

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

O.A. No. 01 of 2024

Vishal Shantaram Darwatkar....Applicant

VERSUS

UOI, through its Secretary, MoEF & Ors....Respondents

Reply Affidavit on behalf of Respondent No.9 and 11

I, Vijay Kantilal Shah Age: 68 years, Occupation: Advocate Service, Residing at: A-704, Ganga Ishanya Co-operative Housing Society 19A/3A Pune-Satara Road, Dhankawadi, Pune 411043 the Chairman, Ganga Ishanya Cooperative Housing Society(Building A,B) at 19A/3A Pune-Satara Road, Dhankawadi, Pune 411043, do take oath and state as under:-

1. I say and submit that the present Respondent No.10 has undertaken construction of residential and commercial building at S. No. 19A/3A(P) [CTS No. 373(P), 375,376,377(P),378(P)], Pune Satara Road, village Dhankawadi, Taluka Haveli, district Pune. The project is named as "Ganga Ishanya" and "Ganga Nakshatra". Ganga Ishanya comprises of three residential buildings- A,B and C, out of which building A and B are the present Respondent and building C is Respondent No.11. "Ganga Nakshatra" which is a part of the project is under construction. The building Ganga Nakshatra has always been shown to us as part of the said scheme. Brochure showing an image of the project is Annexed herewith and marked as **Annexure 'A'**.

2. I say and submit that the present respondent is a Cooperating Housing Society registered on 16.02.2019 vide Registration No.



PNA/PNA(4)/HSG/(TC)/2018-2019. I say and submit that the present respondent would like to bring to the notice of this Hon'ble Tribunal existing legal issues before various forums between Respondent 9 and 10 which are as follows:

Sr. No.	Particulars	Issue involved
1.	Writ Petition No. 32279 of 2023	Petition with respect to the deemed conveyance order dt. 17.11.2023 filed by Respondent No. 10.
2.	Writ Petition No. 19817 of 2023	Filed by Respondent No. 10 alleging unauthorised use of common passages by the flat holders.
3.	Writ Petition No. 6350 of 2023	Petition pertaining DP Road filed by Respondent No.9 &11
4.	Spl. Civil Suit No. 518 of 2023	Suit for injunction and compensation for defamation filed by Respondent No.10.
5.	Writ Petition No. (St)No. 1051 OF 2025	Filed by Respondent No. 9 against Pune Municipal Corporation and Respondent No. 10 against Order passed by Commissioner PMC

3. I say and submit that all the members of the present Respondent are the Bonafide flat purchasers in the project which is the subject matter of the present Application. The members of the present respondent have invested huge amounts for buying the flat in the Respondent society, all the hard-earned money and life savings are spent for owning a flat in the said project. The members are residing at the said address for more than 5 years.
4. I say and submit that the Respondent No. 10 since inception has not executed the project with transparency and adhering to the legal provisions. The present respondent has raised their concerns as consumers before appropriate forum and also challenged the violations under the various acts before The Commissioner, Pune Municipal corporation, I say and submit that, the brochure which annexed at **Annexure 'A'** is a representation about



the project, which depicts the scope of the project and various amenities enumerated therein. I say and submit that in the said representation, a commercial building has been shown by the Respondent No. 10. The Respondent No. 10 had never disclosed the fact till date that the project requires 'prior' environmental clearance under the EIA Notification 2006. The Respondent No.10 not only suppressed this material fact from the present Respondent but also kept all the members of the Respondent in dark violating not only the environmental laws but also the municipal laws with respect to construction etc. I say and submit that the Respondent No. 10 has revised the sanctioned plan from 2011 till 2021 at least 5 times. The project under question involves following points wherein apparently substantial question pertaining to environment is evident:

- i. The project is near a waterbody that is Ambil Odha.
- ii. Noncompliance of the terms and conditions of the EC.
- iii. Revision of sanctioned plans without informing the present Respondent.
- iv. Violations regarding the legal provisions of open space (**Shankar Maharaj Math**).
- v. I say and submit that , as mentioned above the sanctioned plan was revised by the Respondent No. 10 almost every alternate year without giving any information to the present Respondent. The same has been depicted in the following table:

Sr. No.	Year	Particulars
1.	2011-2013	Building D(Ganga Nakshatra) has been shown as ground floor + (height, 4.15m)
2.	2015	Building D(Ganga Nakshatra) was shown as Basement +Ground + Mezzanine (Height 6m)
3.	2017	The building D was shown leaving no setback and edge to edge construction can be seen.



4.	2018	Building D(Ganga Nakshatra)was shown as Basement+ Ground+ Mezzanine+ 4 level parking + 9 floors. (height 45.6m)
5.	2021-2022	Sanction under IOD , D building (Ganga Nakshatra) was shown as Basement+ Ground +Mezzanine + 5 level parking + 26 floors and a road was shown of 12m with scooter parking .

All these above-mentioned plans are attached herewith and marked as '**Annexure B**'.

5. I say and submit that the Respondent No.10 has never disclosed any compliance and/or permissions under the environmental norms to the present respondent. The fact that EC was obtained CTE, CTO etc has never been disclosed by the Respondent No.10. For the first time the present respondent got the information of the environmental concerns when it received the copy of the present petition.
6. The present Respondent submits that the Respondent No.10 has not provided RG area in compliance with the Green Belt Development Term in the EC. It has also failed to provide open space as mandated in the EC. I say and submit that the Respondent No. 10 has agreed certain amenities and open spaces in the said project, the details of which are provided hereunder.

Sr. No.	Particulars	Status
1.	Water body in front of building 'C'(shown in Annexure A at serial no.4)	Not provided
2	Bubbler pool (shown in Annexure A at serial no.6)	Replaced by Fountain



3	Accessible Water Body (shown in Annexure A at serial no.9)	This is replaced by fountain, not at all accessible to members and it is a part of the drive way
4.	Play Court (shown in Annexure A at serial no.12)	Not provided, a transformer room is constructed adjacent to the AmbilOdha
5.	Service Yard (shown in Annexure A at serial no.13)	Not provided. This space is handed over to MSEDCL for transformer.
6.	Tennis Court, Basketball court (shown in Annexure A at serial no.14)	Not provided. Currently the same is encroached by the construction of Ganga Nakshatra.

7. I further say and submit that from the point of view of flat purchaser all the above mentioned facilities form part of the open space and the same has been encroached by the Respondent No.10.

8. I say and submit that a very crucial point has to be considered while adjudicating the present application is that of a DP Road. It is pertinent to note that 9 m DP Road exist from the main Pune Satara Road, to have access to the open space of the Plot which the Respondent is under obligation to handover to the Corporation. The said DP road is a common access road to the Respondent No. 9 and 11 and Ganga Nakshatra Building.

9. I say and submit that in the Agreement Plan has been attached showing 18m access road but, in fact on ground only 12 m or less access road is present.

10. There is no setback left from building D – Ganga Nakshatra and the DP Road. No setback or margin left from the building D (Ganga Nakshatra) is adversely affecting the ingress and egress of the vehicular movement. I say and submit that the dispute regarding the DP Road was raised by the



present Respondent before the Hon'ble High Court Mumbai vide Writ Petition No. 6350/2023. The Hon'ble High Court vide order dated 8.06.2023, directed the Respondent No. 6. to hear and decide the matter within 3 weeks. The copy of the same is annexed herewith and marked as **'Annexure C'**.

11. I say and submit that although the issue with respect to the DP Road cannot be said to be purely of environmental concern but it definitely has environmental concerns which this Hon'ble Tribunal may kindly consider.

12. I say and submit that with respect to the STP presently the existing STP is operational and treating sewage from building A, B and C. The present Respondent would like to bring it to the notice of the Hon'ble Tribunal that the location of the said STP, the transformer room and OWC unit is very close to the natural Waterbody. Photographs showing the same are annexed herewith and marked as **'Annexure D'**.

