणतेही परवानगी न घेता परस्पर तोडल्याचे निर्देशनास आल्यावर JNNURM खात्याने या विषयी बांधकाम विकास खात्यास दि.०८.०८.२०१४ रोजी कळविलेले आहे. व त्याच बरोबर परस्पर नाला वळवून त्या वळविलेल्या नाल्याचे आखणीप्रमाणे त्याचे ही विकसन कोणतेही परवानगीशिवाय केल्याचे आढळून आलेले आहे. दिनांक १२/१२/१४ रोजी प्रायमुह सरेथचा अहवाल घेण्यात आलेला आहे. सदर मिळकतीमधील नाला आखणी सुधारित करणेसाठी प्रस्ताव प्रायमुह मार्फत रेफरन्स नं p/ri /617/14 दिनांक 12/12/14 रोजी सादर करण्यात आला असून रिपोर्ट मध्ये

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 आहे ते विकसकामार्फत जागेवर पूर्ण केलेले आहेत. मुळ आखणी व विद्यमान आखणी दर्शविलेला नकाशा प्रकरणी
 मोडला आहे. म.न.पाच्या अनुमती शिवाय करण्यात आलेल्या नाला प्रवाहाच्या कामाबाबत मनपाचे मान्य दर
 प्रकानुसार परस्पर केलेल्या नाला ट्रेनिंग कामासाठी पूर्वगणन पत्रक घेण्यात आले. त्यावर पुन्हा ११ % दराने
 सुपरव्हिजन चार्जेस भरून घेणे शक्य आहे. मिळवतधारकांकडून सदर कामाचे पूर्वगणक पत्रकाप्रमाणे
 रू.१६,५४,६२५/- होत असून, ११ % दराने सुपरव्हिजन चार्जेस रू.१,८२,००९/- रूपये होत आहे.

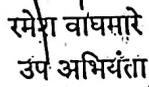
जागेवरील परिस्थिती व आवश्यकतेनुसार विकसकाने त्यांच्याच हद्दीमध्ये नाल्याची दिशा वळून
 पूर्वमान्यता न घेता नाल्याचे चॅनेलायझिंगचे काम पूर्ण केलेले आहे. सदरस्थितीत नाल्याच्या प्रवाहामध्ये अडथळा
 आल्याचे दिसून येत नाही. कार्यालयीन परिपत्रक जा.क्र.शअ/मआ/जा/६४८,दि.१०.०८.२०१५ नुसार विकास
 नियंत्रण नियमावली ११ (१ब) नुसार नैसर्गिक पाण्याचे प्रवाह बदल्याचे अधिकार मा.अतिरिक्त महापालिका
 आयुक्त,(विशेष) यांना प्रधान आहेत.

तरी वरील निवेदन अवलोकन होवून मा. अतिरिक्त महापालिका आयुक्त,(विशेष) यांच्या खालील
 बाबींस मान्यता मिळणेस विनंती आहे.

- १.विकास-नियंत्रण नियमावली ११(१ब) नुसार सोबतचे नकाशात दर्शविलेल्या प्रमाणे नैसर्गिक पाण्याच्या प्रवाहाचे
 आखणीमध्ये पश्चात बदल करण्यास .
२. जागेवर विकसित करण्यात आलेल्या चॅनेलचे कामाचे म.न.पा दर पत्रकानुसार होत असलेले
 रू.१६,५४,६२५/- रूपयेचे पूर्वगणक पत्रक रक्कमेवर ११ % सुपरव्हिजन चार्जेस रू.१,८२,००९/- भरून
 घेणेस विनंती आहे.


 राम मोहिते

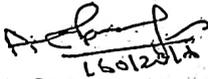
कनिष्ठ अभियंता
 बांधकाम विकास विभाग १
 पुणे महानगरपालिका


 रमेश वाघमारे

उप अभियंता
 बांधकाम विकास विभाग १
 पुणे महानगरपालिका


 रामकृष्ण वारे

प्र.कार्यकारी अभियंता
 बांधकाम विकास विभाग १
 पुणे महानगरपालिका


 अनिरुद्ध पावसकर

अधिक्षक अभियंता
 बांधकाम विकास विभाग
 पुणे महानगरपालिका

उप आयुक्त (दक्षता)

महापालिका आयुक्त कार्यालय

आदक क्र.:- ५०२६

दि.:- २०/९/२०१६

मा. उप आयुक्त (दक्षता)


 प्रशांत वाघमारे

शहर अभियंता
 पुणे महानगरपालिका

आवक क्र. ६१६२, दि. ०१.०२.२०१६ चे लगत,

नि/४१

मा. अतिरिक्त महापालिका आयुक्त (वि.),
पुणे महानगरपालिका,

यांचेकडेस. . . .

विषय : पुणे पेठ खराडी सं.नं. ६४ येथील मिळकतीमधून जाणा-या नाल्याचे प्रवाह बदलाबाबत.

विकासकाने विषयांकित मिळकतीमध्ये परस्पर बदललेल्या नाला आखणीबाबत खाल्याने डी.सी.नियम ११.१(ब) नुसार पश्चात मान्यता अपेक्षित आहे. (नि/३५) तसेच मनपाचे अनुमतीशिवाय केलेल्या नाला विकसनापोटी पूर्वगणन पत्रकाच्या १६% रक्कम सुपरव्हिजन चार्जस म्हणून विकासकाकडून भरून घेण्याचे प्रस्तावित केले आहे.

