

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL,
WESTERN ZONE BENCH AT PUNE
ORIGINAL APPLICATION NO. 20/2020

IN THE MATTER OF:

MR. TANAJI BALASAHEB GAMBHIRE ... APPLICANT

VERSUS

UNION OF INDIA THROUGH
MoEFCC & ORS.

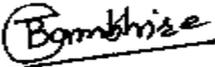
... RESPONDENTS

FILE-A, (VOLUME-____)

Sr.	Description	PAGE NO.
1.	Rejoinder To The Replies of PP, MoEFCC, MPCB, SEIAA & PMC and Objection to the Joint Committee Report	1538 – 1586
2.	ANNEXURE-R-1 A true copy of the photographs captured by drone vide dated 29.04.2023	1587 – 1593
3.	ANNEXURE-R-2 A true copy of the Notification issued by MOEFCC for delegation of Powers to State SEIAA u/s. 5 of EPA, 1986 & EIA Notification, 2006 vide dated 28.02.2014	1594 – 1595
4.	ANNEXURE-R-3 A true copy of the Index-II of Mortgage release deed executed by PP vide dated 06.12.2017	1596
5.	ANNEXURE-R-4 A true copy of the site visit report of MPCB vide dated 07.08.2019	1597 – 1598
6.	ANNEXURE-R-5 A true copy of the warning notice of MPCB vide dated 13.08.2019	1599
7.	ANNEXURE-R-6 A true copy of the Commencement Certificate granted by PMC for Phase-I & II vide dated 13.03.2020	1600 – 1603
8.	ANNEXURE-R-7 A true copy of the Commencement Certificate granted by PMC for Phase-III & IV vide dated 13.03.2020	1604 –1607
9.	ANNEXURE-R-8 A true copy of the PMC sanction plan for Phase-III & IV vide dated 09.01.2014	1608
10.	ANNEXURE-R-9 A true copy of the PMC sanction plan for Phase-I & II vide dated 01.04.2014	1609

11.	ANNEXURE-R-10 A true copy of the PMC sanction plan for Phase-III & IV vide dated 20.10.2015	1610
12.	ANNEXURE-R-11 A true copy of the PMC sanction plan for Phase-I & II vide dated 23.11.2015	1611
13.	ANNEXURE-R-12 A true copy of the PMC sanction plan for Phase-I & II vide dated 15.12.2016	1612
14.	ANNEXURE-R-13 A true copy of the PMC sanction plan for Phase-III & IV vide dated 16.12.2015	1613
15.	ANNEXURE-R-14 A true copy of the PMC sanction plan for Phase-III & IV vide dated 31.03.2017	1614
16.	ANNEXURE-R-15 A true copy of the PMC sanction plan for Phase-I & II vide dated 03.05.2017	1615
17.	ANNEXURE-R-16 A true copy of the PMC sanction plan for Phase-I & II vide dated 09.03.2018	1616
18.	ANNEXURE-R-17 A true copy of the PMC sanction plan for Phase-III & IV vide dated 09.03.2018	1617
19.	ANNEXURE-R-18 A true copy of the PMC sanction plan for Phase-I & II vide dated 13.03.2020	1618
20.	ANNEXURE-R-19 A true copy of the PMC sanction plan for Phase-III & IV vide dated 13.03.2020	1619
21.	ANNEXURE-R-20 A true copy of the PMC sanction plan for Phase-I & II vide dated 24.08.2020	1620
22.	ANNEXURE-R-21 A true copy of the PMC sanction plan for Phase-III & IV vide dated 24.08.2020	1621

Date: 25.07.2023


APPLICANT

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL,
WESTERN ZONE BENCH PUNE
ORIGINAL APPLICATION NO. 20/2020

IN THE MATTER OF:

MR. TANAJI BALASAHEB GAMBHIREAPPLICANT

VERSUS

UNION OF INDIA & ORS.RESPONDENTS

REJOINER ON BEHLF OF ORIGINAL APPLICANT-TANAJI B. GAMBHIRE TO RAISE THE OBJECTIONS TO THE JOINT COMMITTEE REPORT DATED 06.09.2021, REJOINER TO THE REPLIES FILED BY R-12-PP DATED 18.10.2021 & 19.06.2023, REPLY OF R-1-MOEFCC DATED 18.12.2020, REPLY OF R-6-7-MPCB DATED 15.05.2022, R-8-9-PMC DATED 01.05.2023 & SEIAA DATED 25.07.2023 AND TO FILE REPLY TO IA NO. 99/2021(WZ) FILED BY R-12-PP DATED 18.10.2021

I, Mr. Tanaji Gambhire S/o Shri. Balasaheb Gambhire Age: 40 Years, Profession: Advocate, R/at: CTS No. 296, Shukrawar Peth, Laxmi Apartment, Near Shivaji Maratha High School, White House Lane, Pune-411002, do hereby solemnly affirm and state on oath as follows:

Para	Description
1.	Brief background of Case
2.	Construction being carried out without any EC and CTE
3.	Single Project with two Phases
4.	Ex-post Facto EC
5.	Ex-post Facto CTE
6.	No CTO till date
7.	Complaint, Show Cause Notice & its illegal Withdrawal
8.	Commencement Certificates-TBUA and Condition for EC & CTE
9.	Architect Certificates
10.	PCC-Plinth Check Certificate
11.	OCC-Occupancy Certificate
12.	Tree Felling & Plantation Permission
13.	Non-Agricultural (NA) Permission & Condition for EC

14.	Demarcation Permission
15.	Objections to the Joint Committee Report-06.09.2021
16.	Rejoinder to the Reply of R-12-PP
17.	Rejoinder to the Reply of R-1-MoEFCC
18.	Rejoinder to the Reply of R-6-7-MPCB
19.	Rejoinder to the Reply of R-8-9-PMC
20.	Rejoinder to the Reply of R-4-SEIAA
21.	Rejoinder to the Reply of R-2-CS-GoM
22.	Rejoinder to the Reply of R-10-Collector of Pune
23.	Rejoinder to the Reply of R-11-Police
24.	Reply to the IA No. 99/2021 (WZ) For Preliminary Objection
25.	Settled position of Law on Mandatory prior EC
26.	Damage to the Environment & Ecology and Environmental Compensation & Penalty
27.	Case Laws on behalf of the Original Applicant
28.	Suggestions on behalf of Original Applicant for grating relief

1. BRIEF BACKGROUND OF CASE:

- A) That the present OA is filed on 13.3.2020 U/s. 15, 18 & 20 of the NGT Act, 2010 for the violations of EIA Notification, 2006 r/w EPA, 1986, Water (P&CP) Act, 1974 & Air (P&CP) Act, 1981 committed by Respondent No 12-PP {in short R-12-PP} in his building construction project situated at Survey No. 40/1/1, 40/1/2, 40/1/3/1, 40/1/3/2, 40/1/4 & 40/1/5 of Village-Yewalewadi, Taluka-Haveli, District-Pune within the local limits of PMC on land admeasuring 20000 M².
- B) That this Hon'ble NGT vide its Order dated 24.08.2020 appointed Joint Committee of SEIAA, MPCB & PMC for fact finding & action taken report and also issued notice to the Respondents.
- C) That the Service was completed on all Respondents and affidavit of service was filed on 17.07.2021 and thereafter, the Joint Committee filed its report on 06.09.2021.

D) That, this Original Applicant is filing this rejoinder affidavit to raise the objections to the Joint Committee Report dated 06.09.2021, rejoinder to the Replies filed by R-12-PP dated 18.10.2021 & 19.06.2023, Reply of R-1-MoEFCC dated 18.12.2020, Reply of R-6-7-MPCB dated 15.05.2022, R-8-9-PMC dated 01.05.2023 & SEIAA dated 25.07.2023 and to file reply to IA No. 99/2021(WZ) filed by R-12-PP dated 18.10.2021 as below;

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

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

Description	EC & CTE Permission	Completed	Under Construction	Total Proposal
ABC-Bldg.	0	3	0	6
DEF-Bldg.	0	3	0	
ABC-Flats	0	244	0	486
DEF-Flats	0	242	0	
ABC-BUA	0	19429.71	3213.23	22642.94
DEF-BUA	0	19315.42	3052.64	22368.06
Total BUA	0	38745.13	6265.87	45011
	PP have procured the ex-post facto EC's vide dated 05.10.2021 after filling of this OA and ex-post facto CTE vide dated 17.03.2020			

- Area in Sq. Mtrs. (M²)
- Total Buildings in the project are 6
- Total Flats in the project are 486
- Total BUA of the Project is 45011 Sq. Mtrs.

3. SINGLE PROJECT WITH TWO INTEGRAL PHASES:

That the project under challenge is the **single project /patently integral project**/Single Development project and PP is misleading by making farce representation on account of PMC sanctions & other permissions issued by authorities under DCR, MRTP, MLRC, Tree felling Act, Fire & Safety Rules, etc. and PP courage is high for showing this misrepresentation only because of collusion with ill motive bureaucrats from the respective authorities like SEIAA, SEAC-III, MPCB, PMC etc. Following documents of PP, itself shows that the entire development is a single project comprising two phases attracting mandatory prior EC under EIA Notification & CTE from Water Act, 1974 & Air Act, 1981 inception of the project;

Document Type	Para / IMP Fact	Annex. & Page No.
Notification 07.07.2004	Para-(iii), " Entire Project-Phase/Modules "	A-2, P@68
MoEFCC notification 14.09.2006,	Para-6, " Conceptual Plan "	A-3, P@72
Project Boucher/ booklet	Site Layout	A-34, P@466, P@472
Site Photographs Captured through Drone 29.04.2023	Single Compound Wall, Single premises, Sharing common garden, Sharing Common transformer, Shows single project, which is patently integral,	R-1, P@1587-1593
Search & Title Report: Charge over the Property, Mortgage Deed & Site Conditions	Loan obtained for entire property as Single Project with single deed vide No. 5459/2016 dated	A-20, P@272 A-21, P@292

	06.04.2016 at Sub-registrar Haveli-22	
Re-conveyance Deed: Mortgage Released dated 06.12.2017 (Index-II)	Release of entire property from Mortgage with single Re-conveyance deed vide No. 12809/2017 dated 06.12.2017 at Sub-registrar Haveli-22	R-2, P@1596
Joint Committee Report dated 06.09.2021	Adjacent to each other	P@548

4. EX-POST FACTO EC'S:

That the Respondent No. 12-PP have procured the ex-post facto Environmental Clearances vide dated 05.10.2021 for both the phases during the pendency of this OA & after bias report of the Joint Committee vide dated 06.09.2021 and both these EC's are subject to the final outcome of this OA as per the Specific Condition No. IV stipulated therein (**P@1025, P@1063**).

Sr.	Phase	Phase-I & II	Phase-III & IV	Total
1.	EC Date	05.10.2021	05.10.2021	
2.	Project Name	Sai Dwarika – Phase-I & II	Sai Dwarika – Phase-III & IV	
3.	Survey No.	40/1/3/2, 40/1/4, 40/1/5	40/1/1, 40/1/2, 40/1/3/1	
4.	Land Area (M ²)	10000	10000	20000
5.	Note on initiated work (M ²)	19429.71	19315.42	38745.13
6.	FSI Area (M ²)	13400.62	13320.65	26721.27
7.	Non-FSI Area (M ²)	9242.32	9047.41	18289.73
8.	Total BUA Area (M ²)	22642.94	22368.06	45011
9.	Project Cost (Rs.)	334970715	331027519	665998234
10.	Total Water Requirement (KLD)	177.7	169.35	347.05

11.	Rain Water Harvesting (Nos.)	4	4 Nos.	8
12.	Sewage Generation (KLD)	142.42	147.33	289.75
13.	STP (KLD)	150	150	300
14.	Dry Waste (Kg/Day)	244	242	486
15.	Wet Waste (Kg/Day)	379.46	376.53	755.99
16.	STP Sludge (Kg/Day)	13.46	13.53	26.99
17.	Power Required-Operation (KW)	473	482	955
18.	DG Sets	125 kVA x 1	125 kVA x 1	2
19.	% Energy Saving	15%	15%	
20.	Specific Condition: IV	EC granted subject to OA	EC granted subject to OA	
21.	Reference	Exhibit:HH-2, P@1016-1028	Exhibit:II-2, P@1054-1066	

That the above configuration of project shows huge unassessed & unapprised burden has been caused to the Mother Nature due to its substantial illegal construction carried out to the tune of **38745.13 M²** out of **45011 M²** by the project without mandatory prior EC, CTE and enjoyment without CTO. In spite of this project being a single project under taken by single PP as single financial beneficiary. However, collusion of PP with government authorities have resulted into unbridled & uncontrolled situation at site causing grave harm to the environment & ecology. Therefore, this Hon'ble NGT may kindly impose heavy amount of environmental compensation on PP as the past violations of PP cannot be exonerated on account of the subsequent grant of ex-post facto EC.

5. EX-POST FACTO CTE'S:

That the Respondent No. 12-PP have procured the ex-post facto Consent to Establish (CTE's) vide dated 17.03.2020 after complaint to the MPCB vide dated 29.06.2019.

Sr.	Phase	Phase-I & II	Phase-III & IV	Total
1.	CTE Date	17.03.2020	17.03.2020	
2.	Valid upto	Commissioning or 5 years, whichever earlier	Commissioning or 5 years, whichever earlier	
3.	Project Name	Sai Dwarika - Phase-I & II	Sai Dwarika - Phase-III & IV	
4.	Survey No.	40/1/3/2, 40/1/4, 40/1/5	40/1/1, 40/1/2, 40/1/3/1	
5.	Land Area (M ²)	10000 M ²	10000 M ²	20000 M ²
6.	Total BUA Area (M ²)	22642.94	22368.06	45011
7.	Project Cost (Crores Rs.)	33.00	331027519	665998234
8.	Total Water Requirement (KLD)	170.7	169.35	347.05
9.	Sewage Generation (KLD)	148.51	147.33	289.75
10.	STP (KLD)	150	150	300
11.	Dry Waste (Kg/Day)	244	242	486
12.	Wet Waste (Kg/Day)	379.46	376.53	755.99
13.	STP Sludge (Kg/Day)	13.46	13.53	26.99
14.	DG Sets	125 kVA x 1	125 kVA x 1	2
15.	Reference	Exhibit: KK, P@1070-1075	Exhibit: LL, P@1076-1066	

That the above Consent to Establish both dated 17.03.2020 are granted in ex-post facto manner as this Original Applicant vide its complaint dated 29.06.2019 have exposed the PP for his violations and thereafter, PP applied for both CTE vide dated 08.08.2019 to cover up his violation and played for the tactics of two different projects.

6. NO CTO's TILL DATE:

That the Respondent No. 12-PP in its **Para-7.53-7.56** of reply affidavit dated 18.10.2021 have taken stand that the CTO is not required to obtain on the basis of the judgment of Hon'ble Delhi High Court judgment "**2010 SCC OnLine Del 3466**" passed in the matter of "**Splendor Landbase Ltd. Vs. Delhi Pollution Control Committee**" on the grounds that the project is not completed/commissioned. However, it is important to note that the project proponent have handed over the possession of the completed units since January 2018 and also, PP have obtained the CTE. Moreover, this Hon'ble NGT have expressed its opinion about mandatory requirement of Consents in "Forward Foundation case in OA No. 222/2014 vide its Order dated 07.05.2015 at Para No. 72(b)", "SP Muthuraman case in OA No. 37/2015 vide its Order dated 07.07.2015 in its Para-146 & 153" and same order has been attended the finality in supreme Court as the appeals against the said orders are dismissed. Therefore, PP cannot take contrary stand that the CTO is not required to obtain and thus, PP ought to obtain the prior CTO, which PP failed to obtain and committed violations of Water Act, 1974 & Air Act, 1981.

7. COMPLAINT, SHOW CAUSE NOTICE & ITS ILLEGAL WITHDRAWAL:

That the Original Applicant have filed complaint vide dated 29.06.2019 before the respondent Authorities for taking action against PP for his violations & infringements committed by not obtaining mandatory prior EC, CTE, CTO.

Sr.	Date	Event	Remark
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1.	28.02.2014	MoEF issued notification granting power to the SEIAA to action against violation u/s. 5 of EPA, 1986	
2.	29.06.2019	Complaint to Respondent Authorities	ANNEXURE-A-26, P@329-356
3.	07.08.2019	MPCB site visit	
4.	08.08.2019	PP application for ex-post facto EC	ANNEXURE-A-27, P@357-395 ANNEXURE-A-28, P@396-427
5.	13.08.2019	MPCB Warning Notice	
6.	29.08.2019	Show Cause Notice (SCN) by SEIAA & PS-DoE	ANNEXURE-A-29, P@428-430
7.	09.10.2019	Online Complaint to PS-DoE, SEIAA, SEAC-III	ANNEXURE-A-32, P@455
8.	11.11.2019	Personal Hearing conducted in the chamber of PS-DoE	
9.	26.11.2019	Withdrawal of Show Cause notice by PS-DoE	Exhibit-D, P@677-678
10.	16.03.2020	OA filed before this NGT	
11.	17.03.2020	Ex-post Facto CTE	
12.	06.09.2021	Joint Committee Report	
13.	05.10.2021	Ex-post facto EC	

That the MoEF issued notification dated 28.02.2014 delegating powers to the SEIAA to initiate action against the PP for violation cases u/s. 5 of EPA, 1986. However, SEIAA & PS-DoE jointly issued show cause notice vide dated 29.08.2019 and thereafter, without issuing notice as well as without giving any opportunity to the Original Applicant and behind back conducted the hearing on 11.11.2019. Thereafter, finally on 26.11.2019, PS-DoE alone without having any powers issued letter withdrawing show cause notice and dismissed the complaint of this Original

Applicant and till date there is no official communication of this letter dated 26.11.2019 to the Original Applicant and it is suppressed from public domain too. This Act of former PS-DoE is totally illegal, against law and it violates principles of natural justice of Original Applicant and also shows the collusion of PS-DoE & PP. Therefore, grant of any ex-post facto EC vide dated 05.10.2021 as well as CTE vide dated 17.03.2020 is totally illegal and PP cannot be exonerate from past violations.

8. COMMENCEMENT CERTIFICATES (CC), TBUA AND CONDITION FOR EC & CTE:

8.1 That the Respondent No. 12-PP have obtained the following sanctions along with conditional commencement certificate in phase wise manner having total BUA more than 20000 M2 mandating prior EC & Consents as below;

Sr.	Phase	Phase-CC date	Phase- BUA (M ²)	Total BUA (M ²)	Condition for EC & CTE	Exhibit & Page
1.	III & IV	09.01.2014	14788.49	29642.41	Condi. No. 10	Exh-T, P@826
	I & II	01.04.2014	14853.92		Condi. No. 10	Exh-H, P@690
2.	III & IV	20.10.2015	16674.50	33350.22	Condi. No. 19	Exh-W, P@870
	I & II	23.11.2015	16675.72		Condi. No. 19	Exh-J, P@732
3.	III & IV	15.12.2016	18675.69	37512.4	Condi. No. 10	Annx-A-11, P@161
	I & II	15.12.2016	18836.69		Condi. No. 10	Annx-A-13, P@188
4.	III & IV	31.03.2017	21577.18	43274.55	Condi. No. 10	Exh-V, P@889
	I & II	03.05.2017	21697.37		Condi. No. 10	Exh-M, P@746
5.	III & IV	09.03.2018	21793.62	43584.83	Condi. No. 27	Exh-AA, P@909
	I & II	09.03.2018	21791.21		Condi. No. 27	Exh-P, P@763
6.	III & IV	13.03.2020	21885.06	43731.76	Condi. No. 4	Annx-R-6, P@1602
	I & II	13.03.2020	21846.70		Condi. No. 4	Annx-R-7, P@1606
7.	III & IV	24.08.2020	23428.19	46126.44	Condi. No. 27	Exh-EE, P@973

	I & II	24.08.2020	22698.25		Condi. No. 27	Exh-R, P@815
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That the total BUA of the proposed project construction on site since 01.04.2014 was more than 20000 M², which mandates prior EC & CTE as per EIA Notification, 2006. However, PP misleded on account of the two different projects to overcome the illegality and also to avoid the environmental compliance. Therefore, PP have violated Environmental norms and committed violations causing serious irreparable damage to the environment & ecology.

8.2 That the Respondent No. 12-PP procured original Sanction for Phase-I & II vide dated 01.04.2014 for construction of BUA to the tune of **14853.92 M²** and for Phase-III & IV vide dated 09.01.2014 for construction of BUA to the tune of **14788.49 M²**. Therefore, TBUA of construction is **29642.41 M²**, which is more than 20000M², mandating prior EC & CTE as stipulated in Condition No. 10 of respective commencement Certificates.

1.	PP Name	M/s. Maa Sankalp LLP		
2.	Project Name	Sai Dwarika		
3.	Survey No.	40/1/1, 40/1/2, 40/1/3/1	40/1/3/2, 40/1/4, 40/1/5	
4.	Land Area	10000 M ²	10000 M ²	
5.	Phase No.	Phase No. III & IV	Phase No. I & II	
6.	PMC-1st Sanction	09.01.2014	01.04.2014	Total
A	FSI Area	7283.68	7362.19	14645.87
B	Balcony	1032.82	1026.54	2059.36
C	Terrace	1125.79	1125.79	2251.58
D	Staircase	797.72	797.72	1595.44
E	Lift	28.03	28.03	56.06
F	Lift M.R.	47.04	47.04	94.08
G	Passage	1957.11	1957.11	3914.22
H	Parking Area	2516.30	2509.50	5025.80
	Sub-Total	14788.49	14853.92	29642.41

8.3 That the Respondent No. 12-PP procured revised Sanction for Phase-I & II vide dated 23.11.2015 for construction of BUA to the tune of **16675.72 M²** and for Phase-III & IV vide dated 20.10.2015 for construction of BUA to the tune of **16674.50 M²**. Therefore, TBUA of construction is **33350.22 M²**, which is more than 20000M², mandating prior EC & CTE as stipulated in Condition No. 19 of respective commencement Certificates.

1.	PP Name	M/s. Maa Sankalp LLP		
2.	Project Name	Sai Dwarika		
3.	Survey No.	40/1/1, 40/1/2, 40/1/3/1	40/1/3/2, 40/1/4, 40/1/5	
4.	Land Area	10000 M ²	10000 M ²	
5.	Phase No.	Phase No. III & IV	Phase No. I & II	
6.	PMC-2nd Sanction	20.10.2015	23.11.2015	Total
A	FSI Area	7379.23	7411.86	14791.09
B	Balcony	1108.43	1081.11	2189.54
C	Terrace	1509.35	1505.17	3014.52
D	Staircase	974.22	974.22	1948.44
E	Lift	28.42	28.42	56.84
F	Lift M.R.	54.20	54.20	108.40
G	Passage	2553.65	2553.74	5107.39
H	Parking Area	3067.00	3067.00	6134.00
	Sub-Total	16674.50	16675.72	33350.22

8.4 That the Respondent No. 12-PP procured revised Sanction for Phase-I & II vide dated 15.12.2016 for construction of BUA to the tune of **18836.69 M²** and for Phase-III & IV vide dated 15.12.2016 for construction of BUA to the tune of **18675.69 M²**. Therefore, TBUA of construction is **37512.40 M²**, which is more than 20000M², mandating prior EC & CTE as stipulated in Condition No. 10 of respective commencement Certificates.

1.	PP Name	M/s. Maa Sankalp LLP		
2.	Project Name	Sai Dwarika		
3.	Survey No.	40/1/1, 40/1/2,	40/1/3/2, 40/1/4,	

		40/1/3/1	40/1/5	
4.	Land Area	10000 M ²	10000 M ²	
5.	Phase No.	Phase No. III & IV	Phase No. I & II	
6.	PMC-3rd Sanction	15.12.2016	15.12.2016	Total
A	FSI Area	8949.28	8976.35	17925.63
B	Balcony	1122.34	1073.62	2195.96
C	Terrace	1568.12	1496.03	3064.15
D	Staircase	1017.44	968.94	1986.38
E	Lift	28.42	28.42	56.84
F	Lift M.R.	54.20	54.20	108.4
G	Passage	2482.17	2660.49	5142.66
H	Refugee Area	124.18	99.96	224.14
I	OHT Area	88.02	107.27	195.29
J	UGT Area	99.85	172.39	272.24
K	STP Area	80.07	80.22	160.29
L	Transformer	36.00	36.00	72
M	Parking Area	3025.60	3082.80	6108.4
	Sub-Total	18675.69	18836.69	37512.4

8.5 That the Respondent No. 12-PP procured revised Sanction for Phase-I & II vide dated **03.05.2017** for construction of BUA to the tune of **21697.37 M²** and for Phase-III & IV vide dated **31.03.2017** for construction of BUA to the tune of **21577.18 M²**. Therefore, TBUA of construction is **43274.55 M²**, which is more than 20000M², mandating prior EC & CTE as stipulated in Condition No. 10 of respective commencement Certificates.

1.	PP Name	M/s. Maa Sankalp LLP		
2.	Project Name	Sai Dwarika		
3.	Survey No.	40/1/1, 40/1/2, 40/1/3/1	40/1/3/2, 40/1/4, 40/1/5	
4.	Land Area	10000 M ²	10000 M ²	
5.	Phase No.	Phase No. III & IV	Phase No. I & II	
6.	PMC-4th Sanction	31.03.2017	03.05.2017	Total
A	FSI Area	10475.82	10472.81	20948.63
B	Balcony	1571.34	1570.17	3141.51
C	Terrace	1805.89	1799.07	3604.96
D	Staircase	1017.44	968.94	1986.38
E	Lift	28.42	28.42	56.84
F	Lift M.R.	54.20	54.20	108.40

G	Passage	2482.17	2660.49	5142.66
H	Refugee Area	172.93	172.93	345.86
I	OHT Area	92.40	92.40	184.80
J	UGT Area	182.54	182.54	365.08
K	STP Area	50.7	50.7	101.40
L	Transformer	36.00	36.00	72.00
M	Parking Area	3457.33	3458.70	6916.03
N	Club House	150	150	300.00
	Sub-Total	21577.18	21697.37	43274.55

8.6 That the Respondent No. 12-PP procured revised Sanction for Phase-I & II vide dated **09.03.2018** for construction of BUA to the tune of **21791.21 M²** and for Phase-III & IV vide dated **09.03.2018** for construction of BUA to the tune of **21793.62 M²**. Therefore, TBUA of construction is **43584.83 M²**, which is more than 20000M², mandating prior EC & CTE as stipulated in Condition No. 27 of respective commencement Certificates.

1.	PP Name	M/s. Maa Sankalp LLP		
2.	Project Name	Sai Dwarika		
3.	Survey No.	40/1/1, 40/1/2, 40/1/3/1	40/1/3/2, 40/1/4, 40/1/5	
4.	Land Area	10000 M ²	10000 M ²	
5.	Phase No.	Phase No. III & IV	Phase No. I & II	
6.	PMC-5th Sanction	09.03.2018	09.03.2018	Total
A	FSI Area	10800.21	10841.65	21641.86
B	Balcony	1245.16	1073.62	2318.78
C	Terrace	1700.26	1801.62	3501.88
D	Staircase	1158.64	1158.64	2317.28
E	Lift	28.42	28.42	56.84
F	Lift M.R.	54.20	54.20	108.4
G	Passage	2482.17	2660.49	5142.66
H	Refugee Area	180.52	172.93	353.45
I	OHT Area	96.92	92.40	189.32
J	UGT Area	180.92	182.54	363.46
K	STP Area	80.07	80.00	160
L	Transformer	36.00	36.00	72
M	Parking Area	3600.20	3458.70	7058.9
N	Club House	150.00	150	300
	Sub-Total	21793.62	21791.21	43584.83

8.7 That the Respondent No. 12-PP procured revised Sanction for Phase-I & II vide dated **13.03.2020** for construction of BUA to the tune of **21846.70 M²** and for Phase-III & IV vide dated **13.03.2020** for construction of BUA to the tune of **21885.06 M²**. Therefore, TBUA of construction is **43731.76 M²**, which is more than 20000M², mandating prior EC & CTE as stipulated in Condition No. 4 of respective commencement Certificates.

1.	PP Name	M/s. Maa Sankalp LLP		
2.	Project Name	Sai Dwarika		
3.	Survey No.	40/1/1, 40/1/2, 40/1/3/1	40/1/3/2, 40/1/4, 40/1/5	
4.	Land Area	10000 M ²	10000 M ²	
5.	Phase No.	Phase No. III & IV	Phase No. I & II	
6.	PMC-6th Sanction	13.03.2020	13.03.2020	Total
A	FSI Area	11392.10	11422.19	22814.29
B	Balcony	1245.16	1072.25	2317.41
C	Terrace	1713.78	1812.60	3526.38
D	Staircase	1158.64	1158.64	2317.28
E	Lift	28.42	28.42	56.84
F	Lift M.R.	54.20	54.20	108.40
G	Passage	2024.58	2228.07	4252.65
H	Refugee Area	69.38	69.03	138.41
I	OHT Area	96.92	92.40	189.32
J	UGT Area	182.94	182.64	365.58
K	STP Area	80.00	80.22	160.22
L	Transformer	36.00	36.00	72.00
M	Parking Area	3656.70	3463.80	7120.50
N	Club House	146.24	146.24	292.48
	Sub-Total	21885.06	21846.7	43731.76

8.8 That the Respondent No. 12-PP procured revised Sanction for Phase-I & II vide dated **24.08.2020** for construction of BUA to the tune of **22698.25 M²** and for Phase-III & IV vide dated **24.08.2020** for construction of BUA to the tune of **23428.19 M²**. Therefore, TBUA of construction is **46126.44 M²**, which is more than 20000M², mandating prior EC &

CTE as stipulated in Condition No. 27 of respective commencement Certificates.

1.	PP Name	M/s. Maa Sankalp LLP		
2.	Project Name	Sai Dwarika		
3.	Survey No.	40/1/1, 40/1/2, 40/1/3/1	40/1/3/2, 40/1/4, 40/1/5	
4.	Land Area	10000 M ²	10000 M ²	
5.	Phase No.	Phase No. III & IV	Phase No. I & II	
6.	PMC-7th Sanction	24.08.2020	24.08.2020	Total
A	FSI Area	12300.97	11967.33	24268.3
B	Balcony	1278.38	1102.83	2381.21
C	Terrace	1854.25	1892.86	3747.11
D	Staircase	1257.87	1219.94	2477.81
E	Lift	28.42	28.42	56.84
F	Lift M.R.	54.20	54.20	108.4
G	Passage	2024.58	2228.07	4252.65
H	Refugee Area	80.82	80.82	161.64
I	OHT Area	99.50	95.40	194.9
J	UGT Area	187.56	186.02	373.58
K	STP Area	80.00	80.22	160.22
L	Transformer	36.00	36.00	72
M	Parking Area	3999.40	3579.90	7579.3
N	Club House	146.24	146.24	292.48
	Sub-Total	23428.19	22698.25	46126.44

9. PP's ARCHITECT CERTIFICATES:

That the Architect of Respondent No. 12-PP have submitted its misleading & baseless certificate disclosed completed construction BUA & total proposed BUA.

Sr.	Date	Phase	TBUA (M ²)	Remark
1.	TBUA as per sanction dated 09.03.2018	I & II	19469.98	Exhibit-S, P@817
2.	TBUA of Proposed Construction	I & II	22531.46	
3.	TBUA of Completed Construction	I & II	19429.71	
4.	TBUA as per sanction dated 09.03.2018	III & IV	19357.20	Exhibit-FF, P@977
5.	TBUA of Proposed Construction	III & IV	22368.06	
6.	TBUA of Completed Construction	III & IV	19315.42	

That the PP have misled on account of TBUA of sanction dated 09.03.2018 by stating that the BUA of phase-I & II is 19469.98 M² and BUA of Phase-III & IV is 19357.20 M². In fact, BUA of 09.03.2019 for phase-I & II is **21793.62** M² and BUA of Phase-III & IV is **21791.21** M². Therefore, this certificate of the PP is not correct and it's misleading. Therefore, PP cannot adopt such tactics to overcome the violations.

10 PCC-PLINTH CHECK CERTIFICATES:

That the Respondent No. 12-PP have procured the Plinth Check Certificate (PCC) in the following manner;

Sr.	PCC date	Building	Phase	Exhibit	Page No.
1.	18.05.2015	E & F	III & IV	V	P@859
2.	14.07.2015	A	I & II	I	P@721
3.	13.05.2016	B	I & II	K	P@734
4.	17.03.2017	Full	III & IV	X	P@875
5.	16.06.2017	C	I & II	N	P@747

That the PP confirmed the construction of all buildings ought to be constructed in Project by obtaining Plinth Check Certificates. However, failed to obtain the prior EC & CTE and carried out illegal building construction.

11 OCC-OCCUPANCY CERTIFICATE:

That the Respondent No. 12-PP have procured the Occupancy Check Certificate (OCC) in the following manner;

Sr.	OCC date	Building	Phase	Exhibit	Page No.
1.	21.02.2019	E & F	III & IV	CC	P@956

2.	No OCC	D	III & IV	illegal occupancy
3.	obtained,	A, B, C	I & II	

That the PP completed the construction of all buildings in Project and obtained Occupancy only for Building-E & F. However, PP failed to obtain the Occupancy Certificate as well as Consent to Operate (CTO) and started enjoyment/use of premises by giving possession to the respective purchasers causing burdens on the environment & ecology due to waste generation & consumption of natural resources.

12 TREE FELLING & PLANTATION PERMISSIONS:

That the Respondent No. 12-PP have not attached any permission for tree felling as well as NOC from the garden Department for completing tree plantation of requisite plantation as per the Hon'ble Bombay High Court. However, Joint Committee have submitted the Garden Department NOC dated 01.02.2020 for Phase-III & IV stating that PP have successfully completed plantation of 94 trees and there is provisional NOC for Phase-I & II procured vide dated 28.12.2018. In fact, there is no plantation as per norms as well as PP is not taking care for survival of the plants.

13 NON-AGRICULTURAL (NA) PERMISSION & CONDITION FOR EC:

That the Respondent No. 12-PP have procured the non-agricultural order from Collector of Pune for both the phases with condition to obtain prior EC as below;

1.	PP Name	M/s. Maa Sankalp LLP		
2.	Project Name	Sai Dwarika		
3.	Survey No.	40/1/1, 40/1/2, 40/1/3/1	40/1/3/2, 40/1/4, 40/1/5	

4.	NA Permission	09.09.2014	21.10.2014
5.	Total Land Area	10000 M ²	10000 M ²
6.	NA Area	10000 M ²	10000 M ²
7.	EC Condition	Condi. No. 10-12	Condi. No. 10
8.	Annexure	Exhibit-U	Exhibit-H
9.	Page No.	P@842 & 856	P@701-720
10.	Remark	Conditions are not properly translated	PP suppressed page of NA Order for Condition no. 1 to 10

14 DEMARCATION PERMISSIONS:

That the Respondent No. 12-PP have procured the demarcation from Dy. Superintendent of Land Records for both the phases as below;

1.	PP Name	M/s. Maa Sankalp LLP	
2.	Project Name	Sai Dwarika	
3.	Survey No.	40/1/1, 40/1/2, 40/1/3/1	40/1/3/2, 40/1/4, 40/1/5
4.	NA Permission	23.06.2013	11.11.2013
5.	Annexure	Exhibit-Z	Exhibit-E
6.	Page No.	P@895	P@679

15 OBJECTIONS TO THE JOINT COMMITTEE REPORT-06.09.2021:

That this Hon'ble NGT constituted a Joint Committee comprising PMC, SEIAA & MPCB for fact finding report. However, these Authorities instead of submitting fact finding report submitted the report on the basis of PMC report as well as information provided by PP. In fact, Joint Committee ignored the following important facts and it seems that, the report is prepared on the behest of PP and former PS-DoE Mr. Anil Diggikar & his secretary Mr. Kartikey Langote to prove their illegal act of withdrawing show cause notice to be legal.

- A) Joint Committee Report is causal, cursory, unscientific and far from reality and prepared from the report of the Executive Engineer of PMC.

- B) Joint Committee failed to consider the provisions of EIA Notifications, 2006 dated 14.09.2006 & 07.07.2004 and Environmental jurisprudence. That the EIA Notification does not recognise the independent permissions obtained under other laws like PMC Sanctions, NA Permission, Demarcations etc. in other words, Joint Committee have prepared this report on behest of PMC & PP adopting ill practices without application of mind. That the clause No. 6 of EIA Notification, 2006 have referred only conceptual plans.
- C) Joint Committee conveniently ignored that the entire development is carried out in single premises comprising single boundary wall and there is no such physical separation in the development of Phase-I & II and Phase-III & IV and mere obtaining separate permissions does not support the finding of joint committee.
- D) Joint Committee failed to consider that the terminologies have their own meaning & interpretation depending upon use of such terminologies. Here “**Project**” is building construction activity in reference with Environmental matter having no bearing of DCR or MRTP provisions.
- E) Joint Committee failed to consider that the construction activity/project is a patently integral project situated at single location by single PP having total BUA of both the phases more than 20000 M2 and it is mandates prior EC & CTE.
- F) Joint Committee failed to impose the Environmental Compensation for not obtaining prior EC, CTE & CTO.
- G) Joint Committee failed to make comment on the operation of OWC and just stated that the OWC of 250 Kg/day is provided for each project.

- H) Joint Committee failed to give energy generation from solar panels and its saving percentage compared to the total energy consumption. Also, Joint Committee not made any observation about provisions of Solar Water Heaters.
- I) Joint Committee failed to provide the details of Rain Water Harvesting (RWH) and number of RWH pits.
- J) Joint Committee failed to make comment on the Soil Preservations & Soil Testing.
- K) Joint Committee failed to make comment on the tree plantation at site and only relied on the PMC garden Department NOC dated 01.02.2020 and provisional NOC dated 28.12.2018. In actual there is no plantation as per the standard norms at site.
- L) Joint Committee failed to make any comment on the operation of two STP that are installed at project site and no document or technical specification is provided to prove the capacity to the tune of 150 KLD & 140 KLD. However, ex-post facto CTE & EC discloses installation on two STP with capacity of 150 KLSD each.
- M) That there is no document is provided to prove that the dry waste management is handled by M/s. SWACH Pune Shahakari Sanstha Ltd. as there is no segregation facility available in the project.
- N) Joint Committee is fully relying on the PMC sanction instead of relying on the EIA Notification, 2006 and environment jurisprudence and prepared misleading report from the misleading report of the PMC.
- O) That this Hon'ble NGT may kindly ignored the report of the Joint Committee and allowed the OA to continue the adoption of pro-environment jurisprudence as the PP have

not proven anything contrary to the site condition of being constructed as single project.

- P) Joint Committee Report is not binding on this Hon'ble NGT and pro-environment inference has to be drawn to apply the precautionary principles, sustainable development and polluters pay principle in view to achieve the objective behind the establishment of dedicated pro-environment institution with wide powers.
- Q) This Hon'ble NGT must take judicial note of arbitrariness of the government respondent's authorities for misusing the cause of this applicant for their ulterior motive at the cost of Mother Nature and also to take serious legal action against the former PS-DoE as well as MPCB officials, those who have granted the illegal & ex-post facto EC.
- R) That the Joint Committee as well as PP have not proved anything contrary to the actual site conditions and as per the burden cast upon PP by Hon'ble Supreme Court in Vellore Citizen case.
- S) That the joint Committee failed to take note of the MoEFCC notification dated 28.02.2014 delegating powers only to SEIAA to deal with the violations cases and issue directions U/s. 5 of the Environment (Protection) Act, 1986. However, just to preserve the will of superiors from their respective departments adopted the totally wrong Report of PMC & Architect of PP.
- T) **Admitted Facts in Joint Committee Report:** That the Joint Committee have admitted that the PPP have carried out the construction of Part-I to the tune of BUA of 19315.42 M² and part to the tune of BUA of 19429.71 M². Further, Joint Committee have admitted that the projects are adjacent to each other.