13. It is further submitted that the Respondent No.10 has designed and constructed the parking of building A, B and C in such a manner that in every monsoon the members cannot use Level 3 Parking due to over flooding and seepage from the walls. Photographs showing severe seepage and flooding of the last monsoon season are annexed herewith and marked as **'Annexure E'**.

14. It is further submitted that the present Respondent has carried out a fire audit in the year 2024. In the said report following observations are made:

- 1) Pump room need to be operational in Auto – currently it is not working.
- 2) Fire Alarm System is non-operational for all the wings A, B, & C.
- 3) As per the National Fire Protection Act- Fire Alarm System should be addressable, current system installed is Conventional which is not recommended for high-rise buildings.



- 4) Fire extinguisher not in well condition, house pipes are missing for all extinguisher installed in B. Wing and few of them are expired – need to refill on priority.
- 5) Accessories of Hose box kept on induct – need to one-to-one check/operate periodically and maintain in good condition same.
- 6) A wing detector are damaged, need to replace.

Hence it is clear that the Respondent No. 10 has not even adhered to the firefighting mechanism. The said report is annexed herewith as **‘Annexure F.’**

15. It is further submitted that the ramp slope provided in building D – Ganga Nakshatra if becomes operative, the same is going to create high risk of accident as the vehicular movement from the parking of building A, B, C and vehicles from building D would collide and serious accidents may occur. Sufficient space is not available for the vehicular movement at that junction which would result into serious accidents.

16. I say and submit that, the Respondent No.13 is not only bound by a contract, but more than that, the Respondent No.,13 is bound to comply with the provisions of Environmental Laws.

17. It is therefore prayed that, I further say and submit that the Respondent No. 13 has illegally created the Third Party rights by selling the flats in Project knowing well that the same is not in consonance with law. The Respondent No.13 thus fraudulently created third party interests for its own commercial profits thereby violating the law. The flat purchasers had never disclosed about the legal requirement and always been portrayed the picture that the Project is complying all the legal norms. If the Hon'ble Tribunal considers the prayer of demolition; bona fide flat purchasers will be at loss. It is in the interest of public at large; the direction for demolition may not considered.



18. The Respondent submits that The Respondent No.13 may kindly be directed to abide strictly adhere to all the terms and conditions mentioned in the Environment Clearance. Directions with respect to compensate the present Respondent for the non-compliance of the terms and conditions in the EC also necessary.

19. It is therefore prayed that :

- a. The Respondent No.10 may kindly be directed to strictly comply with every Environmental Clearance and Consent to Operate.
- b. The Compliance Report may be directed to be submitted before the honourable tribunal for appraisal.
- c. The Respondent No.10 may kindly be directed to provide RG area/ open space on virgin land.
- d. The Respondent No.10 may kindly be directed to withhold the construction activity with respect to building 'D' Ganga Nakshatra, the same being encroaching on the amenities which are to be provided for and are presently located adjacent to Ambil Odha on the Drive way of the present Respondent.
- e. The Respondent No.10 may kindly be directed to provide the access road of 18 mts as per agreement and DP Road of 9m. In accordance with law as shown in DP Road Plan.
- f. The Respondent No.10 may kindly be directed to rectify the defects in the parking area by taking measures by which seepage of water, flooding of water during monsoon, proper ventilation and light are maintained.
- g. The Respondent No.10 may kindly be directed to shift the transformer room, OWC unit away from the natural waterbody that is Ambil Odha.
- h. The Respondent No.10 may kindly be directed to pay heavy amount of compensation to the Respondent No. 9 and 11 in view of violations of



terms and conditions in the Environmental Clearance and Consent to Establish Consent to Operate.

- i. Any other just and equitable relief in the interest of justice may kindly be passed.



Affiant

Affiant

(Respondent No.9)

GANGA ISHANYA CO-OP. HOUSING SOCIETY LTD.

Shah

Chairman

30 JAN 2025

I know the affiants

Shah

Advocate

Adv. Shah Pratik



Noted And Registered

At Sr. No.: 395/25

Date: 30 JAN 2025

BEFORE ME

R.V. Pisal

R. V. PISAL
Notary Govt. of India, Pune

30 JAN 2025



**BEFORE THE NATIONAL GREEN TRIBUNAL
WESTERN ZONE BENCH, PUNE
ORIGINAL APPLICATION NO. 01 OF 2024**

Vishal Shantaram Darwatkar

...Applicant

Versus

UOI, through its Secretary & Ors

...Respondents

List of Annexures

SR. No.	Particulars	Page No.
1.	Annexure 'A' Brochure showing an image of the project.	10-13
2.	Annexure 'B Colly' all the revised sanctioned plans.	14-19
3.	Annexure 'C' order of high court dt. 08.06.2023.	20-23
4.	Annexure 'D' photographs of STP, transformer room and OWC.	24-25
5.	Annexure 'E' Photographs showing severe seepage and flooding in monsoon.	26-27
6.	Annexure 'F' report of firefighting mechanism.	28-35