प्रस्तावाबाबतची माहिती सारांशाने खालीलप्रमाणे

- १) समाविष्ट हद्दीपैकी मा.जिल्हाधिकारी-पुणे यांचेकडून लेआउट मंजूर असलेल्या विषयांकित मिळकतीतून डी.पी. नकाशा अथवा गाव नकाशात नाला प्रवाह दर्शविलेला नाही. तथापि, प्रायमुक्त अहवालानुसार मिळकत नालाबाधित आहे. विकासकाने सादर नाल्याचे बांधकाम UCR मध्ये व मान्य डी.पी.आर. पूर्वी सन २००६-०७ मध्ये केले होते. तसेच केलेल्या नाला विकसनापोटी शहर अभियंता विभागाने डी.०६.०७.२०१३ रोजी ११% सुपरव्हिजन चार्जस भरून घेतले होते.
- २) परंतु नंतर विकासकाने मान्यपत्रापरवानगी न घेता व परस्पर नाल्याची आखणी वळविली. या परस्पर वळविलेल्या आखणीबाबत खाल्याने प्रायमुक्तचा अभिप्राय दि.१२.१२.२०१४ रोजी घेतलेला असून, त्यामध्ये नाल्याचे बांधकाम Hydraulic Design प्रमाणे असल्याचे नमूद करून काही सुधारणा सुचविल्या आहेत. (प/६०४)
- ३) मिळकतीचे भोगवटापत्र देण्याचे अनुप्रमाणे खाल्याकडून दाखल प्रस्तावा अंतर्गत व मा.महापालिका आयुक्त यांचे दालनात दि.१२.०८.२०१५ रोजी झालेल्या बैठकीचे संदर्भाने खाल्याने सादर केलेल्या दि.१६.१०.२०१५ चे निवेदनात (नि/२७) विकासकाने परस्पर बदललेल्या नाला आखणीबाबत पश्चात मान्यतेसाठी मा.अतिरिक्त महापालिका आयुक्त(वि.) यांचेकडे डी.सी.नियम ११.१(ब) नुसार प्रस्ताव सादर करण्यात येत असल्याचे नमूद केले असून खाल्याचे प्रस्तावास मा.महापालिका आयुक्त यांनी दि.२३.१०.२०१५ रोजी नि/३३ येथे मान्यता दिलेली आहे.

उपरोक्त पारदर्शकतेसाठी खाल्याने नि/३६ वरील 'क्ष' प्रस्ताव मान्यतेस सादर केला आहे, त्यास मान्यता मिळविस विलंबी आहे.

मा.कळावे

प्र.स.म.प. (रिजि.नं. ११६४६)
कनिष्ठ अभियंता (दस्ता)

(दिनेश गिरीला)
नियोजन अधिकारी
तथा उप अभियंता (दस्ता)

(डॉ. उदय देकाळे)
उप आयुक्त (दस्ता)
महापालिका आयुक्त कार्यालय
पुणे महानगरपालिका

महापालिका आयुक्त (वि.)
 त्व आवक क्र. ६/२०१६
 04 FEB 2016
 पुणे महानगरपालिका

महापालिका आयुक्त
 पुणे महानगरपालिका
 आवक क्रमांक 918EE
 दिनांक 14 FEB 2016

मा. स. निवेदन

दि. ३६ वकिल स. प्रकाश मान्यतेय सादर

Signature
१/१२/१६

अति. महापालिका आयुक्त (वि.)
 कार्यालय आवक क्र. ३/१२०१६
 दिनांक 12 FEB 2016
 पुणे महानगरपालिका

Signature
०५०२-१६

ओम्प्रकाश बकोरिया
 अतिरिक्त महापालिका आयुक्त (वि.)
 पुणे महानगरपालिका

मा. शरद भास्कर
 पुणे महानगरपालिका
 यांसकडे पुढील तजविजीसाठी सविनय सादर.

पुणे महानगरपालिका
 मा. महापालिका आयुक्त कार्यालय
 उपाय क्र. १/३१५
 दिनांक: २२/०२/१६

Signature
 उप. अधिकारी
 अति. महा. आयुक्त (वि.) कार्यालय
 पुणे महानगरपालिका

महापालिका आयुक्त
 कार्यालय
 पुणे महानगरपालिका
 ते. क्र. १ दा. वि. वि.
 आवक क्र. २५२२
 दिनांक- १७/२/१६