16 REJOINDER TO THE REPLY OF R-12-PP:

- A) That the contents of the reply affidavit dated 18.10.2021 of R-12-PP are misleading, false, baseless, and denied by this Original Applicant.
- B) That the contents of the **Para-1** of reply affidavit dated 18.10.2021 of R-12-PP are not true and denied by this Original Applicant as the PP have not submitted the resolution of the firm confirming the authorisation to the person who have sworn the reply affidavit.
- C) That the contents of the **Para-2 & 3** of reply affidavit dated 18.10.2021 of R-12-PP are false, misleading and baseless. That the entire development under taken by the R-12-PP on the on the land bearing Survey No. 40/1/1, 40/1/2, 40/1/3/1, 40/1/3/2, 40/1/4 & 40/1/5 is single project with patently integral character from Environmental point of view and irrespective of permissions obtained under other laws. That the allegations levelled in OA are true and correct.
- D) That the contents of the **Para-4** of reply affidavit dated 18.10.2021 of R-12-PP are totally false, misleading and baseless. That the preliminary objections raised by R-12-PP on account of Limitation, Locus, jurisdiction of NGT & Plural remedies have no meaning and these issues have already dealt in OA from Para-32 to 35 in detail and also this Original Applicant have given detailed reply herein below to the IA No. 99/2021. That the stand taken by Original Applicant in OA in respect of preliminary issues is true and correct.
- E) That the contents of the **Para-5, 5.1 to 5.4, 5.4.1 to 5.4.5** of reply affidavit dated 18.10.2021 of R-12-PP are totally

false, misleading and baseless. That the Respondent No. 2-PS-DoE, R-3-MS-SEIAA, R-4-SEAC-III have not applied their mind while dealing with the complaint dated 29.06.2019 of this Original Applicant. That the PS-DoE & MS-SEIAA have issued the show cause notice dated 29.08.2019 u/s. 5 of the EPA, 1986, however, its withdrawal is done only by PS-DoE without having any powers as stated in MoEFCC Notification dated 28.02.2014. That the PS-DoE have provided so called “personal hearing” vide dated 11.11.2019 to the R-12-PP without giving any opportunity to this Original Applicant and violated the “principles of natural justice” and adopted the procedure unknown to the law and withdrawal letter dated 26.11.2019 is illegal and have no legal force and also suppressed from this Original Applicant by PS-DoE office. Therefore, this Hon’ble NGT may kindly take judicial note of conduct of the former PS-DoE and taken legal action as per law by considering the rejoinder filed above in detail in Para **“Complaint, Show Cause Notice & its illegal Withdrawal”** above to avoid the abuse of process of law.

- F) That the contents of the **Para-6** of reply affidavit dated 18.10.2021 of R-12-PP are totally false, misleading and baseless. That the Original Applicant filed complaint to the Respondents on 29.06.2019 and thereafter on 13.03.2020 filed OA, by giving sufficient opportunity to take legal action against the defaulter R-12-PP. That the R-12-PP procured sub-subsequent ex-post facto EC’s vide dated 05.10.2021 and ex-post facto CTE’s vide dated 17.03.2020 and such subsequent grant of ex-post facto EC & CTE will not exonerate PP from its past violations and therefore, PP is liable for

environmental restitution by way of exemplary compensation to have deterrent effect.

- G) That the contents of the **Para-7, 7.1, 7.2** of reply affidavit dated 18.10.2021 of R-12-PP are totally false, misleading and baseless. That the R-12-PP have not disclosed true facts and PP himself is admitting that he is reputed & respected organisation having footprint in hospitality, infrastructure projects, healthcare projects and completed number of projects, it means that the PP is mighty & resourceful and cannot take the stand of ignorance of law. Moreover, PP is competent to pay exemplary compensation to have deterrent effect as held in M.C. Mehta case. That the PP is misleading on account of two different project to get escape from his liability to obtain prior EC.

Rejoinder to Paras from “Sai Dwarika Phase-I & II and III & IV”:

- H) That the contents of the **Para-7.3 to 7.22 and 7.23 to 7.41** of reply affidavit dated 18.10.2021 of R-12-PP are totally false, misleading, baseless and misinterpreted by PP. That the documents relied by R-12-PP i.e. Development Agreement, demarcation, Amalgamation, Layout Sanctions, Building Sanctions, Plinth Check Certificates, Commencement Certificates, Non-Agricultural Permissions, ex-post facto EC, ex-post facto CTE with plea to considered as separate permissions for the separate project is not legal and site condition clearly shows that the project under challenge is the patently integral & single project constructed in single premises having single PP as beneficiary. Therefore, mere obtaining separate permissions for phases does not constitute the separate project to get escape from the clutches of obtaining mandatory prior EC

& CTE. That the concept & definitions from any other law than the environmental law have no bearing on the Environmental Law. As per the Notification dated 07.07.2004 r/w. 2006, it is clearly single project/activity attracting prior EC & CTE and stand taken by the R-12-PP as well as Respondent Authorities is not tenable in the eyes of law as the R-12-PP is having common sharing of transformer room with common Solar System on it. Therefore, the concepts from laws & Acts other than Environmental Law are alien to the Environmental Jurisprudence and such concept can be bowed from common civil engineering. Therefore, the construction activity/ project under taken by the R-12-PP is single project attracting prior EC & CTE since the year 2014.

Rejoinder to the Issue of “**Environment Clearance, Sai Dwarka-I & II and Sai Dwarka-III & IV**”:

- I) That the contents of the **Para-7.42 to 7.49** of reply affidavit dated 18.10.2021 of R-12-PP are totally false, misleading, baseless and misinterpreted by PP. That the R-12-PP have tried to justify the non-compliance towards the EC, on the basis separate permissions obtained for two phases and Bombay High Court Order passed in Writ Petition (L) No. 470 of 2013 vide dated 06.03.2013, Order passed in Writ Petition (L) No. 470 of 2013 vide dated 24.03.2014, PS-DoE Circular dated 21.04.2015. That the judgments & Order dated 06.03.2013 in Writ Petition No. 470/2013, judgments & Order dated 24.03.2014 in Writ Petition No. 655/2014, passed by Hon’ble Bombay High Court are not supporting the contention of R-12-PP and on the contrary Hon’ble Bombay High Court has clearly stated that, the if project is going to cross the total BUA of more than 20000 M² and its

proposed BUA is more than 20000 M² then it is mandatory on part of the Project Proponents to obtain prior Environment Clearance.

- J) That, the Respondent No. 3-PS-DoE vide circular dated 17.01.2014 of PS-DoE clearly permits building construction activity only for redevelopment projects wherein rehabilitation of tenants in SRA/Dilapidated/CESS buildings was involved and allowed to carry out construction upto 20000 Sq. Mtrs. considering that it would not be amount of violation of EIA Notification, 2006. Further PS-DoE issued circular dated 21.04.2015 with respect to the decision of Hon'ble Bombay High Court in W. P. No. 655 of 2014 vide Orders dated 24.03.2014 and in this Order Hon'ble High Court has mentioned that the "environment clearance for the purpose of construction of buildings below 20000 sq. mtrs. is not required" and it is including free sell component. However, actual fact is that the circular dated 21.04.2015 has issued for clarifying that the construction of project wherein project proponent has undertaken total construction below 20000 m² may not be considered as violation of EIA Notification, 2006 and allowed the construction upto 20000 M² for sell component, even in residential and commercial projects. It is important to note here, that the project must be SRA/Dilapidated/CESS buildings having total construction below 20000 M². In present case of project is general residential project and not concerned with SRA/Dilapidated/CESS buildings and total potential of the project is more than 20000 M². Further it is important to note that, the Orders dated 24.03.2014 & 18.12.2014 passed by Hon'ble High Court in WP (L) No. 655 of 2014 are merged into the Judgments passed by the

Hon'ble Supreme Court of India in (2017) 9 SCC 499 Common Cause Vs UoI & Ors., (2018) 18 SCC 257 in the case of Goel Ganga Developers India Pvt. Ltd. Vs UOI, 2020 SCC OnLine SC 347 in the case of Alembic Chemicals v Rohit Prajapati, (2020) 2 SCC 666 in the case of Keystone developers v. Anil Tharthare.

- K) That, the R-12-PP has not obtained any specific order from Hon'ble Supreme Court, from Hon'ble Bombay High Court, or from this Hon'ble NGT in respect of project under challenge and therefore, the Orders passed by Hon'ble Bombay High Court in the WP No. 655/2015, WP (L) No. 470/2013 are not applicable to this R-12-PP and Circular dated 21.04.2015 is not the statue to nullify the force of EIA Notification, 2006. On the contrary, Hon'ble Supreme Court in the case of "**Mantri Techzone Vs. Forward Foundation & Ors. and SP Muthuraman Case**", it is have uphold the orders of this Hon'ble NGT and clarified that the prior EC is mandatory for the project falling under regime of EIA Notification, 2006. Therefore, by applying the doctrine of merger, Order of Hon'ble High Courts are merged into the orders passed by Hon'ble Supreme Court in the matters of "**Mantri Techzone Vs. Forward Foundation & Ors. and SP Muthuraman Case**" and said order of Hon'ble High Courts become meaningless as the present project is having total BUA more than 20000 M² since 2014, which is mandating prior EC & CTE, however, PP procured the ex-post facto EC during the pendency of this OA by manipulating the Respondent Authorities and also ex-post facto CTE after the complaint of this Applicant.

Rejoinder to the Issue of "**CTE & CTO**":

- L) That the contents of the **Para-7.50 to 7.56** of reply affidavit dated 18.10.2021 of R-12-PP are totally false, misleading, baseless and misinterpreted by PP. That the R-12-PP have taken contrary stand, on one hand PP is saying consents are not required to obtain for the project as project being residential project thereby relying on the judgment of Hon'ble Delhi High Court passed in LPA No. 895/2010 "DPCC Vs. Splendor Landbase" vide dated 23.01.2012. In fact, this judgment is also not applicable due to doctrine of merger as this Hon'ble NGT in OA No. 37/2015 have clarified the position of law and held that prior CTE & CTO shall be obtained under Water Act, 1974 & Air Act, 1981 vide its Order dated 07.07.2015 and the Appeals against this Order of NGT is dismissed by Hon'ble Supreme Court in 2016 & 2018 and uphold the Order of NGT in both cases of OA No. 37/2015(PB) & OA No. 222/2014(PB). On other hand, PP is procuring ex-post facto CTE vide dated 17.03.2020 and now, saying CTO is not required to obtain from MPCB, but the Applications for CTO are seems to be pending before MPCB. Therefore, the language of the Section-25 & 26 of Water Act, 1974 and Section-21 of the Air Act, 1981 uses the words "Shall be", which mandates to obtain the CTE & CTO well prior and stand taken by PP has no legal value.

Rejoinder to the issues "**Ground Water Test & its test, Rain Water Harvesting-RWH, Soil preservation & its test, STP, DG Sets installation, Solar System**":

- M) That the contents of the **Para-7.57 to 7.64** of reply affidavit dated 18.10.2021 of R-12-PP are totally false, misleading, baseless and misinterpreted by PP.

Ground Water Extraction: That the R-12-PP has used ground water from bore wells for construction and tanker bills are false & also there is no test for ground water contamination.

Rain Water Harvesting: That the PP have not disclosed the number for RWH pits provided at site and as per the ex-post facto EC PP ought to provide 8 number of RWH pits and PP have not provided RWH pits and Photographs relied by the PP at Exhibit-OO {P@1218-1223} are internal water supply pipeline.

Soil Preservation: That the PP have not provided details for top soil preservation as well as quantity of soil excavated, reused and remaining soil disposal. That the Joint Committee have simply made observation that the building are already constructed and not able to make any comment on the soil preservation.

STP Installation & Operation: That the PP have not disclosed the capacity of STP installed at site and also, PP failed to provide any documents to prove the capacity of the STP & its continuous operations, also PP failed to provide the test report for treated water and reply is vague. STP installed are not scientific and not in proper & scientific operation as the STP installed does not meet the technical specification approved by the norms.

DG Set Installation: That the PP failed provide the capacity of the DG sets installed at site as well as not provide the DG sets with proper height chimney and scientific details of DG Sets. PP also used DG sets for the construction purpose without valid CTE & also operating without valid CTO. However, the ex-post facto CTE permits DG set installation of two DG set having 125 KVA capacity.

Solar System installation: That the PP have not installed the adequate capacity of Solar System for renewable energy generation and mentioned mere installation of Solar System on Common Transformer Room. However, PP failed to achieve 15% of energy saving from both the phases as stipulated in ex-post facto EC. PP have not provided Solar Water Heaters as mandated under Commencement Certificates issued by PMC.

Solid Waste Treatment: that the PP failed to make any comments on the treatment of the solid waste and solid waste generated from the project is directly dumped to the PMC solid waste yard/location and there is no segregation facility or operation of OWC units for such treatment.

Therefore, the stand taken by the PP on account of the environmental infrastructure is totally illegal and PP ought to obtain prior EC and such installation is meaningless as this installation is without due permissions obtained after following due to process of law.

Rejoinder to the issue of “**Third Party Right created in project**”:

- N) That the contents of the **Para-7.65 to 7.66** of reply affidavit dated 18.10.2021 of R-12-PP are totally false, misleading, baseless and misinterpreted by PP. That the statutory provisions have casted the burden on the PP for obtaining requisite mandatory permissions and therefore, for any adverse Order, PP & Respondent-Government Authorities are responsible to bear the consequences as held in Maradu Municipality Case of Kerala as held by Hon’ble Supreme Court {**2019 SCC OnLine SC 2173**}. That there is no single

demolition in the history of environmental justice till date by either by Hon'ble Supreme Court, Hon'ble High Court or by this Hon'ble NGT for not obtaining prior EC or CTE, even though the Environmental Legislation is enacted from entry No. 13 of Centre List to the Seventh Schedule and prevails over the state legislation. This is the nuisance of the PP to divert the attention of this Hon'ble NGT from the core issue and to dilute the proceedings. That the PP is showing the worry of third party flat purchasers to whom he himself have cheated by not obtaining prior EC & CTE for his ulterior motive of making money at the cost of mother nature. Therefore, PP is not entitle for any relief on account of third party right and flat purchasers are not necessary party to the present litigation.

- O) That, the contention in **Para-8 & 9** of the reply affidavit of R-12-PP dated 18.10.2021 are related to issues and grievances raised in the original Application are has fully answered by PP, in fact PP has provided totally false, baseless, misleading replies. That, the allegations made in the original application are admitted by PP in his own reply by procuring ex-post facto EC dated 05.10.2020 and ex-post facto CTO dated 17.03.2020. Therefore, Original Applicant have made out a genuine, realistic and true case for grant of all prayers sought. In view of statement of PP in this para, he is not entitle for opportunity to file additional affidavit.
- P) That, the contention in the **Para-10** of the reply affidavit of R-12-PP dated 18.10.2021 are related to IA No. 99/2021, objecting the preliminary issues. That, the Interlocutory Application No. 99/2021 filed by PP is totally false, baseless,

misleading and this interlocutory applications is filed to create nuisance & hurdles in the smooth proceedings of Original Application in view to prolong the litigation. This PP being luxurious litigant is playing these illegal tactics to overcome the violations with help of Professionals. Therefore, this Hon'ble NGT may kindly throw such illegal & false interlocutory applications at the threshold and decide such IA at the final hearing as the preliminary objection raised by PP are mixed question of law and facts.

- Q) That, the contention in the **Para-11** of the reply affidavit of R-12-PP dated 18.10.2021 is the prayer, which is not tenable and illegal in the eyes of the law and this Hon'ble NGT may kindly reject the contentions of the R-12-PP and payers in Original Application may kindly be granted by demolition of structure or by handing over it to the government for public use along with imposition of exemplary environment compensation for restitution & restoration of environment, ecology, exploitation of natural resources & social infrastructure damaged by PP in view to have deterrent effect on PP to send clear & sound message in the society, that the environmental compliance is supreme and no one is above the law.
- R) That the contents of the **Para-1 to 10** of additional reply affidavit dated 19.06.2023 of R-12-PP are partly false, and partly true and PP have try his level best to mislead, and misinterpret this Hon'ble NGT on account of two different projects, which is rebutted by this Original Applicant above in detail. However, PP have admitted that there is no occupancy certificate (OCC) received from PMC for the buildings A1 & A2, B, C1 & C2, D1 & D2 for which PP have

applied for the OCC to PMC. Building is E, F-1 & F-2 is completed and PP have received OCC for the same.

17 REJOINDER TO THE REPLY OF R-1-MOEFCC:

That the R-1-MoEFCC have filed reply affidavit vide dated 08.12.2020 and from reading of Para-6 (a) & (b), 8(c), 11, 12, 13 of said reply, inference can be drawn that the MoEFCC is supporting the contention of this Original Applicant and if the reply of MOEFCC is taken on wrong footing, it will lead to the disaster in environmental cases.

18 REJOINDER TO THE REPLY OF R-6-7-MPCB:

That the R-6 & 7-MPCB have filed reply affidavit vide dated 11.05.2022 and MPCB is relied on the Joint Committee Report dated 06.09.2021, PMC report dated 26.08.2021, Architect Certificate dated 10.08.2021 and stated that the projects are two different project, which are adjacent to each other. It means, MPCB is very well aware about the single project divided into two phases. However, MPCB have done the same mistake that is done by PS-DoE and trying to cover up the illegality of senior official who have granted ex-post facto CTE dated 17.03.2020 & ex-post facto EC dated 05.10.2021 by filing such vague reply. Therefore, this Hon'ble NGT may kindly take serious note of conduct of MPCB officials, who failed to provide true fact on single project and also take judicial note too.

19 REJOINDER TO THE REPLY OF R-8-9-PMC:

That the R-8 & 9-PMC have filed reply affidavit vide dated 01.05.2023 and PMC is relied on the Architect Certificate dated 10.08.2021 and stated that the PMC have issued the

permissions under DCR & MRTP Act, 1966 and there is no violation of said permission. Further, PMC also disclosed that the stop work notice is issued to PP vide dated 08.11.2019 and same is withdrawn after the PS-DoE letter dated 26.11.2019. Also, PMC has disclosed that the EC was granted on the basis of Conceptual Plans prior to 2014 and after, 2014 EC is granted only after receiving sanction plans. Therefore, PP was aware about the mandatory requirement of prior EC and procured the separate sanctions from PMC to mandatory requirement of prior EC and to push his project without EC.

20 REJOINDER TO THE REPLY OF R-4-SEIAA:

That the R-4-SEIAA have filed reply affidavit vide dated 25.07.2023 and SEIAA have admitted that both the EC dated 05.10.2021 are issued subject to the final outcome of OA No. 20/2020 (this OA). Also SEIAA have admitted that, there is withdrawal of Show Cause Notice dated 29.08.2019 by PS-DoE vide its letter dated 26.11.2019 and dismissal of complaint of original applicant by PS-DoE. But failed to explain & justify the withdrawal of Show Cause Notice behind back of this Original Applicant without giving any opportunity to Original Applicant and also, not explain the violation of principle of natural justice. Also, failed to explain the powers to PS-DoE to withdraw the Show Cause Notice. More important is that, the SEIAA is not relying on the Joint Committee Report and pleading them self innocent by adopting ill practices and vary purpose of their establishment. Therefore, this Hon'ble NGT may kindly take legal action on PS-DoE & SEAC-III, who choose not to file

reply affidavit despite service and also against the SEIAA for misleading this Hon'ble NGT.

21 REJOINDER TO THE REPLY OF R-2-CS-GOM:

That this Respondent has choose not to file any reply despite there being service vide dated 14.09.2020 by hand delivery. Therefore, matter may kindly be proceed *ex-parte* against this Respondent.

22 REJOINDER TO THE REPLY OF R-10-COLLECTOR OF PUNE:

That this Respondent has choose not to file any reply despite there being service vide dated 08.10.2020 by hand delivery. Therefore, matter may kindly be proceed *ex-parte* against this Respondent.

23 REJOINDER TO THE REPLY OF R-11-POLICE:

That this Respondent has choose not to file any reply despite there being service vide dated 08.10.2020 by hand delivery. Therefore, matter may kindly be proceed *ex-parte* against this Respondent.

24 REPLY TO THE IA NO. 99/2021 (WZ) FOR PRELIMINARY OBJECTION:

That the R-12-PP have raised preliminary objections in IA No. 99/2021 (WZ) as below and sought the dismissal of OA;

- A) Limitation to file OA {Para-3.1 to 3.5}
- B) Locus of Applicant {Para-3.6 to 3.19}
- C) Jurisdiction of NGT {Para-3.20 to 3.22}
- D) Plural Remedies {Para-3.23 to 3.27}

That the entire IA is abuse of process of law and file only to create the nuisance in the proceedings and nothing else. That the PP as well as professional appearing for the PP are well aware about the settled position of the law on all above objection. That the reply of the Original Applicant to the above preliminary objections is as below;

A) Limitation to file OA {Para-3.1 to 3.5}:

PP states that the cause of action arose on 01.04.2014, when commencement certificate is issued.

In respect of the cause of action, I state that the cause of action is bundle of actions. In this case, PP started his construction on the basis of the PMC sanctioned Plan dated 09.01.2014 for Phase-III & IV having total BUA of **14788.49 M²** and thereafter, expanded the project by procuring sanction for Phase-I & II vide dated 01.04.2014 having TBUA of **14853.92 M²** with total BUA of project to the tune of **29642.41 M²** and thereafter, procured the revised sanction plans vide dated 20.10.2015, 23.11.2015, 15.12.2016, 31.03.2017, 03.05.2017, 09.03.2018, 13.03.2020 & 24.08.2020. That the TBUA increased by PP from **29642.41 M²**, **33350.22 M²**, **37512.4 M²**, **43274.55 M²**, **43584.83 M²**, **43731.76 M²** to **46126.44 M²** and commencement certificate issued contains condition for obtaining prior EC. However, PP failed to obtain prior EC and procured ex-post facto EC on 05.10.2021 after filing of this OA on 13.03.2020. Therefore, this OA is filed within 5 years under section 15 of NGT Act, 2010 and stand taken by the PP is baseless, illegal and not tenable in the eyes of

law and pleading taken in Para-34 & 35 of OA are true and correct and prevails over the stand of PP. Cause of action to filed present OA is 03.05.2017. it is well settled in law on limitation as per the Order of this Hon'ble NGT; ***“Para-20 to 33 of Forward Foundation Case-2015 SCC OnLine NGT 5”*** and as uphold by Hon'ble SC in ***Para-39 to 50 of Matri Techzone Vs. Forward Foundation-(2019) 18 SCC 494,***

B) Locus of Applicant {Para-3.6 to 3.19}:

Applicant have no locus to file this Application, as the Original Applicant is resident of Shukrawar Peth and Project is situated at Yewalewadi over 12 Km from the resident of Original Applicant.

It is duty of every citizen to protect the environment under article 51A(g) of Constitution and therefore, the concept of the Locus is liberal in environmental cases as per “Para-10, 37, 42, 86, 88, of MCGM Vs Ankita Sharma, Para-47 of **(1996) 5 SCC 281** *Indian Council for Enviro-Legal Action Vs Union of India & Ors.*, Para-29 & 30 in *M. A. No. 108/2014 in Appeal No. 9/2014 (WZ) in the matter of Anil Tharthare Vs. Secretary DoE & Others decided on 04.05.2016*, Para-164@469 of (2019) 15 SCC 401, (1998) 7 SCC 270 in *Dr. Duryodhan Sahu and Others v. Jitendra Kumar Mishra and Ors.*, AIR 1976 SC 578 in *Jasbhai Motibhai Desai Vs Roshan Kumar*, (1977) 1 SCC 155 in *Maharaj Singh Vs State of Uttar Pradesh*”. That the Original Applicant is Vigilant Citizen, whistle blower, informer of environmental cause to the court of law performing his fundamental duties casted by constitution as well as by this Hon'ble Court and

acting punctually, diligently, promptly and Original Applicant have raised various environmental issues having three reported judgments of Hon'ble Supreme Court to his credentials for protection of Environment i.e. (2018) 18 SCC 257-Goel Ganga Case, (2019) 9 SCC 288-Goel Ganga Case and 2021 SCC OnLine SC 1133-Sai Baba Sales Case and number of judgment of this Hon'ble NGT i.e. OA No. 184/2015(WZ), OA No. 83/2019, OA No. 64/2019(WZ), OA No. 34/2020(WZ), Appeal No. 32/2020(WZ), Appeal No. 34/2020(WZ), OA No. 28/2019(WZ), OA No. 38/2020(WZ).

C) Jurisdiction of NGT {Para-3.20 to 3.22}:

That the issues arising out of DCR & MRTP does not fall within jurisdiction of NGT.

That the PP himself is relying to show his development activity as two separate project on the basis of permissions procured under DCR & MRTP on one hand and other hand, PP is refusing to accept the pleadings related to DCR & MRTP establishing the environmental violations.

That the prayers sought by the Original Applicant are in relation to the environmental protection and in view to avoid the further degradation of the environment and ecology. That, any reference made to the Acts/law/notifications/ documents beyond Schedule-I acts will not vitiate the jurisdiction of this Hon'ble NGT. Moreover, this NGT have powers under section 33 of NGT act, 2010 to give overriding effect. Therefore, this Hon'ble NGT have jurisdiction to entertain, decided and grant

relief in accordance with law and also to modify the prayers of this Original Applicant.

D) Plural Remedies {Para-3.23 to 3.27}:

As per Rule No. 14 of the NGT (Practice & Procedure) Rules, 2011, OA is based on the multiple causes of action instead of single cause of action as mandated in Rule-14.

That the Hon'ble NGT have also resolved the issue of Plural Remedies i.e. single cause of action in "**Para-29 of Forward Foundation Case-2015 SCC OnLine NGT 5**". That, this Original Applicant has instituted present OA based on single cause of action with multiple consequential prayers based on the information under RTI and this relates to the single cause of action i.e. Commencement Certificate granted by the PMC to PP vide dated 03.05.2017 upon condition No. 10 therein for obtaining mandatory prior EC & Consents. Therefore, OA is based on the single cause of action and not hit by plural remedies as mandated by the Rule No. 14 of NGT (Practice & Procedure Rules), 2011. Also, this Hon'ble NGT have dealt this issue in OA No. 38/2020 (WZ) in para-18 vide its order dated 08.05.2023.

25 SETTLED POSITION OF LAW ON MANDATORY PRIOR EC:

That, the EIA Notification, 2006 mandates prior Environment Clearances as per the interpretation of statute, Judgments & Orders passed by this Hon'ble NGT and Uphold by Hon'ble Supreme Court as explained below;

Sr.	Date	Event	Para No. & Page No.
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1.	14.09.2006	EIA Notification, 2006	Para-2, 8 Word "Prior" appears more than 40 times
2.	19.08.2010	OM issued by MoEF on activities permissible prior to obtaining EC	Only fencing & Security Cabin
3.	12.03.2012 29.03.2012	Writ Petition No. 504 OF 2012, Naresh Janardhan Mali Versus State of Maharashtra & Ors.	
4.	11.09.2012 24.09.2012	Writ Petition No. 1916 OF 2012, Vardhman Developers Limited Versus Union of India & Ors.	11.09.2012 Para#1 & 2, 24.09.2012 Para#10, 11, 12, 13 & 14 Shall not create any equity in favour of the petitioner when its application for environmental clearance is considered; Consider such proposal for environmental clearance on its own merits <u>without</u> <u>being influenced by</u> <u>this order</u>
5.	16.01.2013	Writ Petition No. 2809 OF 2012, Nahur Vivekanand Co-op HSG Soc. & Ors. Versus Union of India-MoEFCC & Ors.	Para# 11, 12, 16, 17,
6.	06.03.2013	Writ Petition (L) No. 470 OF 2013, M/s. Saumya Buildcon Pvt. Ltd. Versus Union of India & Ors.	Para# 4, 5, 6, 17, 18, 19, 20, 21
7.	09.05.2013	Writ Petition No. 654 OF 2013 Tridhatu Ventures LLP Versus State of Maharashtra	Para@17, 17(ii), 17(iv)
8.	21.06.2013	Writ Petition (L) No.852 Of 2013	Para#9, 10

		Vision Developers Versus Union of India	
9.	24.03.2014 28.04.2014 04.07.2014 11.08.2014 18.12.2014	Writ Petition (L) No. 655 OF 2014, Glomore Constructions & Ors. Versus The Union of India & Ors.	24.03.2014 Para# 2 & 3,
10.	21.04.2015	Circular by DoE-GoM	Para# 2 & 3
11.	07.05.2015	OA No. 222/2014, Forward Foundation Vs. State of Karnataka & Ors, Hon'ble NGT (PB) Judgment	Issue No. 5_P@28 Para# 68-72; IMP Para@72(a) & (b)
12.	07.07.2015	OA No. 37/2015 (PB), SP Muthuraman Vs Union Of India & Ors., Hon'ble NGT (PB) Judgment,	Issue No. 5-8 Para No. 108-152 IMP Para-147-148, 151-152
13.	03.09.2015	Appeal No. 66/2014, Sunil Kumar Chuag & Ors. Versus PS-DoE & Ors Hon'ble NGT (PB) Judgment,	Para-22-26,
14.	28.09.2015	Civil Appeal No(S). 7180/2015 M/S Priyali Builders & Developers Versus Sunil Kumar Chugh & Ors. Hon'ble Supreme Court Order	
15.	04.03.2016	C.A. No. 9124-9125 of 2015 & C.A. No. D 7588 of 2016 SP Muthuraman case Hon'ble Supreme Court Order,	Disposed of as withdrawn
16.	18.07.2018	C. A. No. 5618/2015 C.A. No. 7193-7194/2015 C.A. No. 7191-7192/2015 C.A. No. 9108/2015 C.A. No. 1119-1120/2016 C.A. No. 13844-13845/2015 C.A. No. 13842-13843/2015 C.A. No. 3309-3312/2018	Disposed of as not inclined to entertain these appeals

		SP Muthuraman case Hon'ble Supreme Court Order,	
17.	05.03.2019	Civil Appeal No. 5016 OF 2016 Mantri Techzone Vs. Forward Foundation & Ors Hon'ble Supreme Court Judgment,	Para@52, 54
18.	That the above orders of the Hon'ble High Courts are merged into the orders passed by the Hon'ble Supreme Court in Common Cause Case, SP Muthuraman Case, Mantri Techzone Case and therefore, this Hon'ble NGT have erred in passing the order under review and therefore, as per the Doctrine of Merger, Hon'ble High Court Orders are merged into the Common Cause Case, SP Muthuraman Case, Mantri Techzone Case clarifying that the for a project attracting EIA Notification, 2006 regime only prior EC is mandatory and project proponent cannot start the project construction activity without prior EC even to the extent of threshold limits mentioned in the schedule to the EIA Notification, 2006, otherwise if carried out, it amounts to the violation.		

26 DAMAGE TO THE ENVIRONMENT & ECOLOGY AND ENVIRONMENTAL COMPENSATION & PENALTY:

- A) That the R-12-PP have carried out illegal construction without prior EC & CTE to the tune of **38745.13 M²** out of total proposed BUA of 45011 **M²**. And thereafter, procured ex-post EC vide dated 05.10.2021 and ex-post facto CTE vide dated 17.03.2020 for both phases there by misrepresenting. Total project cost mentioned in these EC's is Rs. 665998234/- i.e. Rs. 66.60 Crores (which is not correct and it is less). Therefore, as per the standard formula of 10% of total project cost as laid down by the Hon'ble Supreme Court in M.C. Mehta case, Sterlite Industry Case, Goel Ganga Case etc. that this Hon'ble NGT may kindly impose the Environmental Compensation of **Rs. 6.66 Crores** for not obtaining prior EC as procurement of sub-subsequent EC does no exonerate the PP from past violations.

- B) That the R-12-PP ought to obtain the CTE since 01.04.2014 and it is obtained on 17.03.2020 in ex-post facto manner. Therefore there was no CTE for **2176 days** from 01.04.2014 to 17.03.2020.
- C) That the R-12-PP ought to obtain the CTO since 01.01.2019 since the PP have handed over the possession of the flats to the purchasers without obtaining Occupancy Certificate and CTO is not obtained till date. Therefore there was no CTO for **1460 days** from 01.01.2019 to 01.06.2023.
- D) That as per the formula set out by the Hon'ble NGT & CPCB, compensation on account of not obtaining CTE & CTO is as below;

EC= PI X N X R X S X LF						Total
Compensation	PI	N	R	S	LF	
Not CTE	80	2176	250	1.5	1.25	81600000
No CTO	80	1460	250	1.5	1.25	54750000
PI	Pollution Index, as per CTE dated 17.03.2020, project is under red category					
N	Number of days for not obtaining CTE are calculated from 01.04.2014 to 17.03.2020 and for not obtaining CTO are calculated from 01.01.2019 to 01.06.2023					
R	Factor in Rupees, considering the magnitude of the project and Minimum Rs. 100 to Maximum Rs. 500 scale. It will suggest amount of Rs. 250/- for this project					
S	Factor for scale of operation, the unit is being Large Scale Industry-LSI, S=1.5					
LF	Factor based on Population of Pune, Population is between 1 Million to 5 Million, LF=1.25					

- E) **Penalty for not obtaining prior CTE up till 03.08.2021:**
That as per the Circular of the MPCB vide letter no. BO/MPCB/AS(T)/Circular/B-220712FTS0047 dated

12/07/2022 to discourage the defaulting industries by adopting “Polluter Pays” principal by imposing appropriate cost of violation of provision of Environment enactments for violation;

Cost of Violation for CTE: Red Category = 5 times of one term consent fee X no. of years of violation = [5 X 75000 X (2176/365)] = **Rs. 2235616/-**

Cost of Violation for CTO: Red Category = 5 times of one term consent fee X no. of years of violation = [5 X 75000 X (1460/365)] = **Rs. 1500000/-**

F) **Total Compensation is as below;**

Compensation Type	Amount in Rs.
Environmental Compensation for carrying out illegal construction without EC	6.66 Crores
Environmental Compensation for carrying out illegal construction without CTE	8.16 Crores
Environmental Compensation for carrying out illegal construction without CTO	5.475 Crores
Penalty for not obtaining prior CTE	0.225 Crores
Penalty for not obtaining prior CTO	0.150 Crores
Total Compensation & Penalty	20.67 Crores
Rs. 20.67 Crores	

G) Therefore, considering the serious violations of not obtaining prior Environment Clearances, Consent to Establishes, Consent to Operate, the amount of environmental damage required to be imposed on PP for restoration of this area should be more **Rs. 20.67 Crores.**

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

27 CASE LAWS ON BEHALF OF THE ORIGINAL APPLICANT:

That the Original Applicant would like to rely on the following case law;

Sr.	Case Details	Para & Purpose of reliance	Page No.
1.	Forward Foundation Case- 2015 SCC OnLine NGT 5	¶20-33: Cause of Action ¶29: Plural Remedies/Single Cause of action	P@1633-1639
2.	SP Muthuraman Case 2015 SCC OnLine NGT 169	¶147-152: prior EC required	P@1741-1749
3.	Tanaji B Gambhire Vs Union of India & Ors.- 2016 SCC OnLine NGT 4213	¶40-43: Set aside the illegal communication/order on own motion ¶47: Economic disadvantage ¶52-53: Compensation & conduct of PP	P@1764-1767
4.	Common Cause Case- (2017) 9 SCC 499	¶125: ex-post facto EC	P@1822
5.	Goel Ganga Case- (2018) 18 SCC 257	¶17: Natural Resource, FSI & Non-FSI alien to EIA ¶26-28: Ex-post facto EC ¶64: Manipulation of Government Officials	P@1862 P@1865 P@1877
6.	Mantri Techzone Pvt. Ltd. Vs. Forward Foundation & Ors. (2019) 18 SCC 494	¶39-48: Maintainability, Cause of Action, Limitation, powers u/s. 14, 15, 20, 33 (Overriding Effect) ¶49: Environmental Degradation ¶50: No mention of provisions	P@1903-1905
7.	Cavelossim Villagers Forum Vs Village Panchayat of Cavellosim, 2019 SCC Online NGT 1662	¶14: Cause of Action & Limitation “Forward foundation case ¶24-32”, ¶15: Limitation ¶19: Sec. 20: ‘Precautionary’ principle, ‘Sustainable Development’ principle and ‘Polluter Pays’ principle. It may be <u>inevitable to pass orders in the nature of public interest</u> . It may be said to be <u>comparable or otherwise to PIL jurisdiction</u> . Fact	P@1919-1930

		remains that jurisdiction under Section 15 read with Section 20 of the Act has to be <u>exercised meaningfully to protect environment</u>	
8.	MCGM Vs Ankita Sinha & Ors. 2021 SCC Online SC 897	<p>¶38-40: Rule 24: to prevent abuse of its process or to secure the ends of justice</p> <p>¶41: NGT is conferred with power of moulding any relief. justified in the facts and circumstances of the case,</p> <p>¶42: <i>locus standi</i></p> <p>¶43: Stockholm and the Rio De Janeiro Conventions towards protection of the environmental rights under Article 21 of the Constitution</p> <p>¶75: <u>Principle 10 of the Rio Declaration</u> which speaks of three fundamental rights i.e., <u>access to information, access to public participation and access to justice,</u></p> <p>¶86: Larger societal interest, whether that be in the form of ‘Public Interest Litigation’ or widening the scope of locus standi.</p>	P@1942
9.	Tanaji B Gambhire Vs Union of India & Ors in OA No. 34/2020(WZ) Order dated 24.02.2022	¶ 8 : <u>Ignorance of law is no excuse</u>	P@1962

10.	Tanaji B Gambhire Vs Union of India & Ors, In OA No. 33/2020(WZ) Order dated 02.03.2022	¶5: Grant of subsequent EC does not exonerate the PP of consequences of violation in obtaining prior EC	P@1968
11.	Tanaji B Gambhire Vs Union of India & Ors, In OA No. 64/2020(WZ) Order dated 23.03.2022	¶13: Even if ex post facto EC is granted, PP has to be held accountable for past violations	P@1976

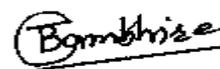
28 SUGGESTIONS ON BEHALF OF ORIGINAL APPLICANT FOR GRATING RELIEF :

That the present case is totally covered Common Cause Case, Goel Ganga Case as the PP have carried out substantial illegal construction of more than BUA **38745.13 M²** out of total proposed BUA of **45011 M²** without prior EC & CTE and thereafter procured ex-post facto EC dated 05.10.2021 & Consent to Establish dated 17.03.2020 with misdeeds, maneuvered & manipulated the Government Authorities as similarly happened in Goel Ganga Case as observed by the Hon'ble Supreme Court in **Para-64 of (2018) 18 SCC 257**. Therefore, this Hon'ble NGT may kindly pass appropriate Orders/directions/reliefs for restitution & restoration of area.

29 Hence this Rejoinder.

Whatever stated above is true and correct to the best of my knowledge, belief and information, hence, to verify the same I have signed hereunder at Pune.

Date: 25.07.2023



MR. TANAJI B. GAMBHIRE
ORIGINAL APPLICANT

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL
WESTERN ZONE BENCH PUNE
ORIGINAL APPLICATION NO. 20 OF 2020

IN THE MATTER OF:

MR. TANAJI BALASAHEB GAMBHIREAPPLICANT
VERSUS
UNION OF INDIA & ORS.RESPONDENTS

AFFIDAVIT IN SUPPORT OF REJOINER TO THE RESPONDENTS
REPLY, REPLY TO IA OF PP ON PRELIMINARY ISSUE & OBJECTIONS
TO THE JOINT COMMITTEE REPORT

I, Mr. Tanaji Gambhire S/o Shri. Balasaheb Gambhire Age: 39 Years, Profession: Advocate, R/at: CTS No. 296, Shukrawar Peth, Laxmi Apartment, Near Shivaji Maratha High School, White House Lane, Pune-411002, do hereby solemnly affirm and state on oath as follows:

1. I state that, I am Original Applicant in the aforesaid matter and I am well aware with the facts and circumstances of the case and in such capacity competent to depose by way of this affidavit.
2. I have read the contents of the accompanying Rejoinder to the Respondents Reply, Reply to IA of PP on Preliminary issue & Objections to the Joint Committee Report, the same has been drafted by my advocate under my instruction and that the Para-1 to 29 of the reply are true facts in my personal knowledge.
3. I state that, the annexures attached with the Rejoinder to the Respondents Reply & Objections to the Joint Committee Report are true copies of their respective and content of this affidavit are true and correct to the best of my knowledge and belief.
4. Hence this Affidavit.