Place: Pune

Date : 30.01.2025

PUNESATARA ROAD

COMMERCIAL

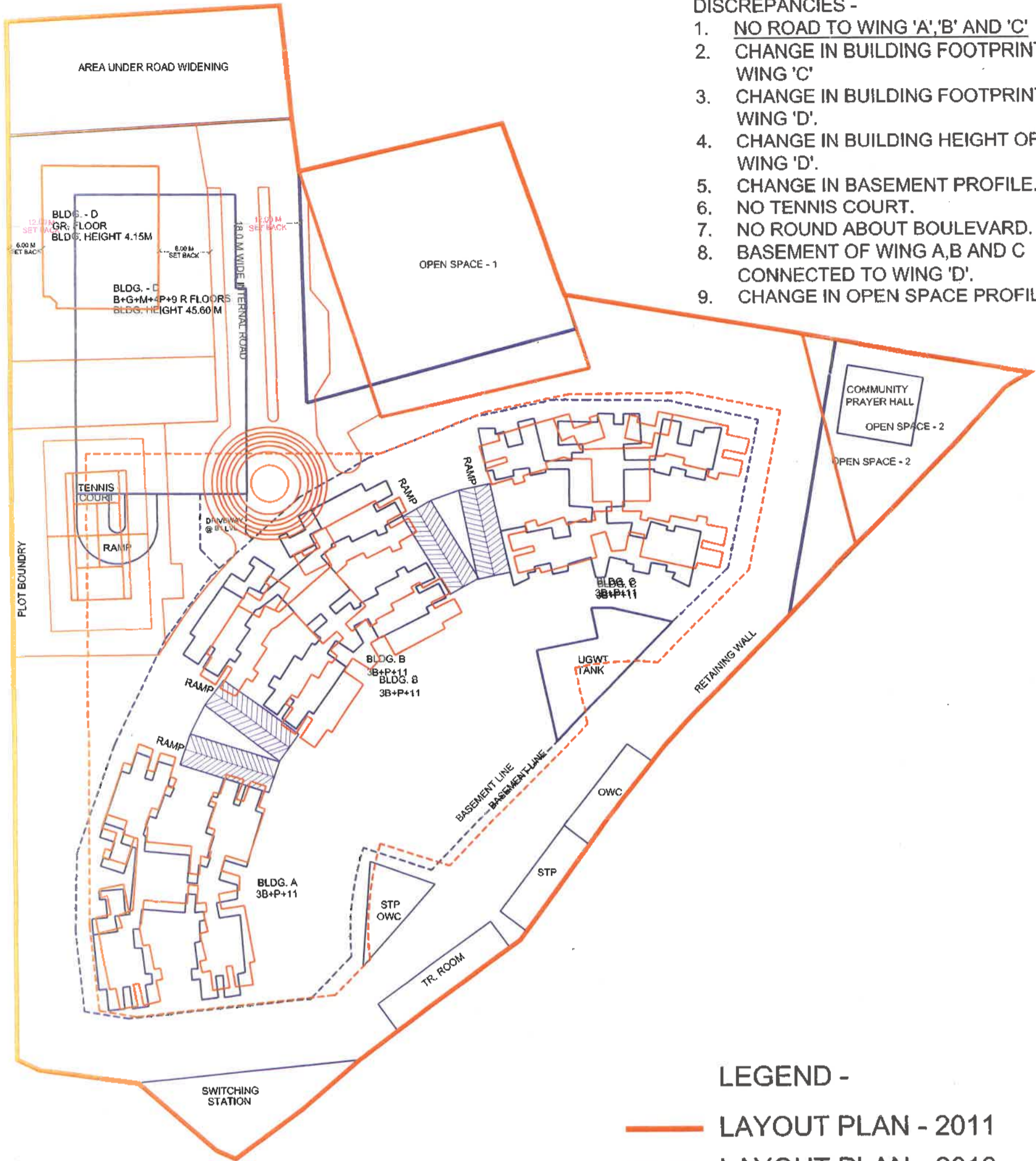


LANDSCAPE FOR SHANAR MAHARAJ



- | | |
|-------------------------------|-----------------------------------|
| 1. Temples | 8. Screen Wall |
| 2. Light Ducts | 9. Accessible Water body |
| 3. Kids Zone | 10. Paved Plaza / Access Point |
| 4. Water Body | 11. Resting Pavilion |
| 5. Cricket Pitch | 12. Play Court |
| 6. Bubbler Pool | 13. Service Yard |
| 7. Semi Covered Swimming Pool | 14. Tennis Court/Basketball Court |

- | | |
|--------------------------|---------------------|
| ▶ Walking Track | ▶ Yoga Area |
| ▶ Senior Citizen Area | ▶ Gymnasium |
| ▶ Entrance Canopy | ▶ Aerobics |
| ▶ Entrance Water feature | ▶ Multipurpose Hall |
| ▶ Pool Table | ▶ Soft Scape Areas |



- DISCREPANCIES -
1. NO ROAD TO WING 'A', 'B' AND 'C'
 2. CHANGE IN BUILDING FOOTPRINT OF WING 'C'
 3. CHANGE IN BUILDING FOOTPRINT OF WING 'D'.
 4. CHANGE IN BUILDING HEIGHT OF WING 'D'.
 5. CHANGE IN BASEMENT PROFILE.
 6. NO TENNIS COURT.
 7. NO ROUND ABOUT BOULEVARD.
 8. BASEMENT OF WING A,B AND C CONNECTED TO WING 'D'.
 9. CHANGE IN OPEN SPACE PROFILE.

LEGEND -

- LAYOUT PLAN - 2011
- LAYOUT PLAN - 2018

DATE - 2020.01M.30



LEGEND -
 — LAYOUT PLAN - 2018

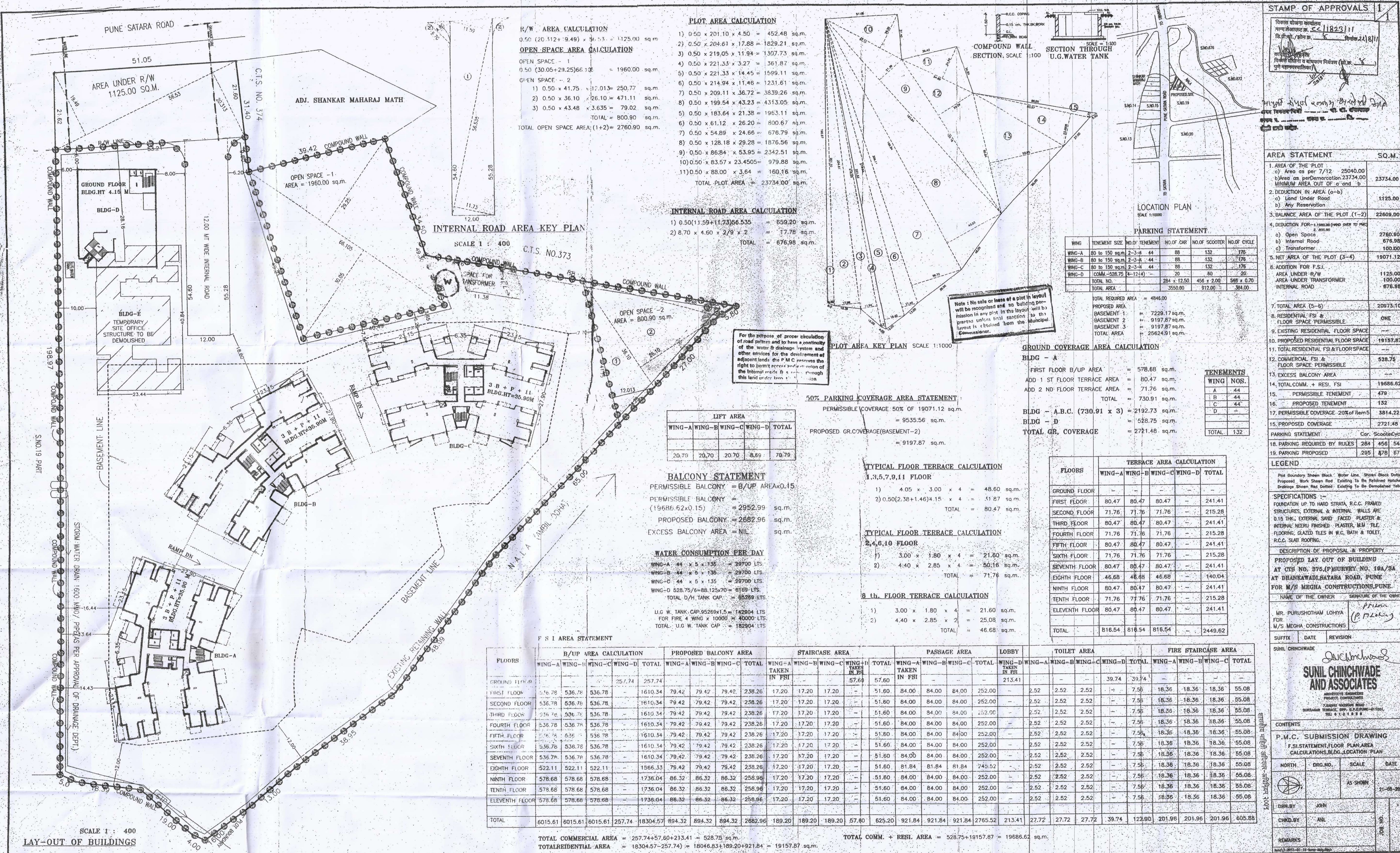
DATE - 2020.01M.30



LEGEND -

— LAYOUT PLAN - 2011

DATE - 2020.01M.30



R/W AREA CALCULATION
 $0.50 (20.312 + 9.49) \times 9.53 = 1125.00$ sq.m.

OPEN SPACE AREA CALCULATION
 OPEN SPACE - 1
 $0.50 (30.05 + 29.25) \times 6.00 = 1960.00$ sq.m.

OPEN SPACE - 2
 1) $0.50 \times 41.75 \times 12.013 = 250.77$ sq.m.
 2) $0.50 \times 36.10 \times 26.10 = 471.11$ sq.m.
 3) $0.50 \times 43.48 \times 3.635 = 79.02$ sq.m.
 TOTAL = 800.90 sq.m.

TOTAL OPEN SPACE AREA (1+2) = 2760.90 sq.m.