शहर आयुक्तता कार्यालय
 बायकाम वि. विस विभाग
 पुणे महा. कार्यालय

आवक क्र. दि/५४३०
 दिनांक १४/२/२०१६
Signature
 १४/२/१६

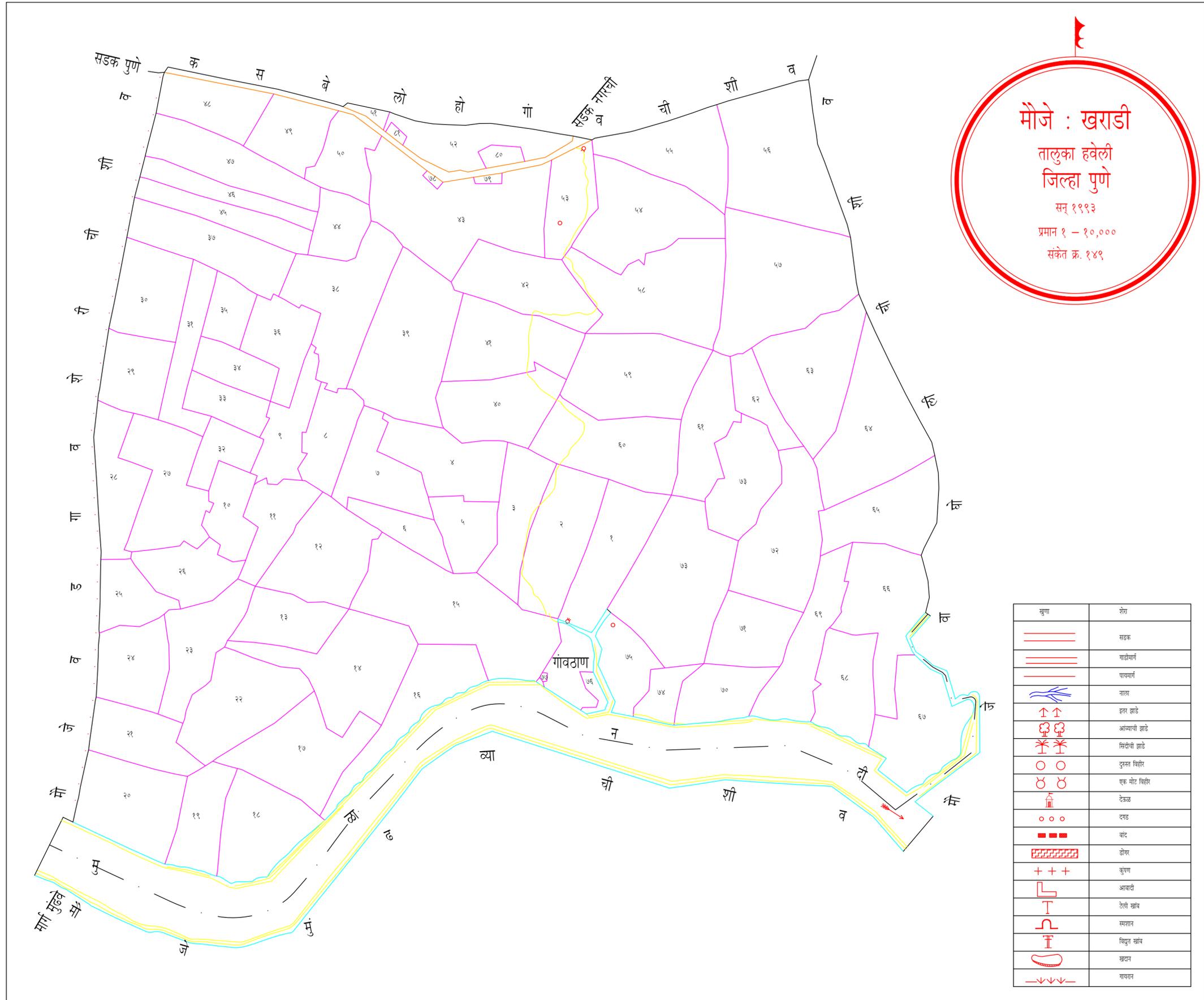
EE-1
ACB
S.G.

07150

 <p>पुणे महात्तरपालिका चलन पोवती</p>	
चलन क्र.	CE/BP/26371/15
खात्याचे नाव	CITY ENGINEER-BP(Dept. Qd.18)
आर्किटेक्ट नाव	SWAPNEEL J. DESHPANDE
मालकाचे नाव	KUMAR GERA (P.A.H)
मिळकतीचा पत्ता	Kharadi Survey NO: 64 Hissa NO: 12+3+4+5+6
CRD/0139/05 (Revised - 9)	
<p>अर्थसिर्षक : तपशील क्र. एक रुपये</p> <p>NalãVodha Development R123A116 182,009.00</p> <p>charges</p> <p>एकूण 182,009.00</p> <p>एकूण रुपये (अक्षरी) Rupees One Lacs Eighty Two Thousand Nine Only.</p>	
<p>Challan Date 4/3/2016</p> <p>05 MAR 2016</p> <p>हाखा प्रमुख पुणे म.न.पा. शाखा पुणे</p>	
<p>This Challan is Valid till 4/4/2016</p> <p>वरीलप्रमाणे रोख/चेक मिळाले. पैसे मिळाल्याचा बँकेचा शिक्का</p> <p>दिनांक :-</p>	