Bambhise
AFFIANT

(MR. TANAJI B. GAMBHIRE)

BEFORE ME

Shashikant B. Kurhade
Shashikant B. Kurhade
Notary Govt. of India

Noted and Registered
at Sr. No. 343/2023
Date: 25 JUL 2023



343/2023

1587

ANNEXURE-R-1

Project : Sai Dwarika
Survey No.: : 40/1/1, 40/1/2, 40/1/3/1, 40/1/3/2, 40/1/4,
40/1/5, Village-Yewalewadi, Taluka-Haveli,
District-Pune
Project Proponent : M/s. Maa Sankalp Buildcon LLP

{Photographs Taken by Drone on 29.04.2023}

Photo. 1/14



Photo. 2/14



TRUE COPY

Bombhise

ANNEXURE-R-1

Project : Sai Dwarika
Survey No.: : 40/1/1, 40/1/2, 40/1/3/1, 40/1/3/2, 40/1/4, 40/1/5, Village-Yewalewadi, Taluka-Haveli, District-Pune
Project Proponent : M/s. Maa Sankalp Buildcon LLP

Photo. 3/14



Photo. 4/14



ANNEXURE-R-1

Project : Sai Dwarika
Survey No.: : 40/1/1, 40/1/2, 40/1/3/1, 40/1/3/2, 40/1/4, 40/1/5, Village-Yewalewadi, Taluka-Haveli, District-Pune
Project Proponent : M/s. Maa Sankalp Buildcon LLP

Photo.5/14



Photo. 6/14



ANNEXURE-R-1

Project : Sai Dwarika
Survey No.: : 40/1/1, 40/1/2, 40/1/3/1, 40/1/3/2, 40/1/4, 40/1/5, Village-Yewalewadi, Taluka-Haveli, District-Pune
Project Proponent : M/s. Maa Sankalp Buildcon LLP

Photo. 7/14



Photo. 8/14



ANNEXURE-R-1

Project : Sai Dwarika
Survey No.: : 40/1/1, 40/1/2, 40/1/3/1, 40/1/3/2, 40/1/4,
40/1/5, Village-Yewalewadi, Taluka-Haveli,
District-Pune
Project Proponent : M/s. Maa Sankalp Buildcon LLP

Photo. 9/14



Photo. 10/14



ANNEXURE-R-1

Project : Sai Dwarika
Survey No.: : 40/1/1, 40/1/2, 40/1/3/1, 40/1/3/2, 40/1/4, 40/1/5, Village-Yewalewadi, Taluka-Haveli, District-Pune
Project Proponent : M/s. Maa Sankalp Buildcon LLP

Photo. 11/14



Photo. 12/14



ANNEXURE-R-1

Project : Sai Dwarika
Survey No.: : 40/1/1, 40/1/2, 40/1/3/1, 40/1/3/2, 40/1/4,
40/1/5, Village-Yewalewadi, Taluka-Haveli,
District-Pune
Project Proponent : M/s. Maa Sankalp Buildcon LLP

Photo. 13/14



Photo. 14/14



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भारत का राजपत्र The Gazette of India

असाधारण

EXTRAORDINARY

भाग II—खण्ड 3—उप-खण्ड (ii)

PART II—Section 3—Sub-section (ii)

प्राधिकार से प्रकाशित

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पर्यावरण और वन मंत्रालय

अधिसूचना

नई दिल्ली, 28 फरवरी, 2014

का.आ. 637(अ).—केन्द्रीय सरकार, पर्यावरण (संरक्षण) अधिनियम, 1986 (1986 का 29) की धारा 23 द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए उक्त अधिनियम की धारा 5 के अधीन इसमें निहित शक्तियों को पर्यावरण (संरक्षण) अधिनियम, 1986 की धारा 3 की उप-धारा (3) के अधीन केंद्रीय सरकार द्वारा गठित किए गए सभी राज्य और संघराज्यक्षेत्र पर्यावरण समाघात प्राधिकरणों (जिन्हें इसमें इसके पश्चात् उक्त प्राधिकरण कहा गया है) को उक्त प्राधिकरणों द्वारा अपनी अधिकारिता के भीतर परियोजनाओं या क्रिया कलाओं को जारी पर्यावरण अनापत्तियों की शर्तों के अतिक्रमण की दशा में परियोजना प्रस्तावकों को कारण बताओ नोटिस जारी करने तथा इस शर्त के अधीन कि केंद्रीय सरकार शक्तियों के ऐसे प्रत्यायोजन का प्रतिसंहरण कर सकेगी या उक्त अधिनियम की धारा 5 के उपबंधों को स्वयं अवलंब ले सकेगी, यदि केंद्रीय सरकार की राय में लोक हित में ऐसी कार्यवाही आवश्यक है, यदि अपेक्षित हो तो अतिक्रमणों के लिए उक्त परियोजना प्रस्तावकों को ऐसी पर्यावरण अनापत्तियों को उन्हें प्रास्थगित रखने या वापस लिए जाने हेतु निदेश जारी करने की शक्तियों का प्रत्यायोजन करती है।

[सं. जे-11013/2/2013-आई ए (आई)]

अजय त्यागी, संयुक्त सचिव

MINISTRY OF ENVIRONMENT AND FORESTS

NOTIFICATION

New Delhi, the 28th February, 2014

S.O. 637(E).—In exercise of the powers conferred by section 23 of the Environment (Protection) Act, 1986 (29 of 1986), the Central Government hereby delegates the powers vested in it under section 5 of the said Act to all the State and Union Territory Environment Impact Assessment Authorities (Hereinafter referred to as the said Authorities) constituted by the Central Government under sub-section (3) of section 3 of Environment (Protection) Act, 1986, to issue show cause notice to project proponents in case of violation of the conditions of the environment clearances issued by the said Authorities to projects or activities within their jurisdiction and to issue directions to the said project proponents for keeping such environment clearances in abeyance or withdrawing them, if required, for violations, subject to the condition that the Central Government may revoke such delegations of powers or may itself invoke the provisions of section 5 of the said Act, if in the opinion of the Central Government such a Course of action is necessary in the public interest.

[No. J-11013/2/2013-IA. (I)]

AJAY TYAGI, Jt. Secy.

अधिसूचना

नई दिल्ली, 28 फरवरी, 2014

का.आ. 638(अ).—केन्द्रीय सरकार, पर्यावरण (संरक्षण) अधिनियम, 1986 (1986 का 29) की धारा 19 के खण्ड (क) द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए उक्त की धारा के प्रयोजन के लिए इससे उपाबद्ध उस सारणी के स्तंभ (3) में उनमें से प्रत्येक के सामने उल्लिखित अधिकारिता के साथ उस सारणी के स्तंभ (2) में उल्लिखित प्राधिकरण या अधिकारी को प्रातिकृत करती है:

सारणी

क्रम संख्यांक	प्राधिकरण/अधिकारी	अधिकारिता
(1)	(2)	(3)
1.	पर्यावरण (संरक्षण) अधिनियम, 1986 की धारा 3 की उपधारा (3) के अधीन केंद्रीय सरकार द्वारा गठित राज्य या संघ राज्यक्षेत्र स्तर पर्यावरण समाघात प्राधिकरण (एस.ई.आई.ए.ए.)	संपूर्ण राज्य या संघ राज्यक्षेत्र
2.	पर्यावरण और वन मंत्रालय (एम.ओ.ई.एफ.) के किन्हीं प्रादेशिक कार्यालयों में तैनात कोई निदेशक, वन संरक्षक या अपर प्रधान मुख्य वन संरक्षक	पर्यावरण और वन मंत्रालय द्वारा यथा-विनिश्चित प्रादेशिक कार्यालय की अधिकारिता

[सं. जे-11013/2/2013-आई ए (आई)]

अजय त्यागी, संयुक्त सचिव

NOTIFICATION

New Delhi, the 28th February, 2014

S.O. 638(E).—In exercise of the powers conferred by clause (a) of section 19 of the Environment (Protection) Act, 1986 (29 of 1986), the Central Government hereby authorises the Authority or officer mentioned in column (2) of the Table hereto for the purpose of the said section with the jurisdiction mentioned against each of them in column (3) of that Table:

TABLE

S. No.	Authority/Officer	Jurisdiction
(1)	(2)	(3)
1.	State or Union Territory level Environment Impact Assessment Authority (SEIAA) constituted by the Central Government under sub-section (3) of section 3 of the Environment (Protection) Act, 1986.	Whole of State or Union Territory
2.	Any Director, Conservator of Forests or Additional Principal Chief Conservator of Forests Posted in any of the Regional Offices of the Ministry of Environment and Forests (MoEF).	Jurisdiction of the Regional Office as decided by the Ministry of Environment and Forests

[No. J-11013/2/2013-IA. (I)]

AJAY TYAGI, Jt. Secy.

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11/12/2017

गावाचे नाव : 1) येवलेवाडी

(1) विलेखाचा प्रकार	रिकन्व्हेन्स
(2) मोबदला	0
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0.0
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	



(5) क्षेत्रफळ	1) 0 NA
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1) पालिकेचे नाव: पुणे म.न.पा. इतर वर्णने ; इतर भाहेती: गाव मोजे येवलेवाडी तालुका हवेली जि पुणे येथील म नं 40 1) हिस्सा नं 1/1 यासी क्षेत्र 00 हे 40 आर 2) हिस्सा नं 1/2 यासी क्षेत्र 00 हे 40 आर 3) हिस्सा नं 1/3 यासी क्षेत्र 00 हे 40 आर पैकी या दस्ताचा विषय असेलेले क्षेत्र 00 हे 20 आर 4) हिस्सा नं 1/3 यासी क्षेत्र 00 हे 40 आर पैकी या दस्ताचा विषय असेलेले क्षेत्र 00 हे 20 आर 5) हिस्सा नं 1/4 यासी क्षेत्र 00 हे 40 आर 6) हिस्सा नं 1/5 यासी क्षेत्र 00 हे 40 आर (पूर्व गहाणखत दस्त क्र. 5459 / 2016 हवेली क्र. 22 चे रिलीज डिड). (Survey Number : 40 ;)

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- लिहून घेणार - मॉ संकल्प विल्डकॉन तर्फे भागीदार मॉ प्रणाम कन्सलटन्सी प्रा लि तर्फे तर्फे डायरेक्टर विशाल सुरेश पवार - वय:-40; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शिवांकुर रेसिडेन्सी, विकासनगर, वानवडी पुणे, डोंगजे, महाराष्ट्र, पुणे. पिन कोड:-411042 पॅन नं:-AKDPP9456G
2): नाव:- लिहून घेणार - मॉ संकल्प विल्डकॉन तर्फे भागीदार मॉ प्रणाम कन्सलटन्सी प्रा लि तर्फे तर्फे डायरेक्टर हेमंत पिशीरीलाल मलिक - वय:-48; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रसनी अपार्टमेंट, लेन नं 5, कोरेगाव पुणे, महाराष्ट्र, पुणे. पिन कोड:-411001 पॅन नं:-AHMPM8035G
3): नाव:- लिहून घेणार - गणपत मारुती जाधव तर्फे कु मु धारक मॉ संकल्प विल्डकॉन - वय:-40; पत्ता:-, -, -, येवलेवाडी पुणे, क्: ऑण्डवा क्: , MAHARASHTRA, PUNE, Non-Government. पिन कोड:-411048 पॅन नं:-

(9) दस्तऐवज करून दिल्याचा दिनांक	06/12/2017
(10) दस्त नोंदणी केल्याचा दिनांक	06/12/2017
(11) अनुक्रमांक, खंड व पृष्ठ	12809/2017
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेरा	

1): नाव:- लिहून घेणार - रेलीगेर फिनवेस्ट लि तर्फे शाखाधिकारी इब्राहिम शेख - वय:-32; पत्ता:-, -, -, एम वि रोड पुणे, गोखलेनगर, MAHARASHTRA, PUNE, Non-Government. पिन कोड:-411016 पॅन नं:-

सर्वफल वाचली
मां रजुघात घेतली
अरसलवर हुकुम नकल

श्री. इम्राहिम शेख
यांना दिली २१४६४
दिनांक - ११/१२/२०१७

मह. दु.नि. (वर्ग-७) हवेली-२२

मुल्यांकनामाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेल्या अनुच्छेद :- :

(51B) in any other case

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ANNEXURE-R-4

MAHARASHTRA POLLUTION CONTROL BOARD SUB-REGIONAL OFFICE – PUNE-I



Ph. 020-25811694
Fax. 020-25811029

Jog Center Bldg.
2nd floor, Wakdewadi,
Old Mumbai – Pune Highway,
Pune 411003

Visit Report

Name & Address of Industry :- M/s. Maa Sankalp Buildcon "Sai Dwanika"
Survey No. 40/1/1, 40/1/2, 40/1/3/1 as Part-I
40/1/3/2, 40/1/4, 40/1/5 as Part-II Vill. Yewalewadi,
Tal. Haveli, Dist. Pune.

Date of Visit :- 7th Aug. 2019.

Industry Officials :- Ravindra Pawar, Admin Head 8788017575
saidwanika123@gmail.com

Consent Validity :- Not obtained.

Observations :-

→ Visited to residential construction project against Mr. Tanaji
Balasaheb Gambhire, Pune has complaint submitted to this
office on 06/07/2019

Present status.

1. Project Proponent has obtained permission under two different plans Part I & Part-II. Part-I comprises of Building A, B, C having area of plot 10,000 sq.mtr, total Built up area- 9336.40 Sq. mtr. For Part-II comprises of Building D, E, F having area of plot almost similarly Part-I as stated by Mr. Ravindra Pawar, Admin. Head (Plan was not available during visit)
2. P.P. has stated that, they are not in the preview of EC & consent from the Board hence they have not obtained the both.
3. As on date P.P. has completed construction of Bldg. E & F ^{11 Floor each} Part-II, they have also given possession to flat owners.

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— 2 —

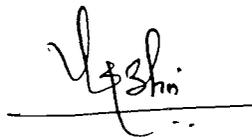
- 4) The construction activity was on going as follows
 Part-II Bldg. D having 10 Floors are completed RCC work
 & outside plastering work on going
 Part-I Bldg. A & B having 11 Floors are completed in all
 respect & almost ready for possession. Bldg. C RCC construction
 work completed. Plastering work is in progress.
- 5) ~~As P.P. says that~~, P.P. has provided independent STP for
 Part-I & Part-II capacity of each is not known to representative.

In view of above you are requested to submit the following
 documents which will undersigned and this office of applicability
 of EC & consent.

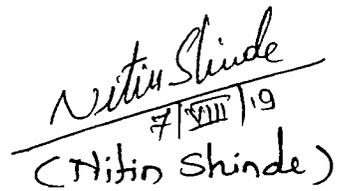
1. Sanctioned Bldg. Plans of Part-I & Part-II
2. Area statement of Architect Certificate. & Present Status
3. STP details
4. OWC details, Solar System & Rainwater Harvesting
5. Completion Certificate of local body authority.



(Ravindra Pawar)
 Admin. Head.



(S.J. Bhoi)
 F.O.
 MPCB, Pune-1


 7/VIII/19

(Nitin Shinde)
 Sub-Regional Officer,
 MPCB, Pune-1

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ANNEXURE-R-5

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



Ph. 020-25811694
Fax. 020-25811029

Jog Center Bldg.
2nd floor, Wakdewadi,
Old Mumbai – Pune Highway,
Pune 411003

MPCB/ SROP1/

190813-FTS-0202

Date: 13/08/2019

To,
M/s. Maa Sankalp Buildcon "Sai Dwarika"
Village Yewalewadi, Tal Haveli,
Dist. Pune.

Sub: Warning Notice- Non compliances of Consent conditions.

- Ref: 1. Complaint/ Notice received from Mr. Tanaji Balasaheb Gambhire, Shukarwar Peth, Pune has filed complaint against your project against non compliances of consent conditions, which is received to this office on 06/07/2019.
2. Board officials visited to your site on 07/08/2019 investigation of said complaint.

The Maharashtra Pollution Control Board is implementing various Environmental Acts such as Water (Prevention & Control Pollution) Act, 1974, Air (Prevention & Control Pollution) Act, 1981 in the state of Maharashtra & it is obligatory on every industry/ construction project to obtain Consent from M.P.C.Board under above mentioned Acts and to provide adequate pollution control systems for the pollutants so as to achieve Board's prescribed standards.

With reference to the above cited Acts, it is mandatory upon you to obtain consent under Water (Prevention & Control Pollution) Act, 1974, Air (Prevention & Control Pollution) Act, 1981. However, the Board officials has visited your construction site on 07/08/2019 & from the record of this office, it is observed that, you are operating residential construction project without obtaining valid consent from the Board.

During visit your representative could not produce any documents such as copy of Environmental Clearance, Consent to Establish, Consent to Operate, Sanctioned layout plan.

You have obtained permission under two different plans Part I & Part II. The Part I comprises of building A, B, C having area of plot 10,000 Sq.mtr., Total BUA 9336.40 Sq.mtr. For Part II comprises of Building D, E, F having area of plot almost similarly Part I.

As on date. You have completed construction work of Bldgs. E & F up to 11th Floor each from Part II and you have given possession to flat owners. The construction work activity was on going as follows Part II bldg. D having up to 10th floors are completed RCC work and outside plastering work on going. Part I Bldg. A & B having 11th Floor are completed in all respect and almost ready for possession. Bldg. C RCC construction work completed plastering work is in progress.

You have provided independent STP for Part I & Part-II capacity of each is not known to your representative.

In view of above you are requested to submit following documents 1. Sanctioned layout plan of Bldgs Part I & Part II. 3. Area Statement of Architect Certificate & present status. 4. STP and OWC details 5. Details of Solar System & Rainwater harvesting & 6. Completion Certificate of local body authority.

You are, therefore, instructed to submit non-compliance forthwith, else this office will have no option to initiate further legal action under The Water (Prevention & Control of Pollution) Act, 1974 & The Air (Prevention & Control of Pollution) Act, 1981 as deem fit in your case, which may please be noted.

Nitin Shinde
(Nitin Shinde)

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

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

o/c

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ANNEXURE-R-6



पुणे महानगरपालिका

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

बांधकाम विकास विभाग
पुणे महानगरपालिका
शिवाजीनगर,
पुणे-४११ ००५

बांधकाम चालू करण्याकरिता दाखला (संमती नकाशासह)

कमेन्समेंट सर्टिफिकेट

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

प्रकरण दिनांक : YEV/0013/13

क्रमांक : CC/3163/19

Proposal Type : Residential

दिनांक : 13/03/2020

Case Type : Revised

Project Type : Layout of Building +
Proposed Building



श्री / श्रीमती Maa Sankalp Buildcon THROUGH VISHAL PAWAR & OTHER द्वारा आर्कटेक्ट / ला. स. श्री RAJENDRA H. THITE यांस राहणार पुणे, पेठ महाराष्ट्र नगररचना अधिनियम, १९६६ चे कलम ४४/४५/५८/६९ व सुंबई प्रांतिक महानगरपालिका, अधिनियम सन १९४९ चे कलम २५३ व २५४ प्रमाणे पुणे महानगरपालिकेच्या सीमेतील पेठ Yevlewadi घरांक सर्वे न ४० सी. सं. न. _____ हिस्सा नं 1/3/2+1/4+1/5 फायनल प्लॉट क्र _____ प्लॉट क्र _____ सोसायटी येथे विकास करण्यासाठी आपण महानगरपालिकेकडे दिनांक 16/09/2019 रोजी प्रस्ताव दाखल केला आहे.

-: अटी :-

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

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८. अकृषिक दाखला (एन. ए. ऑर्डर), यु.एल.सी. आदेश, महाराष्ट्र प्रदूषण नियामक मंडळ, औद्योगिक संचानलाय, कामगार विमा आयुक्त यांचे आदेशातील अटी व शर्ती बंधनकारक राहतील.

वरील संमतीप्रमाणे काम करताना म्युनिसिपल कॉर्पोरेशन अॅक्ट, महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ अगर त्यास अनुसूक्त केलेले नियम व पोट नियम यांचा भंग होत आहे, असे पुणे म.न.पा. चे निदर्शनास आल्यास सदरचे संमतीपत्र रद्द करण्याचा अधिकार पुणे म.न.पा.स राहिल. वरील संमतीपत्राविषयी काही शंका येत असेल तर कामास आरंभ करण्यापूर्वी महानगरपालिकेकडे तसे कळवून स्पष्टीकरण करून घ्यावे.

विशेष अटी:-

१. हायराइज इमारती संदर्भातील वि.नि.नि.नियम क्र. २१.६.६ मधील तरतुदी बंधनकारक राहतील.
२. मा. शासनाकडील शासन निर्णय क्र. टीपीएस-१८०७/२५२/सी.आर.६३०/०७/युडी-१३ मधील अतिरिक्त अग्रिशामन व्यवस्था, विशेष वर्गवारीमधील स्ट्रक्चरल इंजिनियर यांची नेमणूक, सर्व्हिस व फायर लिफ्ट याबाबत नमुद केलेल्या अटी बंधनकारक राहतील
३. हायराइज इमारतीचे सर्व्हिस/फायर ऑडिटिंग हे प्रत्येक वर्षी सक्षम प्राधिकृत अधिकाऱ्याकडून करून घेणे बंधनकारक राहिल. व म.न.पा. मागणीनुसार उपलब्ध करून देणे बंधनकारक राहिल.
४. इमारतीतील उद्वाहनाचे (लिफ्टचे) दरवाजे लिफ्ट मधील स्थिती दिसण्याच्या दृष्टिने पारदर्शक असावेत.
५. जलसंवर्धनाकरिता नियोजित इमारतीमध्ये पर्जन्यजलाचे पुर्नभरण, दुहेरी प्लश यंत्रणा, निबंधित दाब यंत्रणा
६. सोलर सिस्टिमची यंत्रणा बसविणार.

काही महत्वाच्या विशेष सूचना :-

१. यु.एल.सी.ऑर्डरमधील सर्व अटी संबंधित मालक /विकसकावर बंधनकारक राहतील त्यास पुणे म.न.पा. जबाबदार राहणार नाही.
२. विकास योजना खात्याकडील मान्य एकत्रीकरण/सब डिव्हिजन/लेआऊट ऑफ बिल्डींग मधील सर्व अटी बंधनकारक राहतील.
३. कमेन्समेंट सर्टिफिकेटचे दिनांकापासून १ (एक) वर्षाच्या आत अथवा कोणतेही भोगवटापत्र मागणीपूर्वी (जे अगोदर) एकत्रित / स्वतंत्र असा ७/१२ उतारा व मोजणीचा सिटी सर्व्हे कडील नकाशा दाखल करणार.
४. ओला व सुक्या कचऱ्याकरिता मिळकतीमध्ये कंटेनरची सोय करणार.
५. काम सुरु करण्यापूर्वी मान्यताप्राप्त दर्जाच्या परवानाधारक स्ट्रक्चरल डिझायनर/इंजिनियर यांची नेमणूक करणारे पत्र व जोते तपासणी दाखला तसेच कोणतेही भोगवटापत्र मागणेपूर्वी त्यांचे स्ट्रक्चरल स्टॅबिलिटी सर्टिफिकेट/रिपोर्ट दाखल करणार. वाढीव बांधकाम स्ट्रक्चरल इंजिनियरसंचे नियमित मार्गदर्शन व देखरेखीखाली पूर्ण करणार.
६. बांधकामाचे नकाशांना परवानगी मिळाल्यावर विकासकर्ता/मालक यांनी जागेवर फलक लावून खालील प्रमाणे माहिती दर्शवावी. अ) मालकाचे, विकसकाचे, ला. आर्कि. व कॉन्ट्रक्टर यांची नावे व पत्ता व संपर्क दुरध्वनी / भ्रमण दुरध्वनी क्रमांक.
७. कुठलेही वाढीव/दुरुस्त प्रस्ताव मान्यता मागणेपूर्वी सुधारित डी.पी.लेआऊट मान्य करून घेणार. (आवश्यकतेनुसार)
८. रस्तारुंदीचे अतिरिक्त चटई क्षेत्र वापरण्यापूर्वी सदर रस्त्याची जागा म.न.पा. च्या ताब्यात देणार.
९. जागेवर अस्तित्वातील म.न.पा. मीटर कनेक्शन असल्यास काम सुरु करण्यापूर्वी पाणी पुरवठा विभागाचे ना हरकत पत्र दाखल करणार.
१०. भाडेकरू पुनर्वसन योजनेकरिताच्या अटी :- १) नविन इमारतीमध्ये जागा देण्याबाबत एकमत झाले असल्याबाबत व त्याबाबत तक्रार नसल्याबाबत रजिस्टर करार जोते तपासणीपूर्वी दाखल करणार. २) कुलमखत्यारपत्रधारक अगर मालक यांच्याकडून त्यांनी कबूल केल्याप्रमाणे जागेचा ताबा मिळाला/मिळणार आहे व त्याबाबत कोणतीही तक्रार नसल्याचे सर्वभाडेकरूंचे नोटलाईज्ड ना हरकत पत्र, भोगवटापत्र मागणेपूर्वी दाखल करणार. ३) भाडेकरू व विकसक यांचे दरम्यान वाद निर्माण झाल्यास त्यास म.न.पा. जबाबदार राहणार नाही. ४) सुधारित नकाशे दाखल करण्यापूर्वी पुणे म.न.पा.ने निर्धारित केलेले नोटलाईज्ड हमीपत्र करणार.
११. सार्वजनिक वहिवाटीचे व समाईक वापराचे रस्ता/बोळ/प्रवेशमार्गाचे वहिवाटीबाबत वाद निर्माण झाल्यास अर्जदार जबाबदार राहतील.
१२. अस्तित्वातील जुनी बांधकाम पाडताना शेजारील मिळकत/मिळकतीतील इमारतीस धोका/नुकसान होणार नाही याची खबरदारी घेणार.
१३. सदर प्रस्तावातील इमारतीचा वापर हा कायमस्वरूपी मान्य नकाशांमध्ये दर्शविलेल्या वापरासाठीच करणार. सदरचे वापरात म.न.पा.च्या पूर्वपरवानगीशिवाय व
१४. संरक्षक भिंतीचे प्रस्ताव मान्य करून घेऊनच बांधकाम पूर्ण करणार.
१५. व्यापारी वापराच्या इमारतीचे दर्शनी भागातील ६.०० मी. सामासिक अंतरापैकी ३.० मी. रुंदीचे व्हिजिटर्स पार्किंगची रस्ता / फुटपाथ चरून अॅक्सेस व्यवस्था करणार.
१६. जुन्या अस्तित्वातील बांधकामाच्या कोपऱ्यावरील भिंतीचा भाग, कॉर्नर पार्ट रस्तारुंदी/सेटबॅक पडताळणीसाठी जोते तपासणी होणे पर्यंत राखून ठेवा व नंतर

१७. भविष्यात मान्य नकाशा व्यतिरिक्त कोणतेही बांधकाम (उदा. सर्व मारिजनल अंतरात व टेरेसवरील शेड, पार्टीशन वॉल करून अगर ग्रील लावून
१८. प्रकल्पामधील सर्व वापराच्या इमारतींमध्ये युरिनल व डब्ल्यूसी करिता ३ लि.(हाफफ्लश) आणि २. प्रकल्पामधील सर्व वापराच्या इमारती पाण्याचे नळ (बिब कॉक, बेसिन टॅप इ. नळ) ६लि.(फुल फ्लॅश) असे प्रकारचे फ्लॅश असे प्रकारचे फ्लॅश टँक यंत्रणा प्रत्येक ठिकाणी बसविणे व त्याप्रमाणे प्रति मिनिट इतक्या कमी दाबांचे पाण्याचे उपकरणे बसविणे. ३. प्रकल्पामधील जमिन पातळीपासून एकूण २४ मी. पेक्षा उंच इमारतीमध्ये पाण्याचा दाब व वहनाचा वेग नियंत्रित राहण्यासाठी दाब नियंत्रित व्हॉल्व्हस बसविणे. ४. प्रकल्पामधील सर्व वापराच्या इमारतीमध्ये प्रवासी उद्वाहना पारदर्शक अशा आगरोधक काचेच्या पट्या वापरलेला पारदर्शक दरवाजा व लिफ्टमध्ये सी.सी. टी.व्ही. कॅमेरा बसविणे.
१९. प्रकल्पाच्या सिमाभितीबाबत रिटेनिंग वॉल बाबत कार्यालयीन परिपत्रक क्र. अन अ/ जा/ म आ/ ४८३ दि. ५/८/२०१३ च्या अटी बंधनकारक राहातील.

-: अटी:-

१. विरळ वस्ती भागामध्ये भोगवटापत्र मागणीपूर्वी प्लॉट आवारात गांडूळ खत निर्मितीसाठी व्यवस्था करणार.
२. बांधकाम जागेचा वापर सुरू करण्यापूर्वी भोगवटापत्र मागणेपूर्वी अग्निशामक विभागाकडील ना-हरकत पत्र / दाखला त्यानुसार आवश्यक ती सर्व यंत्रणा जागेवर कार्यान्वित ठेवणार. सदर यंत्रणेची कायमस्वरूपी देखभाल/दुरुस्ती करून यंत्रणा नियमित ठेवणार.
३. आवश्यकतेप्रमाणे लिफ्ट (उद्वाहन)परवाना संबंधित प्राधिकारीकडून प्राप्त करून घेतले नंतरच वापर करणे बंधनकारक राहिल.
४. मा.पर्यावरण विभागाकडील दि. १२ डिसेंबर २०१२ रोजीचे आदेशानुसार नमूद केल्याप्रमाणे २०००० चौ.मी.पेक्षा जास्त एकूण बांधकाम क्षेत्र नियोजन प्रस्तावास मा. केंद्र शासन यांचेकडील पर्यावरण विभागाकडील ना-हरकत पत्र घेणे बंधनकारक राहिल. आवश्यक तेथे महाराष्ट्र प्रदुषण नियंत्रण बोर्डचे ना-हरकत पत्र बांधकाम परवानगीचे वेळी दाखल करणे बंधनकारक राहिल.
५. इतर महत्वाचे अटी :

संबंधित सुधारित विकास योजना आराखडा महाराष्ट्र सरकारने दि.०५/०१/१९८७, दि.०६/१२/२००७, दि.१८/०९/२००८, दि.०२/०३/२०१२, दि.०४/०४/२०१२ दिवशी मान्य केला आहे. त्यास अनुसरून नवीन काही उपसर्ग पोहोचत असल्यास अथवा हानी होत असल्यास त्याप्रित्यर्थ कोणत्याही प्रकारची भरपाई मागणार नाही व ती देण्याची जबाबदारी महानगरपालिकेवर नाही.

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

६. सोबतच्या नवीन/दुरुस्त नकाशात दाखविल्याप्रमाणे काम केले पाहिजे.
७. जोत्यापर्यंत काम आल्यावर सेट-बॅक, मारिजनल ओपन स्पेस इ. बाबी बांधकाम नियंत्रण कार्यालयाकडून तपासून घ्याव्यात, जोते तपासणी दाखला प्राप्त झाल्याशिवाय जोत्यावरील काम सुरू करू नये.
१०. भूमीप्रापण कार्यालयामार्फत व बांधकाम विकास विभागाकडून रस्तारूंदी प्रमाणरेषा जागेवर आखून घेणार व मगच बांधकाम सुरू करणार या अटीवरच हे संमतीपत्र देण्यात येत आहे. (आवश्यक असल्यास)
११. सोबतच्या नकाशावर मागे लिहिलेल्या/चिटकवलेल्या अटींवर संमतीपत्र देण्यात येत आहे.
१२. ज्या भूखंडावर नवीन इमारत बांधण्यात आली आहे त्या इमारतीचे भोगवटापत्र मागण्यापूर्वी प्रत्येक मालकाने इमारतीसमोर सिमा भितींच्या आत व बाहेर उद्यान विभागाचे तरतुदीनुसार झाडे लावून ती व्यवस्थित वाढविण्याच्या दृष्टीने योग्य ती व्यवस्था व खबरदारी घ्यावी. त्याशिवाय (ऑक्युपन्सी सर्टिफिकेट) भोगवटापत्र मिळणार नाही.
१३. नवीन बांधकाम सुरू करताना संबंधित जागेमध्ये झाडे असल्यास ती वृक्ष प्राधिकरण समितीची पुर्वपरवानगी घेतल्याशिवाय तोडू नयेत, अन्यथा कायदेशीर कारवाई करण्यात येईल याची नोंद घ्यावी.
१४. इमारतीचे भोगवटापत्र देताना रस्त्यावरील व आतील बाजूस टाकण्यात आलेले इमारतीचे अविशिष्ट सामान व राडारोडा उचलून जागा साफकेल्याशिवाय अर्जाचा विचार केला जाणार नाही. राडारोडा कोठे टाकावा याबाबत बांधकाम विकास विभागामार्फत मार्गदर्शन केले जाईल.
१५. भोगवटापत्र मागणीचे अर्जापूर्वी मा. कार्यकारी अभियंता (ड्रेनेज) यांचेकडील ड्रेनेज कनेक्शनचे मान्य नकाशे दाखल करणार.
१६. बांधकाम विकास विभाग, खात्याने जरी सेप्टिक टँकसाठी परवानगी दिली असली तरी कार्यकारी अभियंता(जलोत्सारण विभाग) यांच्याकडे नकाशे दाखल करून त्याची मंजूरी घेतल्याखेरीज सेप्टिक टँक अगर ड्रेनेजसंबंधी बांधकाम सुरू करू नये व भोगवटा पत्र मागण्यापूर्वी ड्रेनेज कामाचे, ड्रेनेज जोडासह नकाशे व दाखला हजर करण्यात यावा.
१७. जे बांधकाम नकाशात पाडणार म्हणून दर्शविले आहे ते वैध मार्गाने पाडून त्यानंतरच नवीन कामास सुरुवात करणार.
१८. मालकी हक्काबाबत व इतर कोणत्याही हक्काबाबत व हद्दीबाबत वाद निर्माण झाल्यास त्यास अर्जदार पूर्णपणे जबाबदार राहणार.

१९. कामगारांच्या सोयीसाठी जागेवर किमान एक संडास व एक मुतारी तात्पुरत्या स्वरूपाची बांधली पाहिजे. जुने संडास व मोरी असल्यास याप्रमाणे संडास, मुतारी बांधण्याची गरज नाही.
२०. भोगवटापत्र मागण्यापूर्वी पुणे महानगरपालिकेकडील कर आकारणी व करसंकलन पाणी पुरवठा, जलोत्सारण, पथ विभाग, अतिक्रमण इ. विभागाचे रकम व थकबाकी रकम पूर्णपणे भरणार.
२१. अंशतः भोगवटापत्रासाठी रू. २२०/- चे स्टॅम्प पेपरवर इंडेन्टि बॉन्ड दाखल करणे आवश्यक आहे.
२२. भोगवटापत्रासाठी स्ट्रक्चरल इंजिनिअरचा दाखला (स्टॅबिलिटी सर्टीफिकेट) दाखल करणार.

Girish Londhe

Sd/-

Girish Londhe

इमारत निरीक्षक

बांधकाम विकास विभाग

पुणे नगर



Kailash Karale

Kailash Karale

Signature

Digital Signature
Date: 15-03-2020 01:50:57
Reason: PUNE MUNICIPAL CORPORATION
Location: PUNE

ANNEXURE-R-7



पुणे महानगरपालिका

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

बांधकाम विकास विभाग
पुणे महानगरपालिका
शिवाजीनगर,
पुणे-४११ ००५

बांधकाम चालू करण्याकरिता दाखला (संमती नकाशासह)

कमिन्समेंट सर्टिफिकेट

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

प्रकरण दिनांक : YEV/0014/13

Proposal Type : Residential

Case Type : Revised

Project Type : Proposed Building

क्रमांक : CC/3162/19

दिनांक : 13/03/2020

श्री / श्रीमती Maa Sankalp Buildcon THROUGH VISHAL PAWAR & OTHER व्दारा आर्किटेक्ट / ला. स. श्री RAJENDRA H. THITE यांस राहणार पुणे, पेठ महाराष्ट्र नगररचना अधिनियम, १९६६ चे कलम ४४/४५/५८/६९ व मुंबई प्रांतिक महानगरपालिका, अधिनियम सन १९४९ चे कलम २५३ व २५४ प्रमाणे पुणे महानगरपालिकेच्या सीमितील पेठ Yevlwadli घरांक सर्वे न ४० सी. सं. न. _____ हिस्सा नं 1/1+1/2+1/3/1 फायनल प्लॉट क्र _____ प्लॉट क्र _____ सोसायटी येथे विकास करण्यासाठी आपण महानगरपालिकेकडे दिनांक 16/09/2019 रोजी प्रस्ताव दाखल केला आहे.

-: अटी :-

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

TRUE COPY

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८. अकृषिक दाखला (एन. ए. ऑर्डर), यु.एल.सी. आदेश, महाराष्ट्र प्रदूषण नियामक मंडळ, औद्योगिक संचानलाय, कामगार विमा आयुक्त यांचे आदेशातील अटी व शर्ती बंधनकारक राहतील.

वरील संमतीप्रमाणे काम करताना म्युनिसिपल कॉर्पोरेशन अॅक्ट, महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ अगर त्यास अनुसूच केलेले नियम व पोट नियम यांचा भंग होत आहे, असे पुणे म.न.पा. चे निदर्शनास आल्यास सदरचे संमतीपत्र रद्द करण्याचा अधिकार पुणे म.न.पा.स राहिल.

वरील संमतीपत्राविषयी काही शंका येत असेल तर कामास आरंभ करण्यापूर्वी महानगरपालिकेकडे तसे कळवून स्पष्टीकरण कळव्यावे.