PLOT AREA CALCULATION

- $0.50 \times 201.10 \times 4.50 = 452.48$ sq.m.
- $0.50 \times 204.61 \times 17.88 = 1829.21$ sq.m.
- $0.50 \times 219.05 \times 11.94 = 1307.73$ sq.m.
- $0.50 \times 221.33 \times 3.27 = 361.87$ sq.m.
- $0.50 \times 221.33 \times 14.45 = 1599.11$ sq.m.
- $0.50 \times 214.94 \times 11.48 = 1231.61$ sq.m.
- $0.50 \times 209.11 \times 36.72 = 3839.26$ sq.m.
- $0.50 \times 199.54 \times 43.23 = 4313.05$ sq.m.
- $0.50 \times 183.64 \times 21.38 = 1963.11$ sq.m.
- $0.50 \times 61.12 \times 26.20 = 800.67$ sq.m.
- $0.50 \times 54.89 \times 24.66 = 676.79$ sq.m.
- $0.50 \times 128.18 \times 29.28 = 1876.56$ sq.m.
- $0.50 \times 86.84 \times 53.95 = 2342.51$ sq.m.
- $0.50 \times 83.57 \times 23.4505 = 979.88$ sq.m.
- $0.50 \times 88.00 \times 3.64 = 160.16$ sq.m.

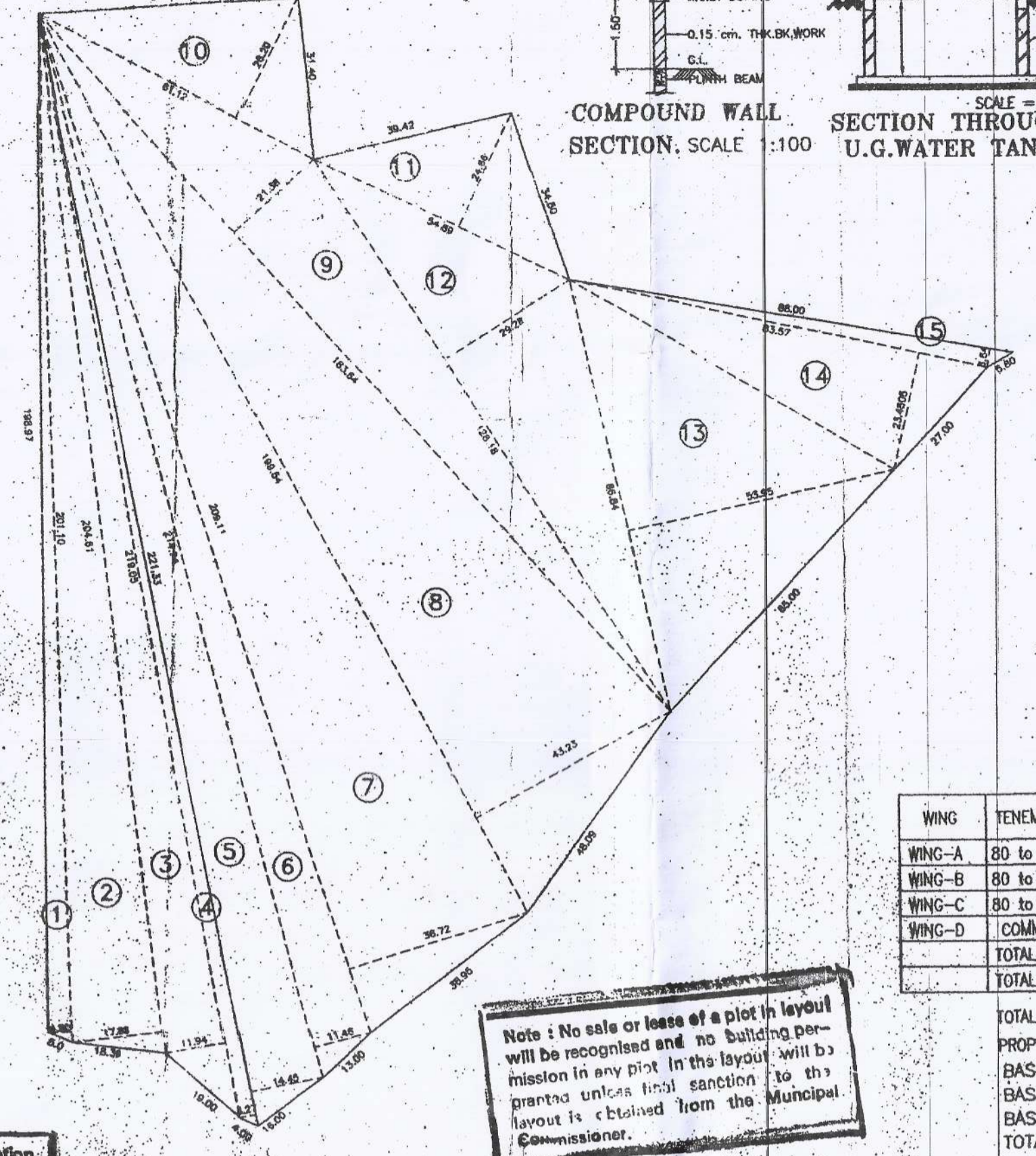
TOTAL PLOT AREA = 23734.00 sq.m.

INTERNAL ROAD AREA CALCULATION

- $0.50(11.59 + 11.23) \times 56.535 = 659.20$ sq.m.
- $8.70 \times 4.60 \times 2/9 \times 2 = 17.78$ sq.m.

TOTAL = 676.98 sq.m.

INTERNAL ROAD AREA KEY PLAN
 SCALE 1 : 400
 C.T.S. NO.373



PLOT AREA KEY PLAN SCALE 1:1000

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 to the internal roads & to run through this land under two conditions.

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

LIFT AREA

WING-A	WING-B	WING-C	WING-D	TOTAL
20.76	20.70	20.70	8.69	70.79

50% PARKING COVERAGE AREA STATEMENT

PERMISSIBLE COVERAGE 50% OF 19071.12 sq.m. = 9535.56 sq.m.

PROPOSED GR. COVERAGE (BASEMENT-2) = 9197.87 sq.m.

BALCONY STATEMENT

PERMISSIBLE BALCONY = B/UP AREA x 0.15
 PERMISSIBLE BALCONY = (19686.62 x 0.15) = 2952.99 sq.m.
 PROPOSED BALCONY = 2882.96 sq.m.
 EXCESS BALCONY AREA = NIL sq.m.

WATER CONSUMPTION PER DAY

WING-A 44 x 5 x 135 = 29700 LITS.
 WING-B 44 x 5 x 135 = 29700 LITS.
 WING-C 44 x 5 x 135 = 29700 LITS.
 WING-D 528.75/6 = 88.125 x 70 = 6169 LITS.
 TOTAL D/H TANK CAP. = 88289 LITS.

U.G. W. TANK CAP. 95269 x 1.5 = 142904 LITS
 FOR FIRE 4 WING x 10000 = 40000 LITS.
 TOTAL U.G. W. TANK CAP. = 182904 LITS