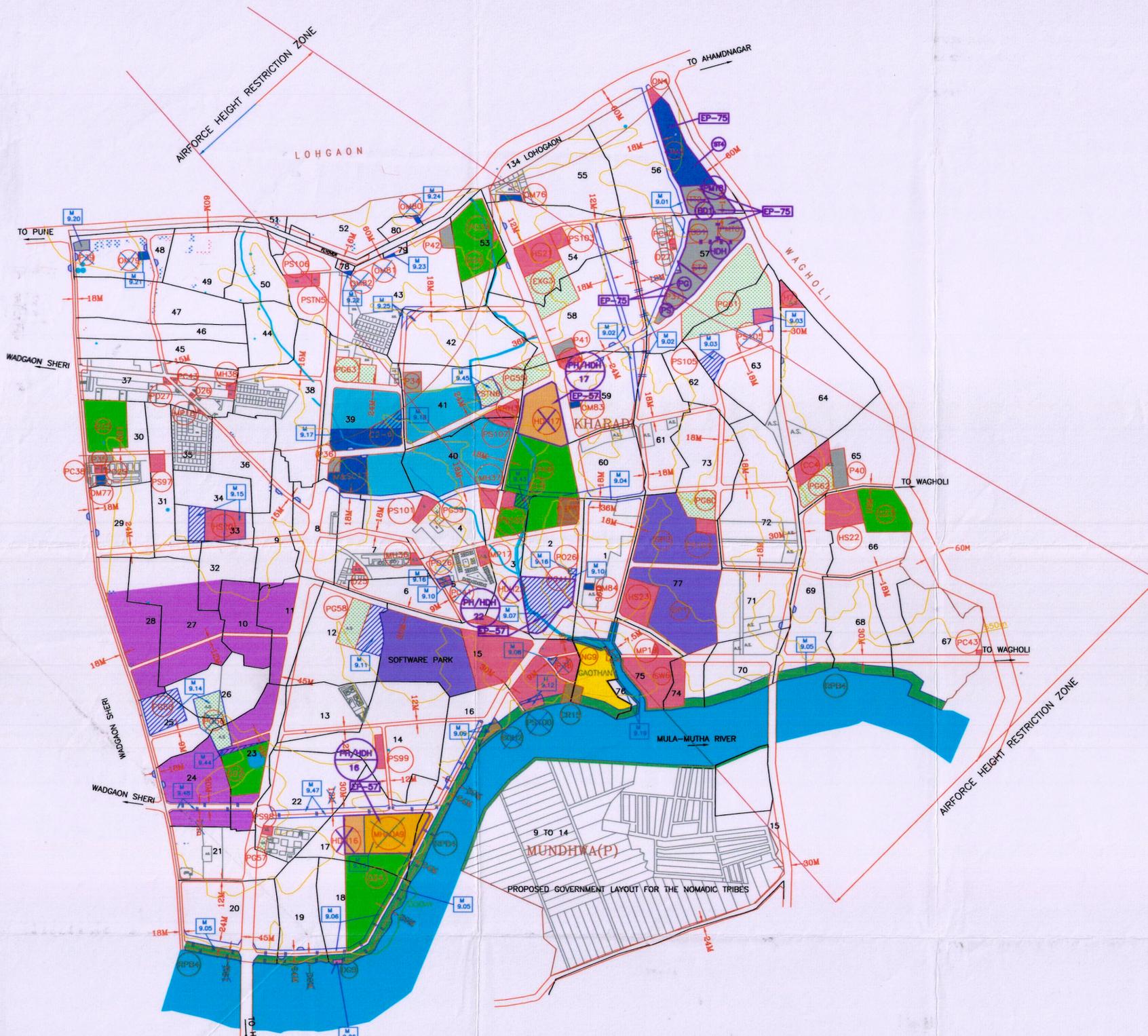
टिप:- सदर चलनाची मुदत ही चलनाच्या दिनांकापासून एक महिना इतक्या कालावधी पर्यंत विहित राहिल, या मुदतीनंतर चलन रद्द समजण्यात यावे.

ICICI Bank Road
Bund Garden Road
"088258"




मौजे : खराडी
 तालुका हवेली
 जिल्हा पुणे
 सन् १९९३
 प्रमाण १ - १०,०००
 संकेत क्र. १४९

चुणा	सोप
	सडक
	गाडीमार्ग
	पायमार्ग
	नाल
	इतर काडे
	आय्याची काडे
	मिदीची काडे
	दुसरा विहीर
	एक मोट विहीर
	देऊळ
	दण्ड
	वांद
	डोर
	शुभम
	आवाटी
	टेली खांब
	स्मरण
	विद्युत खांब
	खदान
	पावस



LEGEND

- EXISTING FEATURES
- WATERBODIES
- RAILWAY
- DP ROAD
- VILLAGE BOUNDARY
- SURVEY REVENUE BOUNDARY
- OLD PMC LIMIT
- GAOTHAN
- ZONING PROPOSALS
- RESIDENTIAL ZONE
- LOW WATER AVAILABILITY ZONE (EP-60)
- PUBLIC & SEMI-PUBLIC (PSP) ZONE
- DEFENCE ZONE
- FOREST ZONE
- COMMERCIAL ZONE
- BIO-TECHNOLOGY & AGRO-BUSINESS ZONE (EP-62)
- TOWN PLANNING SCHEME ZONE (TPS) (EP-60)
- INDUSTRIAL ZONE
- GREEN BELT
- RESERVATION FOR GOVERNMENT & SEMI-GOVERNMENT ORGANIZATIONS
- HOME GUARD (HG)
- POLICE STATION (PSTN)
- POLICE CHOWKY (PC)
- POST OFFICE (PO)
- TELEPHONE EXCHANGE (TE)
- OCTROI NAKA (ON)
- SEWAGE-WORKS (SW)
- WATER-WORKS (WW)
- HOT-MIX PLANT (HM)
- MUNICIPAL PURPOSE (MP)
- DHOBI GHAT (DG)
- RTO (RTO)
- FIRE BRIGADE (FB)
- HOUSING PROJECT
- MHADA HOUSING PROJECTS (MHADA)
- HIGH DENSITY HOUSING (HDH)
- TRAFFIC & TRANSPORTATION
- TRUCK TERMINUS (TT)
- ST TERMINUS (ST)
- BUS DEPOT (BD)
- PMT TERMINUS (PMT)
- PARKING (P)
- LIGHT RAIL TRANSIT (LRT)
- BUS BAY
- OPEN SPACES
- RIVER PROTECTION BELT (RPB)
- NALA GARDEN (NG)
- BIO-DIVERSITY PARK (BDP)
- GARDEN (G)
- PARK (PK)
- EXHIBITION GROUND (EXG)
- PLAY GROUND (PG)
- EDUCATIONAL
- CITY LIBRARY (CL)
- PRIMARY SCHOOL (PS)
- HIGH SCHOOL (HS)
- STUDENT REST HOUSE (SRH)
- YOUTH GUIDANCE CENTER (YGC)
- HEALTH
- SPASTICS & HANDICAP REHABILITATION CENTER (S&HRC)
- MATERNITY HOSPITAL (MH)
- DISPENSARY (D)
- HOSPITAL (H)
- VETERINARY HOSPITAL (VH)
- BURIAL GROUND HUMAN (BGH)
- BURIAL GROUND ANIMAL (BGA)
- CREMATORIUM (CR)
- GARBAGE PROCESSING PLANT (GPP)
- SLAUGHTER HOUSE (SH)
- COMMERCIAL
- COMMERCIAL (C2)
- SOFTWARE PARK (SP)
- CULTURAL CENTER (CC)
- OPEN MARKET(OM)
- MANDAI & SHOPPING CENTER (M&S)
- TIMBER MARKET (TM)
- FOOD GODOWN MARKET (FGM)
- CONSTRUCTION MATERIAL YARD (CMY)