विशेष अटी:-

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

काही महत्वाच्या विशेष सूचना :-

१. यु.एल.सी.ऑर्डरमधील सर्व अटी संबंधित मालक /विकसकावर बंधनकारक राहतील त्यास पुणे म.न.पा. जबाबदार राहणार नाही.
२. विकास योजना खाल्याकडील मान्य एकत्रीकरण/सब डिव्हिजन/लेआऊट ऑफ बिल्डींग मधील सर्व अटी बंधनकारक राहतील.
३. कमेन्समेंट सर्टिफिकेटचे दिनांकापासून १ (एक) वर्षाच्या आत अथवा कोणतेही भोगवटापत्र मागणीपूर्वी (जे अगोदर) एकत्रित/ स्वतंत्र असा ७/१२ उतारा व भोगवटापत्र सिटी सर्व्ह कडील नकाशा दाखल करणार.
४. ओला व सुक्या कचऱ्याकरिता मिळकतीमध्ये कंटेनरची सोय करणार.
५. काम सुरु करण्यापूर्वी मान्यताप्राप्त दर्जाच्या परवानाधारक स्ट्रक्चरल डिझायनर/इंजिनियर यांची नेमणूक करणारे पत्र व जोते तपासणी दाखला तसेच कोणतेही भोगवटापत्र मागणेपूर्वी त्यांचे स्ट्रक्चरल स्टॅबिलिटी सर्टिफिकेट/रिपोर्ट दाखल करणार. वाढीव बांधकाम स्ट्रक्चरल इंजिनियरसंचे नियमित मार्गदर्शन व देखरेखीखाली पूर्ण करणार.
६. बांधकामाचे नकाशांना परवानगी मिळाल्यावर विकासकर्ता/मालक यांनी जागेवर फलक लावून खालील प्रमाणे माहिती दर्शावी. अ) मालकाचे, विकसकाचे, ला. आर्कि. व कॉन्ट्रक्टर यांची नावे व पत्ता व संपर्क दुरध्वनी / भ्रमण दुरध्वनी क्रमांक.
७. कुठलेही वाढीव/दुरुस्त प्रस्ताव मान्यता मागणेपूर्वी सुधारित डी.पी.लेआऊट मान्य करून घेणार. (आवश्यकतेनुसार)
८. रस्तारंदीचे अतिरिक्त चर्टई क्षेत्र वापरण्यापूर्वी सदर रस्त्यांची जागा म.न.पा. च्या ताब्यात देणार.
९. जागेवर अस्तित्वातील म.न.पा. मीटर कनेक्शन असल्यास काम सुरु करण्यापूर्वी पाणी पुरवठा विभागाचे ना हरकत पत्र दाखल करणार.
१०. भाडेकरू पुनर्वसन योजनेकरिताच्या अटी :- १) नविन इमारतीमध्ये जागा देण्यापेक्षाबाबत एकमत झाले असल्याबाबत व त्याबाबत तक्रार नसल्याबाबत रजिस्टर करार जोते तपासणीपूर्वी दाखल करणार. २) कुलमखत्यारपत्रधारक अगर मालक यांच्याकडून त्यांनी कबूल केल्याप्रमाणे जागेचा ताबा मिळाला/मिळणार आहे व त्याबाबत कोणतीही तक्रार नसल्याचे सर्वभाडेकरूंचे नोटराईज्ड ना हरकत पत्र, भोगवटापत्र मागणेपूर्वी दाखल करणार. ३) भाडेकरू व विकसक यांचे दरम्यान वाद निर्माण झाल्यास त्यास म.न.पा. जबाबदार राहणार नाही. ४) सुधारीत नकाशे दाखल करण्यापूर्वी पुणे म.न.पा.ने निर्धारित केलेले नोटराईज्ड हमीपत्र करणार.
११. सार्वजनिक वहिवाटीचे व समाईक वापराचे रस्ता/बोळ/प्रवेशमार्गाचे वहिवाटीबाबत वाद निर्माण झाल्यास अर्जदार जबाबदार राहतील.
१२. अस्तित्वातील जुनी बांधकाम पाडताना शेजारील मिळकत/मिळकतीतील इमारतीस धोका/नुकसान होणार नाही याची खबरदारी घेणार.
१३. सदर प्रस्तावातील इमारतीचा वापर हा कायमस्वरूपी मान्य नकाशांमध्ये दर्शविलेल्या वापरासाठीच करणार. सदरचे वापरात म.न.पा.च्या पूर्वपरवानगीशिवाय व
१४. संरक्षक भिंतीचे प्रस्ताव मान्य करून घेऊनच बांधकाम पूर्ण करणार.
१५. व्यापारी वापराच्या इमारतीचे दर्शनी भागातील ६.०० मी. सामासिक अंतरापैकी ३.० मी. रुंदीचे व्हिजीटर्स पार्किंगची रस्ता / फुटपाथ वरून अॅक्सेस व्यवस्था करणार.
१६. जुन्या अस्तित्वातील बांधकामाच्या कोपऱ्यावरील भिंतीचा भाग, कॉर्नर पार्ट रस्तारंदी/सेटबॅक पडताळणीसाठी जोते तपासणी होणे पर्यंत राखून ठेवा व नंतर

१७. भविष्यात मान्य नकाशा व्यतिरिक्त कोणतेही बांधकाम (उदा. सर्व मारिजिनल अंतरात व टेरेसवरील शेड, पार्टीशन वॉल करून अगर ग्रील लावून
१८. प्रकल्पामधील सर्व वापराच्या इमारतींमध्ये युरिनल व डब्ल्यूसी करिता ३ लि.(हाफफ्लश) आणि २. प्रकल्पामधील सर्व वापराच्या इमारती पाण्याचे नळ (बिब कॉक, बेसिन टॅप इ. नळ) ६लि.(फुल फ्लश) असे प्रकारचे फ्लश असे प्रकारचे फ्लश टँक यंत्रणा प्रत्येक ठिकाणी बसविणे व त्याप्रमाणे प्रति मिनिट इतक्या कमी दाबांचे पाण्याचे उपकरणे बसविणे. ३. प्रकल्पामधील जमिन पातळीपासून एकूण २४ मी. पेक्षा उंच इमारतीमध्ये पाण्याचा दाब व वहनाचा वेग नियंत्रित राहण्यासाठी दाब नियंत्रित व्हॉल्व्हस बसविणे. ४. प्रकल्पामधील सर्व वापराच्या इमारतीमध्ये प्रवासी उद्वाहना पारदर्शक अशा आगरोधक काचेच्या पट्या वापरलेला पारदर्शक दरवाजा व लिफ्टमध्ये सी.सी.टी.व्ही. कॅमेरा बसविणे.
१९. प्रकल्पाच्या सिमाभितीबाबत रिटेनिंग वॉल बाबत कार्यालयीन परिपत्रक क्र. अन अ/ जा/ म आ/ ४८३ दि. ५/८/२०१३ च्या अटी बंधनकारक राहातील.

-: अटी:-

- विरळ वस्ती भागामध्ये भोगवटापत्र मागणीपूर्वी प्लॉट आवारात गांडूळ खत निर्मितीसाठी व्यवस्था करणार.
- बांधकाम जागेचा वापर सुरू करण्यापूर्वी भोगवटापत्र मागणेपूर्वी अग्निशामक विभागाकडील ना-हरकत पत्र / दाखला त्यानुसार आवश्यक ती सर्व यंत्रणा जागेवर कार्यान्वित ठेवणार. सदर यंत्रणेची कायमस्वरूपी देखभाल/दुरुस्ती करून यंत्रणा नियमित ठेवणार.
- आवश्यकतेप्रमाणे लिफ्ट (उद्वाहन)परवाना संबंधित प्राधिकारीकडून प्राप्त करून घेतले नंतरच वापर करणे बंधनकारक राहिल.
- मा.पर्यावरण विभागाकडील दि. १२ डिसेंबर २०१२ रोजीचे आदेशानुसार नमूद केल्याप्रमाणे २०००० चौ.मी.पेक्षा जास्त एकूण बांधकाम क्षेत्र नियोजन प्रस्तावास मा. केंद्र शासन यांचेकडील पर्यावरण विभागाकडील ना-हरकत पत्र घेणे बंधनकारक राहिल. आवश्यक तेथे महाराष्ट्र प्रदुषण नियंत्रण बोर्डचे ना-हरकत पत्र बांधकाम परवानगीचे वेळी दाखल करणे बंधनकारक राहिल.
- इतर महत्वाचे अटी :

संबंधित सुधारित विकास योजना अराखडा महाराष्ट्र सरकारने दि.०५/०१/१९८७, दि.०६/१२/२००७, दि.१८/०९/२००८, दि.०२/०३/२०१३, दि.०४/०४/२०१२ दिवशी मान्य केला आहे. त्यास अनुसरून नवीन काही उपसर्ग पोहोचत असल्यास अथवा हानी होत असल्यास त्याप्रित्यर्थ कोणत्याही प्रकारची भरपाई मागणार नाही व ती देण्याची जबाबदारी महानगरपालिकेवर नाही.

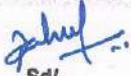
आपूर्वी अदा करण्यात आलेले विकसनाचे दाखले/संमतीपत्रे रद्द समजण्यात यावीत.

सोबतच्या नवीन/दुरुस्त नकाशात दाखविल्याप्रमाणे काम केले पाहिजे.

जोत्यापर्यंत काम आल्यावर सेट-बॅक, मारिजिनल ओपन स्पेस इ. बाबी बांधकाम नियंत्रण कार्यालयाकडून तपासून घ्याव्यात, जोते तपासणी दाखला प्राप्त झाल्याशिवाय जोत्यावरील काम सुरू करू नये.

- भूमीप्रापण कार्यालयामार्फत व बांधकाम विकास विभागाकडून रस्तारूंदी प्रमाणरेषा जागेवर आखून घेणार व मगच बांधकाम सुरू करणार या अटीवरच हे संमतीपत्र देण्यात येत आहे. (आवश्यक असल्यास)
- सोबतच्या नकाशावर मागे लिहिलेल्या/चिटकवलेल्या अटींवर संमतीपत्र देण्यात येत आहे.
- ज्या भूखंडावर नवीन इमारत बांधण्यात आली आहे त्या इमारतीचे भोगवटापत्र मागण्यापूर्वी प्रत्येक मालकाने इमारतीसमोर सिमा भितीच्या आत व बाहेर उद्यान विभागाचे तरतुदीनुसार झाडे लावून ती व्यवस्थित वाढविण्याच्या दृष्टीने योग्य ती व्यवस्था व खबरदारी घ्यावी. त्याशिवाय (ऑक्स्युपन्सी सर्टिफिकेट) भोगवटापत्र मिळणार नाही.
- नवीन बांधकाम सुरू करताना संबंधित जागेमध्ये झाडे असल्यास ती वृक्ष प्राधिकरण समितीची पुर्वपरवानगी घेतल्याशिवाय तोडू नयेत, अन्यथा कायदेशीर कारवाई करण्यात येईल याची नोंद घ्यावी.
- इमारतीचे भोगवटापत्र देताना रस्त्यावरील व आतील बाजूस टाकण्यात आलेले इमारतीचे अविशिष्ट सामान व राडारोडा उचलून जागा साफकेल्याशिवाय अर्जाचा विचार केला जाणार नाही. राडारोडा कोठे टाकावा याबाबत बांधकाम विकास विभागामार्फत मार्गदर्शन केले जाईल.
- भोगवटापत्र मागणीचे अर्जापूर्वी मा. कार्यकारी अभियंता (ड्रेनेज) यांचेकडील ड्रेनेज कनेक्शनचे मान्य नकाशे दाखल करणार.
- बांधकाम विकास विभाग, खात्याने जरी सेप्टिक टँकसाठी परवानगी दिली असली तरी कार्यकारी अभियंता(जलोत्सारण विभाग) यांच्याकडे नकाशे दाखल करून त्याची मंजूरी घेतल्याखेरीज सेप्टिक टँक अगर ड्रेनेजसंबंधी बांधकाम सुरू करू नये व भोगवटा पत्र मागण्यापूर्वी ड्रेनेज कामाचे, ड्रेनेज जोडासह नकाशे व दाखला हजर करण्यात यावा.
- जे बांधकाम नकाशात पाडणार म्हणून दर्शविले आहे ते वैध मार्गाने पाडून त्यानंतरच नवीन कामास सुरुवात करणार.
- मालकी हक्काबाबत व इतर कोणत्याही हक्काबाबत व हद्दीबाबत वाद निर्माण झाल्यास त्यास अर्जदार पूर्णपणे जबाबदार राहणार.

१९. कामगारांच्या सोयीसाठी जागेवर किमान एक संडास व एक मुतारी तात्पुरत्या स्वरूपाची बांधली पाहिजे. जुने संडास व मोरी असल्यास याप्रमाणे संडास, मुतारी बांधण्याची गरज नाही.
२०. भोगवटापत्र भागण्यापूर्वी पुणे महानगरपालिकेकडील कर आकारणी व करसंकलन पाणी पुरवठा, जलोत्सारण, पथ विभाग, अतिक्रमण इ. विभागाचे रकम व थकबाकी रकम पूर्णपणे भरणाऱे.
२१. अंशात: भोगवटापत्रासाठी रू. २२०/- चे स्टॅम्प पेपरवर इंडेन्डिटी बॉन्ड दाखल करणे आवश्यक आहे.
२२. भोगवटापत्रासाठी स्ट्रक्चरल इंजिनियरचा दाखला (स्टॅबिलिटी सर्टीफिकेट) दाखल करणार.


Sd/-

Girish Londhe

इमारत निरीक्षक

बांधकाम विकास विभाग

पुणे म न पा

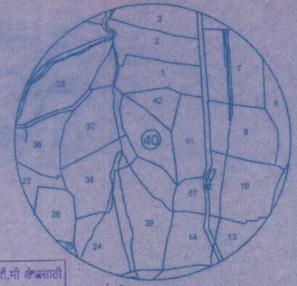

Kailash Karale

Signature

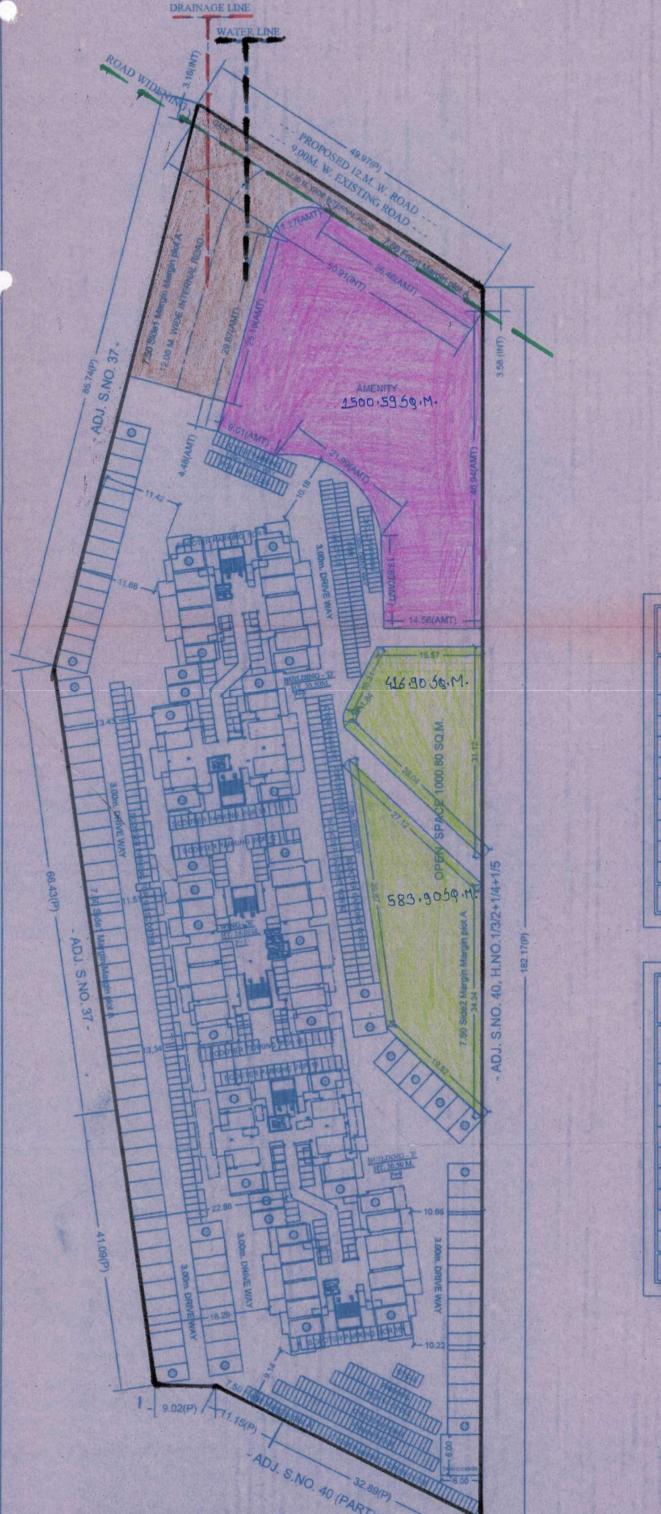
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Location: PUNE



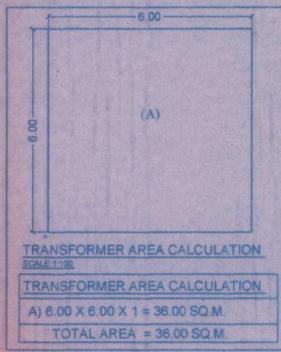
TYPE OF BLDG.	BLDG HT.	FLOOR	TN NO.	TN NO. LIG/MIG	TOTAL TN.NO.	GROUND COVERAGE	RESI - F.S.I.	TO BE LIG/MIG	TOTAL RESI - F.S.I.	BALC. AREA PERMISSIBLE	ENCLQSE BALCONY	OPEN BALC. LIG/MIG	TOTAL BALCONY	TERRACE	STAIRCASE			LIFT	LIFT M.R.	PASSAGE	REQUIRED OPEN SPACE	PROVIDED OPEN SPACE	REQUIRED AMINITY SPACE	PROVIDED AMINITY SPACE		
															FIRE STAIRCASE	STAIRCASE	TOTAL									
BUILDING - D	30.50	P+9	47	18	65	477.49 SQ.M.	2237.24 SQ.M.	749.43 SQ.M.	2986.67 SQ.M.	448.00 SQ.M.	309.01 SQ.M.	108.27 SQ.M.	417.28 SQ.M.	426.16	151.47 SQ.M.	156.06 SQ.M.	307.53 SQ.M.	9.31	15.68	877.41	1000.00 SQ.M.	1000.80 SQ.M.	1500.00 SQ.M.	1500.59 SQ.M.		
BUILDING - E	18.05	P+5	19	--	19	334.95 SQ.M.	1310.07 SQ.M.	----	1310.07 SQ.M.	196.51 SQ.M.	198.25 SQ.M.	----	198.25 SQ.M.	273.47	88.26 SQ.M.	94.40 SQ.M.	182.66 SQ.M.	9.41	15.68	220.51						
BUILDING - F	30.50	P+9	47	18	65	477.49 SQ.M.	2237.51 SQ.M.	749.43 SQ.M.	2986.94 SQ.M.	448.04 SQ.M.	309.01 SQ.M.	108.27 SQ.M.	417.28 SQ.M.	426.16	151.47 SQ.M.	156.06 SQ.M.	307.53 SQ.M.	9.31	15.68	877.41						
TOTAL AREA					113	36	149	1289.93 SQ.M.	5784.82 SQ.M.	1498.86 SQ.M.	7283.68 SQ.M.	1092.55 SQ.M.	816.28 SQ.M.	216.54 SQ.M.	1032.82 SQ.M.	1125.79	391.20 SQ.M.	406.52 SQ.M.	797.72 SQ.M.	28.03	47.04	1975.33	1000.00 SQ.M.	1000.80 SQ.M.	1500.00 SQ.M.	1500.59 SQ.M.



STAMP OF APPROVAL
 बांधकाम विकास विभाग क्र. २
 मान्य लेआउट/एन्ट्रिकरण/विभागणी/
 प्लॉट लेआउट क्र. ३६००३३०३
 स.प्र.क्र. ०८१०३३०३
 21/09/13
 कार्यालय विकास विभाग
 प्लॉट A
 मालक महामनसपरिवारिका



AREA OF COVERAGE
 PERMISSIBLE GR. COVERAGE = 1/2X NET PLOT AREA
 1/5 X 6751.17 = 1350.23 SQ.M.
PROPOSED COVERAGE -
 1) (D - BUILDING) = 477.49 SQ.M.
 2) (E - BUILDING) = 334.95 SQ.M.
 3) (F - BUILDING) = 477.49 SQ.M.
TOTAL GROUND COVERAGE AREA = 1289.93 SQ.M.



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

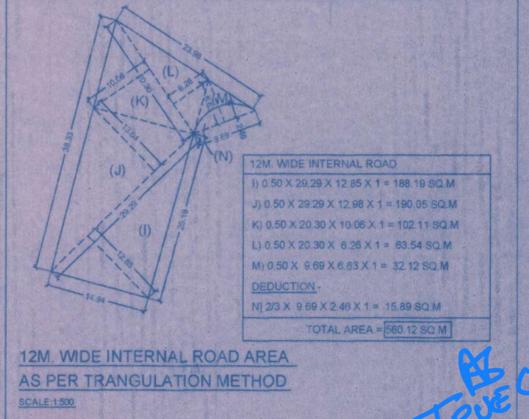
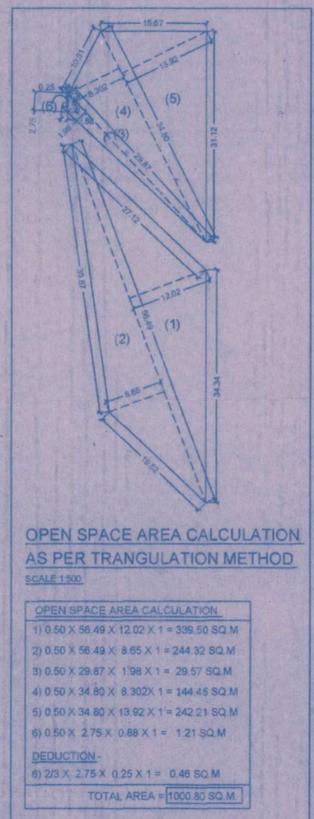
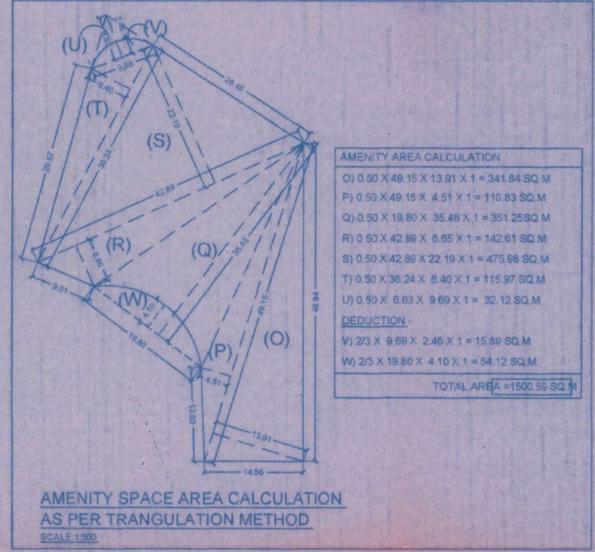
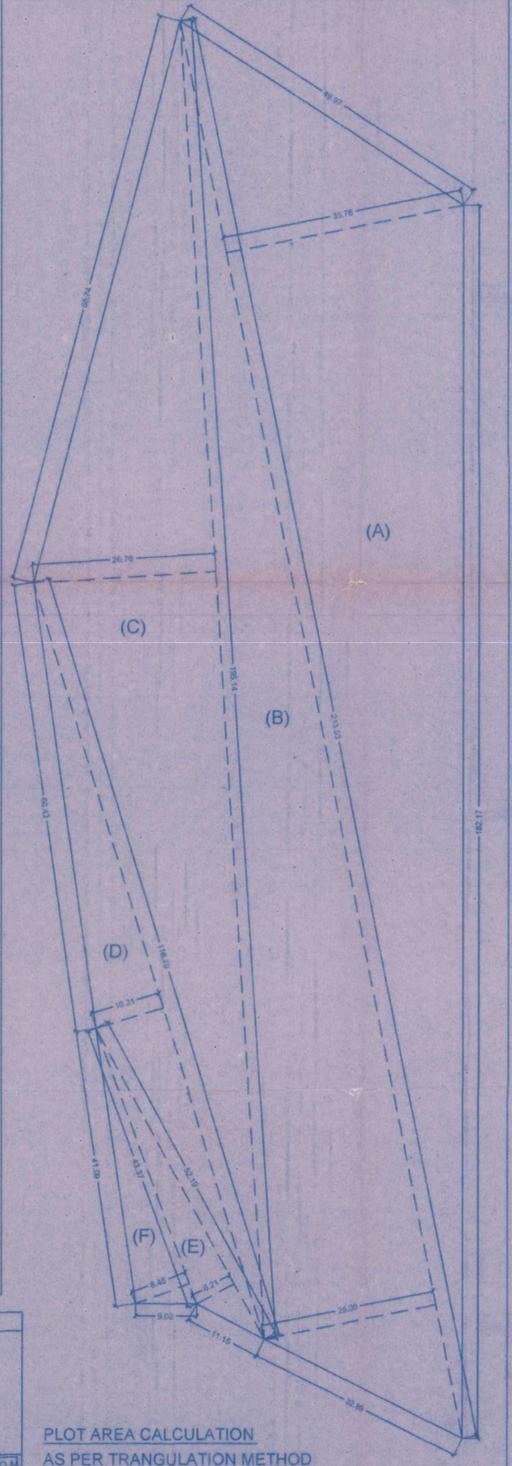
SR.NO.	BUILDING TYPE	FLOOR	TENAMENT NO.	AREA
1	D-2	FIRST	103, 104	83.27
2	D-2	SECOND	203, 204	83.27
3	D-2	THIRD	303, 304	83.27
4	D-2	FOURTH	403, 404	83.27
5	D-2	FIFTH	503, 504	83.27
6	D-2	SIXTH	603, 604	83.27
7	D-2	SEVENTH	703, 704	83.27
8	D-2	EIGHT	803, 804	83.27
9	D-2	NINETH	903, 904	83.27
TOTAL AREA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

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

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

AREA OF PLOT

A) 0.50 X 213.53 X 35.76 X 1 = 3817.92 SQ.M
B) 0.50 X 213.53 X 28.00 X 1 = 2775.89 SQ.M
C) 0.50 X 195.14 X 26.76 X 1 = 2610.97 SQ.M
D) 0.50 X 116.79 X 10.31 X 1 = 602.05 SQ.M
E) 0.50 X 52.19 X 6.21 X 1 = 182.05 SQ.M
F) 0.50 X 43.37 X 8.45 X 1 = 183.24 SQ.M
TOTAL AREA = 10152.12 SQ.M
AREA OF AS PER 7/12 = 10000.00 SQ.M



जिन विकास नियमों-567890 के अन्तर्गत
 स्थल क्र. ३६००३३ - वलन क्र. ३६००३३
 दि. ३३/१२/१३ - ने पत्रे बाह्य.
 21/09/13
LOCATION PLAN

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

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

WATER REQUIREMENT

TANK	OCCUPANT LOAD	CONSUMPTION FACT	REQD. DAY (LIT)	PROP. CAP. (LIT)
RESI.REQMT.	149	5	745	135
OHWT.COM.REQMT.	0	3	0	45
IND.REQMT.	0	10	0	30
SPE.REQMT.	0	10	0	0
FIRE REQMT.				100575
UGWT.	1.5		158363	434205

TENEMENT STATEMENT
 PERMISSIBLE TENEMENT = 250 T/HEC.
 7347.29 X 250 = 10000.00
 PERMISSIBLE TENEMENT = 184 NOS.
PROPOSED TENEMENT -
 1) (D - BUILDING) = 65
 2) (E - BUILDING) = 19
 3) (F - BUILDING) = 65
TOTAL TENEMENT AREA = 149

PARKING STATEMENT

PARKING REQUIRED	BUILDING NAME	CAR	SCOOTER	CYCLE
D		44	130	108
E		28	38	39
F		45	130	108
TOTAL		117	298	240

PARKING PROVIDED

PARKING PROVIDED	TOTAL	CAR	SCOOTER	CYCLE
TOTAL	123	313	282	

AREA STATEMENT

NO.	DESCRIPTION	AREA (SQ.M)
1.	AREA OF PLOT	10000.00
2.	DEDUCTIONS FOR	
(a)	ROAD ACQUISITION AREA	0.00
(b)	EXISTING INTERNAL ROAD	0.00
(c)	ANY RESERVATION	0.00
(d)	OTHER	0.00
TOTAL (a+b+c+d)		0.00
3.	NET GROSS AREA OF PLOT (1-2)	10000.00
4.	DEDUCTIONS FOR (A)	
(a)	TRANSFORMER AREA	36.00
(b)	RECREATION OPEN SPACE	1000.80
(c)	INTERNAL ROADS	711.44
(d)	AMENITY SPACE	1500.59
(e)	OTHERS	0.00
TOTAL (a+b+c+d+e)		3248.84
5.	NET AREA OF PLOT (3-4)	(B) 6751.17
6.	ADDITION FOR F.S.I.	
(a)	EXISTING INTERNAL ROAD	0.00
(b)	TRANSFORMER AREA	36.00
(c)	RECREATION OPEN SPACE (NOTIONAL)	0.00
(d)	INTERNAL ROADS	0.00
(e)	AMENITY SPACE	0.00
(f)	OTHER ADDITION Receipt Not Submitted	560.12
TOTAL (a+b+c+d+e+f)		596.12
7.	TOTAL AREA (5+6)	(C) 7347.29
8.	F.A.R. PERMISSIBLE	1,000 7347.29
9.	ROAD AREA	AVAILABLE 0.00% 0.00 PERMISSIBLE 40% 2700.47
10.	TDR Area	00 0.00
11.	PERM. FLOOR AREA (7X8+9+10)	7347.29
12.	EXISTING FLOOR AREA	0.00
13.	PROPOSED RESIDENTIAL AREA	7283.68
14.	PROPOSED COMMERCIAL AREA	0.00
15.	PROPOSED INDUSTRIAL AREA	0.00
16.	PROPOSED SPECIAL FSI AREA	0.00
17.	EXCESS BALCONY AREA TAKEN IN F.S.I.	0.00
18.	TOTAL BUILT UP AREA (12 To 17)	7283.68
19.	F.S.I. CONSUMED	0.9900
20.	COVERAGE PERMISSIBLE	1/5 1283.24
21.	EXISTING COVERAGE	0.00
22.	PROPOSED COVERAGE	1289.93
23.	TOTAL COVERAGE	1289.93

B) BALCONY STATEMENT

(a) PERMISSIBLE BALCONY AREA	1092.55
(b) PROPOSED BALCONY AREA	1032.82
(c) EXCESS BALCONY AREA (TOTAL)	0.00

C) TENEMENT STATEMENT

(a) NET AREA OF PLOT ITEM A(7)ABOVE	6751.17
(b) LESS NON-RESIDENTIAL AREA (SHOPS ETC.)	0.00
(c) AREA FOR TENEMENTS (a-b)	7347.29
(d) TENEMENTS PERMISSIBLE 250/Hec. (N/A)	184
(e) TENEMENTS PROPOSED	149

D) PARKING STATEMENT

	CAR	SCOOTER	CYCLE
(a) PARKING REQUIRED BY RULE	117	298	240
(b) PARKING PROVIDED	155	361	334
(c) GARAGES PERMISSIBLE	00	00	00
(d) GARAGES PROPOSED	00	00	00

SPECIFICATIONS

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

R.C.C. SLAB TO HAVE W.P.COURSE ON TOP

1) This drawing is based on information/document provided by owner/P.A.H.

2) This drawing is copyright of owner and should not be copied or used without prior permission of architect

CERTIFICATE OF AREA
 CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 21/09/13 AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREAS AS MEASURED ON SITE AND THE AREA, SQ. METERS CUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/T.P.S. SCHEME RECORD / LAND RECORD / CITY SURVEYED RECORDS.

LEGEND

- PLOT BOUNDARY SHOWN BLACK
- PROPOSED WORK SHOWN RED
- DRAINAGE LINE SHOWN DOTTED
- WATERLINE SHOWN BLACK DOTTED
- EXISTING TO BE RETAINED HATCHED
- DEMOLITION SHOWN HATCHED YELLOW

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

PROJECT: Amalgamation + SubDivision + Building
SURVEY NO.: 40

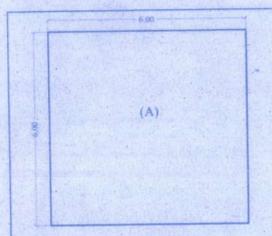
HIS/SA NO.: 1/1-1/2+1/3/1
FINAL PLOT NO.: PETH
CTS NO.: YEJLEWADI
SOC. NAME: PETH

ARCHITECT: RAJENDRA H. THITE
 4, DIAMOND PALACE, 57/0571 SHANWAR PETH S PUNE 30

JOB NO.	DRG. NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		

INWARD NO.: ADCR/2680/13
KEY NO.: 060508166988
DATE: 30-12-2013
SHEET NO.: 2/12

FLOOR AREA STATEMENT (IN SQ.M)													STAIRCASE			LIFT		PASSAGE		TO BE
TYPE OF BLDG.	BLDG. HT.	FLOOR	TN.NO.	TN.NO. LIG/MIG	TOTAL TN.NO.	GROUND COVERAGE	RESI - F.S.I.	BALC. AREA PERMISSIBLE	ENCLOSE BALCONY	OPEN BALC.	TOTAL BALCONY	TERRACE	FIRE STAIRCASE	STAIRCASE	TOTAL	LIFT	LIFT M.R.	PASSAGE	LIG/MIG	
BUILDING - D	30.00	P+9	61	10	71	475.16	2660.96	399.14	377.41	20.12	397.53	510.59	158.85	158.85	317.70	9.51	19.62	1008.09	492.75	
BUILDING - E	27.00	P+8	31	-	31	384.89	2099.26	314.89	326.35	-	384.55	451.36	154.96	148.56	303.52	9.40	14.96	425.36	-	
BUILDING - F	33.00	P+10	59	20	79	475.29	2619.01	392.85	384.55	-	384.55	547.40	176.50	176.50	353.00	9.51	19.62	1120.20	985.50	
TOTAL AREA			151	30	181	1335.34	7379.23	1106.88	1088.31	20.12	1108.43	1509.35	490.31	483.91	974.22	28.42	54.20	2553.65	1478.25	



For the purpose of proper circulation of Road pattern and to have a continuity of the water & drainage system and other services for the development of adjacent lands the P.A.C. reserves the right to permit access and extension of the internal road & services through this land under layout sub division.

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

STAMP OF APPROVAL
BUILDING (D-E-F)
LAY OUT

विकास योजना कार्यालय
मुंबई नगरपालिका, २२२२६६१५
दि. ०१/०१/२०१५

कार्यालयीन अधिकारिता
वाचकान विकास विभाग (डी.डी. -)
पुणे महानगरपालिका

जमिन विकसित निधी.....ची मी. क्षेत्रातील
पुणे अखिल अर्हत.
रखम रु.



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

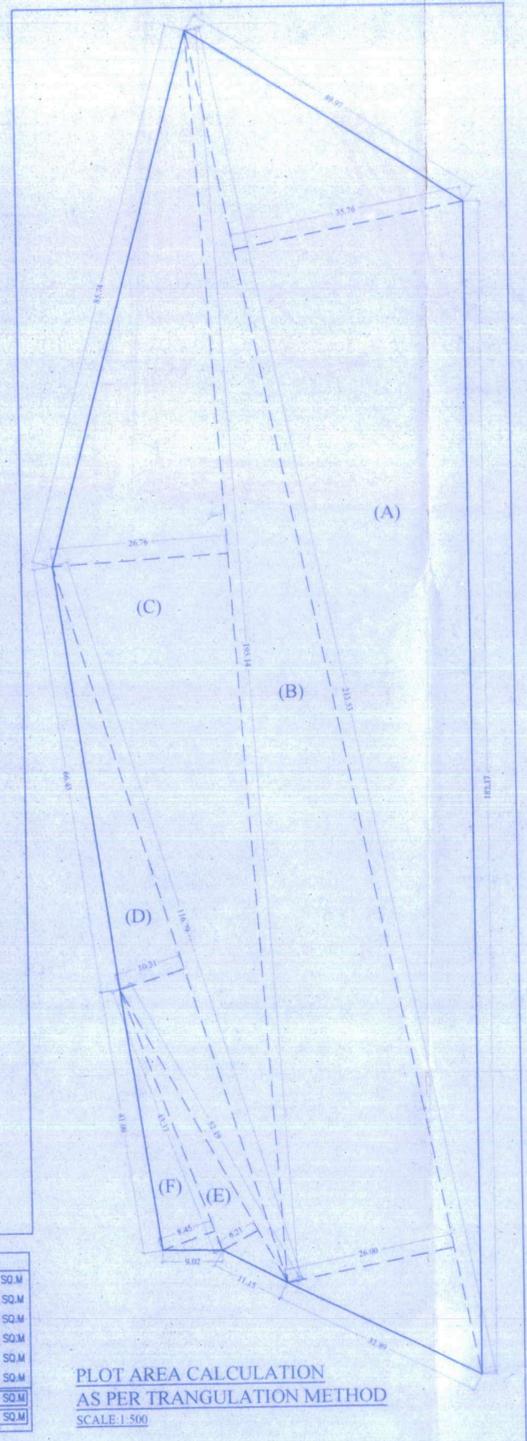
SR.NO.	BUILDING TYPE	FLOOR	TENAMENT NO.	AREA
1	D-2	FIRST	103	49.275
			104	49.275
2	D-2	SECOND	203	49.275
			204	49.275
3	D-2	THIRD	303	49.275
			304	49.275
4	D-2	FOURTH	403	49.275
			404	49.275
5	D-2	FIFTH	503	49.275
			504	49.275
TOTAL AREA				492.75

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

SR.NO.	BUILDING TYPE	FLOOR	TENAMENT NO.	AREA
1	F-1	FIRST	103	49.275
			104	49.275
2	F-1	SECOND	203	49.275
			204	49.275
3	F-1	THIRD	303	49.275
			304	49.275
4	F-1	FOURTH	403	49.275
			404	49.275
5	F-1	FIFTH	503	49.275
			504	49.275
6	F-1	SIXTH	603	49.275
			604	49.275
7	F-1	SEVENTH	703	49.275
			704	49.275
8	F-1	EIGHT	803	49.275
			804	49.275
9	F-1	NINTH	903	49.275
			904	49.275
10	F-1	TENTH	1003	49.275
			1004	49.275
TOTAL AREA				985.50

AREA OF PLOT

A) 0.50 X 213.53 X 35.76 X 1 = 3817.92 SQ.M
B) 0.50 X 213.53 X 26.00 X 1 = 2775.89 SQ.M
C) 0.50 X 195.14 X 26.76 X 1 = 2610.97 SQ.M
D) 0.50 X 116.79 X 10.31 X 1 = 602.05 SQ.M
E) 0.50 X 52.19 X 8.21 X 1 = 162.05 SQ.M
F) 0.50 X 43.37 X 8.45 X 1 = 183.24 SQ.M
TOTAL AREA = 10152.12 SQ.M
AREA OF AS PER 7/12 = 10000.00 SQ.M



AMENITY AREA CALCULATION

O) 0.50 X 15.49 X 0.98 = 7.59 SQ.M
P) 0.50 X 27.09 X 14.59 = 197.62 SQ.M
Q) 0.50 X 42.95 X 11.09 = 238.16 SQ.M
R) 0.50 X 21.34 X 6.63 = 70.74 SQ.M
S) 0.50 X 42.95 X 10.21 = 219.26 SQ.M
T) (0.50X36.50X14.57) - (2/3X15.58X1.52) = 290.11 SQ.M
U) 0.50X 48.06 X 7.22 = 173.50 SQ.M
V) 0.50X 48.06 X 13.834 = 332.43 SQ.M
W) 2/3 X 12.82 X 1.30 = 11.16 SQ.M
TOTAL AREA = 1500.59 SQ.M

BALCONY AREA CALC.

PERMISSIBLE BALCONY = 7379.23 X 15%
= 1106.88 SQ.M.
PROPOSED BALCONY = 1108.43 SQ.M.
EXCESS BALCONY = 1108.43 - 1106.88 = 1.55 SQ.M.

AREA OF COVERAGE

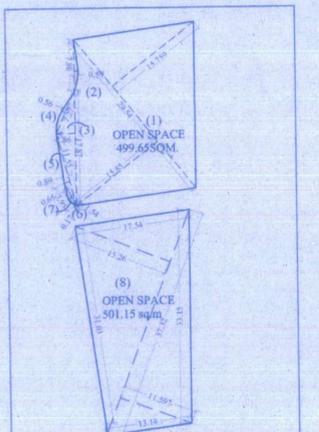
PERMISSIBLE GR. COVERAGE = 1/2X NET PLOT AREA
1/5 X 6751.17 = 1350.23 SQ.M.

PROPOSED COVERAGE -
1) (D - BUILDING) = 475.16 SQ.M.
2) (E - BUILDING) = 384.89 SQ.M.
3) (F - BUILDING) = 475.29 SQ.M.
TOTAL GROUND COVERAGE AREA = 1335.34 SQ.M.