F.S.I. AREA STATEMENT

FLOORS	B/UP AREA CALCULATION				PROPOSED BALCONY AREA				STAIRCASE AREA			PASSAGE AREA			LOBBY	TOILET AREA			FIRE STAIRCASE AREA									
	WING-A	WING-B	WING-C	WING-D	TOTAL	WING-A	WING-B	WING-C	TOTAL	WING-A	WING-B	WING-C	TOTAL	WING-A		WING-B	WING-C	TOTAL	WING-A	WING-B	WING-C	TOTAL						
GROUND FLOOR					257.74																							
FIRST FLOOR	536.78	536.78	536.78		1610.34	79.42	79.42	79.42	238.26	17.20	17.20	17.20		51.60	84.00	84.00	84.00	252.00		2.52	2.52	2.52		7.56	18.36	18.36	18.36	55.08
SECOND FLOOR	536.78	536.78	536.78		1610.34	79.42	79.42	79.42	238.26	17.20	17.20	17.20		51.60	84.00	84.00	84.00	252.00		2.52	2.52	2.52		7.56	18.36	18.36	18.36	55.08
THIRD FLOOR	536.78	536.78	536.78		1610.34	79.42	79.42	79.42	238.26	17.20	17.20	17.20		51.60	84.00	84.00	84.00	252.00		2.52	2.52	2.52		7.56	18.36	18.36	18.36	55.08
FOURTH FLOOR	536.78	536.78	536.78		1610.34	79.42	79.42	79.42	238.26	17.20	17.20	17.20		51.60	84.00	84.00	84.00	252.00		2.52	2.52	2.52		7.56	18.36	18.36	18.36	55.08
FIFTH FLOOR	536.78	536.78	536.78		1610.34	79.42	79.42	79.42	238.26	17.20	17.20	17.20		51.60	84.00	84.00	84.00	252.00		2.52	2.52	2.52		7.56	18.36	18.36	18.36	55.08
SIXTH FLOOR	536.78	536.78	536.78		1610.34	79.42	79.42	79.42	238.26	17.20	17.20	17.20		51.60	84.00	84.00	84.00	252.00		2.52	2.52	2.52		7.56	18.36	18.36	18.36	55.08
SEVENTH FLOOR	536.78	536.78	536.78		1610.34	79.42	79.42	79.42	238.26	17.20	17.20	17.20		51.60	84.00	84.00	84.00	252.00		2.52	2.52	2.52		7.56	18.36	18.36	18.36	55.08
EIGHTH FLOOR	522.11	522.11	522.11		1566.33	79.42	79.42	79.42	238.26	17.20	17.20	17.20		51.60	81.84	81.84	81.84	245.52		2.52	2.52	2.52		7.56	18.36	18.36	18.36	55.08
NINTH FLOOR	578.68	578.68	578.68		1736.04	86.32	86.32	86.32	258.96	17.20	17.20	17.20		51.60	84.00	84.00	84.00	252.00		2.52	2.52	2.52		7.56	18.36	18.36	18.36	55.08
TENTH FLOOR	578.68	578.68	578.68		1736.04	86.32	86.32	86.32	258.96	17.20	17.20	17.20		51.60	84.00	84.00	84.00	252.00		2.52	2.52	2.52		7.56	18.36	18.36	18.36	55.08
ELEVENTH FLOOR	578.68	578.68	578.68		1736.04	86.32	86.32	86.32	258.96	17.20	17.20	17.20		51.60	84.00	84.00	84.00	252.00		2.52	2.52	2.52		7.56	18.36	18.36	18.36	55.08
TOTAL	6015.61	6015.61	6015.61	257.74	18304.57	894.32	894.32	894.32	2682.96	189.20	189.20	189.20	57.80	625.20	921.84	921.84	921.84	2765.52	213.41	27.72	27.72	27.72	39.74	122.90	201.96	201.96	201.96	605.88

TOTAL COMMERCIAL AREA = 257.74 + 57.60 + 213.41 = 528.75 sq.m.
 TOTAL COMM. + RESI. AREA = 528.75 + 19157.87 = 19686.62 sq.m.

TOTAL RESIDENTIAL AREA = 18304.57 - 257.74 = 18046.83 + 189.20 + 921.84 = 19157.87 sq.m.

STAMP OF APPROVALS

18/23/11
 18/23/11

AREA STATEMENT

DESCRIPTION	SQ.M.
1. AREA OF THE PLOT	23734.00
a) Area as per 7/12	25040.00
b) Area as per demarcation	23734.00
c) MINIMUM AREA OUT OF 'a' and 'b'	23734.00
2. DEDUCTION IN AREA (a-b)	
a) Land Under Road	1125.00
b) Any Reservation	---
3. BALANCE AREA OF THE PLOT (1-2)	22609.00
4. DEDUCTION FOR - 1.19038 (WATER OVER THE ROAD) 2.80050	
a) Open Space	2760.90
b) Internal Road	676.98
c) Transformer	100.00
5. NET AREA OF THE PLOT (3-4)	19071.12
6. ADDITION FOR F.S.I.	
AREA UNDER R/W	1125.00
AREA UNDER TRANSFORMER	100.00
INTERNAL ROAD	676.98
7. TOTAL AREA (5-6)	20973.10
8. RESIDENTIAL FSI & FLOOR SPACE PERMISSIBLE	ONE
9. EXISTING RESIDENTIAL FLOOR SPACE	---
10. PROPOSED RESIDENTIAL FLOOR SPACE	19157.87
11. TOTAL RESIDENTIAL FSI & FLOOR SPACE	---
12. COMMERCIAL FSI & FLOOR SPACE PERMISSIBLE	528.75
13. EXCESS BALCONY AREA	---
14. TOTAL COMM. + RESI. FSI	19686.62
15. PERMISSIBLE TENEMENT	479
16. PROPOSED TENEMENT	132
17. PERMISSIBLE COVERAGE 20% OF Item 5	3814.22
18. PROPOSED COVERAGE	2721.48
19. PARKING STATEMENT	
Car. Scooter/Cycle	
18. PARKING REQUIRED BY RULES	284 456 548
19. PARKING PROPOSED	295 478 673

PARKING STATEMENT

WING	TENEMENT SIZE	NO. OF TENEMENT	NO. OF CAR	NO. OF SCOOTER	NO. OF CYCLE
WING-A	80 to 150 sq.m.	2-3-4	44	88	132
WING-B	80 to 150 sq.m.	2-3-4	44	88	132
WING-C	80 to 150 sq.m.	2-3-4	44	88	132
WING-D	COMM-528.75	4-12-4	20	60	20
TOTAL NO.			284	456	548
TOTAL AREA			3550.00	912.00	304.00

TERRACE AREA CALCULATION

FLOORS	WING-A	WING-B	WING-C	WING-D	TOTAL
GROUND FLOOR	---	---	---	---	---
FIRST FLOOR	80.47	80.47	80.47	---	241.41
SECOND FLOOR	71.76	71.76	71.76	---	215.28
THIRD FLOOR	80.47	80.47	80.47	---	241.41
FOURTH FLOOR	71.76	71.76	71.76	---	215.28
FIFTH FLOOR	80.47	80.47	80.47	---	241.41
SIXTH FLOOR	71.76	71.76	71.76	---	215.28
SEVENTH FLOOR	80.47	80.47	80.47	---	241.41
EIGHTH FLOOR	46.68	46.68	46.68	---	140.04
NINTH FLOOR	80.47	80.47	80.47	---	241.41
TENTH FLOOR	71.76	71.76	71.76	---	215.28
ELEVENTH FLOOR	80.47	80.47	80.47	---	241.41
TOTAL	816.54	816.54	816.54	---	2449.62

LEGEND

Post Boundary Shown Black Water Line, Street Block Dotted Proposed, Work Shown Red Existing To Be Retained Hatched Drainage Shown Red Dotted Existing To Be Demolished Yellow

SPECIFICATIONS :-
 FOUNDATION UP TO HARD STRATA, R.C.C. FRAMED STRUCTURES, EXTERNAL & INTERNAL WALLS ARE 0.15 THK. EXTERNAL SAND FACED PLASTER & INTERNAL NEERU FINISHED PLASTER, M.M. TILE FLOORING, GLAZED TILES IN W.C. BATH & TOILET, R.C.C. SLAB ROOFING.

DESCRIPTION OF PROPOSAL & PROPERTY
 PROPOSED LAY OUT OF BUILDING AT C.T.S. NO. 875 (P) SURVEY NO. 19A/3A AT DEANKAWADI, SATARA ROAD, PUNE FOR M/S MEGA CONSTRUCTIONS, PUNE.