**STATEMENT OF MODIFICATIONS UNDER SEC.28(4) OF THE ACT
DETAILS OF MODIFICATIONS**

Modi.No.	Description of Modifications
M.9.01 (K-56,57)	NEW LINK ROAD PROPOSED
M.9.02 (K-56,58)	ROAD ALIGNMENT SHIFTED
M.9.03 (K-68)	RESERVATION PS105 DELETED & RELOCATED IN SAME S.NO.& ORIGINAL PS105 RESERVATION DELETED & RELOCATED AT NEW LOCATION IN SAME S.NO. AREA OF PS105 IS INCLUDED IN PG61
M.9.04 (K-1,80,2,4)	NEW LINK ROAD PROPOSED AND AREA OF PARK RESERVATION REDUCED
M.9.05 (K-RP9)	DELETED & INCLUDED IN RESERVATION RPB4
M.9.06 (K-ROAD)	DELETED & INCLUDED IN 24m ROAD
M.9.07 (K-2)	NEW RESERVATION HDH22 PROPOSED
M.9.08 (K-15)	DELETED & INCLUDED IN PSP ZONE
M.9.09 (K-18)	RESERVATION BGH2 DELETED & INCLUDED PARTLY IN RPB4 & PARTLY IN RESIDENTIAL ZONE
M.9.10 (K-5,2)	RESERVATION PC41 FROM S.NO.5 DELETED & RELOCATED IN S.NO.2 pt AND AREA UNDER ORIGINAL RESERVATION INCLUDED IN RESIDENTIAL ZONE
M.9.11 (K-12)	AREA INCLUDED IN RESERVATION PG58
M.9.12 (K-15)	DELETED & INCLUDED IN PSP ZONE & RESERVATION RPB4
M.9.13 (K-17)	MHADA9 REDESIGNAED AS HDH16 & AREA OF HDH16 INCREASED
M.9.14 (K-25,26)	PG56 DELETED FROM S.NO.23,24,25,26 pt & RELOCATED IN S.NO.25,23 pt KHARADI. AREA UNDER ORIGINAL RESERVATION INCLUDED IN RESIDENTIAL ZONE
M.9.15 (K-33)	SOME PORTION OF HS20 FROM S.NO.33 DELETED & REDESIGNATED IN S.NO.33 & 31 pt. & AREA OF DELETED PORTION INCLUDED IN RESIDENTIAL ZONE
M.9.16 (K-5,2)	RESERVATION P026 DELETED & RELOCATED IN S.NO. 2 & AREA UNDER ORIGINAL DELETED RESERVATION INCLUDED IN RESIDENTIAL ZONE
M.9.17 (K-39)	DELETED & INCLUDED IN RESIDENTIAL ZONE
M.9.18 (K-39)	AREA INCLUDED IN RESERVATION C2-6
M.9.19 (K-10)	DELETED & INCLUDED IN RESERVATION NG9
M.9.20 (K-48)	DELETED & INCLUDED IN RESIDENTIAL ZONE
M.9.21 (K-48)	DELETED & INCLUDED IN RESIDENTIAL ZONE
M.9.22 (K-78)	DELETED & INCLUDED IN RESIDENTIAL ZONE
M.9.23 (K-78)	DELETED & INCLUDED IN RESIDENTIAL ZONE
M.9.24 (K-80)	DELETED & INCLUDED IN RESIDENTIAL ZONE
M.9.25 (K-42)	ROAD ALIGNMENT MODIFIED
M.9.26 (K-18)	NEW RESERVATION DG9 PROPOSED
M.9.43 (K-3)	PK6 RESERVATION PARTLY DELETED & REDESIGNATED AS NEW RESERVATION CL5
M.9.44 (K-23)	AREA INCLUDED IN RESERVATION G22
M.9.45 (K-41)	PORTION OF PG55 REDESIGNATED AS PSTN6 & REMAINING RESERVATION CONTINUE
M.9.47 (K-17,22)	ROAD WIDTH MODIFIED
M.9.48 (K-21,24)	ROAD WIDTH MODIFIED

1) K-KHARADI VILLAGE

[Signature]
Town Planner,
Office of the
Director of Town Planning,
Maharashtra State, Pune.

[Signature]
Town Planning Officer & City Engineer
Pune Municipal Corporation
Pune-411 005.