TENAMENT STATEMENT

PERMISSIBLE TENAMENT = 250 T/HECT.
= 8968.06X250
= 10000.00

PROPOSED TENAMENT -
1) (D - BUILDING) = 71
2) (E - BUILDING) = 31
3) (F - BUILDING) = 79
TOTAL TENAMENT AREA = 181



OPEN SPACE AREA CALCULATION AS PER TRANGULATION METHOD
SCALE: 1:500

OPEN SPACE AREA CALCULATION

1) 0.50 X 29.54 X 15.759 = 232.76 SQ.M
2) 0.50X29.54X15.85 - (2/3X7.86X5.9) = 231.01 SQ.M
3) 0.50 X 17.87 X 2.88 = 25.55 SQ.M
4) 2/3 X 7.27 X 0.56 = 02.71 SQ.M
5) 0.50 X 11.55 X 0.89 = 05.14 SQ.M
6) 2/3 X 1.54 X 1.17 = 01.20 SQ.M
7) 0.50 X 3.95 X 0.65 = 01.28 SQ.M
8) 0.50 X 37.32(15.26+11.597) = 501.15 SQ.M
TOTAL AREA = 1000.90 SQ.M



PARKING STATEMENT

PARKING REQUIRED	BUILDING	CAR	SCOOTER	CYCLE
D	35	122	113	
E	46	62	46	
F	45	118	88	
TOTAL	126	302	247	

SCHEDULE OF OPENINGS

DOORS	WINDOWS
D = 0.90 X 2.10	W = 1.80 X 1.20
E = 0.90 X 2.10	W = 1.20 X 1.20
F = 0.75 X 2.10	W = 0.60 X 0.90
F = 0.75 X 2.10	W = 0.90 X 1.20

FOR LIG/MIG

PARKING REQUIRED	BUILDING	CAR	SCOOTER	CYCLE
D	05	20	20	
F	10	40	40	
TOTAL	15	60	60	

VISITORS PARKING (5%)

PARKING REQUIRED	07	18	15
TOTAL REQUIRED	148	380	322

PARKING PROVIDED

TOTAL	156	381	325
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PARKING AREA STATEMENT

	AREA REQUIRED	AREA PROPOSED
CAR	148 NOS. X 12.50 SQ.M	1850.00 SQ.M
SCOOTER	381 NOS. X 2.00 SQ.M	762.00 SQ.M
CYCLE	325 NOS. X 1.40 SQ.M	455.00 SQ.M
TOTAL		3067.00 SQ.M

AREA STATEMENT

1	AREA OF PLOT (AS PER 7/12)	10000.00
2	AREA OF PLOT (AS PER D.C.)	10152.12
3	MINIMUM AREA OF PLOT	10000.00
4	NET AREA OF PLOT (3-4)	10000.00
5	DEDUCTIONS	
a)	12M INTERNAL ROAD AREA	465.53
b)	12M AREA LEFT FOR PROPOSED ACCESS ROAD	151.32
c)	AMENITY SPACE AREA (15%)	1500.59
d)	OPEN SPACE AREA (10%)	1000.90
e)	TRANSFORMER ROOM	36.00
6	NET AREA OF PLOT (4-5abcd)	6845.76
7	ADDITION FOR F.A.R.	
a)	12M INTERNAL ROAD AREA	465.53
b)	12M AREA LEFT FOR PROPOSED ACCESS ROAD	151.32
c)	TRANSFORMER ROOM	36.00
8	NET GROSS AREA OF PLOT (6+7abcd)	7488.61
9	F.A.R. PERMISSIBLE	1.00
10	PERMISSIBLE FLOOR AREA	7488.61
11	PROPOSED RESIDENTIAL AREA	7379.23
12	EXCESS BALCONY AREA	1.55
13	TOTAL BUILT UP AREA (11+12)	7380.78
14	F.A.R. CONSUMED (14/9)	0.984
15	PERMISSIBLE B/LUP COVERAGE 1/5	1350.23
16	PROPOSED B/LUP COVERAGE	1335.34
17	PROPOSED B/LUP COVERAGE	1335.34

PARKING STATEMENT

AREA	CAR	SCOOTER/MOT. CYCLE	CYCLE OUT 300R
(A) PARKING REQUIRED BY RULE	148	380	322
(B) TOTAL PARKING PROVIDED	156	381	325

LIG/MIG AREA STATEMENT:

(A) NET AREA OF PLOT	10000.00
b) 12M AREA LEFT FOR PROPOSED ACCESS ROAD	151.32
c) AMENITY SPACE AREA (15%)	1500.59
d) OPEN SPACE AREA (10%)	1000.90
(C) BALANCE PLOT AREA (A-B)	7347.29
(D) PERMISSIBLE AREA (7347.29X20%)	1469.45
(E) PROPOSED AREA	1478.23

SCHEDULE OF OPENINGS

DOORS	WINDOWS
D = 0.90 X 2.10	W = 1.80 X 1.20
E = 0.90 X 2.10	W = 1.20 X 1.20
F = 0.75 X 2.10	W = 0.60 X 0.90
F = 0.75 X 2.10	W = 0.90 X 1.20

BRIEF SPECIFICATION

1) THIS DRAWING IS BASED ON INFORMATION/DOCUMENT PROVIDED BY OWNER/P.A.C.

2) THE DRAWING IS COPYRIGHT OF THE ARCHITECT AND SHOULD NOT BE COPIED OR USED WITHOUT HIS PERMISSION.

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 1/1/2015 AND THE DIMENSION OF SIZES ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/RECORDS/ LAND RECORD DEPT./CITY SURVEY RECORDS.

SIGNATURE OF LICENSED ARCHITECT

LEGEND

- a) PLOT BOUNDARY SHOWN BLACK
- b) PROPOSED WORK SHOWN RED
- c) EXISTING LINE SHOWN RED DOTTED
- d) WATER LINE SHOWN BLACK DOTTED
- e) DEMOLISHED WORK SHOWN YELLOW

OWNER NAME Owner Sign

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

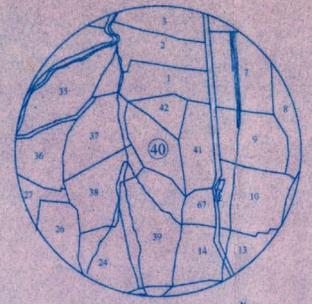
PROJECT
PROPOSED RESIDENTIAL BUILDING AT S. No. 40, H. No. 1/1 + 1/2 + 1/3/1, YEWALEWADI, PUNE.

ARCHITECT'S SIGN N.P.H. File Name
SIRI RAJENDRA H. THITE L.S.O./716 MNPFL-2 Checked By

Scale: 1:100 Date: 21/07/15 Dwg. By: pounama S.M.D.
ARCHITECT

RAJENDRA H. THITE
4, DIAMOND PALACE, 2nd FLOOR,
OPP. KESARI WADA, 570/571,
SHANIWAR PETH, PUNE-411030
PH: (0) - 24486417.
LIC. NO. 716.

FLOOR AREA STATEMENT (IN SQ.M)																					
TYPE OF BLDG.	BLDG. HT.	FLOOR	TN.NO.	TN.NO. LIG/MIG	TOTAL TN.NO.	GROUND COVERAGE	RESI - F.S.I.	BALC. AREA PERMISSIBLE	ENCLOSE BALCONY	OPEN BALC.	TOTAL BALCONY	TERRACE	STAIRCASE			LIFT	LIFT M.R.	PASSAGE	TO BE LIG/MIG		
													FIRE STAIRCASE	STAIRCASE	TOTAL						
BUILDING - A	30.00	P+09	61	10	71	475.32	2692.65	403.90	345.41	20.12	365.53	510.86	158.85	158.85	317.70	9.51	19.62	1008.18	492.75		
BUILDING - B	27.00	P+08	31	--	31	384.21	2098.15	314.72	331.03	---	331.03	446.97	148.56	154.96	303.52	9.40	14.96	425.36	---		
BUILDING - C	33.00	P+10	59	20	79	475.32	2621.06	393.16	384.55	---	384.55	547.34	176.50	176.50	353.00	9.51	19.62	1120.20	985.50		
TOTAL AREA					151	30	181	1334.85	7411.86	1111.78	1060.99	20.12	1081.11	1505.17	483.91	490.31	974.22	28.42	54.20	2553.74	1478.25



STAMP OF APPROVAL

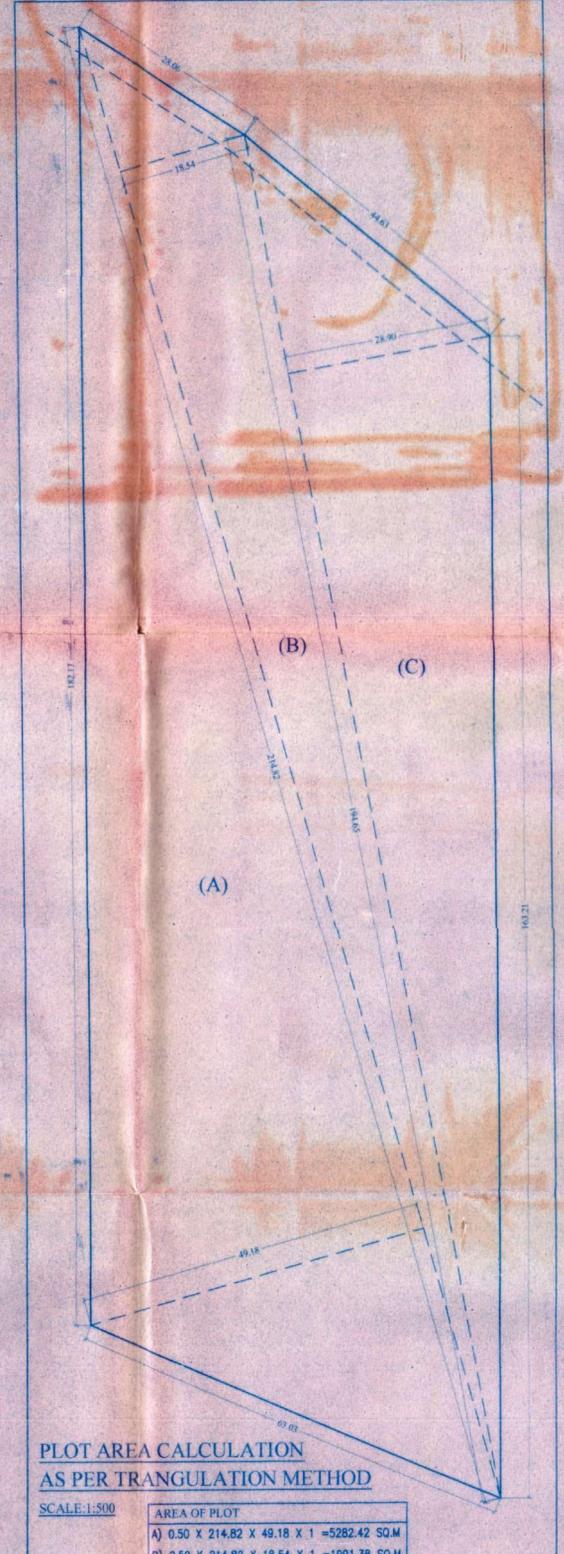
APPROVED SUBJECT TO CONDITION APPROVED UNDER COMMENCEMENT CERTIFICATE No. cc/209/15

Building Inspector Duputy Engineer (Jr. Engg./Asst. Engg.)

BUILDING PERMISSION DEPT. ZONE - 2 P.M.C.



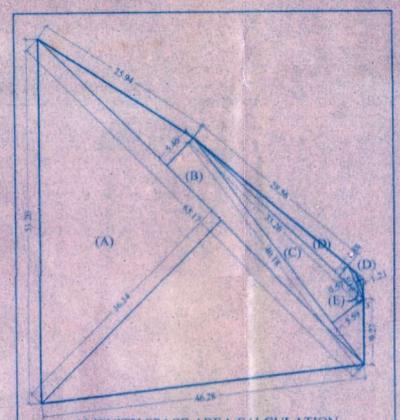
PARKING FLOOR PLAN
SCALE = 1:500



PLOT AREA CALCULATION AS PER TRIANGULATION METHOD
SCALE: 1:500

AREA OF PLOT

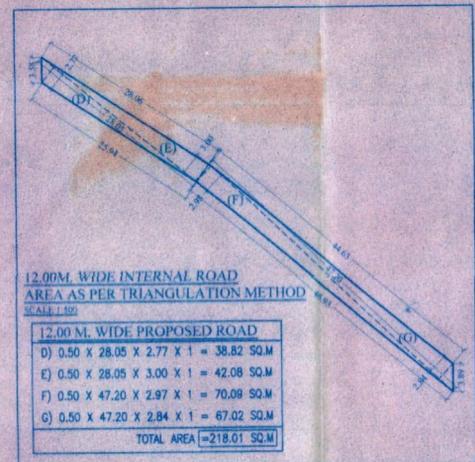
A) 0.50 X 214.82 X 49.18 X 1 = 5282.42 SQ.M
 B) 0.50 X 214.82 X 18.54 X 1 = 1991.38 SQ.M
 C) 0.50 X 194.65 X 28.90 X 1 = 2812.69 SQ.M
 TOTAL AREA = 10086.49 SQ.M
 AREA OF AS PER 7/12 = 10000.00 SQ.M



AMENITY SPACE AREA CALCULATION AS PER TRIANGULATION METHOD
SCALE: 1:500

AMENITY AREA CALCULATION

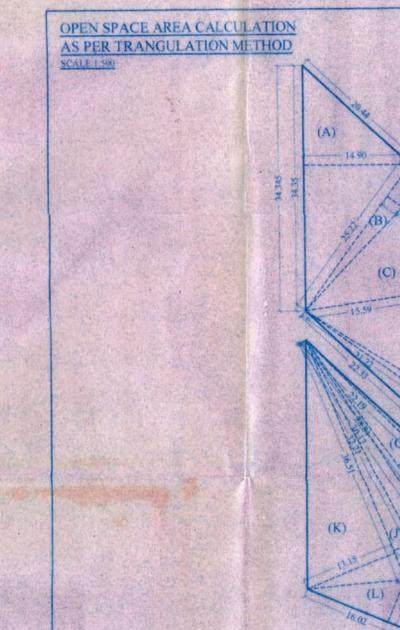
A) 0.50 X 65.17 X 36.16 X 1 = 1178.39 SQ.M
 B) 0.50 X 65.17 X 5.46 X 1 = 177.91 SQ.M
 C) 0.50 X 40.18 X 5.59 X 1 = 112.30 SQ.M
 D) 0.50 X 33.26 X 1.88 X 1 = 31.26 SQ.M
 E) 0.50 X 5.12 X 1.21 X 1 = 3.10 SQ.M
 DEDUCTION -
 F) 2/3 X 5.12 X 0.57 X 1 = 1.94 SQ.M
 TOTAL AREA = 1501.02 SQ.M



12.00M WIDE INTERNAL ROAD AREA AS PER TRIANGULATION METHOD
SCALE: 1:500

12.00 M. WIDE PROPOSED ROAD

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



OPEN SPACE AREA CALCULATION AS PER TRIANGULATION METHOD
SCALE: 1:500

ADDITIONS

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

DEDUCTION

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

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

AREA OF COVERAGE

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

PROPOSED COVERAGE =

1) (A - BUILDING) = 475.32 SQ.M
 2) (B - BUILDING) = 384.21 SQ.M
 3) (C - BUILDING) = 475.32 SQ.M
 TOTAL GROUND COVERAGE AREA = 1334.85 SQ.M

TENAMENT STATEMENT

PERMISSIBLE TENAMENT = 250 T/HEC.
 = 8954.55X250
 = 10000.00

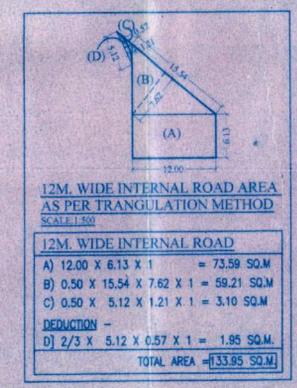
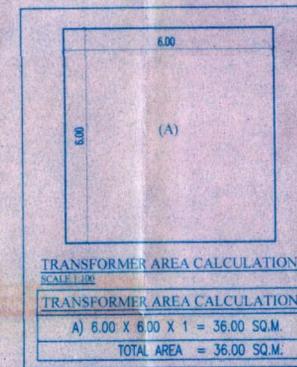
PERMISSIBLE TENAMENT = 224 NOS.

PROPOSED TENAMENT =

1) (A - BUILDING) = 71
 2) (B - BUILDING) = 31
 3) (C - BUILDING) = 79
 TOTAL TENAMENT AREA = 181

BALCONY AREA CALC.

PERMISSIBLE BALCONY = 7412.98X15%
 = 1111.95SQ.M
 PROPOSED BALCONY = 1087.41SQ.M



12M WIDE INTERNAL ROAD AREA AS PER TRIANGULATION METHOD
SCALE: 1:500

12M WIDE INTERNAL ROAD

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

PARKING STATEMENT

PARKING REQUIRED	BUILDING	CAR	SCOOTER	CYCLE
A	35	122	113	
B	46	62	46	
C	45	118	88	
TOTAL	126	302	247	

FOR LIG/MIG

PARKING REQUIRED	BUILDING	CAR	SCOOTER	CYCLE
A	05	20	20	
C	10	40	40	
TOTAL	15	60	60	

VISITORS PARKING (5X)

PARKING REQUIRED	CAR	SCOOTER	CYCLE
A	07	18	15
TOTAL REQUIRED	148	380	322

PARKING PROVIDED

PARKING PROVIDED	TOTAL	148	381	325
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FLOOR AREA STATEMENT (IN SQ.M)
(LIG/MIG TO BE HANDOVER) (Building no.-A)

SR.NO.	BUILDING TYPE	FLOOR	TENAMENT NO.	AREA
1	A - 2	FIRST	103	49.275
			104	49.275
2	A - 2	SECOND	203	49.275
			204	49.275
3	A - 2	THIRD	303	49.275
			304	49.275
4	A - 2	FOURTH	403	49.275
			404	49.275
5	A - 2	FIFTH	503	49.275
			504	49.275
TOTAL AREA				492.75

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

SR.NO.	BUILDING TYPE	FLOOR	TENAMENT NO.	AREA
1	C - 1	FIRST	103	49.275
			104	49.275
2	C - 1	SECOND	203	49.275
			204	49.275
3	C - 1	THIRD	303	49.275
			304	49.275
4	C - 1	FOURTH	403	49.275
			404	49.275
5	C - 1	FIFTH	503	49.275
			504	49.275
6	C - 1	SIXTH	603	49.275
			604	49.275
7	C - 1	SEVENTH	703	49.275
			704	49.275
8	C - 1	EIGHT	803	49.275
			804	49.275
9	C - 1	NINETH	903	49.275
			904	49.275
10	C - 1	TENTH	1003	49.275
			1004	49.275
TOTAL AREA				492.75

AREA STATEMENT

NO.	DESCRIPTION	SQ.M.
1	AREA OF PLOT (AS PER 7/12)	10000.00
2	AREA OF PLOT (AS PER D.C.)	10086.49
3	MINIMUM AREA OF PLOT	10000.00
4	NET AREA OF PLOT (3-4)	10000.00
5	DEDUCTIONS	
a)	12M INTERNAL ROAD AREA	133.95
b)	12M AREA LEFT FOR PROPOSED ACCESS ROAD	218.01
c)	AMENITY SPACE AREA (15%)	1501.02
d)	OPEN SPACE AREA (10%)	1000.52
e)	TRANSFORMER ROOM	36.00
6	NET AREA OF PLOT (5-8abcd)	7110.50
7	ADDITION FOR F.A.R.	
a)	12M INTERNAL ROAD AREA	133.95
b)	12M AREA LEFT FOR PROPOSED ACCESS ROAD	218.01
c)	TRANSFORMER ROOM	36.00
8	NET AREA OF PLOT (5-8abcd)	7498.46
9	F.A.R. PERMISSIBLE	1.00
10	PERMISSIBLE FLOOR AREA	7498.46
11	PROPOSED RESIDENTIAL AREA	7411.86
12	TOTAL BALLET UP AREA (12+13)	7411.86
13	F.A.R. CONSUMED (15/7)	0.992
14	PERMISSIBLE B/UP COVERAGE 1/5	1422.10
15	PROPOSED B/UP COVERAGE	1334.85

Balcony Area Statement:

NO.	DESCRIPTION	SQ.M.
(A)	PERMISSIBLE BALCONY AREA	1111.95
(B)	PROPOSED BALCONY AREA	1087.41
(C)	EXESSE BALCONY AREA (TOTAL)	NIL
(D)	EXESSE PASSAGE AREA (TOTAL)	NIL

Tenament Statement:

NO.	DESCRIPTION	NO.
(A)	NET AREA OF PLOT ITEM A (7) ABOVE	8998.46
(B)	LESS DEVIATION OF NON RESIDENTIAL AREA	
(C)	TENAMENT PERMISSIBLE 250T/HECT	224
(D)	TENAMENT PROVIDED	181

PARKING STATEMENT

NO.	DESCRIPTION	CAR	SCOOTER	CYCLE	OUT SIDER
(A)	PARKING REQUIRED BY RULE	144	580	355	
(D)	TOTAL PARKING PROVIDED	144	580	355	

LIG/MIG Statement:

NO.	DESCRIPTION	SQ.M.
(A)	NET AREA OF PLOT	10000.00
b)	12M AREA LEFT FOR PROPOSED ACCESS ROAD	218.01
c)	AMENITY SPACE AREA (15%)	1501.02
d)	OPEN SPACE AREA (10%)	1000.52
(B)	BALANCE PLOT AREA	7280.45
(C)	PERMISSIBLE AREA (7280.45X20%)	1456.09
(D)	PROPOSED AREA	1478.25

SCHEDULE OF OPENINGS:

DOORS:	WINDOWS:	WINDOWS:
D = 0.90 X 2.10	W = 1.80 X 1.20	W2 = 1.20 X 1.20
D1 = 0.90 X 2.10	W3 = 1.80 X 0.90	V = 0.60 X 0.90
D2 = 0.75 X 2.10	W2 = 0.90 X 1.20	

BRIEF SPECIFICATION:

1) This drawing is based on information/assessments provided by owner/P.A.H.

2) This drawing is copyright of the architect and should not be copied or used without prior permission of architect.

CERTIFICATE OF AREA

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

SIGNATURE OF LICENSED ARCHITECT

LEGEND:

- a) PLOT BOUNDARY SHOWN BLACK
- b) PROPOSED WORK SHOWN RED
- c) DRAINAGE LINE SHOWN RED DOTTED
- d) WATER LINE SHOWN BLACK DOTTED
- e) DEMOLISHED WORK SHOWN YELLOW

OWNER NAME: Owner Sign

FOR M/s. MAA SANKALP BUILDCON (P.A.H.) Through its Partners

1) MR. SANTOSH SUBHASH HAGAVANB
 2) MR. VISHAL SURESH PAWAR
 3) MR. HEMANT PISHORILAL MALIK

PROJECT: PROPOSED RESIDENTIAL BUILDING AT S. No. 40, H. No. 1/3/2 + 1/4 + 1/5, YEWALEWADI, PUNE.

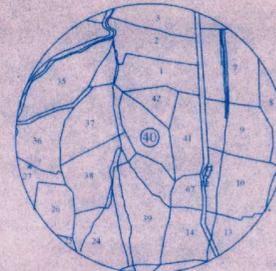
ARCHITECT'S SIGN: North File Name: SHRI RAJENDRA H. THITE L.N.O.-716 MNPL - 1 Checked By: S. M. D.

Scale: 1:100 Date: 21/07/15 Drg. By: Rajashree S. M. D.

ARCHITECT: RAJENDRA H. THITE
 4, DIAMOND PALACE, 2nd FLOOR, OPP. KESARI WADA, 570/571, SHANTWAR PETH, PUNE - 411030. PH: [0]- 24486417. LIC. NO. 716.

FLOOR AREA STATEMENT (IN SQ.M)

WING/BUILDING	BLDG. HT.	FLOOR	TN.NO.	TN.NO. LIG/MIG	TOTAL TN.NO.	GROUND COVERAGE	RESI - F.S.I.	BALC. AREA PERMISSIBLE	ENCLOSE BALCONY	OPEN BALC.	TOTAL BALCONY	TERRACE	STAIRCASE			LIFT	LIFT M.R.	PASSAGE	TO BE LIG/MIG
													FIRE STAIRCASE	STAIRCASE	TOTAL				
D	21.00	P+6	36	10	46	475.87	1594.08	239.11	234.84	---	234.84	333.57	105.90	105.90	211.80	9.51	19.62	665.08	492.75
E	36.00	P+11	43	--	43	384.89	2907.62	436.14	451.93	---	451.93	622.64	213.07	204.27	417.34	9.40	14.96	584.87	---
F	36.00	P+11	67	20	87	475.29	2969.33	445.40	423.69	5.03	428.72	611.91	194.15	194.15	388.30	9.51	19.62	1232.22	985.50
TOTAL AREA					146	30	176	1335.34	7471.02	1120.65	1117.31	5.03	1122.34	1568.12	513.12	504.32	1017.44	2482.17	1478.25



LOCATION PLAN

CONSIDERATIONS
1 PLOT AREA = 10000.00 SQ.M
2 F.S.I = 1.00

Sr. NO	Description	Area IN SQ.M
1	F.S.I	8949.28
2	NON F.S.I	
BALCONY		1122.34
PASSAGE/LOBBY		2482.17
STAIRCASE		513.12
LIFT & LIFT MACHINE RM		28.42
TERRACE		1568.12
REFUGE AREA		1365.89
CONNECTING SLAB		---
O.H.T AREA		88.02
U.G.T AREA		99.85
O.W.C AREA		---
S.T.P AREA		80.07
TRANSFORMER (APPROX)		36.00
SECURITY CABIN		---
CLUB HOUSE		---
COVERED PARKING		---
TOTAL NON F.S.I		8066.70
Construction B/U/P Area		---
Total F.S.I Area + Total Non F.S.I Area		8949.28 + 8066.70 = 17015.98
COVERAGE		WING D = 475.87 WING E = 384.89 WING F = 475.29 TOTAL = 1335.34

STAMP OF APPROVAL

LAYOUT (D+E+F)
किरण योजना कायांक
मासिक लेखांक क्र. ccl2866/16
दि. 01.01.2016 कायंक 15/12/16 दिनांक
अभिमत
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FLOOR AREA STATEMENT (IN SQ.M)
(LIG/MIG TO BE HANDOVER) WING - D

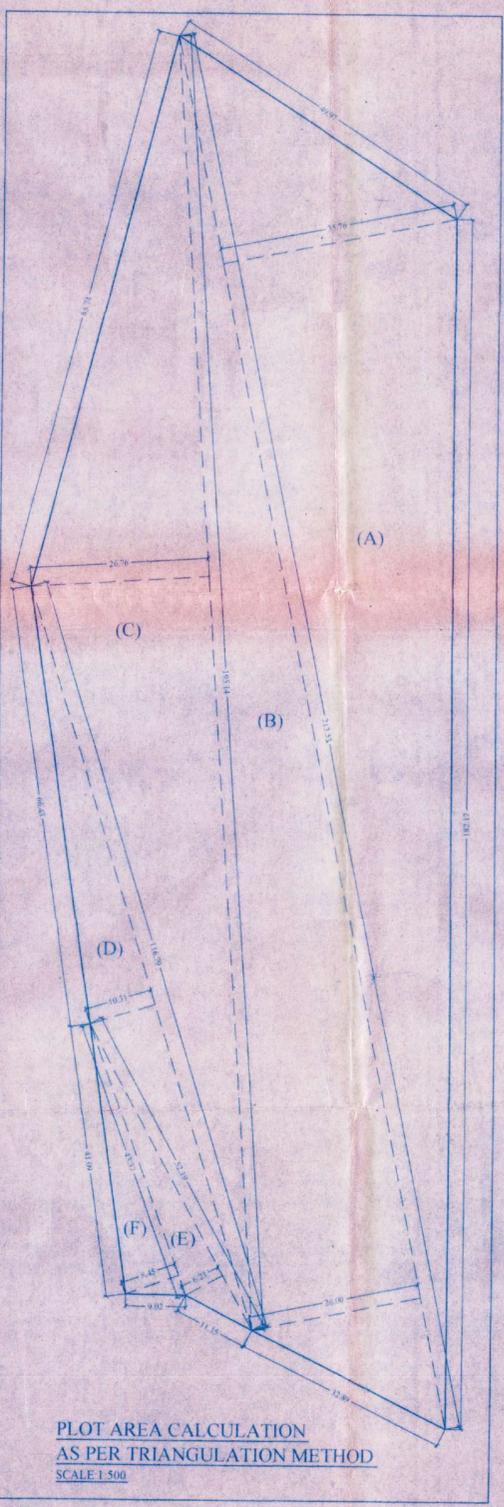
SR.NO.	WING TYPE	FLOOR	TENAMENT NO.	AREA
1	D - 2	FIRST	103	49.275
			104	49.275
2	D - 2	SECOND	203	49.275
			204	49.275
3	D - 2	THIRD	303	49.275
			304	49.275
4	D - 2	FOURTH	403	49.275
			404	49.275
5	D - 2	FIFTH	503	49.275
			504	49.275
TOTAL AREA				492.75

FLOOR AREA STATEMENT (IN SQ.M)
(LIG/MIG TO BE HANDOVER) (WING - F)

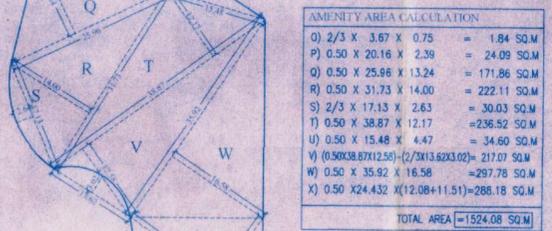
SR.NO.	WING TYPE	FLOOR	TENAMENT NO.	AREA
1	F - 1	FIRST	103	49.275
			104	49.275
2	F - 1	SECOND	203	49.275
			204	49.275
3	F - 1	THIRD	303	49.275
			304	49.275
4	F - 1	FOURTH	403	49.275
			404	49.275
5	F - 1	FIFTH	503	49.275
			504	49.275
6	F - 1	SIXTH	603	49.275
			604	49.275
7	F - 1	SEVENTH	703	49.275
			704	49.275
8	F - 1	EIGHT	803	49.275
			804	49.275
9	F - 1	NINTH	903	49.275
			904	49.275
10	F - 1	TENTH	1003	49.275
			1004	49.275
TOTAL AREA				985.50

AREA OF PLOT

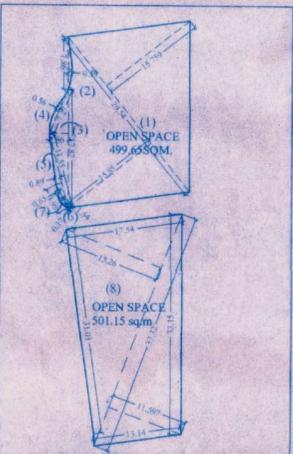
A) 0.50 X 213.53 X 35.76 X 1 = 3817.92 SQ.M
B) 0.50 X 213.53 X 28.00 X 1 = 2775.89 SQ.M
C) 0.50 X 195.14 X 26.76 X 1 = 2610.97 SQ.M
D) 0.50 X 116.79 X 10.31 X 1 = 602.05 SQ.M
E) 0.50 X 52.19 X 6.21 X 1 = 162.05 SQ.M
F) 0.50 X 43.37 X 8.45 X 1 = 183.24 SQ.M
TOTAL AREA = 10152.12 SQ.M
AREA OF AS PER 7/12 = 10000.00 SQ.M



PLOT AREA CALCULATION AS PER TRIANGULATION METHOD SCALE: 1:500



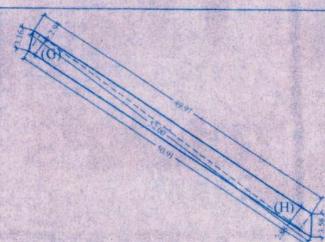
AMENITY SPACE AREA CALCULATION AS PER TRIANGULATION METHOD SCALE: 1:500



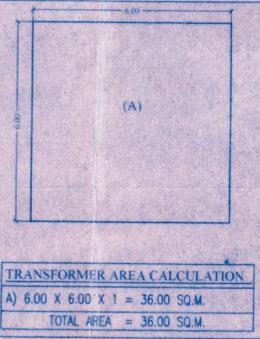
OPEN SPACE AREA CALCULATION AS PER TRIANGULATION METHOD SCALE: 1:500



12M. WIDE INTERNAL ROAD AREA AS PER TRANGULATION METHOD SCALE: 1:500



AREA LEFT FOR ROAD AS PER TRANGULATION METHOD SCALE: 1:500



TRANSFORMER AREA CALCULATION TOTAL AREA = 36.00 SQ.M

AMENITY AREA CALCULATION

O) 2/3 X 3.67 X 0.75 = 1.84 SQ.M
P) 0.50 X 20.16 X 2.39 = 24.09 SQ.M
Q) 0.50 X 25.96 X 13.24 = 171.86 SQ.M
R) 0.50 X 31.73 X 14.00 = 222.11 SQ.M
S) 2/3 X 17.13 X 2.63 = 30.03 SQ.M
T) 0.50 X 38.87 X 12.17 = 236.52 SQ.M
U) 0.50 X 15.48 X 4.47 = 34.60 SQ.M
V) (0.50X38.87X12.17) - (2/3X13.62X3.02) = 217.07 SQ.M
W) 0.50 X 35.92 X 16.58 = 297.78 SQ.M
X) 0.50 X24.432 X(12.08+11.51) = 288.18 SQ.M
TOTAL AREA = 1524.08 SQ.M

AREA OF COVERAGE

PERMISSIBLE GR. COVERAGE = 1/2X NET PLOT AREA
1/5 X 8291.72 = 1658.34 SQ.M.

PROPOSED COVERAGE =
1) (D - WING) = 475.87 SQ.M.
2) (E - WING) = 385.80 SQ.M.
3) (F - WING) = 475.81 SQ.M.

TOTAL GROUND COVERAGE AREA = 1335.34 SQ.M.

BALCONY AREA CALC.

PERMISSIBLE BALCONY = 7488.86 X 15% = 1120.33 SQ.M.
PROPOSED BALCONY = 1122.34 SQ.M.
EXCESS BALCONY = 1.69 SQ.M.

TENEMENT STATEMENT

PERMISSIBLE TENEMENT = 250 T/HEC.
= 8291.72X250 = 10000.00
PERMISSIBLE TENEMENT = 207 NOS.
PROPOSED TENEMENT = 46
1) (D - WING) = 46
2) (E - WING) = 43
3) (F - WING) = 87
TOTAL TENEMENT AREA = 176

PARKING STATEMENT

PARKING REQUIRED	WING	CAR	SCOOTER	CYCLE
D	21	72	68	
E	64	66	64	
F	39	134	123	
TOTAL	124	292	253	

FOR LIG/MIG

PARKING REQUIRED	WING	CAR	SCOOTER	CYCLE
D	05	20	20	
F	10	40	40	
TOTAL	15	60	60	

VISITORS PARKING (5%)

PARKING	CAR	SCOOTER	CYCLE
139	352	313	
TOTAL PARKING	07	16	16
PARKING REQUIRED	146	370	328

PARKING AREA STATEMENT

AREA REQUIRED	AREA PROPOSED
CAR 146 NOS. X 12.50 SQ.M	1825.00 SQ.M
SCOOTER 370 NOS. X 2.00 SQ.M	740.00 SQ.M
CYCLE 328 NOS. X 1.40 SQ.M	460.80 SQ.M
TOTAL	3025.80 SQ.M

AREA STATEMENT

SR. NO	DESCRIPTION	AREA
1	AREA OF PLOT (AS PER 7/12)	10000.00
2	AREA OF PLOT (AS PER D.C.)	10152.12
3	MINIMUM AREA OF PLOT	10000.00
4	NET AREA OF PLOT (3-4)	10000.00
5	DEDUCTIONS	
a)	12M. INTERNAL ROAD AREA	465.83
b)	12M. AREA LEFT FOR PROPOSED ACCESS ROAD	151.32
c)	AMENITY SPACE AREA (15%)	1524.08
Required Amenity (10000.00X0.15)=1500.00 SQ.M		
PROVIDED AMENITY (1524.08 SQ.M)		1524.08
d)	OPEN SPACE AREA (10%)	1000.00
e)	TRANSFORMER ROOM	36.00
6	NET AREA OF PLOT (4-5abcd)	8822.77
7	ADDITION FOR F.A.R.	
a)	12M. INTERNAL ROAD AREA	465.83
b)	12M. AREA LEFT FOR PROPOSED ACCESS ROAD	151.32
c)	TRANSFORMER ROOM	36.00
8	NET GROSS AREA OF PLOT (6+7abcd)	7478.12
9	F.A.R. PERMISSIBLE	1.00
10	PERMISSIBLE FLOOR AREA	7478.12
11	PROPOSED RESIDENTIAL AREA	7471.02
12	EXCESS BALCONY AREA	1.69
13	TOTAL BUILT UP AREA (11+12)	7472.71
14	F.A.R. CONSUMED (14/9)	0.999
15	PERMISSIBLE B/U/P COVERAGE 1/5	1488.45
16	PROPOSED B/U/P COVERAGE 1/5	1335.34
17	PROPOSED B/U/P COVERAGE	1335.34

Balcony Area Statement

DESCRIPTION	AREA
(A) PERMISSIBLE BALCONY AREA	1120.33
(B) PROPOSED BALCONY AREA	1122.34
(C) EXCESS BALCONY AREA (TOTAL)	1.69

Tenement Statement

DESCRIPTION	AREA
(A) NET AREA OF PLOT ITEM A. (6) ABOVE	8291.72
(B) LESS DEVISION OF NON RESIDENTIAL AREA	---
(C) TENEMENT PERMISSIBLE 250T/HECT	207
(D) TENEMENT PROPOSED	176

PARKING STATEMENT

DESCRIPTION	CAR	SCOOTER	CYCLE
(A) PARKING REQUIRED BY RULE	146	370	328
(B) TOTAL PARKING PROVIDED	146	370	328

LIG/MIG AREA STATEMENT

DESCRIPTION	AREA
(A) NET AREA OF PLOT	10000.00
(B) b) 12M. AREA LEFT FOR PROPOSED ACCESS ROAD	151.32
c) AMENITY SPACE AREA (15%)	1500.59
d) OPEN SPACE AREA (10%)	1000.00
(C) BALANCE PLOT AREA (A-B)	7247.29
(D) PERMISSIBLE AREA (7347.29X20%)	1449.45
(E) PROPOSED AREA	1478.25

SCHEDULE OF OPENINGS:

DOORS: D = 0.90 X 2.10 W = 1.80 X 1.20 W2 = 1.20 X 1.20
D1 = 0.90 X 2.10 W3 = 1.80 X 0.90 V = 0.60 X 0.90
D2 = 0.75 X 2.10 W2 = 0.90 X 1.20

WINDOWS: W = 1.80 X 1.20 W2 = 1.20 X 1.20
W1 = 0.90 X 1.20 W3 = 0.90 X 1.20

BRIEF SPECIFICATION:

- R.C.C. FRAMES STRUCTURE
- R.C.C. FOOTING UP TO HARD STRAK
- EXTERNAL WALLS 0.15 THK
- INTERNAL WALLS 0.15 THK
- IN BLOCKS OR BRICKS
- WALLS EXTERNALLY CEMENT PLASTERED AND INTERNALLY MURU FINISHED
- F.L.W. DOORS AND W.S. WINDOWS
- SLAB T.F.E. FLOORING
- CEILING T.F.E. GLOTTING AND PUTTY
- STAIRWAYS SMOOTH WARES AND FINISHES
- R.C.C. SLAB TO HAVE 8% COURSE ON TOP
- This drawing is based on Information/Document provided by client/P.A.U.
- This drawing is copyright of the drawing should not be copied or used without prior permission of architect

CERTIFICATE OF AREA

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

SIGNATURE OF LICENSED ARCHITECT

OWNER NAME: Owner Sign

FOR M/s. MAA SANKALP BUILDCON (P.A.H.) Through its Partners

1) MR. VISHAL SURESH PAWAR
2) MR. HEMANT PISHORIJI AL. MALIK

PROJECT

PROPOSED LAYOUT OF BUILDING AT S/W No. 40, H.No. 1/1 + 1/2 + 1/3/1, YEVALEWADI, PUNE

ARCHITECT'S / ENGINEERS SIGN: North File Name

SURI RAJENDRA H THITE LIC.No-716

Checked By: MNH - 5

Scale: 1:100 Date: 28/09/16 Drg. By: POURNIMA S.M.D.