NAME OF THE OWNER: MR. PURUSHOTHAM LOHYA
 SIGNATURE OF THE OWNER: (P. M. Lohya)

M/S MEGA CONSTRUCTIONS

SUNIL CHINCHWADE AND ASSOCIATES

ARCHITECTS ENGINEERS PROJECT CONSULTANTS
 2nd FLOOR, CHINCHWADE BUILDING
 SURABH TOWER, OPP. S.K. SINGH-41 FLOOR,
 TEL: 4112488

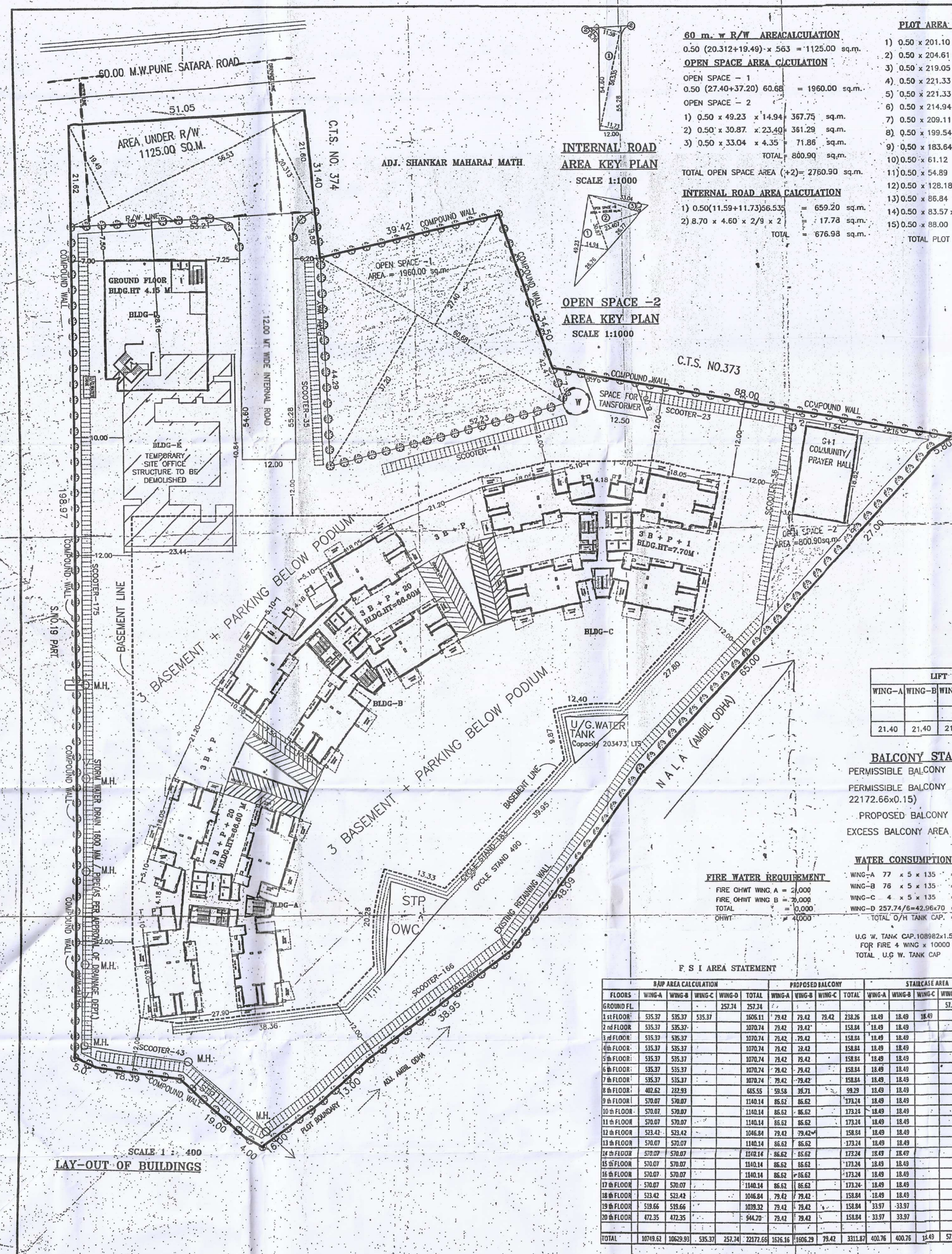
CONTENTS

P.M.C. SUBMISSION DRAWING
 F.S.I. STATEMENT, FLOOR PLAN, AREA CALCULATIONS, BLDG. LOCATION PLAN

NORTH	DRG. NO.	SCALE	DATE
		AS SHOWN	21-09-2011

DRY BY: JOHN
 CHKD BY: ANI

REMARKS:

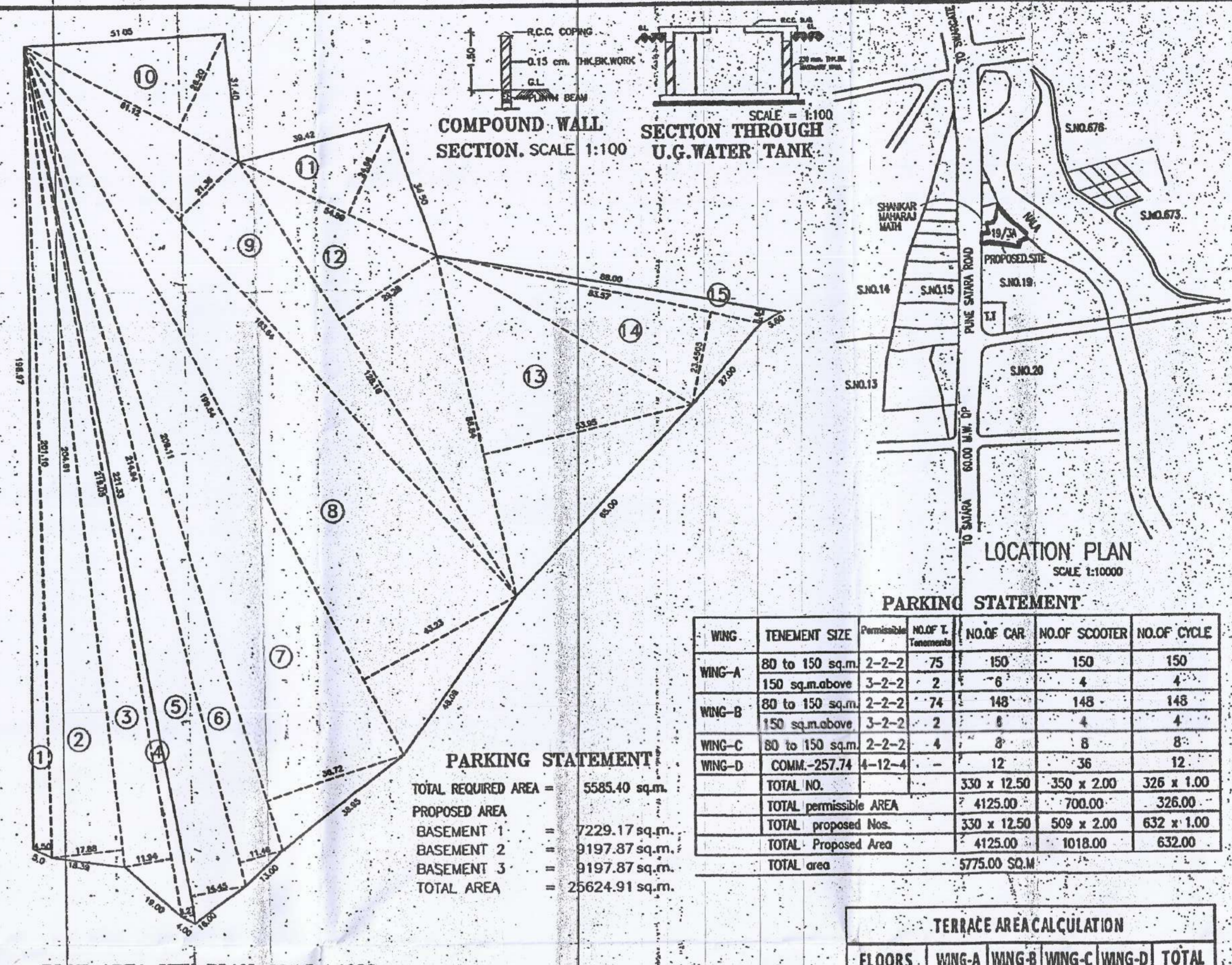


60 m. w R/W AREACALCULATION
 0.50 (20.312+19.49) x 563 = 1125.00 sq.m.
OPEN SPACE AREA CALCULATION
 OPEN SPACE - 1
 0.50 (27.40+37.20) 60.68 = 1960.00 sq.m.
 OPEN SPACE - 2
 1) 0.50 x 49.23 x 14.94 = 367.75 sq.m.
 2) 0.50 x 30.87 x 23.40 = 361.29 sq.m.
 3) 0.50 x 33.04 x 4.35 = 71.86 sq.m.
 TOTAL = 800.90 sq.m.
TOTAL OPEN SPACE AREA (+2) = 2760.90 sq.m.