[Signature]
Municipal Commissioner
Pune Municipal Corporation

— SANCTIONED (EP) U/S 31(1) OF M.R. & T.P. ACT 1966
SHOWN THUS.
— ABEYANCE PART SHOWN THUS.

EP-57 TO 78 OF DEVELOPMENT PLAN SANCTIONED BY GOVT. U/S 31 OF M. R. T. P. ACT 1966 VIDE GOVT. NOTIFICATION NO. TPS-1813 /CR-596/13/EP SANCTION/UD-13, DATED 13/02/2014

NOTE 1) ALL MODIFICATIONS CARRIED OUT EARLIER U/S 29 ARE SHOWN IN BLUE VERGE/BLUE HATCH/BLUE LINE.
2) THE AREA UNDER LOW WATER AVAILABILITY ZONE IS SHOWN BY HATCHING WITH THE RESPECTIVE COLOUR OF THAT ZONE.

EP NO.	DESCRIPTION OF PROPOSED SUBSTANTIAL MODIFICATION PUBLISHED U/S 31(1) OF M.R.T.P. ACT.	MODIFICATION SANCTIONED BY THE GOVERNMENT.
EP 57	All the sites reserved for the purpose of "HDH-High Density Housing" in sectors 2 to 10 are Proposed to be redesignated as "PH/HDH-Public Housing/Housing for Dishoused"	All the sites reserved for the purpose of HDH-High density housing in sectors 2 to 10 are proposed to be redesignated as PH/HDH (Public Housing /Housing for Dishoused)" for which Appropriate Authority shall be "Pune Municipal Corporation/MHADA/ Land Owner".
EP 75	Site No. TT-2 & TM-1 is proposed to be deleted & land thereunder is proposed to be reserved for ST-4, PMT-8, BD-1 as shown on Plan. Land released due to shifting of these three reservations, is proposed to be reserved for new "PS (area 0.40 Ha)", "PG (area 1.0 Ha)" on Southern portion & balance Northern portion of released Land is proposed to be reserved for "HDH" as shown on Plan. (Note :- Pune Municipal Corporation is being directed separately u/s- 37 to propose reservations for T.T. & T.M. at suitable locations.)	Sanctioned as proposed u/s- 31 (1).

[Signature]
Joint Secretary
Urban Development
Mantralaya, Mumbai-32.

SHEET NO 09
SCALE 1:10000
TITLE : DRAFT DEVELOPMENT PLAN PUBLISHED U/S 28 (4) OF M.R.&T.P. ACT.1966 ON 30/11/2005 AND TO BE SUBMITTED TO THE STATE GOVERNMENT U/S 30 OF M.R.&T.P. ACT 1966 FOR SANCTION.
PLANNING UNIT NO : 9
WADGAON SHERI , KHARADI

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Office of the Executive Engineer,
Sewage Maintenance & Repairs Div.,
Pune Municipal Corporation
O.W. No. 1545,
Date 7/9/23.

To.....

The Hon'ble Executive Engineer,
Construction Development Div. (Zone No. 1),
Pune Municipal Corporation

Annexure II

Subject : Regarding the Nala at Mouje Kharadi S. No. 64/1 to 64/ 6 Gera Green Villa (M/s. C.P.I. – Gera Reality India Pvt. Ltd.).

Reference : 1) Orders passed by the Hon'ble National Green Arbitrator dt. 02/05/2023 in Dilip Raghunathan Vs. M/s. C.P.I. – Gera Reality India Pvt. Ltd. in OA No. 71 of 2017 with M.A No. 248 of 2017 dt. 02/05/2023.

2) Spot inspection done on 04/08/2023.

As per Orders passed vide Reference No. 1, the committee has conducted inspection of the on 04/08/2023. Accordingly, information has been sought from the Sewage Maintenance Repairs Department about as to whether flood-some situation is being created due to accumulation of water on the spot?

The flood-some situation is not being created at that place and the flow of the Nala is going on properly and no complaints in that regard have been received by this Division.

Regards,

Sd/-

Executive Engineer
Sewage Maintenance and Repairs,
Pune Municipal Corporation

Sd/-

07/09/23

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True Translation


(Mr. Sharad Aphale)

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Directorate of Languages Maharashtra State

Translation | Interpretation | Indian & Foreign Languages

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Inward No. : adjacent to 6162, dt. 01.02.2016

Exh/41

The Hon/ble Additional Municipal Commissioner (D.),
Pune Municipal Corporation.Subject : Regarding changing the flow of the Nala passing through the property at Pune Peth Kharadi
S.No. 64.

The department has sought post facto approval for directly changing the demarcation of the nullah by the developer under the D.C. Rules 11.1 (b) in the subject property. (Exh.35). Similarly, It is proposed to recover the supervision charges at 11% of the Pre-calculation Sheet towards the development of Nala done without the permission of the Municipal Corporation.

The information regarding the proposal, in brief, is as follows....