ARCHITECT / ENGINEER

RAJENDRA H. THITE
101/1st FLOOR, ALMIRA, CTS NO 110,
INCOME TAX LANE, PRABHAT ROAD,
LANE NO 14, THORAT COLONY ROAD,
BRANDWANA, PUNE.
PH: (0) - 20251727
LIC. NO. 716.

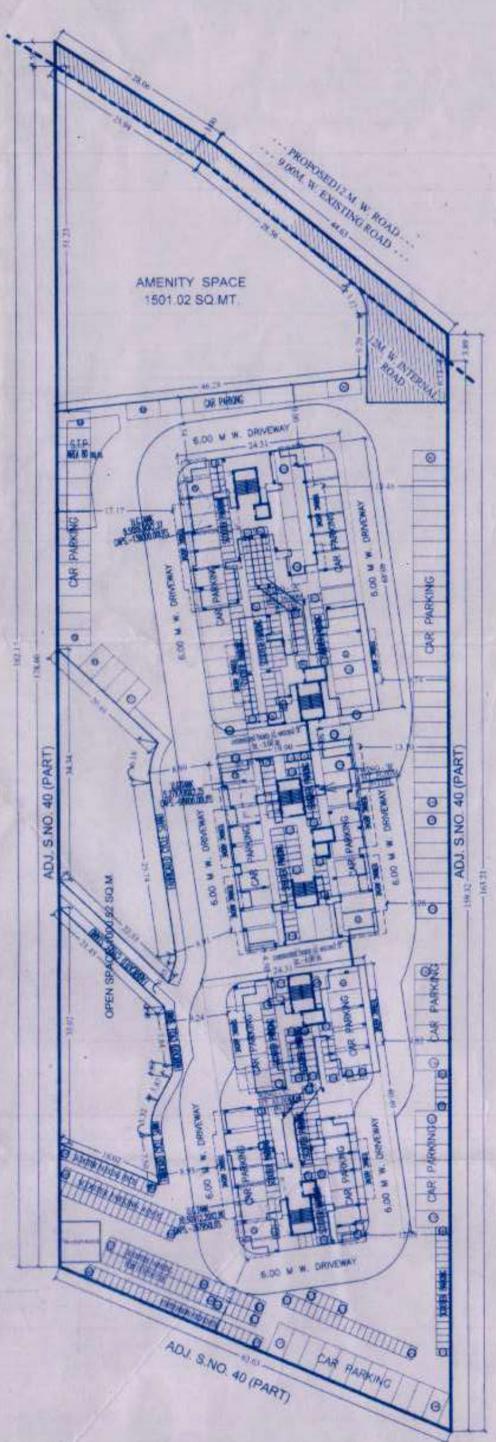
PARKING FLOOR PLAN SCALE = 1:500

WING/BUILDING	BLDG. HT.	FLOOR	TN.NO.	TN.NO. LIG/MIG	TOTAL TN.NO.	GROUND COVERAGE	RESI - F.S.I.	TO BE LIG/MIG	TOTAL RESI - F.S.I.	BALC. AREA PERMISSIBLE	ENCLOSE BALCONY	DRY BALC.	OPEN BALCONY	TOTAL BALCONY	TERRACE	STAIRCASE			LIFT	LIFT M.R.	PASSAGE	TO BE LIG/MIG	
																FIRE STAIRCASE	STAIRCASE	TOTAL					
A	36.00	P+11	77	10	87	475.84	3392.37	492.75	3885.12	582.77	423.69	30.18	---	453.87	631.81	194.15	194.15	388.30	9.51	19.62	1232.22	492.75	
B	36.00	P+11	43	---	43	352.11	2980.61	---	2980.61	447.09	235.20	---	496.55	731.75	619.92	111.42	116.22	227.64	9.40	14.96	308.07	---	
C	33.00	P+10	59	20	79	475.84	2621.58	985.50	3607.08	541.06	384.55	---	---	384.55	547.34	176.50	176.50	353.00	9.51	19.62	1120.20	985.50	
TOTAL AREA					179	30	209	1303.79	8994.56	1478.25	1570.92	1043.44	30.18	496.55	1570.17	1799.07	482.07	486.87	968.94	28.42	54.20	2660.49	1478.25

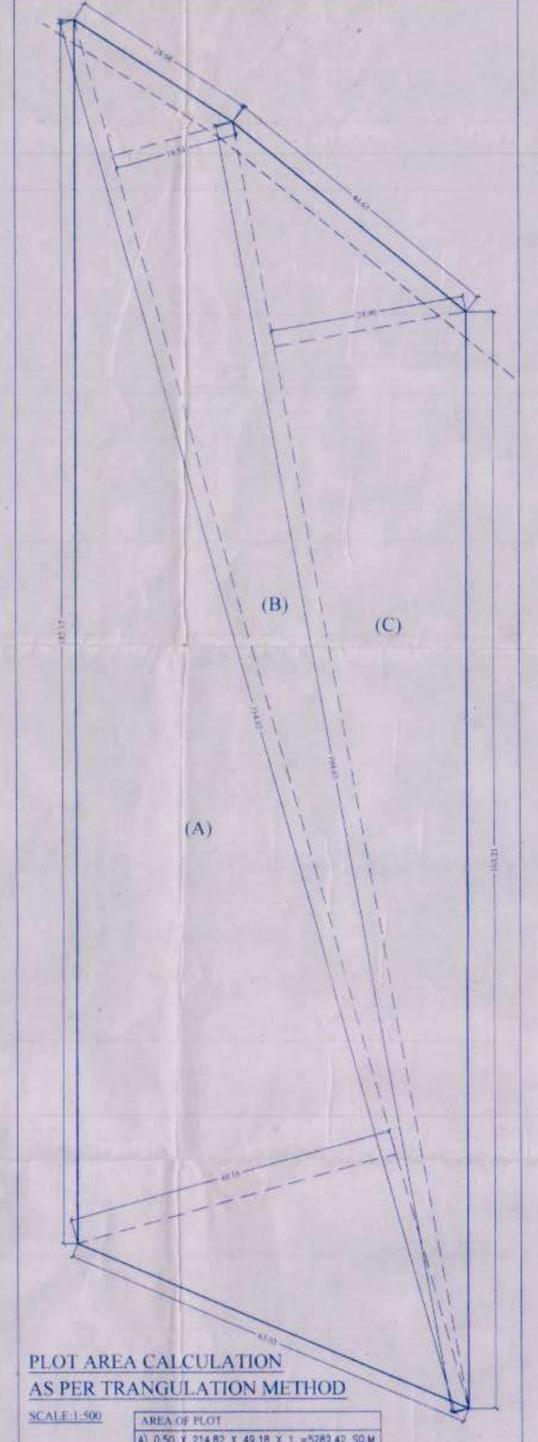


STAMP OF APPROVAL
APPROVED
MUNICIPAL CORPORATION
PUNE
Building Inspector Deputy Engineer
(in Charge) Engg.
BUILDING PERMISSION DEPT.
P. M. C.
CERTIFICATE No. 20251727

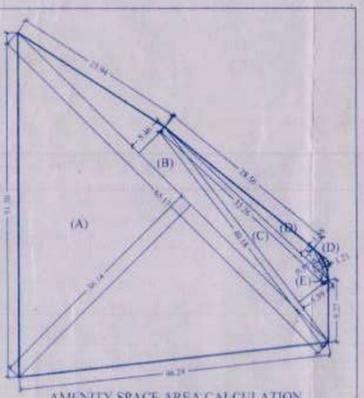
AREA STATEMENT	NO.	NO. OF	AREA
1. AREA OF PLOT (AS PER 7/12)	1	10000.00	10000.00
2. AREA OF PLOT (AS PER D.C. 1947)	2	10086.48	10086.48
3. NET AREA OF PLOT (1)	3	10000.00	10000.00
4. DEDUCTIONS			
a) 12M. INTERNAL ROAD AREA	1	133.95	133.95
b) 12M. AREA LEFT FOR PROPOSED ACCESS ROAD	2	218.01	218.01
c) AMENITY SPACE AREA (15%)	3	1501.02	1501.02
d) OPEN SPACE AREA (10%)	4	1000.52	1000.52
e) TRANSFORMER ROOM	5	36.00	36.00
5. NET AREA OF PLOT (3-4abcd)	5	7110.50	7110.50
6. ADDITION FOR F.A.R.			
a) 12M. INTERNAL ROAD AREA	1	133.95	133.95
b) 12M. AREA LEFT FOR PROPOSED ACCESS ROAD	2	218.01	218.01
c) TRANSFORMER ROOM	3	36.00	36.00
7. NET AREA OF PLOT (5+6)	7	7488.46	7488.46
8. F.A.R. PERMISSIBLE	8	1.00	1.00
9. PERMISSIBLE FLOOR AREA	9	7488.46	7488.46
10. ADDITION FOR F.A.R.			
a) AMENITY SPACE AREA (15%)	1	1501.02	1501.02
11. TOTAL PERMISSIBLE FLOOR AREA (9+10a)	11	8994.48	8994.48
12. PROPOSED RESIDENTIAL AREA	12	8994.56	8994.56
13. TOTAL BUILT UP AREA (12+13)	13	8994.56	8994.56
14. F.A.R. CONSUMED (15/10)	14	5.999	5.999
15. PERMISSIBLE B/UP COVERAGE 1/5	15	1489.89	1489.89
16. PROPOSED B/UP COVERAGE	16	1303.79	1303.79



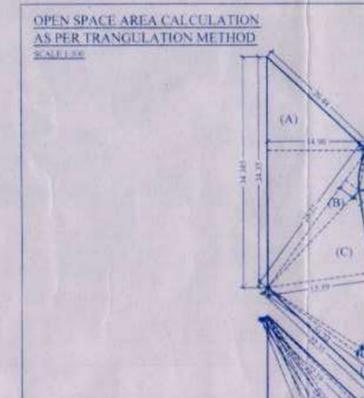
PARKING FLOOR PLAN
SCALE = 1:500



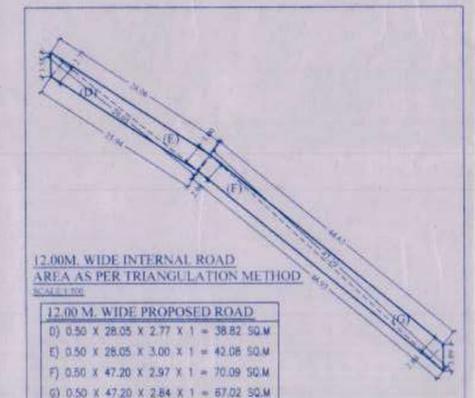
PLOT AREA CALCULATION
AS PER TRIANGULATION METHOD
SCALE: 1:500



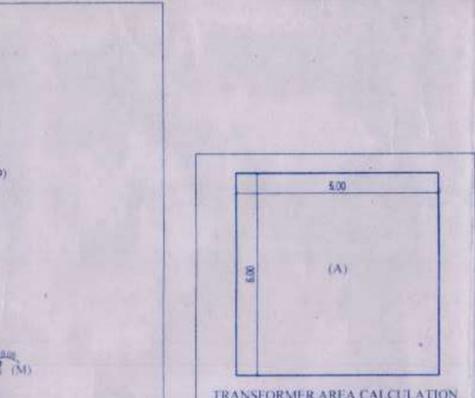
AMENITY SPACE AREA CALCULATION
AS PER TRIANGULATION METHOD
SCALE: 1:500



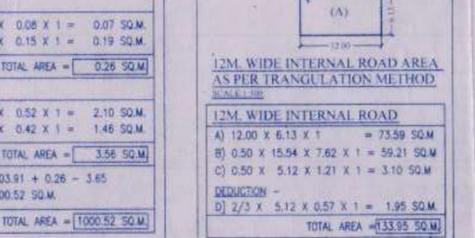
OPEN SPACE AREA CALCULATION
AS PER TRIANGULATION METHOD
SCALE: 1:500



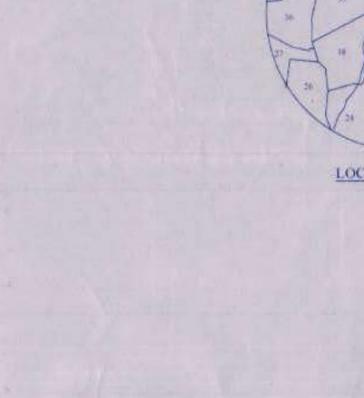
12.00M WIDE INTERNAL ROAD
AREA AS PER TRIANGULATION METHOD
SCALE: 1:500



TRANSFORMER AREA CALCULATION
SCALE: 1:500



12M WIDE INTERNAL ROAD
AREA AS PER TRIANGULATION METHOD
SCALE: 1:500



AREA OF COVERAGE

TENEMENT STATEMENT

PERMISSIBLE TENEMENT = 250 T/HEC.
= 8999.48X250
= 10000.00

PERMISSIBLE TENEMENT = 225 NOS.

PROPOSED TENEMENT -
1) (WING A1&A2) = 87
2) (WING B) = 43
3) (WING C1&C2) = 79

TOTAL TENEMENT AREA = 209

FLOOR AREA STATEMENT (IN SQ.M)
(LIG/MIG TO BE HANDOVER) (WING A1&A2)

SR.NO.	WING TYPE	FLOOR	TENAMENT NO.	AREA
1	A - 2	FIRST	103	49.275
			104	49.275
2	A - 2	SECOND	203	49.275
			204	49.275
3	A - 2	THIRD	303	49.275
			304	49.275
4	A - 2	FOURTH	403	49.275
			404	49.275
5	A - 2	FIFTH	503	49.275
			504	49.275
TOTAL				492.75

FLOOR AREA STATEMENT (IN SQ.M)
(LIG/MIG TO BE HANDOVER) (WING C1&C2)

SR. NO.	WING TYPE	FLOOR	TENAMENT NO.	AREA
1	C - 1	FIRST	103	49.275
			104	49.275
2	C - 1	SECOND	203	49.275
			204	49.275
3	C - 1	THIRD	303	49.275
			304	49.275
4	C - 1	FOURTH	403	49.275
			404	49.275
5	C - 1	FIFTH	503	49.275
			504	49.275
6	C - 1	SIXTH	603	49.275
			604	49.275
7	C - 1	SEVENTH	703	49.275
			704	49.275
8	C - 1	EIGHT	803	49.275
			804	49.275
9	C - 1	NINTH	903	49.275
			904	49.275
10	C - 1	TENTH	1003	49.275
			1004	49.275
TOTAL				985.50

PARKING STATEMENT
PREVIOUSLY APPROVAL

PARKING REQUIRED	BUILDING	CAR	SCOOTER	CYCLE
	A1&A2	44	154	154
	B	33	44	33
	C1&C2	45	118	88
TOTAL		122	316	275
VISITORS PARKING (5%)		06	16	14

FOR LIC/MIG

PARKING REQUIRED	BUILDING	CAR	SCOOTER	CYCLE
	A1&A2	55	20	20
	C1&C2	10	40	40
TOTAL		15	60	60
VISITORS PARKING (5%)		01	03	03
TOTAL REQUIRED		144	395	352
PARKING PROVIDED		144	395	352

PARKING STATEMENT
WING - B PROPOSED

PARKING REQUIRED	CAR	SCOOTER	CYCLE	
40.00 TO 80.00 SQ.M.	02	04	02	
80.00 TO 120.00 SQ.M.	21	42	21	
TOTAL PARKING		185	437	373

PARKING AREA STATEMENT

PARKING REQUIRED	AREA REQUIRED	AREA PROPOSED
CAR	185 NOS. X 12.50 SQ.M	2306.50 SQ.M
SCOOTER	437 NOS. X 2.00 SQ.M	874.00 SQ.M
CYCLE	377 NOS. X 1.40 SQ.M	527.20 SQ.M
TOTAL		3488.70 SQ.M

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on _____ and the dimension of sides etc. of plot stated on plan area as measured on site and the area so worked out tallies with the area stated in document of ownership/ty scheme records/ land record dept./city survey records

(SIGNATURE OF LICENSED ARCHITECT)

OWNER'S DECLARATION -
I/WE undersigned hereby confirm that I/WE would abide by plans sanctioned by Pune Municipal Corporation. I/WE would execute the structure as per sanctioned plans. Also I/WE would associate the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

OWNER NAME: _____ Owner Sign

FOR M/s. MAASANKALP BUILDCON (P.A.)
Through its Partners
1) MR. VISHAL SURESH PAWAR
2) MR. HEMANT PISHORIL MALIK

PROJECT:
PROPOSED RESIDENTIAL BUILDING AT
S. No. 40, H. No. 1/3/2 + 1/4 + 1/5,
YEWALEWADI, PUNE.

ARCHITECTS / ENGINEERS SIGN: _____ Name: _____ File No: _____
SHRI RAJENDRA H. THITE
LNO-716

AMENITY
MNPV - 1
Checked By: _____

Scale: 1:100 Date: 18/03/17 Drg. By: Purnima S. M. D.
ARCHITECT / ENGINEER

RAJENDRA H. THITE
101, 1st FLOOR, ALMIRA, CTS NO.10,
INCOME TAX LANE, PRABHAT ROAD,
ERANDWANA, PUNE.
PH: (0) - 20251727
LIC. NO. 716.

WING/BUILDING	BLDG. HT.	FLOOR	TN.NO.	TN.NO. LIG/MIG(MHADA)	TOTAL TN.NO.	GROUND COVERAGE	RESI - F.S.I.	BALC. AREA PERMISSIBLE	ENCLOSE BALCONY	DRY BALC.	TOTAL BALCONY	TERRACE	STAIRCASE			LIFT	PASSAGE	TO BE LIG/MIG (MHADA)	
													FIRE STAIRCASE	STAIRCASE	TOTAL				
A	36.00	P+11	77	10	87	471.94	3349.47	502.42	423.69	30.18	453.87	631.81	194.15	194.15	388.30	9.51	1232.22	492.75	
B	36.00	P+11	43	-	43	385.09	3404.35	510.65	235.20	-	235.20	622.47	204.27	213.07	417.34	9.40	308.07	-	
C	33.00	P+10	59	20	79	471.94	2582.58	387.39	384.55	-	384.55	547.34	176.50	176.50	353.00	9.51	1120.20	985.50	
TOTAL AREA					179	209	1328.97	9336.40	1400.46	1043.44	30.18	1073.62	1801.62	574.92	583.72	1158.64	28.42	2660.49	1478.25

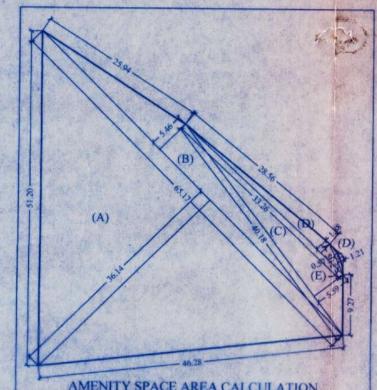
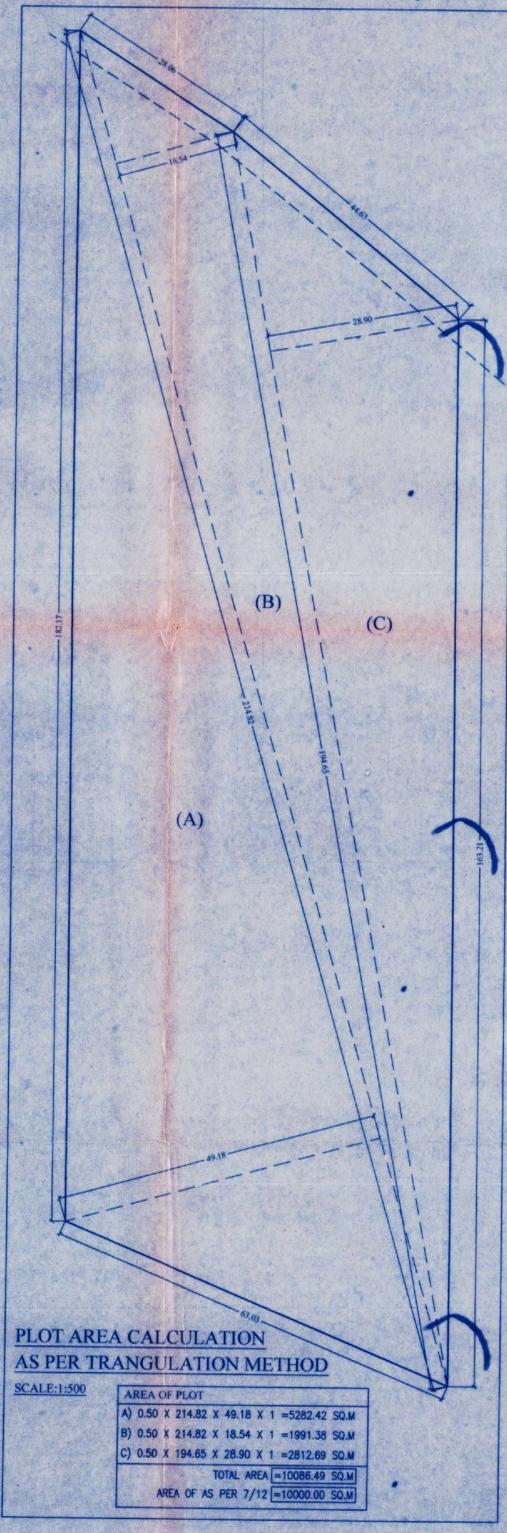
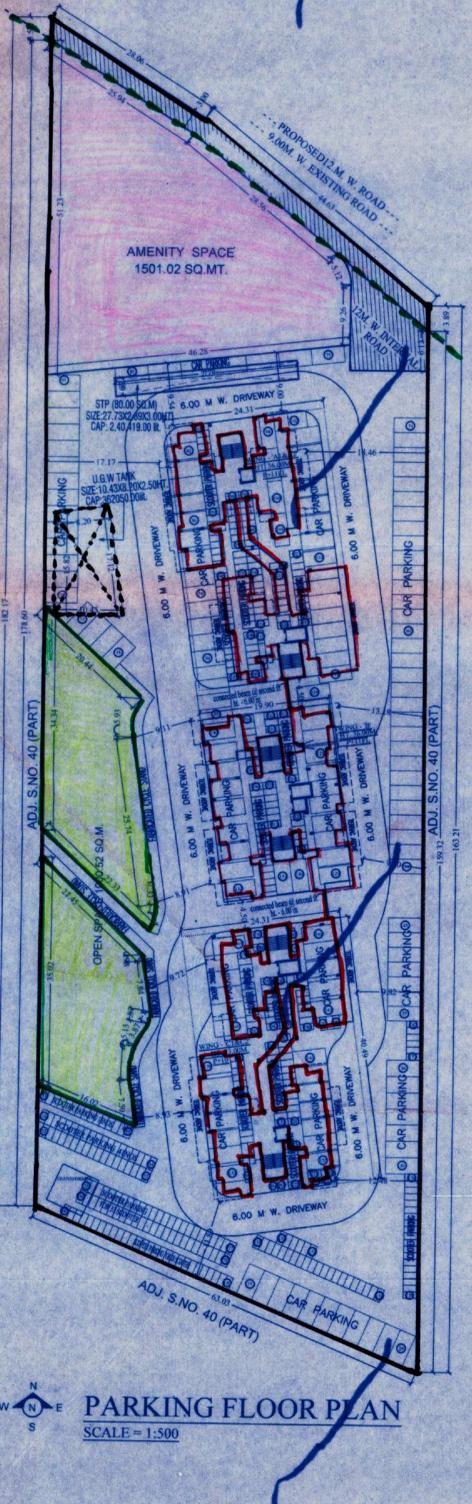
PERMISSIBLE BALCONY = 9336.40 X 15%	= 1400.46 SQ.M.
PROPOSED BALCONY = 1073.62 SQ.M.	

BUILDING TYPE	O.H.TANK	U.G.TANK
WING A1&A2	78800.00	138200.00
WING B	49100.00	93600.00
WING C1&C2	73500.00	130250.00
TOTAL	201400.00	362050.00

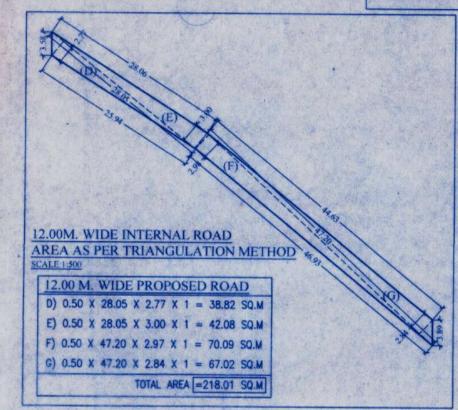
Revised 12/03/16
 APPROVED SUBJECT TO CONDITION A-B-C
 APPROVED UNDER COMMENCEMENT
 CERTIFICATE No. CCL5294116
 Building Inspector, Deputy Engineer
 (or Engr./Supt. Engrg.)
 BUILDING PERMISSION DEPT.
 ZONE - 2 P.M.C.

STAMP OF APPROVAL
 BUILDING CONTROL DEPARTMENT
 PUNE
 APPROVED

NO.	DESCRIPTION	SQ.M.
1.	AREA OF PLOT	10000.00
a)	AS PER OWNERSHIP DOCUMENT(7/12)	10000.00
b)	AS PER MEASUREMENT SHEET	10086.49
c)	AS PER SITE	---
2.	DEDUCTIONS FOR	---
a)	PROPOSED D.P./D.P. ROAD WIDENING AREA	---
b)	ANY D.P. RESERVATION AREA	---
3.	GROSS AREA OF PLOT(1-2)	10000.00
4.	RECREATIONAL OPEN SPACE 10%	---
a)	REQUIRED = 1000.00 SQ.M	---
b)	PROPOSED = 1000.52 SQ.M	---
5.	RECREATIONAL AMENITY SPACE 15%	---
a)	REQUIRED = 1500.00 X 0.15 = 1500.00 SQ.M	---
b)	PROPOSED	1501.02
6.	SERVICE ROAD AND HIGHWAY WIDENING	---
7.	a) INTERNAL ROAD AREA = 133.95 SQ.M	---
b) 12M. AREA LEFT FOR PROPOSED ACCESS ROAD = 218.01 SQ.M	---	
8.	NET AREA OF PLOT = [3-(6)]	8498.98
9.	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (sr.no B x1.10)	9348.88
10.	ADDITION OF AREA FOR F.S.I.	---
a)	IN-SITU AREA AGAINST D.P. ROAD [0 x sr.no 2(c)]	---
b)	IN-SITU AREA AGAINST AMENITY SPACE	---
c)	PREMIUM FSI AREA	---
d)	TOR AREA	---
e)	ADDITIONAL FSI AREA UNDER CHAPTER VIII	---
(Total a+b+c+d+e)	---	---
11.	TOTAL AREA AVAILABLE (9+10)	9348.88
12.	MAXIMUM UTILIZATION OF F.S.I. PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 15.4)	---
13.	TOTAL BUILT-UP AREA IN PROPOSAL	---
a)	EXISTING BUILT-UP AREA	---
b)	PROPOSED BUILT-UP AREA	9336.40
c)	EXCESS BALCONY AREA COUNTED IN F.S.I.	---
d)	EXCESS DOUBLE HEIGHT TERRACES AREA COUNTED IN F.S.I.	---
(Total a+b+c+d+e)	---	9336.40
14.	F.S.I. CONSUMED (11/8)	1.098
15.	AREA FOR INCLUSIVE HOUSING, IF ANY	---
a)	REQUIRED (20% OF SR. NO 8)	1700
b)	PROPOSED	209

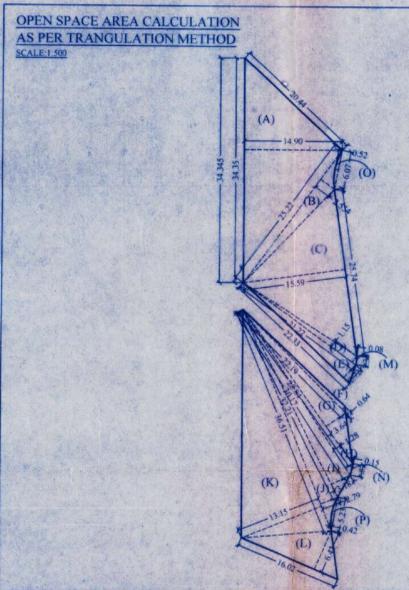
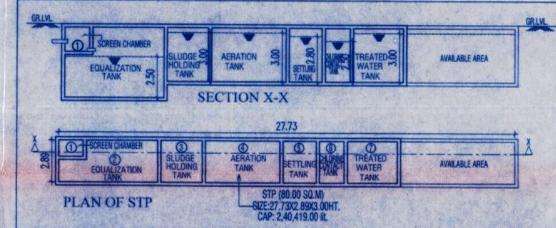


A) 0.50 X 65.17 X 36.16 X 1 = 1178.39 SQ.M
B) 0.50 X 65.17 X 5.46 X 1 = 177.91 SQ.M
C) 0.50 X 40.18 X 5.59 X 1 = 112.30 SQ.M
D) 0.50 X 33.26 X 1.88 X 1 = 31.26 SQ.M
E) 0.50 X 5.12 X 1.21 X 1 = 3.10 SQ.M
DEDUCTION -
F) 2/3 X 5.12 X 0.57 X 1 = 1.94 SQ.M
TOTAL AREA = 1501.02 SQ.M



PERMISSIBLE GR. COVERAGE = 1/5X NET PLOT AREA	1/5 X 7498.46 = 1499.69 SQ.M.
PROPOSED COVERAGE -	
1) (WING A1&A2) = 471.94 SQ.M.	
2) (WING B) = 385.09 SQ.M.	
3) (WING C1&C2) = 471.94 SQ.M.	
TOTAL GROUND COVERAGE AREA = 1328.97 SQ.M.	

PROPOSED TENAMENT -	
1) (WING A1&A2) = 87	
2) (WING B) = 43	
3) (WING C1&C2) = 79	
TOTAL TENAMENT AREA = 209	

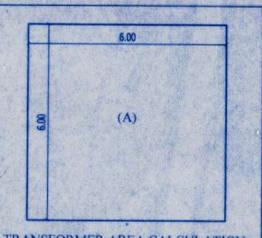
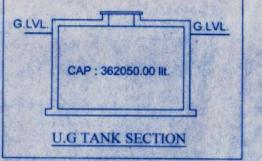


A) 0.50 X 34.35 X 14.90 X 1 = 255.90 SQ.M	M) 2/3 X 1.34 X 0.08 X 1 = 0.07 SQ.M
B) 0.50 X 25.22 X 2.554 X 1 = 32.21 SQ.M	N) 2/3 X 1.87 X 0.15 X 1 = 0.19 SQ.M
C) 0.50 X 25.74 X 15.50 X 1 = 200.64 SQ.M	TOTAL AREA = 0.28 SQ.M
D) 0.50 X 21.22 X 1.15 X 1 = 12.20 SQ.M	
E) 0.50 X 22.33 X 2.72 X 1 = 30.37 SQ.M	
F) 0.50 X 22.19 X 0.64 X 1 = 7.10 SQ.M	
G) 0.50 X 28.84 X 3.64 X 1 = 52.49 SQ.M	
H) 0.50 X 30.17 X 1.28 X 1 = 19.31 SQ.M	
I) 0.50 X 32.21 X 3.18 X 1 = 51.21 SQ.M	
J) 0.50 X 36.51 X 2.79 X 1 = 50.93 SQ.M	
K) 0.50 X 36.51 X 13.15 X 1 = 240.05 SQ.M	
L) 0.50 X 16.02 X 6.43 X 1 = 51.50 SQ.M	
TOTAL AREA = 1003.91 SQ.M	

M) 2/3 X 1.34 X 0.08 X 1 = 0.07 SQ.M
N) 2/3 X 1.87 X 0.15 X 1 = 0.19 SQ.M
TOTAL AREA = 0.28 SQ.M

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

A) 12.00 X 6.13 X 1 = 73.50 SQ.M
B) 0.50 X 15.54 X 7.62 X 1 = 59.21 SQ.M
C) 0.50 X 5.12 X 1.21 X 1 = 3.10 SQ.M
DEDUCTION -
D) 2/3 X 5.12 X 0.57 X 1 = 1.95 SQ.M
TOTAL AREA = 1000.52 SQ.M



SR.NO.	WING TYPE	FLOOR	TENAMENT NO.	AREA
1	A - 2	FIRST	103	49.275
			104	49.275
2	A - 2	SECOND	203	49.275
			204	49.275
3	A - 2	THIRD	303	49.275
			304	49.275
4	A - 2	FOURTH	403	49.275
			404	49.275
			503	49.275
			504	49.275
TOTAL AREA				492.75

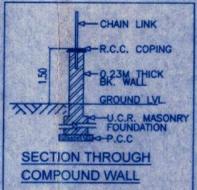
SR.NO.	WING TYPE	FLOOR	TENAMENT NO.	AREA
1	C - 1	FIRST	103	49.275
			104	49.275
2	C - 1	SECOND	203	49.275
			204	49.275
3	C - 1	THIRD	303	49.275
			304	49.275
4	C - 1	FOURTH	403	49.275
			404	49.275
5	C - 1	FIFTH	503	49.275
			504	49.275
6	C - 1	SIXTH	603	49.275
			604	49.275
7	C - 1	SEVENTH	703	49.275
			704	49.275
8	C - 1	EIGHTH	803	49.275
			804	49.275
9	C - 1	NINTH	903	49.275
			904	49.275
10	C - 1	TENTH	1003	49.275
			1004	49.275
TOTAL AREA				985.50

(A) NET AREA OF PLOT	10000.00
DEDUCTIONS	
b) 12M. AREA LEFT FOR PROPOSED ACCESS ROAD	218.01
c) AMENITY SPACE AREA (15%)	1501.02
d) OPEN SPACE AREA (10%)	1000.52
(B) BALANCE PLOT AREA	7280.45
(C) PERMISSIBLE AREA (7280.45X20%)	1456.09
(D) PROPOSED AREA	1478.25

PARKING REQUIRED	BUILDING	CAR	SCOOTER	CYCLE
A1&A2	44	154	154	
B	33	44	33	
C1&C2	45	118	88	
TOTAL	122	316	275	
VISITORS PARKING (SQ)	06	16	14	

PARKING REQUIRED	BUILDING	CAR	SCOOTER	CYCLE
A1&A2	05	20	20	
C1&C2	10	40	40	
TOTAL	15	60	60	
VISITORS PARKING (SQ)	01	03	03	
TOTAL REQUIRED	144	365	352	
PARKING PROVIDED	144	365	352	

PARKING REQUIRED	BUILDING	CAR	SCOOTER	CYCLE
40.00 TO 80.00 SQ.M.	02	04	02	
80.00 TO 120.00 SQ.M.	21	42	21	
TOTAL PARKING	165	437	373	



SCHEDULE OF OPENINGS:

DOORS	WINDOWS	WINDOWS
D1 = 0.80 X 2.10	W1 = 1.80 X 1.20	W2 = 1.20 X 1.20
D2 = 0.80 X 2.10	W3 = 1.80 X 0.90	W4 = 0.80 X 0.90
D3 = 0.75 X 2.10	W5 = 0.80 X 1.20	

BRIEF SPECIFICATION:

- R.C.C. FRAMED STRUCTURE
- R.C.C. FOOTING UP TO WIND STRAP
- EXTERNAL WALLS 0.15 THICK
- INTERNAL WALLS 0.15 THICK
- IN BLOCKS OR BRICKS
- WALLS EXTERNALLY GRADED
- PLASTERED AND INTERNALLY
- WHITE FINISHES
- THE DOORS AND W.S. WINDOWS
- 1.5 M. HIGH FINISHES
- GLAZED THE FLOORING AND
- DOOR TO FLOOR
- STANDARD SANITARY WARES AND
- FIXTURES

LEGEND:

- PLOT BOUNDARY SHOWN BLACK
- PROPOSED WORK SHOWN RED
- EXISTING WORK SHOWN RED DOTTED
- WATER LINE SHOWN BLACK DOTTED
- DEMOLISHED WORK SHOWN YELLOW

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on ... and the dimension of sides etc. of plot stated on plan area as measured on site and the area so worked out tallies with the area stated in document of ownership/tp scheme records/ land record dept./city survey records.

(SIGNATURE OF LICENSED ARCHITECT)

OWNER'S DECLARATION

I/WE undersigned hereby confirm that I/WE would abide by plans sanctioned by Pune Municipal Corporation, I/WE would execute the structure as per sanctioned plans, also I/WE would execute the work under supervision of proper technical person so as to ensure the quality and safety of the work site.

OWNER NAME: ... Owner Sign

FOR M/s. MAA SANKALP BUILDCON LLP (P.A.H.) Through its Partners

1) MR. VISHAL SURESH PAWAR

2) MR. HEMANT PISHORILAL MALHE

PROJECT:

PROPOSED RESIDENTIAL BUILDING AT S. No. 40, H. No. 1/3/2 + 1/4 + 1/5, SEWALEWADI, PUNE.

ARCHITECTS / ENGINEERS SIGN: North File Name: ...

SHRI RAJENDRA H. THITE

L.No-716

Scale: 1:100 Date: 16/03/18

Architect / Engineer

RAJENDRA H. THITE

101, 1st FLOOR, ALMIRA, CTS NO.110, INCOME TAX LANE, PRABHAT ROAD, LANE NO.14, THORAT COLONY ROAD, ERANDWANA, PUNE.