INTERNAL ROAD AREA KEY PLAN
 SCALE 1:1000

OPEN SPACE -2 AREA KEY PLAN
 SCALE 1:1000

PLOT AREA CALCULATION
 1) 0.50 x 201.10 x 4.50 = 452.48 sq.m.
 2) 0.50 x 204.61 x 17.88 = 1829.21 sq.m.
 3) 0.50 x 219.05 x 11.94 = 1307.73 sq.m.
 4) 0.50 x 221.33 x 3.27 = 361.87 sq.m.
 5) 0.50 x 217.33 x 14.45 = 1599.11 sq.m.
 6) 0.50 x 214.94 x 11.46 = 1231.61 sq.m.
 7) 0.50 x 209.11 x 36.72 = 3839.28 sq.m.
 8) 0.50 x 199.54 x 43.23 = 4313.05 sq.m.
 9) 0.50 x 183.64 x 21.38 = 1963.11 sq.m.
 10) 0.50 x 61.12 x 26.20 = 800.67 sq.m.
 11) 0.50 x 54.89 x 24.66 = 676.79 sq.m.
 12) 0.50 x 128.18 x 29.28 = 1876.56 sq.m.
 13) 0.50 x 86.84 x 53.95 = 2342.51 sq.m.
 14) 0.50 x 83.57 x 23.4505 = 979.88 sq.m.
 15) 0.50 x 88.00 x 3.64 = 160.16 sq.m.
TOTAL PLOT AREA = 23734.00 sq.m.



STAMP OF APPROVALS

APPROVED SUBJECT CONDITION APPROVED UNDER CONSTRUCTION CERTIFICATE NO. 1884/19

Building Inspector Assistant Engineer P.M.C.

POONA MUNICIPAL CORPORATION

PARKING STATEMENT

WING	TENEMENT SIZE	PERMISSIBLE NO. OF CARS	NO. OF CARS	NO. OF SCOOTER	NO. OF CYCLE
WING-A	80 to 150 sq.m.	2-2-2	75	150	150
WING-B	150 sq.m. above	3-2-2	74	148	148
WING-C	80 to 150 sq.m.	2-2-2	74	148	148
WING-D	COMM-257.74	4-12-4	12	36	12
TOTAL NO.			330 x 12.50	350 x 2.00	326 x 1.00
TOTAL PERMISSIBLE AREA			4125.00	700.00	326.00
TOTAL PROPOSED NO.			330 x 12.50	350 x 2.00	326 x 1.00
TOTAL PROPOSED AREA			4125.00	700.00	326.00
TOTAL AREA			5775.00 SQ.M.		

TERRACE AREA CALCULATION

FLOORS	WING-A	WING-B	WING-C	WING-D	TOTAL
GROUND FL.					0.00
1st FLOOR	86.82	86.82	86.82		260.46
2nd FLOOR	82.86	82.86			165.72
3rd FLOOR	86.82	86.82			173.64
4th FLOOR	82.86	82.86			165.72
5th FLOOR	86.82	86.82			173.64
6th FLOOR	82.86	82.86			165.72
7th FLOOR	86.82	86.82			173.64
8th FLOOR	50.52	44.22			94.74
9th FLOOR	86.82	86.82			173.64
10th FLOOR	82.86	82.86			165.72
11th FLOOR	86.82	86.82			173.64
12th FLOOR	56.82	56.82			113.64
13th FLOOR	86.82	86.82			173.64
14th FLOOR	82.86	82.86			165.72
15th FLOOR	86.82	86.82			173.64
16th FLOOR	82.86	82.86			165.72
17th FLOOR	86.82	86.82			173.64
18th FLOOR	56.82	56.82			113.64
19th FLOOR	86.82	86.82			173.64
20th FLOOR	159.32	159.32			318.64
TOTAL	1883.4	1683.14	86.82	0.00	3453.40

50% PARKING COVERAGE AREA STATEMENT
 PERMISSIBLE COVERAGE 50% OF 19071.12 sq.m.
 = 9535.56 sq.m.
 PROPOSED GR. COVERAGE (BASEMENT-2)
 = 9197.87 sq.m.

LIFT AREA

WING-A	WING-B	WING-C	WING-D	TOTAL
21.40	21.40	21.40	8.69	72.89

BALCONY STATEMENT
 PERMISSIBLE BALCONY = B/U AREA x 0.15
 22172.66 x 0.15 = 3325.90 sq.m.
 PROPOSED BALCONY = 3311.87 sq.m.
 EXCESS BALCONY AREA = NIL sq.m.

GROUND COVERAGE AREA CALCULATION
 BLDG - A.B.
 NINTH FLOOR B/U AREA = 570.07 sq.m.
 ADD 9 TH FLOOR TERRACE AREA = 86.82 sq.m.
 ADD 10 TH FLOOR TERRACE AREA = 82.86 sq.m.
 TOTAL = 739.75 sq.m.
 BLDG - A.B. (739.75 x 2) = 1479.50 sq.m.
 BLDG - C
 FIRST FLOOR B/U AREA = 535.37 sq.m.
 ADD 1 ST FLOOR TERRACE AREA = 86.82 sq.m.
 TOTAL = 622.19 sq.m.
 BLDG - D
 TOTAL GR. COVERAGE = 2630.44 sq.m.

WATER CONSUMPTION PER DAY
 WING-A 77 x 5 x 135 = 51975 LITS.
 WING-B 76 x 5 x 135 = 51300 LITS.
 WING-C 4 x 5 x 135 = 2700 LITS.
 WING-D 257.74/6 = 42.96 x 70 = 3007 LITS.
 TOTAL D/H TANK CAP. = 108982 LITS.

U.G. W. TANK CAP. 108982 x 1.15 = 163473 LITS.
 FOR FIRE 4 WING x 10000 = 40000 LITS.
 TOTAL U.G. W. TANK CAP = 203473 LITS.