- 1) No Nala Flow has been shown from the property under subject out of the boundaries, in the D.P. plan or in the Gaon Plan of which layout is sanctioned by the Hon'ble District Collector, Pune. However, as per pri-move report, the property is affected by the Nala. The Developer has constructed the said Nala in the year 2006-07 in UCR and prior to D.P.R. Similarly the City Engineer Division had got the 11% charges deposited as on D 06.07.2013 towards the Nala Development done.
- 2) But thereafter, the Developer, directly changed/turned the demarcation of the Nala without obtaining the permission of the Municipal Corporation and. Regarding this directly changed/moved demarcation, the Department has taken remarks of pri move on 12.12.2014 and mentioned that the construction of the Nala is as per Hydraulic Design, some improvements have been suggested. (5/604).
- 3) In the Representation submitted by the Department on 16/10/2015 (Exh.27), in accordance with giving Completion Certificate of the property, under the proposal filed by the Department and with reference to the meeting taken place in the Office of the Hon'ble Municipal Commissioner as on 12/08/2015, it has been mentioned that the proposal is being presented as per D.C. Rule 11.1 (b) before the Hon'ble Additional Municipal Commissioner (D) for the after permission regarding the directly changed Nala demarcation by the Developer and to the proposal of the Department, the Hon'ble Municipal Commissioner has given sanction at Ex./33 on 23/10/2015.

In view of the above background, the Department has submitted the “ksha” proposal at Ex/36 for sanction. It is requested that the proposal be sanctioned.

Regards,

Sd/-
(Ravindra Jadhav)
Jr. Engineer (Vigilance)Sd/-
(Dinesh Giralla)
Planning Officer
& Dy. Engineer (Vigilance)Sd/-
(Dr. Uday Tekale)
Sub Commissioner (Vigilance)
Office of the Municipal
Commissioner,
Pune Municipal Corporation

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Additional Municipal Commissioner (D)
Office Inward No. 4/2085
Date 04 FEB 2016
Pune Municipal Corporation

Office of the Municipal Commissioner,
Pune Municipal Corporation
Inward No. 1/4699
Date 14 FEB 2016

Submitted
Submitted for approval as per Exh. 36 on 'Ksha'
Sd/-

Additional Municipal Corporation Commissioner (D)
Office Inward No. 3/6206
Date 12 FEB 2016
Pune Municipal Corporation

Sd/-
Omprakash Bakoria
Additional Municipal Corporation Commissioner (D)
Pune Municipal Corporation

Humbly submitted to Hon'ble City Engineer
Pune Municipal Corporation for further action

Pune Municipal Corporation
Resolution No. 6/395 dt. 22/02/16
of Hon'ble Municipal Corporation
Commissioner

Sd/-
Sub Engineer
Additional Municipal Corporation Commissioner (D)
Pune Municipal Corporation

Sd/-
Pune Municipal Corporation

Office of the City Engineer
Construction Development Department
Pune Municipal Corporation
Inward No. D/4430
Date 16/2/2016

Additional Municipal Commissioner (D)
Pune Municipal Corporation
Zone No. 1 V. V. V.
Inward No. 2522
Date – 17/2/16

Resolution submitted
Sd/-
18.2.16

Sd/-

EE.1
Act
1702
S.E.

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O.W. No. Zone1/SAJJ1647

Date – 20/1/2016

Humbly submitted before.....

The Hon'ble Addl. Municipal Commissioner (D),
Pune Municipal Corporation,
Pune.

Subject :- Regarding the diversion of flow of Nala No. NN5 in Basin-N passing through the construction at Pune Peth Kharadi, S.NO. 64

Reference :- 1. Sanction of the Hon'ble Municipal Commissioner dt. 23/10/2015.
2. Letter bearing O.W. No. 1077 dt. 12.08.2015 of the Sewage Maintenance and Repairs.

The Nala passing through the said property is natural and the same has not been shown in the D.P. or in the Village map. In the report of the Pry Move, the said Nala has been shown. The Nala passing through the subject property is Nala No. N.N. 5 and the chainage is N165, N164, N163. The said property was in the Gram Panchayat. In the year 1997, it was included within the boundaries of the PMC. The lay-out has been sanctioned by the Hon'ble District Collector, Pune prior to this inclusion. The work of the said Nala has been done in UCR construction, by the property holder, in the year 2006-07 before the sanction D.P. For this work, the Developer had given a proposal on 03.12.2012 to the JNNURM. The Department gave permission to pay 11% supervision charges, towards the Nala development work in the dabber construction done by the developer, vide Part A – Rs. 6,94,500/-, Part B- Rs. 25,28,787/- and Part C – Rs. 23,80,911/- thus the total amount of Rs. 56,02,205/ was deposited. Accordingly the City Engineer Division, Challan No. CE/BP/7860/13, this amount got deposited on 06.07.2013.

It was observed that even after depositing the supervision charges of the Nala Development as above, the Developer directly broke the work the work of the Nala done in Dabber construction done by the Developer himself only as per his requirement, without taking any permission of the PMC, The JNNURM Department has informed regarding this to the Construction Development Department on 08.08.2014. It has also been observed that by directly turning the Nala, the construction of the said moved Nala has been done as per demarcation without any permission. On 12/12/14, a Report of Pry Move Institution has been taken. For improving the Nala demarcation in the said property, the proposal has been presented by the Pry Move vide Reference No. Pri/617/14 as on 12/12/14 and in the Report, whatever is there, has been completed through the Developer on the spot. The plan showing the original demarcation and the present demarcation has been annexed in the matter. Regarding the work done without the permission of the PMC, , a pre-calculation sheet has been taken for the Nala Training work done directly, as per sanctioned Rate Sheet of the Municipal Corporation. As per Pre-calculation letter, the amount of the said work from the property holder amounts to Rs. 16,54,625/- and the supervision charges at 11% amounts to Rs. 1,82,009/-.