PH: (0) - 20251727

LIC. NO. 716.

FLOOR AREA STATEMENT (IN SQ.M)

WING/BUILDING	BLDG. HT.	FLOOR	TN.NO.	TN.NO. UG/MIG (MHADA)	TOTAL TN.NO.	GROUND COVERAGE	RESI - F.S.I.	BALC. AREA PERMISSIBLE	ENCLOSE BALCONY	OPEN BALC.	TOTAL BALCONY	TERRACE	STAIRCASE			LIFT	PASSAGE	TO BE UG/MIG (MHADA)		
													FIRE STAIRCASE	STAIRCASE	TOTAL					
D	33.00	P+10	69	10	79	464.04	3528.08	529.21	234.84	129.67	364.51	465.71	176.50	176.50	353.00	9.51	665.08	492.75		
E	36.00	P+11	43	--	43	385.80	2907.62	436.14	451.93	---	451.93	622.64	213.07	204.27	417.34	9.40	584.87	---		
F	36.00	P+11	67	20	87	467.81	2886.26	432.94	423.69	5.03	428.72	611.91	194.15	194.15	388.30	9.51	1232.22	---		
TOTAL AREA					179	30	209	1317.65	9321.96	1398.29	1110.46	134.70	1245.16	1700.26	583.72	574.92	1158.64	28.42	2482.17	1478.25

FLOOR AREA STATEMENT (IN SQ.M)

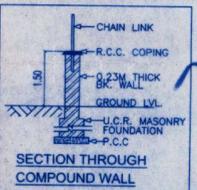
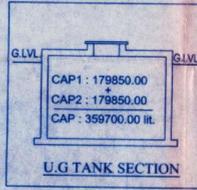
FLAT HANDOVER TO LIG/MIG (MHADA) WING - D2

SR.NO.	WING TYPE	FLOOR	TENAMENT NO.	AREA
1	D - 2	FIRST	103	49.275
			104	49.275
2	D - 2	SECOND	203	49.275
			204	49.275
3	D - 2	THIRD	303	49.275
			304	49.275
4	D - 2	FOURTH	403	49.275
			404	49.275
5	D - 2	FIFTH	503	49.275
			504	49.275
TOTAL AREA 492.75				

FLOOR AREA STATEMENT (IN SQ.M)

FLAT HANDOVER TO LIG/MIG (MHADA) WING - F1

SR.NO.	WING TYPE	FLOOR	TENAMENT NO.	AREA
1	F - 1	FIRST	103	49.275
			104	49.275
2	F - 1	SECOND	203	49.275
			204	49.275
3	F - 1	THIRD	303	49.275
			304	49.275
4	F - 1	FOURTH	403	49.275
			404	49.275
5	F - 1	FIFTH	503	49.275
			504	49.275
6	F - 1	SIXTH	603	49.275
			604	49.275
7	F - 1	SEVENTH	703	49.275
			704	49.275
8	F - 1	EIGHT	803	49.275
			804	49.275
9	F - 1	NINTH	903	49.275
			904	49.275
10	F - 1	TENTH	1003	49.275
			1004	49.275
TOTAL AREA 985.50				

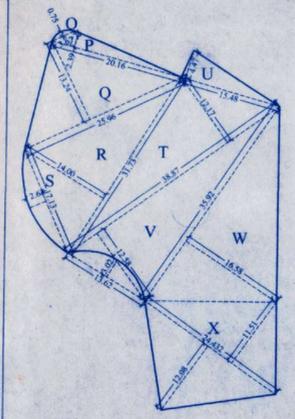


AREA OF PLOT

A) 0.50 X 213.53 X 35.76 X 1 = 3817.92 SQ.M
B) 0.50 X 213.53 X 26.00 X 1 = 2755.89 SQ.M
C) 0.50 X 195.14 X 26.76 X 1 = 2610.97 SQ.M
D) 0.50 X 116.79 X 10.31 X 1 = 602.05 SQ.M
E) 0.50 X 52.19 X 8.21 X 1 = 162.05 SQ.M
F) 0.50 X 43.37 X 8.45 X 1 = 183.24 SQ.M
TOTAL AREA = 10152.12 SQ.M
AREA OF AS PER 7/12 = 10000.00 SQ.M

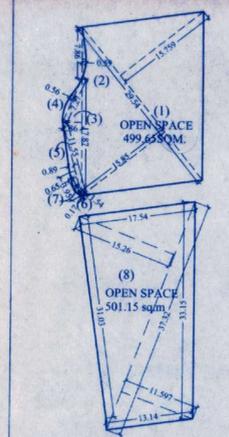
PLOT AREA CALCULATION AS PER TRIANGULATION METHOD

SCALE:1:500



AMENITY SPACE AREA CALCULATION AS PER TRIANGULATION METHOD

SCALE:1:500



OPEN SPACE AREA CALCULATION AS PER TRIANGULATION METHOD

SCALE:1:500

OPEN SPACE AREA CALCULATION

1) 0.50 X 29.54 X 15.759 = 232.76 SQ.M
2) 0.50 X 29.54 X 15.85 - (2/3 X 7.86 X 5.9) = 231.01 SQ.M
3) 0.50 X 17.87 X 2.86 = 25.55 SQ.M
4) 2/3 X 7.27 X 0.56 = 0.271 SQ.M
5) 0.50 X 11.55 X 0.89 = 0.514 SQ.M
6) 2/3 X 1.54 X 1.17 = 0.120 SQ.M
7) 0.50 X 3.95 X 0.65 = 0.128 SQ.M
8) 0.50 X 37.32 X (15.26 + 11.597) = 501.15 SQ.M
TOTAL AREA = 1000.80 SQ.M

AMENITY AREA CALCULATION

Q) 2/3 X 3.67 X 0.75 = 1.84 SQ.M
P) 0.50 X 20.16 X 2.39 = 24.09 SQ.M
R) 0.50 X 25.96 X 13.24 = 171.86 SQ.M
S) 2/3 X 17.13 X 2.63 = 30.03 SQ.M
T) 0.50 X 38.87 X 12.17 = 236.52 SQ.M
U) 0.50 X 15.48 X 4.47 = 34.60 SQ.M
V) (0.50 X 38.87 X 12.17) - (2/3 X 13.62 X 0.2) = 217.07 SQ.M
W) 0.50 X 35.92 X 16.58 = 297.78 SQ.M
X) 0.50 X 24.432 X (12.08 + 11.51) = 288.18 SQ.M
TOTAL AREA = 1524.08 SQ.M

12M. WIDE INTERNAL ROAD AREA AS PER TRIANGULATION METHOD

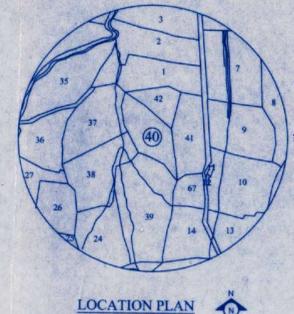
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12M. WIDE INTERNAL ROAD

I) 0.50 X 40.90 X 11.43 X 1 = 233.74 SQ.M
J) 0.50 X 40.90 X 10.272 X 1 = 210.05 SQ.M
K) (0.50 X 10.05 X 8.98) - (2/3 X 10.05 X 1.99) = 21.74 SQ.M
TOTAL AREA = 465.53 SQ.M

TRANSFORMER AREA CALCULATION

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



WATER STATEMENT

BUILDING TYPE	O.H.TANK	U.G.TANK
WING D1&D2	73400.00	110000.00
WING E	41000.00	111500.00
WING F1&F2	88200.00	138200.00
TOTAL	202600.00	359700.00

BALCONY AREA CALC.

PERMISSIBLE BALCONY = 9321.96 X 15% = 1398.29 SQ.M.

PROPOSED BALCONY = 1245.16 SQ.M.

TENEMENT STATEMENT

PROPOSED TENEMENT -

1) (D1&D2 - WING) = 79

2) (E - WING) = 43

3) (F1&F2 - WING) = 87

TOTAL TENEMENT AREA = 209

PARKING STATEMENT

PARKING REQUIRED	WING	CAR	SCOOTER	CYCLE
D1&D2	50	138	108	
E	64	86	84	
F1&F2	39	134	123	
TOTAL	153	358	295	

FOR LIG/MIG (MHADA)

PARKING REQUIRED	WING	CAR	SCOOTER	CYCLE
D1&D2	05	20	20	
F1&F2	10	40	40	
TOTAL	15	60	60	

VISITORS PARKING (5%)

PARKING	168	418	355
TOTAL PARKING	08	21	18
PARKING REQUIRED	176	439	373

PARKING AREA STATEMENT

AREA REQUIRED	AREA PROPOSED
CAR 176 NOS. X 2.50 SQ.M. = 440.00 SQ.M.	2200.00 SQ.M.
SCOOTER 439 NOS. X 2.00 SQ.M. = 878.00 SQ.M.	678.00 SQ.M.
CYCLE 373 NOS. X 1.40 SQ.M. = 522.20 SQ.M.	522.20 SQ.M.
TOTAL	3600.20 SQ.M.



AREA LEFT FOR ROAD AS PER TRIANGULATION METHOD

SCALE:1:500

7.50 M. WIDE PROPOSED ROAD

C) 0.50 X 52.00 X 2.94 X 1 = 76.44 SQ.M
H) 0.50 X 52.00 X 2.88 X 1 = 74.88 SQ.M
TOTAL AREA = 151.32 SQ.M

विकास योजना कार्यालय
मान्य रेअरर क. ८८३२९६/१७
डि.पी.ओ./शे.क. २ दिनांक ०९/०३/१८

जमिन विकसन निधि
याचणी अर्जाचे आवेदन
रकम रु. २००००/-

कार्यकारी अभियंता
पौढाकम विकास विभाग (शे.क. २)
पौढाकम विकास विभाग (शे.क. २)

For the purpose of proper utilization of Road pattern and to have a continuity of the water & drainage system and other services for development of adjacent lands the L.I.C. reserves the right to permit access and extension of the internal road & services through this land under layout sub division.

For the sake of better of a plot, you are hereby notified that no building, permission in any plot in the layout will be granted unless final sanction is the Municipal Commissioner.

CONSIDERATIONS

1. PLOT AREA = 10000.00 SQ.M

2. F.S.I = 1.10

Sr.No	Description	Area IN SQ.M
1	F.S.I	10800.21
2	NON F.S.I	
BALCONY		1245.16
PASSAGE/LOBBY		
	PASSAGE	2482.17
	LOBBY	---
STAIRCASE		
	REGULAR	574.92
	FIRE	583.72
LIFT & LIFT MACHINE RM		
	LIFT	28.42
	L.M.R	28.42
TERRACE		1700.26
TOP TERRACE		1365.89
REFUGE AREA		
	WING, D	56.34
	WING, E	75.43
	WING, F	48.75
TOTAL		180.52
CONNECTING SLAB		---
O.H.T AREA		96.92
U.G.T AREA		182.94
O.W.C AREA		---
S.T.P AREA		80.07
TRANSFORMER(APPROX)		36.00
SECURITY CABIN		---
CLUB HOUSE		---
COVERED PARKING		---
TOTAL NON F.S.I		8556.99
Construction B/U/P Area		
Total F.S.I Area + Total Non F.S.I Area		10800.21 + 8556.99 = 19357.20
COVERAGE		
	WING, D = 464.04	
	WING, E = 385.80	
	WING, F = 467.81	
TOTAL = 1317.65		

PARKING STATEMENT

PARKING REQUIRED BY RULE	CAR	SCOOTER/ MOT. CYCLE	CYCLE
(A) TOTAL PARKING PROVIDED	176	439	373
(D) TOTAL PARKING PROVIDED	176	439	373

SCHEDULE OF OPENINGS:

DOORS	WINDOWS	WINDOWS
D1 = 0.90 X 2.10	W1 = 1.80 X 1.20	W2 = 1.20 X 1.20
D2 = 0.90 X 2.10	W3 = 1.80 X 0.90	V = 0.90 X 0.90
D3 = 0.75 X 2.10	W4 = 0.90 X 1.20	

BRIEF SPECIFICATION:

- R.C.C. FRAME STRUCTURE
- R.C.C. ROOFING UP TO WIND STRATA
- EXTERNAL WALLS 0.15 THK
- INTERNAL WALLS 0.15 THK
- IN BLOCKS OF BRICKS
- WALLS EXTERNALLY CEASET PLASTERED AND INTERNALLY NEW FINISHED
- T.W. DOORS AND M.S. WINDOWS
- GLAZED TLE FLOORING AND STAIR TILES
- STANDARD SANITARY WARES AND FIXTURES
- R.C.C. SLAB TO HAVE P.C.COURSE ON TOP
- This drawing is based on Information/Document provided by owner/P.A.E.
- 27th drawing is copyright of the architect.
- This drawing should not be copied or used without prior permission of architect.

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on _____ and the dimension of sides etc. of plot stated on plan area as measured on site and the area so worked out tallies with the area stated in document of ownership/tp scheme records/ land record dept./city survey records

(SIGNATURE OF LICENSED ARCHITECT)

OWNER'S DECLARATION -

I/WE undersigned hereby confirm that I/WE would abide by plans sanctioned by Pune Municipal Corporation. I/WE would execute the structure as per sanctioned plans, also I/WE would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

OWNER NAME: _____ Owner Sign _____

FOR M/s. MAA SANKALP BUILDCON LLP (P.A.E.) Through its Partners

1) MR. VISHAL SURESH PAWAR

2) MR. HEMANT PISHORILAL MAJIK

PROJECT: PROPOSED LAYOUT OF BUILDING AT S. No. 40, H. No. 1/1 + 1/2 + 1/3/1, YEVALEWADI, PUNE.

ARCHITECTS / ENGINEERS SIGN: _____ North File Name: _____

SHRI RAJENDRA H. THITE LIC.NO.-716

NEW RULE MNPL-1

Checked By _____

Scale: 1:100 Date: 16-03-18 Drg. By: POURNIMA S.M.D.

ARCHITECT / ENGINEER

RAJENDRA H. THITE
101, 1st FLOOR, ALMIRA, CTS NO.110, INCOME TAX LANE, PRABHAT ROAD, LANE NO.14, THORAT COLONY ROAD, ERANDWANA, PUNE.
PH: (0) - 20251727
LIC. NO. 716.

STAMP OF APPROVAL

101 01

LAYOUT

AREA STATEMENT

NO.	DESCRIPTION	SQ.M.
1.	AREA OF PLOT	10000.00
a)	AS PER OWNERSHIP DOCUMENT(7/12)	10000.00
b)	AS PER MEASUREMENT SHEET	10152.12
c)	AS PER SITE	---
2.	DEDUCTIONS FOR	---
a)	PROPOSED D.P./D.P. ROAD WIDENING AREA	---
b)	ANY D.P. RESERVATION AREA	---
(Total a+b)		---
3.	GROSS AREA OF PLOT(1-2)	10000.00
a)	RECREATIONAL OPEN SPACE 10%	---
b)	PROPOSED = 1000.00 SQ.M	---
4.	RECREATIONAL AMENITY SPACE 15%	---
a)	REQUIRED = 1500.00 X 0.15 = 225.00 SQ.M	---
b)	PROPOSED	1524.08
5.	SERVICE ROAD AND HIGHWAY WIDENING	---
a)	INTERNAL ROAD AREA	465.53 SQ.M
b)	12M. AREA LEFT FOR PROPOSED ACCESS ROAD	465.53 SQ.M
6.	NET AREA OF PLOT = [3-5(b)]	8475.92
7.	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (area B x 1.10)	9323.51
10.	ADDITION OF AREA FOR F.S.I.	---
a)	IN-SITU AREA AGAINST D.P. ROAD [0 + 2(a) 2(b)]	---
b)	IN-SITU AREA AGAINST AMENITY SPACE	---
c)	PREMIUM FSI AREA	---
d)	TDR AREA	---
e)	ADDITIONAL FSI AREA UNDER CHAPTER VIII	---
(Total a+b+c+d+e)		---
11.	TOTAL AREA AVAILABLE (9+10)	9323.51
12.	MAXIMUM UTILIZATION OF F.S.I PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 15.4)	---
13.	TOTAL BUILT-UP AREA IN PROPOSAL	---
a)	EXISTING BUILT-UP AREA	---
b)	PROPOSED BUILT-UP AREA	9321.96
c)	EXCESS BALCONY AREA COUNTED IN F.S.I.	---
d)	EXCESS DOUBLE HEIGHT TERRACE AREA COUNTED IN F.S.I.	---
(Total a+b+c+d+e)		9321.96
14.	F.S.I. CONSUMED (13/8)	1.099
15.	AREA FOR INCLUSIVE HOUSING, IF ANY	---
a)	REQUIRED (2000F SR. NO. 8)	1700
b)	PROPOSED	209

PARKING STATEMENT

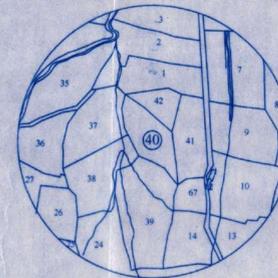
PARKING REQUIRED BY RULE	CAR	SCOOTER/ MOT. CYCLE	CYCLE
(A) TOTAL PARKING PROVIDED	176	439	373
(D) TOTAL PARKING PROVIDED	176	439	373

SCHEDULE OF OPENINGS:

DOORS	WINDOWS	WINDOWS
D1 = 0.90 X 2.10	W1 = 1.80 X 1.20	W2 = 1.20 X 1.20

FLOOR AREA STATEMENT (IN SQ.M)

Table with columns: WING/BUILDING, BLDG. HT., FLOOR, TN.NO., TN.NO. LIC/MIG(MHADA), TOTAL TN.NO., GROUND COVERAGE, RESI - F.S.I., BALC. AREA PERMISSIBLE, PROPOSED BALCONY (ENCLOSE, OPEN, TOTAL), TERRACE, STAIRCASE (FIRE, STAIRCASE, TOTAL), LIFT, PASSAGE, TO BE LIC/MIG(MHADA). Rows include WING A, B, C and a TOTAL AREA row.



LOCATION PLAN

STAMP OF APPROVAL LAYOUT (A-B-C) AREA STATEMENT. Includes a circular stamp from the Municipal Corporation, Pune, with the word 'APPROVED' in the center.

STAMP OF APPROVAL LAYOUT (A-B-C) AREA STATEMENT. Table with columns: AREA STATEMENT, SQ.M. Rows include: 1. AREA OF PLOT, 2. DEDUCTIONS FOR, 3. GROSS AREA OF PLOT(1-2), 4. RECREATIONAL OPEN SPACE, 5. AMENITY SPACE, 6. SERVICE ROAD AND HIGHWAY WIDENING, 7. INTERNAL ROAD AREA, 8. 12M. AREA LEFT FOR PROPOSED ACCESS ROAD, 9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I., 10. ADDITION OF AREA FOR F.S.I., 11. IN-SITU AREA AGAINST D.P. ROAD, 12. AMENITY SPACE, 12. TOTAL AREA AVAILABLE (10+11), 12. MAXIMUM UTILIZATION OF F.S.I. PERMISSIBLE AS PER ROAD WIDTH, 13. TOTAL BUILT-UP AREA IN PROPOSAL, 14. AREA FOR INCLUSIVE HOUSING, IF ANY, 15. SCHEDULE OF OPENINGS.

FLOOR AREA STATEMENT (IN SQ.M) (FLAT HANDOVER TO LIG/MIG (MHADA) (WING A1&A2)). Table with columns: SR.NO., WING TYPE, FLOOR, TENAMENT NO., AREA. Rows 1-5.

FLOOR AREA STATEMENT (IN SQ.M) (FLAT HANDOVER TO LIG/MIG (MHADA) (WING C1&C2)). Table with columns: SR.NO., WING TYPE, FLOOR, TENAMENT NO., AREA. Rows 1-10.

WATER STATEMENT. Table with columns: BUILDING TYPE, O.H.W. TANK, U.G. TANK. Rows for WING A1&A2, WING B, WING C1&C2, and TOTAL.

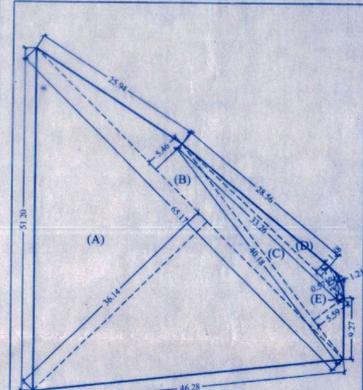
TENAMENT STATEMENT. Table with columns: PROPOSED TENAMENT, TOTAL TENEMENT AREA. Rows for WING A1&A2, WING B, WING C1&C2, and TOTAL.

BALCONY AREA CALC. Table with columns: PERMISSIBLE BALCONY, PROPOSED BALCONY. Rows for WING A1&A2, WING B, WING C1&C2, and TOTAL.

PARKING STATEMENT PREVIOUSLY APPROVAL. Table with columns: PARKING REQUIRED, BUILDING, CAR, SCOOTER, CYCLE. Rows for WING A1&A2, WING B, WING C1&C2, and TOTAL.

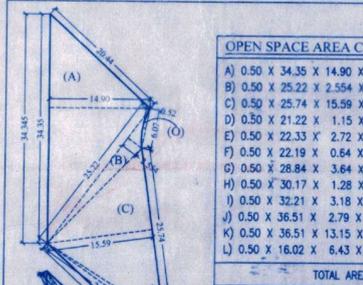
PARKING STATEMENT. Table with columns: PARKING REQUIRED, BUILDING, CAR, SCOOTER, CYCLE. Rows for WING A1&A2, WING B, WING C1&C2, and TOTAL.

PARKING AREA STATEMENT. Table with columns: AREA REQUIRED, AREA PROPOSED. Rows for CAR, SCOOTER, CYCLE, and TOTAL.



AMENITY SPACE AREA CALCULATION AS PER TRIANGULATION METHOD. Table with columns: AREA CALCULATION, AREA. Rows A-F.

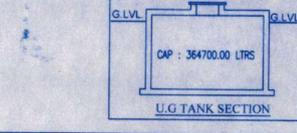
AREA OF COVERAGE. Table with columns: PERMISSIBLE GR. COVERAGE, PROPOSED COVERAGE. Rows for WING A1&A2, WING B, WING C1&C2, and TOTAL.



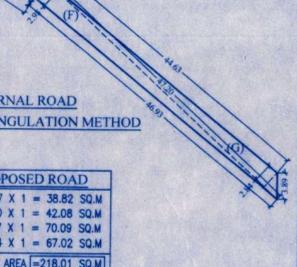
OPEN SPACE AREA CALCULATION AS PER TRIANGULATION METHOD. Table with columns: AREA CALCULATION, AREA. Rows A-L.

OPEN SPACE AREA CALCULATION. Table with columns: AREA CALCULATION, AREA. Rows M-P.

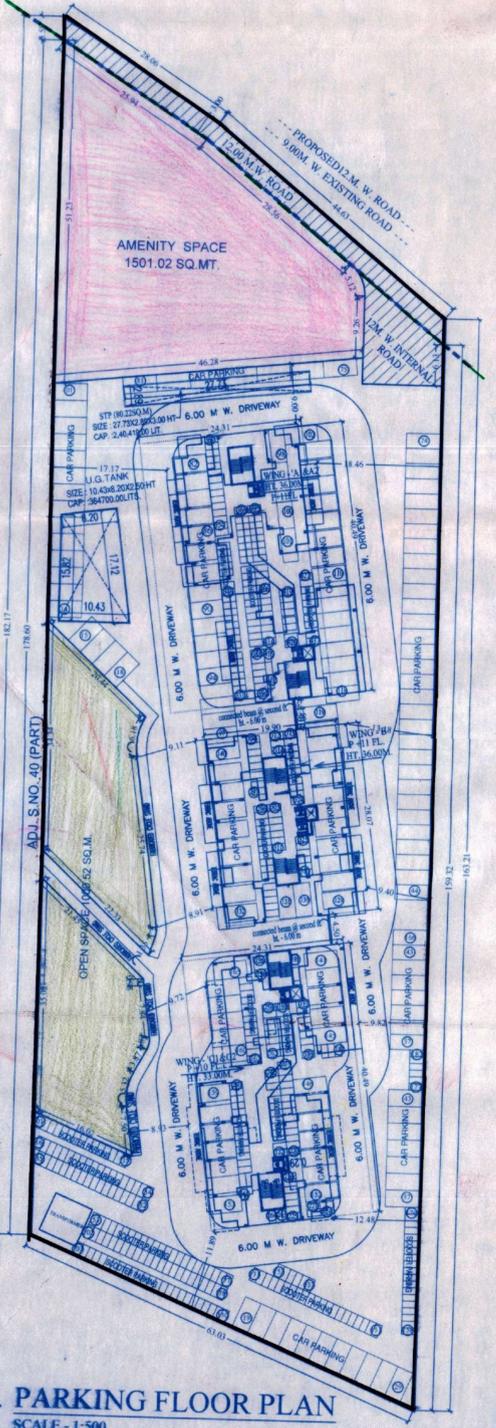
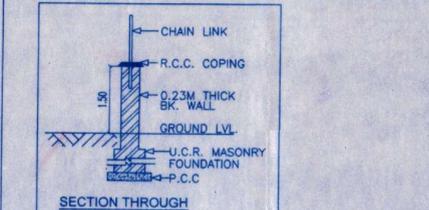
ADDITIONS. Table with columns: AREA CALCULATION, AREA. Rows M-P.



U.G. TANK SECTION. Table with columns: CAPACITY. Row for U.G. TANK SECTION.



LIG/MIG (MHADA) AREA STATEMENT. Table with columns: AREA STATEMENT, SQ.M. Rows A-E.



TRANSFORMER AREA CALCULATION. Table with columns: AREA CALCULATION, AREA. Row A.

12M. WIDE INTERNAL ROAD AREA AS PER TRIANGULATION METHOD. Table with columns: AREA CALCULATION, AREA. Rows A-D.

PLOT AREA CALCULATION AS PER TRIANGULATION METHOD. Table with columns: AREA OF PLOT, AREA OF AS PER 7/12. Rows A-D.

TRUE COPY. A stamp indicating the document is a true copy.

CONSIDERATIONS. Table with columns: Sr. NO., Description, Area IN SQ.M. Rows 1 and 2.

PARKING STATEMENT. Table with columns: CAR, SCOOTER/MOT. CYCLE, CYCLE. Rows A and D.

SCHEDULE OF OPENINGS. Table with columns: DOORS, WINDOWS. Rows D1, D2, W1, W2, W3, W4.

CERTIFICATE OF AREA. Text block certifying the plot area and dimensions.

LEGEND. List of symbols used in the drawings.

OWNER NAME. Text identifying the owner as M/s. MAA SANKALP BUILDCON (P.A.H.).

PROJECT. Text identifying the project as PROPOSED RESIDENTIAL BUILDING AT S. No. 40, H. No. 1/3/2 + 1/4 + 1/5, YEWALEWADI, PUNE.

ARCHITECTS / ENGINEERS SIGN. Text identifying the architect as SHRI. RAJENDRA H. THITE.

Scale: 1:100 Date: 16/03/2020 Drg. By: POURNIMA S.M.D. ARCHITECT / ENGINEER.

RAJENDRA H. THITE. 101, 1st FLOOR, ALMIRA, CTS NO.110, INCOME TAX LANE, PRABHAT ROAD, LANE NO.14, THORAT COLONY ROAD, ERANDWANA, PUNE. PH: (0) - 20251727 LIC. NO. 716.

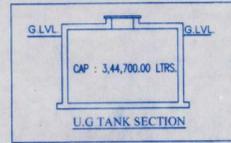
WING/BUILDING	BLDG. HT.	FLOOR	TN.NO.	TN.NO. LG/MIG(MHADA)	TOTAL TN.NO.	GROUND COVERAGE	RESI - F.S.I.			PERM. BALCONY	EXISTING BALCONY			PROPOSED BALCONY			TERRACE			EXISTING STAIR			PROPOSED STAIR			PASSAGE			LIFT	TO BE LG/MIG(MHADA)			
							EXISTING	PROPOSED	TOTAL		EXISTING	ENCLOSE	DRY	TOTAL	ENCLOSE	OPEN	TOTAL	EXISTING	PROPOSED	TOTAL	EXISTING	PROPOSED	TOTAL	EXISTING	PROPOSED	TOTAL	EXISTING	PROPOSED		TOTAL	EXISTING	PROP.	TOTAL
D	33.00	P+10	70	10	80	464.04	---	3693.68	3693.68	---	554.05	---	---	---	234.84	129.67	364.51	---	468.36	468.36	---	---	176.50	176.50	---	---	566.43	566.43	2.86	---	492.75	492.75	
E	36.00	P+11	44	--	44	385.80	3081.83	50.80	3132.63	462.27	7.62	451.93	---	451.93	---	---	---	---	622.64	8.11	630.75	213.07	204.27	---	---	406.56	---	406.56	2.86	---	---	---	
F	36.00	P+11	68	20	88	467.81	3063.11	24.43	3087.54	459.47	3.66	423.69	5.03	428.72	---	---	---	---	612.02	2.65	614.67	194.15	194.15	---	---	1051.59	---	1051.59	2.86	985.50	---	985.50	
TOTAL AREA			182	30	212	1317.65	6144.94	3768.91	9913.85	921.68	565.33	875.62	5.03	880.65	234.84	129.67	364.51	1234.66	479.12	1713.78	407.22	398.42	176.50	176.50	1458.15	566.43	2024.58	8.58	985.50	492.75	1478.25		



Stamp of Approval (D+E-F)
 Building Inspector
 Deputy Engineer
 Building Permission Dept.
 ZONE - P.M.C.

AREA STATEMENT	SQ.M.
1. AREA OF PLOT	10000.00
a) AREA OF PLOT (AS PER 7/12)	10152.12
b) AS PER MEASUREMENT SHEET	---
c) AS PER SITE	---
2. DEDUCTIONS FOR	---
a) PROPOSED ROAD WIDENING AREA	---
b) ANY D.P. RESERVATION AREA	---
3. GROSS AREA OF PLOT(1-2)	10000.00
4. RECREATIONAL OPEN SPACE	---
a) REQUIRED = 10000x0.10=1000.00 SQ.M	---
b) PROPOSED = 1000.80 SQ.M	---
5. AMENITY SPACE	---
a) REQUIRED = 10000x0.15=1500.00 SQ.M	---
b) PROPOSED	1524.08
6. SERVICE ROAD AND HIGHWAY WIDENING	---
7. a) INTERNAL ROAD AREA = 465.53 SQ.M	---
b) 12M. AREA LEFT FOR PROPOSED ACCESS ROAD = 151.32 SQ.M	---
8. NET AREA OF PLOT = [3-5(b)]	8475.92
9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (sr.no 8 x 1.10)	9323.51
11. ADDITION OF AREA FOR F.S.I.	---
a) IN-SITU AREA AGAINST D.P. ROAD [OXSR.NO 2(A)]	---
b) IN-SITU AREA AGAINST AMENITY SPACE	---
c) TDR AREA	---
d) AMENITY SPACE (1524.08 x 2) = 3048.16 SQ.M	---
UTILIZED AMENITY AREA = 591.00 SQ.M	591.00
BALANCE AMENITY AREA = 2457.16 SQ.M	---
12. TOTAL AREA AVAILABLE (10+11)	9914.51
12. MAXIMUM UTILIZATION OF F.S.I. PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 15.4)	---
13. TOTAL BUILT-UP AREA IN PROPOSAL	---
a) EXISTING BUILT-UP AREA	6144.94
b) RESIDENTIAL BUILT-UP AREA	3768.91
c) EXCESS BALCONY AREA COUNTED IN F.S.I.	---
e) TOTAL BUILT-UP AREA (a+b+c+d+e)	9913.85
14. F.S.I. CONSUMED (13/8)	---
15. AREA FOR INCLUSIVE HOUSING, IF ANY	---
a) REQUIRED	212
b) PROPOSED	212

CONSIDERATIONS	Area IN SQ.M
1. PLOT AREA	= 10000.00 SQ.M
2. F.S.I	= 1.10
1. F.S.I	11382.10
2. NON F.S.I	---
BALCONY	1245.16
PASSAGE	---
LOBBY	2024.58
STAIRCASE	REGULAR 574.92, FIRE 583.72, TOTAL 1158.64
LIFT & LIFT MACHINE RM	LIFT 8.58, L.M.R. 8.58
TERRACE	1713.78
TOP TERRACE	1365.88
REFUGE AREA	WING D1 = 24.36 SQ.M, WING E = 20.66 SQ.M, WING F2 = 24.36 SQ.M, TOTAL = 69.38 SQ.M
CONNECTING SLAB	---
O.H.T AREA	96.92
U.G.T AREA	182.94
O.W.C AREA	---
S.T.P AREA	80.00
TRANSFORMER(APPROX)	36.00
SECURITY CABIN	---
CLUB HOUSE	146.24
COVERED PARKING	---
TOTAL NON F.S.I	8147.95
Construction B.U.P Area	Total F.S.I Area + Total Non F.S.I Area = 11392.10 + 8128.11 = 19520.21
COVERAGE	D1&D2 - WING = 464.04 SQ.M, E - WING = 385.80 SQ.M, F1&F2 - WING = 467.81 SQ.M, TOTAL AREA = 1317.65 SQ.M



BUILDING TYPE	O.H.W TANK	U.G. TANK
WING D1&D2	74,000.00	1,11,000.00
WING E	49,700.00	94,600.00
WING F1&F2	89,100.00	1,39,100.00
TOTAL	2,12,800.00	3,44,700.00

BALCONY AREA CALC.
 PERMISSIBLE BALCONY = 9913.37 X 15% = 1487.00 SQ.M.
 PROPOSED BALCONY = 1245.16 SQ.M.

TENEMENT STATEMENT
 PERMISSIBLE TENEMENT = 250 T/HEC. = 8475.92 X 250 = 10000.00
 PROPOSED TENEMENT = 212 NOS.

PROPOSED TENEMENT -
 1) (D1&D2 - WING) = 80
 2) (E - WING) = 44
 3) (F1&F2 - WING) = 88
 TOTAL TENEMENT AREA = 212

PARKING REQUIRED	WING	CAR	SCOOTER	CYCLE
D1&D2	50	140	110	---
E	65	88	65	---
F1&F2	40	136	125	---
TOTAL	155	364	300	---

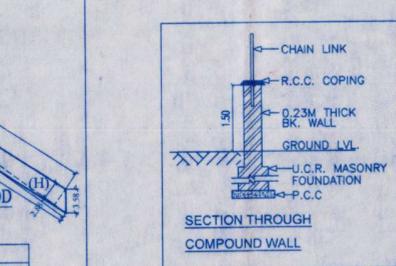
FOR LG/MIG (MHADA)	PARKING REQUIRED	WING	CAR	SCOOTER	CYCLE
D1&D2	05	20	20	---	---
F1&F2	10	40	40	---	---
TOTAL	15	60	60	---	---

VISITORS PARKING (5%)	PARKING	WING	CAR	SCOOTER	CYCLE
PARKING	170	424	380	---	---
TOTAL PARKING	09	21	18	---	---
PARKING REQUIRED	179	445	378	---	---

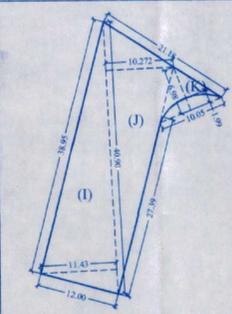
AREA REQUIRED	AREA PROPOSED
CAR 179 NOS. X 12.50 SQ.M	2237.50 SQ.M
SCOOTER 445 NOS. X 2.00 SQ.M	890.00 SQ.M
CYCLE 378 NOS. X 1.40 SQ.M	529.20 SQ.M
TOTAL	3656.70 SQ.M

LIG/MIG (MHADA) AREA STATEMENT:	Area
(A) NET AREA OF PLOT	10000.00
(B) 12M. AREA LEFT FOR PROPOSED ACCESS ROAD	151.32
(C) AMENITY SPACE AREA (15%)	1500.59
(D) OPEN SPACE AREA (10%)	1000.80
(E) BALANCE PLOT AREA (A-B-C-D)	7347.29
(F) PERMISSIBLE AREA (7347.29 X 20%)	1469.45
(G) PROPOSED AREA	1478.25

AREA OF COVERAGE
 PERMISSIBLE GR. COVERAGE = 1/2X NET PLOT AREA
 1/5 X 8291.72 = 1658.34 SQ.M.
 PROPOSED COVERAGE -
 1) (D1&D2 - WING) = 464.04 SQ.M.
 2) (E - WING) = 385.80 SQ.M.
 3) (F1&F2 - WING) = 467.81 SQ.M.
 TOTAL GROUND COVERAGE AREA = 1317.65 SQ.M.