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True Translation

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As per situation and requirement on the spot, the Developer, has completed the work of channelizing of the Nala by moving the direction of the Nala in their boundary itself, without taking previous permission,. In the present situation, it cannot be seen that there is any obstacle in the flow of the Nala. As per Official Circular O.W.No. SA/MA/G/648, dt. 10/08/2015, as per Development Control Rule 11 (1b), the primary rights of diverting the flow of natural water are only with the Hon'ble Additional Municipal Commissioner (Spl.)

Hence it is requested to give sanction to the following aspects, after perusal of the above Representation, the Hon'ble Additional Municipal Corporation (Spl.).

1. To the after change in the demarcation of the natural water flow as is shown in the plan herewith as per Rule 11 (1b) of the Development Control Rules.
2. For getting deposited 11% supervision charges of Rs. 1,82,009/- on the pre-calculation statement amount of Rs. 16,54,625/- arrived as per Municipal Corporation Rate Card of the channel work developed on the splto.

Sd/-
Ram Mohite
Jr. Engineer,
Construction Dev. Div. 1,
Pune Municipal Corporation

Sd/-
Ramesh Waghmare
Dy. Engineer,
Construction Dev. Div. 1,
Pune Municipal Corporation

Sd/-
Ramkrishna Vare
C. Executive Engineer,
Construction Dev. Div.1,
Pune Municipal Corporation

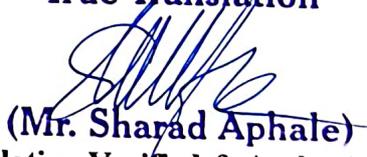
Sd/-
Aniruddha Pawaskar,
Superintending Engineer,
Construction Dev. Div.
Pune Municipal Corporation

Sub Commissioner (Vigilance)
Office of the Municipal
Commissioner,
Inward No.:- 5026
Date :- 20/1/2016

Sd/-
Prashant Waghmare
City Engineer
Pune Municipal Corporation

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07150

Pune Municipal Corporation
Challan Receipt

Logo

RC

Owner's copy

Challan No. : CE/BP/26371/5
 Name of Account : CITY ENGINEER-BP 9Dept Cd:18)
 Name of Architect : SWAPNEEL J. DESHPANDE
 Name of Owner : KUMAR GERA (P.A.H)
 Address of Property : Kharadi Survey No: 64 Hissa No:
 1+2+3+4+5+6

KRD/0139/05 (Revised – 9)

Half-title	Details	Amount Rs.
Nala/Odha Development charges	RI23A116	182,009.00
	Total	182,009.00

Total Amount Rupees (In Words)

Rupees One Lakhs Eighty Two Thousand Nine Only

Challan date 4/3/2016

Revenue

Bank of Maharashtra
 on recovery of bill
 05 MAR 2016
 Branch Manager
 Pune Municipal Corporation Branch, Pune – 5

31-3-16

This challan is valid till 4/4/2016
 Cash / Check received as above.
 Bank stamp of receipt of payment

Pune Municipal Corporation
 Sd/-
 Signature
 Sd/- For Head of Account

Date :-

Note: The term of the said challan will be valid for a period of one month from the date of challan, after this period the challan will be considered cancelled

ICICI Bank
 Bund Garden Raod
 "088258"

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Phone : 020-25811698 Fax : 020-25811698 Email : sopunelab@mpcb.gov.in Website : http://mpcb.gov.in		<p style="text-align: right;">Regional Laboratory Regional Laboratory, Pune, Maharashtra Pollution Control Board, Jog Center, 3rd Floor, Mumbai Pune Road, Wakdewadi, Pune- 411 003</p>
-------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Report Outward No.: MPCB/RL-Pune/Environment/23-24/08/74
 Date: 21/08/2023 01:12 PM

Analysis Report-Water (Environment)

Client/Industry/location Name & Address
Nalla water- Inside Green Ville, S.No.64/1 to 64/6, Kharadi, Pune

Sample Details	
Field Sample ID :	BR-0051547
Laboratory Sample Code :	MPCB/RL-Pune/ENV/23-24/314
Sample Details (Water/Air/HW) :	Water
Sample Volume Received :	
Sample Collected By :	FO-Pune I (Mrs. Sushma Kumbhar) (SRO-Pune I)
Seal No. :	235
Type of Industry / Location details :	
Sample Collected On :	Aug 4 2023 01:30:00:00PM

Sr.No	Parameter	Result	Unit	Method of analysis
1	pH	7.4		
2	Suspended Solids (SS)	38.0	mg/l	
3	Turbidity	26.00	NTU	
4	Total Alkalinity	314.0	mg/l	
5	Biochemical Oxygen Demand (BOD)	62.5	mg/l	
6	Chloride	70.48	mg/l	
7	Chemical Oxygen Demand (COD)	148.0	mg/l	
8	Dissolved Oxygen	NIL	mg/l	
9	Fluoride	0.46	mg/l	
10	Hardness (calcium)	198.00	mg/l	
11	Hardness (total)	354.00	mg/l	
12	Nitrate Nitrogen	0.07	mg/l	
13	Sulphate	162.50	mg/l	
14	Hardness (Magnesium)	156.00	mg/l	
15	Faecal Coliform (MPN technique)	275.0	MPN/100 ml	
16	Total Coliform (MPN technique)	1800.0	MPN/100ml	

Report Type: final

Report generated on: 21/08/2023 11:09 AM

Complied & Approved by: Dr P D Khadkikar

Reviewed on Date: 21/08/2023 01:12 PM

Reviewed by: Dr P D Khadkikar

Dr P D Khadkikar
Scientific Officer,
I/c Regional Laboratory,
Pune,

* Electronic report does not require signature