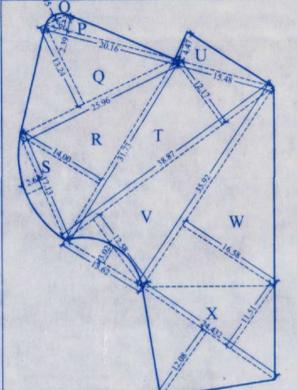


AREA LEFT FOR ROAD
 AS PER TRIANGULATION METHOD
 SCALE:1:500
 7.50 M. WIDE PROPOSED ROAD
 G) 0.50 X 52.00 X 2.94 X 1 = 76.44 SQ.M
 H) 0.50 X 52.00 X 2.88 X 1 = 74.88 SQ.M
 TOTAL AREA = 151.32 SQ.M



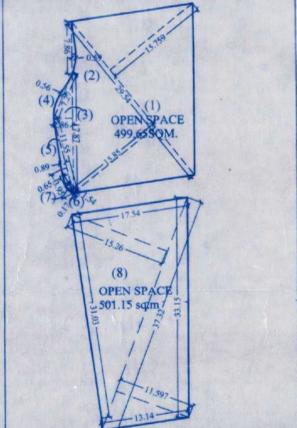
12M. WIDE INTERNAL ROAD AREA
 AS PER TRIANGULATION METHOD
 SCALE:1:500
 12M. WIDE INTERNAL ROAD
 I) 0.50 X 40.90 X 11.43 X 1 = 233.74 SQ.M
 J) 0.50 X 40.90 X 10.27 X 1 = 210.05 SQ.M
 K) (0.50 X 10.05 X 6.98) - (2/3 X 10.05 X 1.99) = 21.74 SQ.M
 TOTAL AREA = 465.53 SQ.M

TRANSFORMER AREA CALCULATION
 SCALE:1:500
 TRANSFORMER AREA
 A) 6.00 X 6.00 X 1 = 36.00 SQ.M.
 TOTAL AREA = 36.00 SQ.M

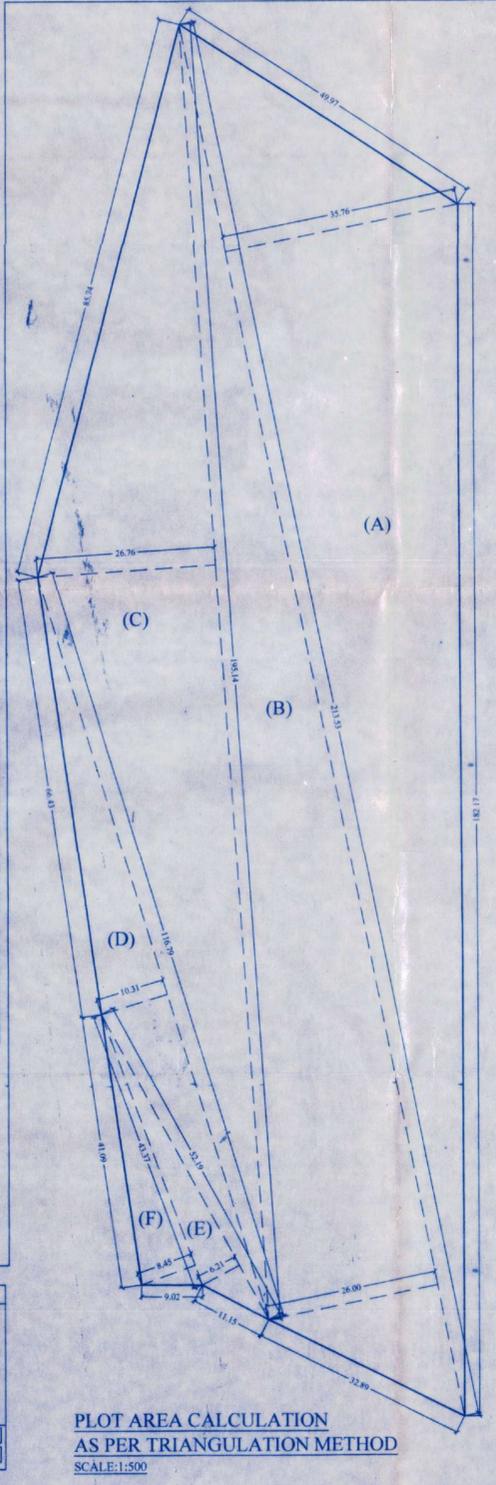


AMENITY AREA CALCULATION
 Q) 2/3 X 3.67 X 0.75 = 1.84 SQ.M
 P) 0.50 X 20.16 X 2.39 = 24.09 SQ.M
 Q) 0.50 X 25.96 X 13.24 = 171.86 SQ.M
 R) 0.50 X 31.73 X 14.00 = 222.11 SQ.M
 S) 2/3 X 17.13 X 2.63 = 30.03 SQ.M
 T) 0.50 X 38.87 X 12.17 = 236.52 SQ.M
 U) 0.50 X 15.48 X 4.47 = 34.60 SQ.M
 V) (0.50 X 38.87 X 12.17) - (2/3 X 13.62 X 3.02) = 217.07 SQ.M
 W) 0.50 X 35.92 X 16.58 = 297.78 SQ.M
 X) 0.50 X 24.43 X (12.08 + 11.51) = 288.18 SQ.M
 TOTAL AREA = 1524.08 SQ.M

AMENITY SPACE AREA CALCULATION
 AS PER TRIANGULATION METHOD
 SCALE:1:500



OPEN SPACE AREA CALCULATION
 AS PER TRIANGULATION METHOD
 SCALE:1:500
 OPEN SPACE AREA CALCULATION
 1) 0.50 X 29.54 X 15.759 = 232.76 SQ.M
 2) 0.50 X 29.54 X 15.85 - (2/3 X 7.86 X 5.9) = 231.01 SQ.M
 3) 0.50 X 17.87 X 2.86 = 25.55 SQ.M
 4) 0.50 X 7.27 X 0.56 = 0.21 SQ.M
 5) 0.50 X 11.55 X 0.89 = 0.51 SQ.M
 6) 2/3 X 1.54 X 1.17 = 0.12 SQ.M
 7) 0.50 X 3.95 X 0.65 = 0.128 SQ.M
 8) 0.50 X 37.32 (15.26 + 11.597) = 501.15 SQ.M
 TOTAL AREA = 1000.80 SQ.M

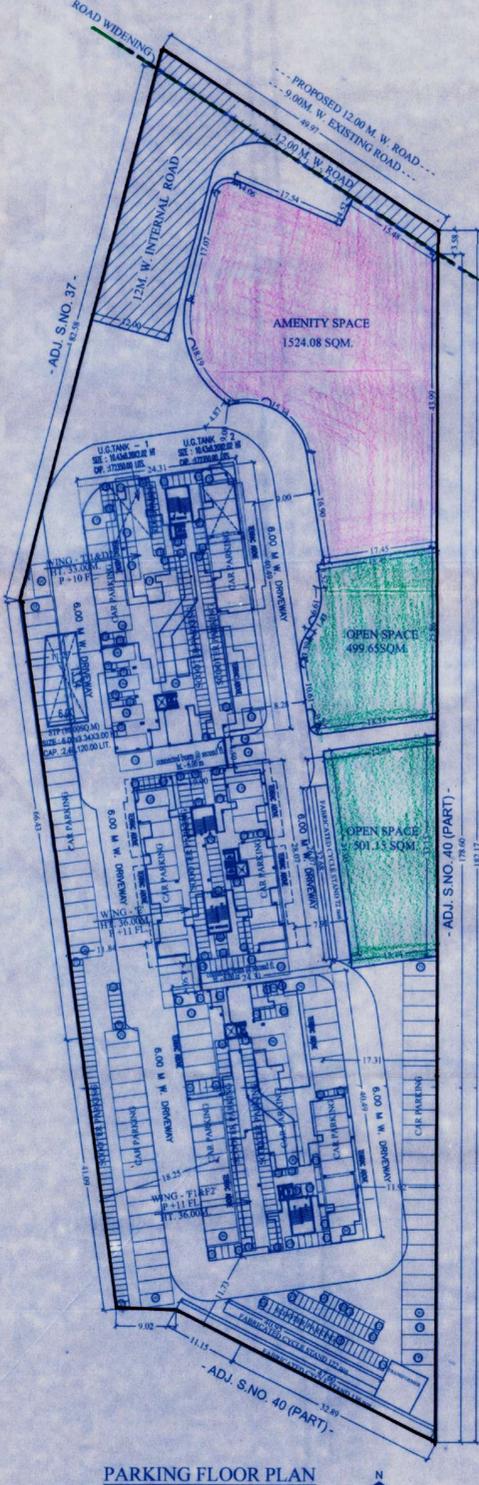


PLOT AREA CALCULATION
 AS PER TRIANGULATION METHOD
 SCALE:1:500

SR.NO.	WING TYPE	FLOOR	TENAMENT NO.	AREA
1	D - 2	FIRST	103	49.275
			104	49.275
2	D - 2	SECOND	203	49.275
			204	49.275
3	D - 2	THIRD	303	49.275
			304	49.275
4	D - 2	FOURTH	403	49.275
			404	49.275
5	D - 2	FIFTH	503	49.275
			504	49.275
TOTAL AREA				492.75

SR.NO.	WING TYPE	FLOOR	TENAMENT NO.	AREA
1	F - 1	FIRST	103	49.275
			104	49.275
2	F - 1	SECOND	203	49.275
			204	49.275
3	F - 1	THIRD	303	49.275
			304	49.275
4	F - 1	FOURTH	403	49.275
			404	49.275
5	F - 1	FIFTH	503	49.275
			504	49.275
6	F - 1	SIXTH	603	49.275
			604	49.275
7	F - 1	SEVENTH	703	49.275
			704	49.275
8	F - 1	EIGHT	803	49.275
			804	49.275
9	F - 1	NINTH	903	49.275
			904	49.275
10	F - 1	TENTH	1003	49.275
			1004	49.275
TOTAL AREA				985.50

AREA OF PLOT
 A) 0.50 X 213.53 X 35.76 X 1 = 3817.92 SQ.M
 B) 0.50 X 213.53 X 26.00 X 1 = 2775.89 SQ.M
 C) 0.50 X 195.14 X 26.76 X 1 = 2610.97 SQ.M
 D) 0.50 X 116.79 X 10.31 X 1 = 602.05 SQ.M
 E) 0.50 X 52.19 X 6.21 X 1 = 162.05 SQ.M
 F) 0.50 X 43.37 X 8.45 X 1 = 183.24 SQ.M
 TOTAL AREA = 10152.12 SQ.M
 AREA OF AS PER 7/12 = 10000.00 SQ.M



PARKING FLOOR PLAN
 SCALE = 1:500

LEGEND:
 a) PLOT BOUNDARY SHOWN BLACK
 b) PROPOSED WORK SHOWN RED
 c) DRAINAGE LINE SHOWN RED DOTTED
 d) WATER LINE SHOWN BLACK DOTTED
 e) DEMOLISHED WORK SHOWN YELLOW

OWNER NAME: Owner Sign
 FOR M/s. MAA SANKALP BUILDCON (P.A.H.)
 Through its Partners

1) MR. VISHAL SURESH PAWAR
 2) MR. HEMANT PISHORLAL MALIK

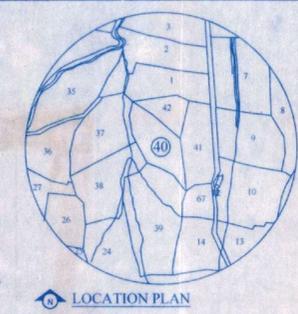
PROJECT:
 PROPOSED RESIDENTIAL BUILDING AT
 S. No. 40, H. No. 1/1 + 1/2 + 1/3/1,
 YEWALEWADI, PUNE.

ARCHITECTS / ENGINEERS SIGN: North File Name:
 SHRI. RAJENDRA H. THITE
 LIC.NO-716
 Checked By: MNPL - 6

Scale: 1:100 Date: 13/03/20 Drg. By: POURNIMA S.M.D.
 ARCHITECT / ENGINEER

RAJENDRA H. THITE
 101, 1st FLOOR, ALMIRA, CTS NO.110,
 INCOME TAX LANE, PRABHAT ROAD,
 LANE NO.14, THORAT COLONY ROAD,
 ERANDWANA, PUNE.
 PH: [0] - 20251727
 LIC. NO. 716.

WING/BUILDING	BLDG. HT.	FLOOR	TN.NO.	TN.NO. LIC/MIG(MHADA)	TOTAL TN.NO.	GROUND COVERAGE	RESI - F.S.I.	BALC. AREA PERMISSIBLE	PROPOSED BALCONY			TERRACE	STAIRCASE			LIFT	PASSAGE	TO BE LIC/MIG(MHADA)		
									ENCLOSE	OPEN	TOTAL		FIRE STAIRCASE	STAIRCASE	TOTAL					
A	36.00	P+11	78	10	88	471.94	3612.72	541.91	423.69	30.18	453.87	640.37	194.15	194.15	388.30	2.86	1052.26	492.75		
B	36.00	P+11	44	- - -	44	385.09	3556.70	533.51	233.83	- - -	233.83	634.05	204.27	213.07	417.34	2.86	219.21	- - -		
C	36.00	P+11	68	20	88	471.94	3319.66	497.95	384.55	30.58	415.13	590.40	194.15	194.15	388.30	2.86	956.60	985.50		
TOTAL AREA					190	30	220	1328.97	10489.08	1573.37	1042.07	60.76	1102.83	1864.82	592.57	601.37	1193.94	8.58	2228.07	1478.25



अट :- फक्त ई.सी. साठी लेआउट मान्य
कार्यवाही करवावयाची आहे.
दि. 01.01.2020

कार्यवाही करवावयाची आहे.
दि. 01.01.2020

कार्यवाही करवावयाची आहे.
दि. 01.01.2020

AREA STATEMENT	SQ.M.
1. AREA OF PLOT	10000.00
a) AREA OF PLOT (AS PER 7/12)	10000.00
b) AS PER MEASUREMENT SHEET	10086.49
c) AS PER SITE	---
2. DEDUCTIONS FOR	---
a) PROPOSED ROAD WIDENING AREA	---
b) ANY D.P. RESERVATION AREA	---
3. GROSS AREA OF PLOT(1-2)	10000.00
4. RECREATIONAL OPEN SPACE	---
a) REQUIRED = 10000.00/10=1000.00 SQ.M	---
b) PROPOSED = 1000.52 SQ.M	---
5. AMENITY SPACE	---
a) REQUIRED = 10000.00/15=666.67 SQ.M	---
b) PROPOSED	1501.02
6. SERVICE ROAD AND HIGHWAY WIDENING	---
7. a) INTERNAL ROAD AREA = 133.95 SQ.M	---
b) 12M. AREA LEFT FOR PROPOSED ACCESS ROAD = 2181.01 SQ.M	---
8. NET AREA OF PLOT = [3-5(b)]	8498.98
9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (Fr.no. 8 x 1.10)	9348.88
11. ADDITION OF AREA FOR F.S.I.	---
a) IN-SITU AREA AGAINST D.P. ROAD [OXSR.NO.2(A)]	---
b) IN-SITU AREA AGAINST AMENITY SPACE	---
c) TDR AREA	---
d) AMENITY SPACE (1500.00 X 2) = 3000.00 SQ.M	---
UTILIZED AMENITY AREA = 1140.88 SQ.M	1140.88
BALANCE AMENITY AREA = 1859.32 SQ.M	---
12. TOTAL AREA AVAILABLE (10+11)	10489.56
13. MAXIMUM UTILIZATION OF F.S.I. PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 15.4)	---
a) COMMERCIAL BUILT-UP AREA	---
b) RESIDENTIAL BUILT-UP AREA	10489.08
c) EXCESS BALCONY AREA COUNTED IN F.S.I.	---
e) TOTAL BUILT-UP AREA (a+b+c+d+e)	10489.08
14. F.S.I. CONSUMED (13/B)	1.234
15. AREA FOR INCLUSIVE HOUSING, IF ANY	---
a) REQUIRED	---
b) PROPOSED	220

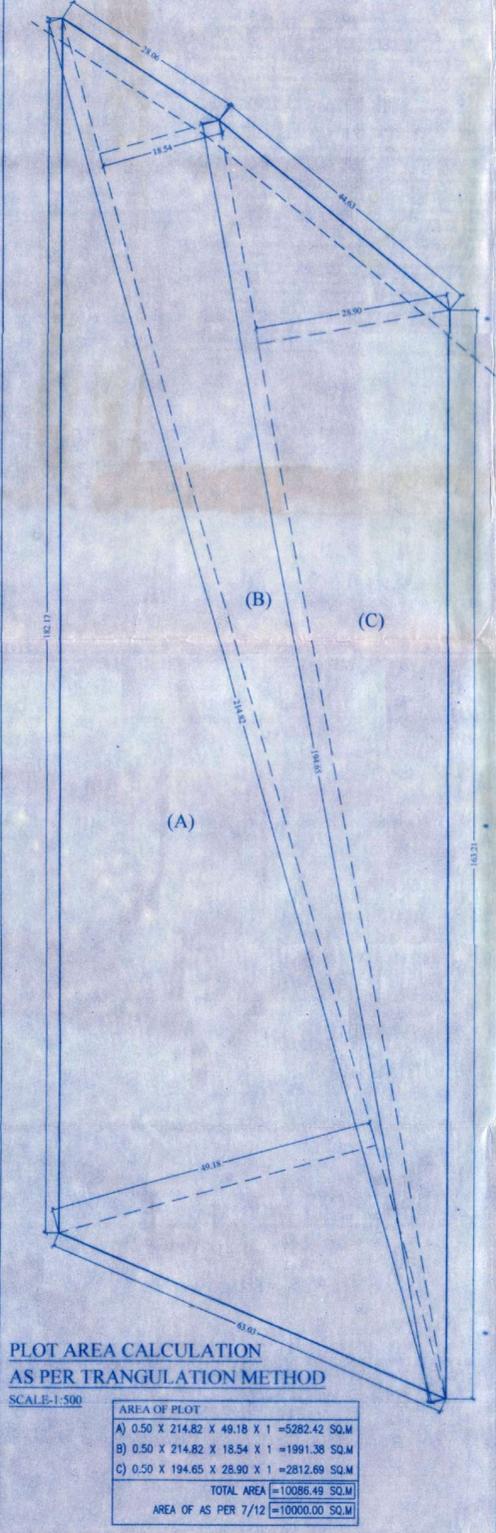
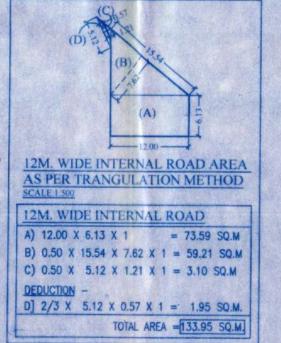
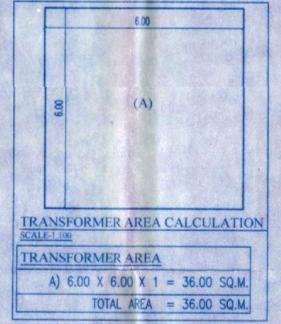


FLOOR AREA STATEMENT (IN SQ.M)
(FLAT HANDOVER TO LIG/MIG (MHADA)
(WING A1&A2)

SR.NO.	WING TYPE	FLOOR	TENAMENT NO.	AREA
1	A-2	FIRST	103	49.275
			104	49.275
2	A-2	SECOND	203	49.275
			204	49.275
3	A-2	THIRD	303	49.275
			304	49.275
4	A-2	FOURTH	403	49.275
			404	49.275
5	A-2	FIFTH	503	49.275
			504	49.275
TOTAL AREA				492.75

FLOOR AREA STATEMENT (IN SQ.M)
(FLAT HANDOVER TO LIG/MIG (MHADA)
(WING C1&C2)

SR.NO.	WING TYPE	FLOOR	TENAMENT NO.	AREA
1	C-1	FIRST	103	49.275
			104	49.275
2	C-1	SECOND	203	49.275
			204	49.275
3	C-1	THIRD	303	49.275
			304	49.275
4	C-1	FOURTH	403	49.275
			404	49.275
5	C-1	FIFTH	503	49.275
			504	49.275
6	C-1	SIXTH	603	49.275
			604	49.275
7	C-1	SEVENTH	703	49.275
			704	49.275
8	C-1	EIGHTH	803	49.275
			804	49.275
9	C-1	NINETH	903	49.275
			904	49.275
10	C-1	TENTH	1003	49.275
			1004	49.275
TOTAL AREA				985.50



WATER STATEMENT

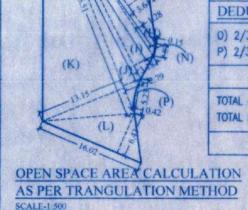
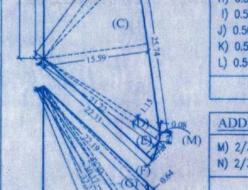
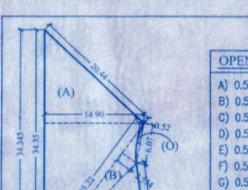
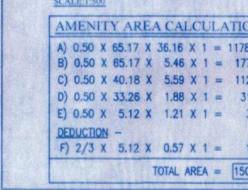
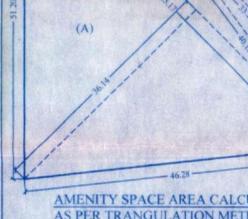
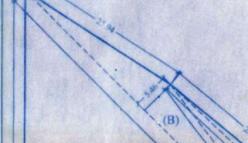
BUILDING TYPE	O.H.W. TANK	U.G. TANK
WING A1&A2	79400.00	139100.00
WING B	49700.00	94600.00
WING C1&C2	79400.00	139100.00
TOTAL	208500.00	372800.00

BALCONY AREA CALC.

PERMISSIBLE BALCONY = 10489.08 X 15% = 1573.36 SQ.M.
PROPOSED BALCONY = 1102.83 SQ.M.

TENEMENT STATEMENT

PROPOSED TENEMENT -
1) (WING A1&A2) = 88
2) (WING B) = 44
3) (WING C1&C2) = 88
TOTAL TENEMENT AREA = 220



PARKING STATEMENT PREVIOUSLY APPROVAL

PARKING REQUIRED	BUILDING	CAR	SCOOTER	CYCLE
	A1&A2	45	156	156
	B	55	88	55
	C1&C2	44	136	116
TOTAL		144	380	327
VISITORS PARKING (SQ)		07	19	16

PARKING STATEMENT PREVIOUSLY APPROVAL

PARKING REQUIRED	BUILDING	CAR	SCOOTER	CYCLE
	A1&A2	05	20	20
	C1&C2	10	40	40
TOTAL		15	60	60
VISITORS PARKING (SQ)		01	03	03
TOTAL PARKING REQUIRED		167	462	406

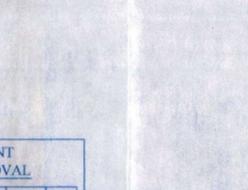
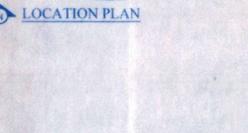
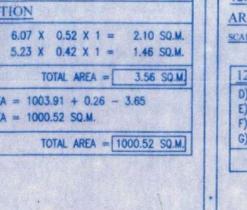
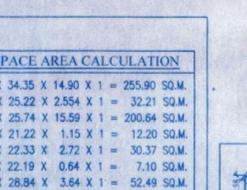
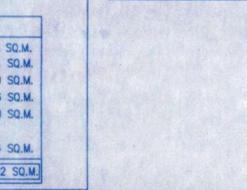
PARKING STATEMENT PREVIOUSLY APPROVAL

AREA REQUIRED	AREA PROPOSED
CAR 167 NOS. X 12.50 SQ.M.	2087.50 SQ.M.
SCOOTER 462 NOS. X 2.00 SQ.M.	924.00 SQ.M.
CYCLE 406 NOS. X 1.40 SQ.M.	568.40 SQ.M.
TOTAL	3579.90 SQ.M.

AREA OF COVERAGE

PERMISSIBLE GR. COVERAGE = 1/5X NET PLOT AREA
1/5 X 8498.98 = 1699.80 SQ.M.

PROPOSED COVERAGE -
1) (WING A1&A2) = 471.94 SQ.M.
2) (WING B) = 385.09 SQ.M.
3) (WING C1&C2) = 471.94 SQ.M.
TOTAL GROUND COVERAGE AREA = 1328.97 SQ.M.

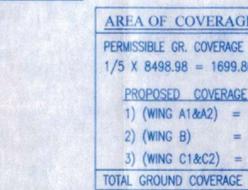


CONSIDERATIONS

1. PLOT AREA = 10000.00 SQ.M
2. F.S.I. = 1.10

CONSIDERATIONS

Sr NO	Description	Area IN SQ.M
1	a) F.S.I. (BUILDING)	11967.33
	b) F.S.I. (CLUB HOUSE)	146.24
2	NON F.S.I	
	BALCONY	1102.83
	PASSAGE/LOBBY	
	PASSAGE	2228.07
	LOBBY	2228.07
	STAIRCASE	
	REGULAR	627.37
	FIRE	592.57
	LIFT & LIFT MACHINE RM	
	LIFT	8.58
	L.M.R	8.58
	TERRACE	1892.86
	TOP TERRACE	1415.85
	REFUGE AREA	
	WING A1&A2 = 24.78 SQ.M	
	WING B = 31.26 SQ.M	
	WING C1&C2 = 24.78 SQ.M	
	TOTAL = 80.82 SQ.M	
	CONNECTING SLAB	---
	O.H.T AREA	95.40
	U.G.T AREA	186.02
	O.W.C AREA	---
	S.T.P AREA	80.22
	TRANSFORMER (APPROX)	36.00
	SECURITY CABIN	---
	SWIMMING POOL (CLUB HOUSE)	29.96
	COVERED PARKING	---
	TOTAL NON F.S.I	8376.55
	Construction B/UP Area	
	Total F.S.I. Area + Total Non F.S.I. Area	11967.33+146.24+8376.55 = 20490.12
	COVERAGE	
	WING A1&A2 = 471.94 SQ.M	
	WING B = 385.09 SQ.M	
	WING C1&C2 = 471.94 SQ.M	
	TOTAL = 1328.97 SQ.M	



WING/BUILDING	BLDG. HT.	FLOOR	TN.NO.	TN.NO. UG/MIG(MHADA)	TOTAL TN.NO.	GROUND COVERAGE	RESI - F.S.I.			PERM. BALCONY			EXISTING BALCONY			PROPOSED BALCONY			TERRACE			EXISTING STAIR			PROPOSED STAIR			PASSAGE			LIFT	TO BE LIG/MIG(MHADA)		
							EXISTING	PROPOSED	TOTAL	EXISTING	ENCLOSE	DRY	TOTAL	ENCLOSE	OPEN	TOTAL	EXISTING	PROPOSED	TOTAL	EXISTING	PROPOSED	TOTAL	EXISTING	PROPOSED	TOTAL	EXISTING	PROPOSED	TOTAL	EXISTING	PROPOSED		TOTAL	EXISTING	PROPOSED
D	36.00	P+11	78	10	88	464.04	---	3711.72	3711.72	---	556.76	---	---	---	234.84	132.31	367.15	---	472.73	472.73	---	---	176.50	176.50	---	---	566.43	566.43	2.86	---	492.75	492.75		
E	39.00	P+12	48	--	48	385.80	3081.78	429.81	3511.59	462.27	64.47	451.93	---	451.93	---	---	---	---	---	---	---	622.64	71.84	694.48	213.07	204.27	19.37	18.57	406.56	---	406.56	2.86	---	---
F	39.00	P+12	76	20	96	467.81	3063.06	536.35	3599.41	459.47	80.45	423.69	5.03	428.72	---	30.58	30.58	---	---	---	612.02	43.06	655.08	194.15	194.15	17.65	17.65	1051.59	---	1051.59	2.86	985.50	---	985.50
TOTAL AREA					202	232	1317.65	6144.84	4677.88	10822.72	921.68	701.68	875.62	5.03	880.65	234.84	162.89	397.73	1234.66	587.63	1822.29	407.22	398.42	213.52	212.72	1458.15	566.43	2024.58	8.58	985.50	492.75	1478.25		

अतः - फक्त ई.सी. साठी लेआउट मान्य
जमिन विकसन निधो... चौमी क्षेत्रासाठी
खकन...
दि... रोजी भरले आहेत

विकास योजना कार्यालय
माध्यम लेआउट क्र. CC/0803/20
दि.पी.ओ./डो.क्र. दिनांक 28/03/20
कार्यकारी अभियंता
वास्तव्य विकास विभाग (जी.के.ए.)
पुरे महानगरपालिका

For the purpose of proper circulation of Road pattern and to have a continuity of the water & drainage system and other services for the development of adjacent lands the P.O. reserves the right to permit access and extension of the internal road & services through this land under layout subdivision

No sale of lease of a plot in a layout will be recognised and no building permit in any plot in the layout to be issued unless final sanction to the Municipal Commission

STAMP OF APPROVAL	
LAYOUT (D+E+F)	01/02
AREA STATEMENT	SQ.M.
1. AREA OF PLOT	10000.00
a) AREA OF PLOT (AS PER 7/12)	10000.00
b) AS PER MEASUREMENT SHEET	10152.12
c) AS PER SITE	---
2. DEDUCTIONS FOR	---
a) PROPOSED ROAD WIDENING AREA	---
b) ANY D.P. RESERVATION AREA	---
3. GROSS AREA OF PLOT(1-2)	10000.00
4. RECREATIONAL OPEN SPACE	---
a) REQUIRED = 10000.00/10=1000.00 SQ.M	---
b) PROPOSED = 1000.80 SQ.M	---
5. AMENITY SPACE	---
a) REQUIRED = 10000.00/15=1500.00 SQ.M	---
b) PROPOSED	1524.08
6. SERVICE ROAD AND HIGHWAY WIDENING	---
a) INTERNAL ROAD AREA = 465.53 SQ.M	---
b) 12M. AREA LEFT FOR PROPOSED ACCESS ROAD = 151.32 SQ.M	---
8. NET AREA OF PLOT = [3-5(b)]	8475.92
9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH (sr.no 8 x 1.10)	9323.51
11. ADDITION OF AREA FOR F.S.I.	---
a) IN-SITU AREA AGAINST D.P. ROAD (OXS.NO 2(A))	---
b) IN-SITU AREA AGAINST AMENITY SPACE	---
c) TRD AREA	---
d) REQUIRED AMENITY SPACE (1500.00 X 2)=3000.00 SQ.M	---
e) UTILIZED AMENITY AREA = 1499.49 SQ.M	---
f) BALANCE AMENITY AREA = 1500.51 SQ.M	---
12. TOTAL AREA AVAILABLE (10+11)	10823.00
12. MAXIMUM UTILIZATION OF F.S.I. PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 15.4)	---
13. TOTAL BUILT-UP AREA IN PROPOSAL	---
a) EXISTING BUILT-UP AREA	6144.84
b) PROPOSED BUILT-UP AREA	3820.02
c) EXCESS BALCONY AREA COUNTED IN F.S.I.	---
d) TOTAL BUILT-UP AREA (a+b+c+d+e)	10822.72
14. F.S.I. CONSUMED (13/8)	---
15. AREA FOR INCLUSIVE HOUSING, IF ANY	---
a) REQUIRED	232
b) PROPOSED	232
PARKING STATEMENT	CAR SCOOTER/MOT. CYCLE CYCLE SIDE
(A) PARKING REQUIRED BY RULE	196 487 411
(D) TOTAL PARKING PROVIDED	196 487 411
SCHEDULE OF OPENINGS:	
DOORS:	WINDOWS:
D1 = 0.90 X 2.10 W = 1.80 X 1.20 W2 = 1.20 X 1.20	
D2 = 0.90 X 2.10 W3 = 1.80 X 0.90 V = 0.60 X 0.90	
D3 = 0.75 X 2.10 W4 = 0.90 X 1.20	
BRIEF SPECIFICATION:	
RCC FRAMED STRUCTURE	RCC SLAB TO HAVE W.P.COURSE ON TOP
RCC ROOFING UP TO HARD STRATA	
EXTERNAL WALLS 0.15 THK	
INTERNAL WALLS 0.10 THK	
IN BLOCKS OR BRICKS	
WALLS EXTERNALLY COATED PLASTERED AND INTERNALLY FINISHED	
NEW FLOORING	
1.5 DOORS AND 1.5 WINDOWS	
GLAZED TILE FLOORING AND GRAY IN TILES	
STANDARD SWIRTY WARES AND FITTINGS	
1) This drawing is based on information/document provided by owner/P.A.H.	
2) This drawing is copyright of this drawing should not be copied or used without prior permission of architect	
CERTIFICATE OF AREA	
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSION OF SIDES ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/TP SCHEME RECORDS/ LAND RECORD DEPT./CITY SURVEY RECORDS	
SIGNATURE OF LICENSED ARCHITECT	
LEGEND:	
a) PLOT BOUNDARY SHOWN BLACK	
b) PROPOSED WORK SHOWN RED	
c) DRAINAGE LINE SHOWN RED DOTTED	
d) WATER LINE SHOWN BLACK DOTTED	
e) DEMOLISHED WORK SHOWN YELLOW	
OWNER NAME: Owner Sign	
FOR M/s. MAA SANKALP BUILDCON (P.A.H.) Through its Partners	
1) MR. VISHAL SURESH PAWAR	
2) MR. HEMANT PISHORILAL MALIK	
PROJECT:	
PROPOSED LAYOUT OF BUILDING AT S. No. 40, H. No. 1/1 + 1/2 + 1/3/1, YEWALEWADI, PUNE.	
ARCHITECT'S/ENGINEERS SIGN:	North File Name:
SHRI RAJENDRA H. THITE LIC.NO.-716	10D-03 Checked By
Scale: 1:100 Date: 04/08/2020	Dr. By: POURNIMA S.M.D.
ARCHITECT / ENGINEER	
RAJENDRA H. THITE	
101,1st FLOOR, ALMIRA, CTS NO.110, INCOME TAX LANE, PRABHAT ROAD, LANE NO.14, THORAT COLONY ROAD, ERANDWANA, PUNE.	
PH: (0) - 20251727 LIC. NO. 716.	



FLOOR AREA STATEMENT (IN SQ.M)
(FLAT HANDOVER TO LIG/MIG (MHADA) WING - D)

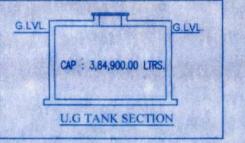
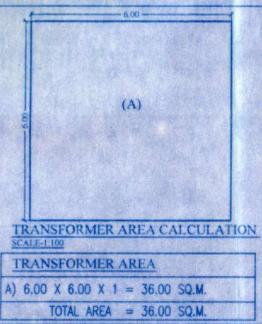
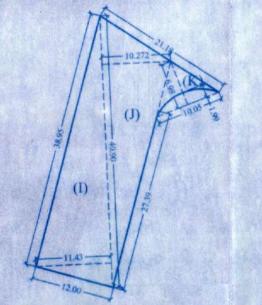
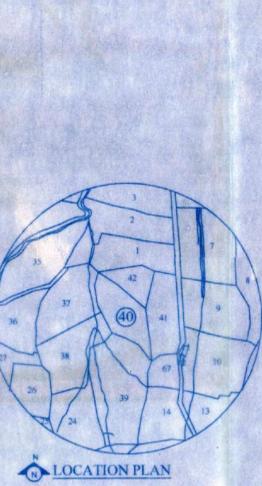
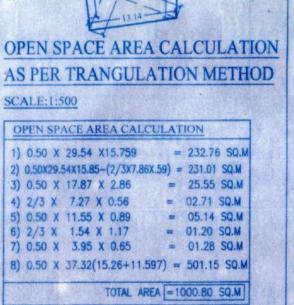
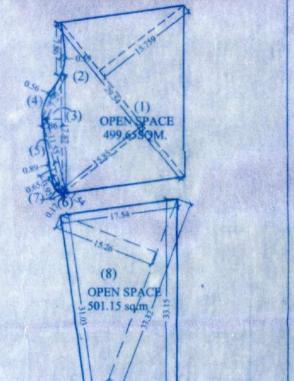
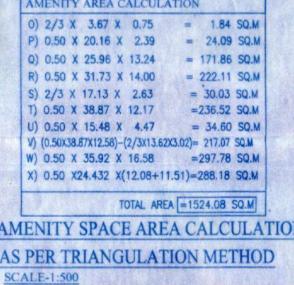
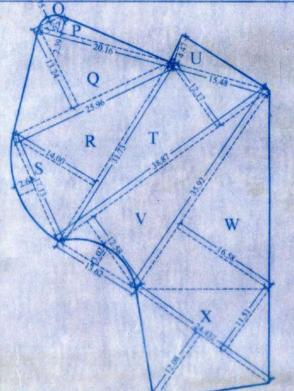
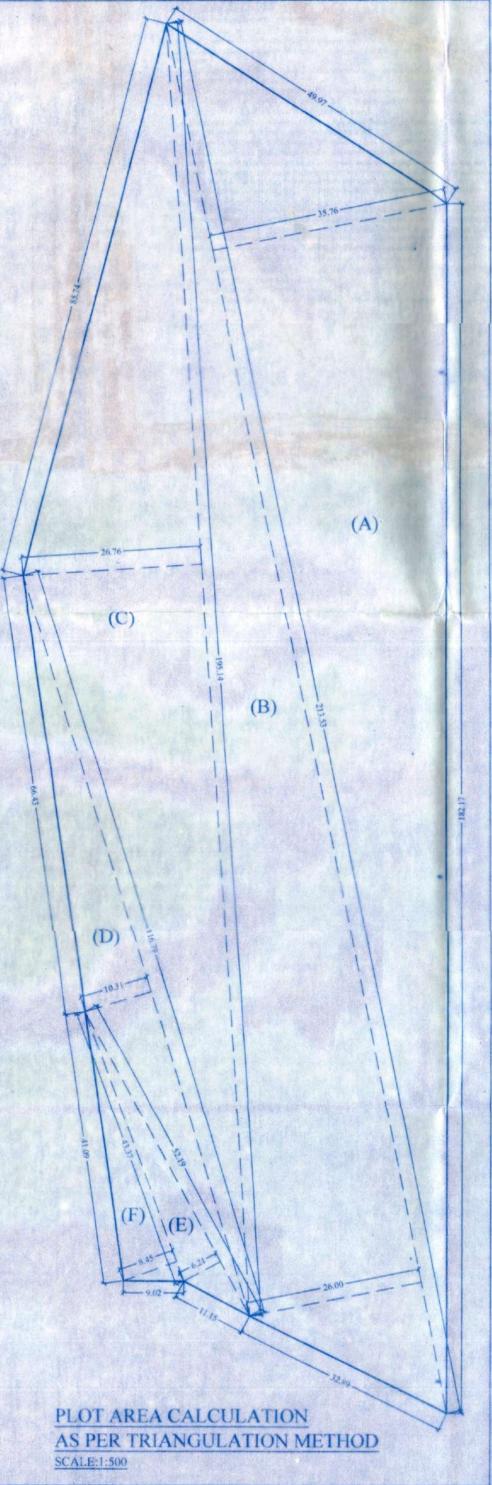
SR.NO.	WING TYPE	FLOOR	TENAMENT NO.	AREA
1	D-2	FIRST	103	49.275
			104	49.275
2	D-2	SECOND	203	49.275
			204	49.275
3	D-2	THIRD	303	49.275
			304	49.275
4	D-2	FOURTH	403	49.275
			404	49.275
5	D-2	FIFTH	503	49.275
			504	49.275
TOTAL AREA				492.75

FLOOR AREA STATEMENT (IN SQ.M)
(FLAT HANDOVER TO LIG/MIG (MHADA) WING - F)

SR.NO.	WING TYPE	FLOOR	TENAMENT NO.	AREA
1	F-1	FIRST	103	49.275
			104	49.275
2	F-1	SECOND	203	49.275
			204	49.275
3	F-1	THIRD	303	49.275
			304	49.275
4	F-1	FOURTH	403	49.275
			404	49.275
5	F-1	FIFTH	503	49.275
			504	49.275
6	F-1	SIXTH	603	49.275
			604	49.275
7	F-1	SEVENTH	703	49.275
			704	49.275
8	F-1	EIGHT	803	49.275
			804	49.275
9	F-1	NINTH	903	49.275
			904	49.275
10	F-1	TENTH	1003	49.275
			1004	49.275
TOTAL AREA				985.50

AREA OF PLOT

A) 0.50 X 213.53 X 35.76 X 1 = 3817.92 SQ.M
B) 0.50 X 213.53 X 26.00 X 1 = 2775.89 SQ.M
C) 0.50 X 195.14 X 26.76 X 1 = 2610.97 SQ.M
D) 0.50 X 116.79 X 10.31 X 1 = 602.05 SQ.M
E) 0.50 X 52.19 X 6.21 X 1 = 162.05 SQ.M
F) 0.50 X 43.37 X 8.45 X 1 = 183.24 SQ.M
TOTAL AREA = 10152.12 SQ.M
AREA OF AS PER 7/12 = 10000.00 SQ.M



WATER STATEMENT

BUILDING TYPE	D.H.W. TANK	U.G. TANK
WING D1&D2	79,400.00	1,39,100.00
WING E	52,400.00	98,600.00
WING F1&F2	84,800.00	1,47,200.00
TOTAL	2,16,600.00	3,84,900.00

BALCONY AREA CALC.

PERMISSIBLE BALCONY = 9964.86 X 15%	= 1494.73 SQ.M
PROPOSED BALCONY =	1245.16 SQ.M

TENEMENT STATEMENT

PROPOSED TENEMENT =	
1) (D1&D2 - WING) =	88
2) (E - WING) =	48
3) (F1&F2 - WING) =	88
TOTAL TENEMENT AREA =	220

PARKING STATEMENT

PARKING REQUIRED	WING	CAR	SCOOTER	CYCLE
D1&D2	56	156	122	
E	71	96	71	
F1&F2	45	152	138	
TOTAL	172	404	331	

FOR LIG/MIG (MHADA)

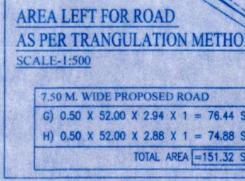
PARKING REQUIRED	WING	CAR	SCOOTER	CYCLE
D1&D2	05	20	20	
F1&F2	10	40	40	
TOTAL	15	60	60	

VISITORS PARKING (SQ)

PARKING	187	464	391
TOTAL PARKING	08	23	20
PARKING REQUIRED	196	487	411

PARKING AREA STATEMENT

CAR	AREA REQUIRED	AREA PROPOSED
196 NOS.	12.50 SQ.M	2450.00 SQ.M
487 NOS.	2.00 SQ.M	974.00 SQ.M
411 NOS.	1.40 SQ.M	575.40 SQ.M
TOTAL		3999.40 SQ.M



CONSIDERATIONS

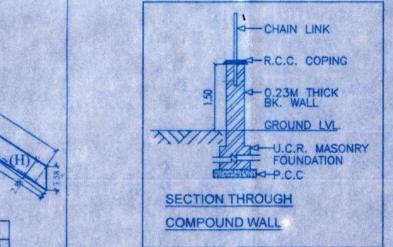
1. PLOT AREA	= 10000.00 SQ.M	
2. F.S.I	= 1.10	
Sr.No	Description	Area IN SQ.M
1	a) F.S.I (BUILDING)	12300.97
	b) F.S.I (CLUB HOUSE)	146.24
2	NON F.S.I	
	BALCONY	1278.38
	PASSAGE	
	LOBBY	
	2024.58	2024.58
	STAIRCASE	
	REGULAR	
	FIRE	
	637.13	620.74
	1257.87	
	LIFT & LIFT MACHINE RM	
	LIFT	
	L.M.R	
	8.58	8.58
	TERRACE	1854.25
	TOP TERRACE	1415.85
	REFUGE AREA	
	WING D1&A2 =	24.78 SQ.M
	WING E =	31.26 SQ.M
	WING F1&F2 =	24.78 SQ.M
	TOTAL AREA =	80.82 SQ.M
	CONNECTING SLAB	---
	O.H.T AREA	99.50
	U.G.T AREA	187.56
	U.W.C AREA	---
	S.T.P AREA	80.00
	TRANSFORMER (APPROX)	36.00
	SECURITY CABIN	---
	SWIMMING POOL	---
	COVERED PARKING	---
	TOTAL NON F.S.I	8323.39
	Construction B/UP Area	
	Total F.S.I Area + Total Non F.S.I Area	12300.97+146.24+8323.39 = 20770.60
	COVERAGE	
	D1&D2 - WING =	464.04 SQ.M
	E - WING =	385.80 SQ.M
	F1&F2 - WING =	467.81 SQ.M
	TOTAL AREA =	1317.65 SQ.M

LIG/MIG (MHADA) AREA STATEMENT:

(A) NET AREA OF PLOT	10000.00
(B) 12M. AREA LEFT FOR PROPOSED ACCESS ROAD	151.32
(C) AMENITY SPACE AREA (15%)	1500.59
(D) OPEN SPACE AREA (10%)	1000.80
(E) BALANCE PLOT AREA (A-B)	7347.29
(F) PERMISSIBLE AREA (7347.29 X 20%)	1469.45
(G) PROPOSED AREA	1478.25

AREA OF COVERAGE

PERMISSIBLE GR. COVERAGE = 1/2X NET PLOT AREA	1/5 X 8291.72 = 1658.34 SQ.M.
PROPOSED COVERAGE =	
1) (D1&D2 - WING) =	464.04 SQ.M.
2) (E - WING) =	385.80 SQ.M.
3) (F1&F2 - WING) =	467.81 SQ.M.
TOTAL GROUND COVERAGE AREA =	1317.65 SQ.M.



PARKING FLOOR PLAN
SCALE: 1:500