F S I AREA STATEMENT

FLOORS	BAP AREA CALCULATION				PROPOSED BALCONY				STAIRCASE AREA				PASSAGE AREA				LOBBY				TOILET AREA				FIRE STAIRCASE			
	WING-A	WING-B	WING-C	WING-D	TOTAL	WING-A	WING-B	WING-C	TOTAL	WING-A	WING-B	WING-C	TOTAL	WING-A	WING-B	WING-C	TOTAL	WING-A	WING-B	WING-C	TOTAL	WING-A	WING-B	WING-C	TOTAL			
GROUND FL.					257.74	257.74																						
1st FLOOR	535.37	535.37	535.37		1606.11	79.42	79.42	79.42	238.26	18.49	18.49	18.49	55.47	88.34	88.34	88.34	265.02	2.94	2.94	2.94	8.82	19.15	19.15	19.15	57.45			
2nd FLOOR	535.37	535.37			1070.74	79.42	79.42		158.84	18.49	18.49		36.58	88.34	88.34		174.68	2.94	2.94		5.88	19.15	19.15		38.30			
3rd FLOOR	535.37	535.37			1070.74	79.42	79.42		158.84	18.49	18.49		36.58	88.34	88.34		174.68	2.94	2.94		5.88	19.15	19.15		38.30			
4th FLOOR	535.37	535.37			1070.74	79.42	79.42		158.84	18.49	18.49		36.58	88.34	88.34		174.68	2.94	2.94		5.88	19.15	19.15		38.30			
5th FLOOR	535.37	535.37			1070.74	79.42	79.42		158.84	18.49	18.49		36.58	88.34	88.34		174.68	2.94	2.94		5.88	19.15	19.15		38.30			
6th FLOOR	535.37	535.37			1070.74	79.42	79.42		158.84	18.49	18.49		36.58	88.34	88.34		174.68	2.94	2.94		5.88	19.15	19.15		38.30			
7th FLOOR	535.37	535.37			1070.74	79.42	79.42		158.84	18.49	18.49		36.58	88.34	88.34		174.68	2.94	2.94		5.88	19.15	19.15		38.30			
8th FLOOR	402.42	212.49			614.91	65.55	65.55	26.71	99.29	18.49	18.49		36.58	88.34	70.95		141.90	2.94	2.94		5.88	19.15	19.15		38.30			
9th FLOOR	570.07	570.07			1140.14	86.62	86.62		173.24	18.49	18.49		36.58	88.34	88.34		176.68	2.94	2.94		5.88	19.15	19.15		38.30			
10th FLOOR	570.07	570.07			1140.14	86.62	86.62		173.24	18.49	18.49		36.58	88.34	88.34		176.68	2.94	2.94		5.88	19.15	19.15		38.30			
11th FLOOR	570.07	570.07			1140.14	86.62	86.62		173.24	18.49	18.49		36.58	88.34	88.34		176.68	2.94	2.94		5.88	19.15	19.15		38.30			
12th FLOOR	570.07	570.07			1140.14	86.62	86.62		173.24	18.49	18.49		36.58	88.34	88.34		176.68	2.94	2.94		5.88	19.15	19.15		38.30			
13th FLOOR	570.07	570.07			1140.14	86.62	86.62		173.24	18.49	18.49		36.58	88.34	88.34		176.68	2.94	2.94		5.88	19.15	19.15		38.30			
14th FLOOR	570.07	570.07			1140.14	86.62	86.62		173.24	18.49	18.49		36.58	88.34	88.34		176.68	2.94	2.94		5.88	19.15	19.15		38.30			
15th FLOOR	570.07	570.07			1140.14	86.62	86.62		173.24	18.49	18.49		36.58	88.34	88.34		176.68	2.94	2.94		5.88	19.15	19.15		38.30			
16th FLOOR	570.07	570.07			1140.14	86.62	86.62		173.24	18.49	18.49		36.58	88.34	88.34		176.68	2.94	2.94		5.88	19.15	19.15		38.30			
17th FLOOR	570.07	570.07			1140.14	86.62	86.62		173.24	18.49	18.49		36.58	88.34	88.34		176.68	2.94	2.94		5.88	19.15	19.15		38.30			
18th FLOOR	570.07	570.07			1140.14	86.62	86.62		173.24	18.49	18.49		36.58	88.34	88.34		176.68	2.94	2.94		5.88	19.15	19.15		38.30			
19th FLOOR	570.07	570.07			1140.14	86.62	86.62		173.24	18.49	18.49		36.58	88.34	88.34		176.68	2.94	2.94		5.88	19.15	19.15		38.30			
20th FLOOR	570.07	570.07			1140.14	86.62	86.62		173.24	18.49	18.49		36.58	88.34	88.34		176.68	2.94	2.94		5.88	19.15	19.15		38.30			
TOTAL	10769.62	10029.93	535.37	257.74	22172.66	1636.16	1106.29	79.42	3311.87	400.76	400.76	14.49	57.40	877.61	1733.44	1733.44	88.34	3553.72	213.41	58.80	58.80	2.94	29.34	160.18	383.00	383.00	19.15	785.15

TENEMENTS

WING	NO. OF TENEMENTS
A	77
B	76
C	4
D	-
TOTAL	157

TDR DETAILS

DRC NO.	TYPE	AREA SQ.M.
4033	SUM.	2666.00
4005	SUM.	121.66
TOTAL		2787.66

AREA STATEMENT

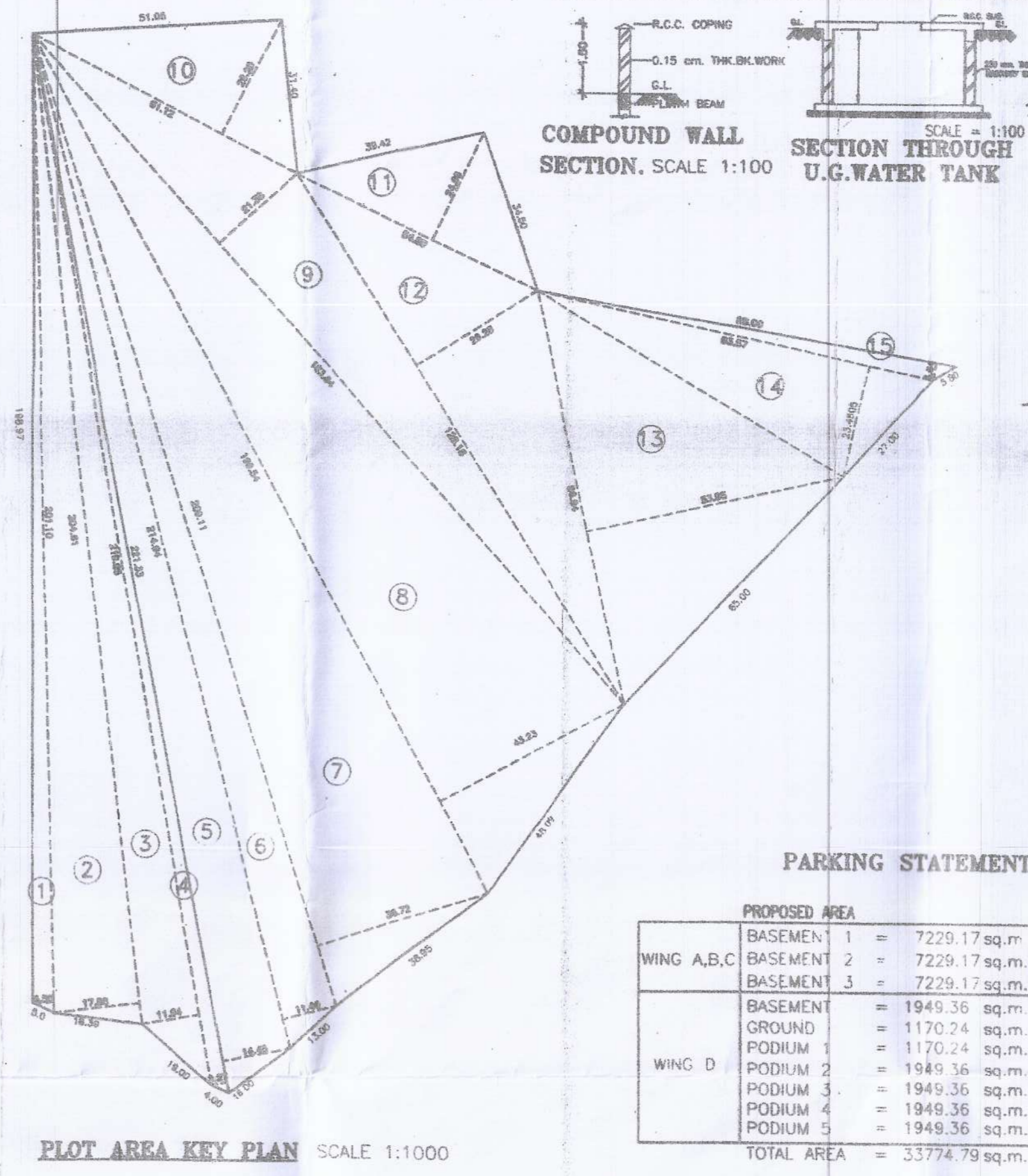
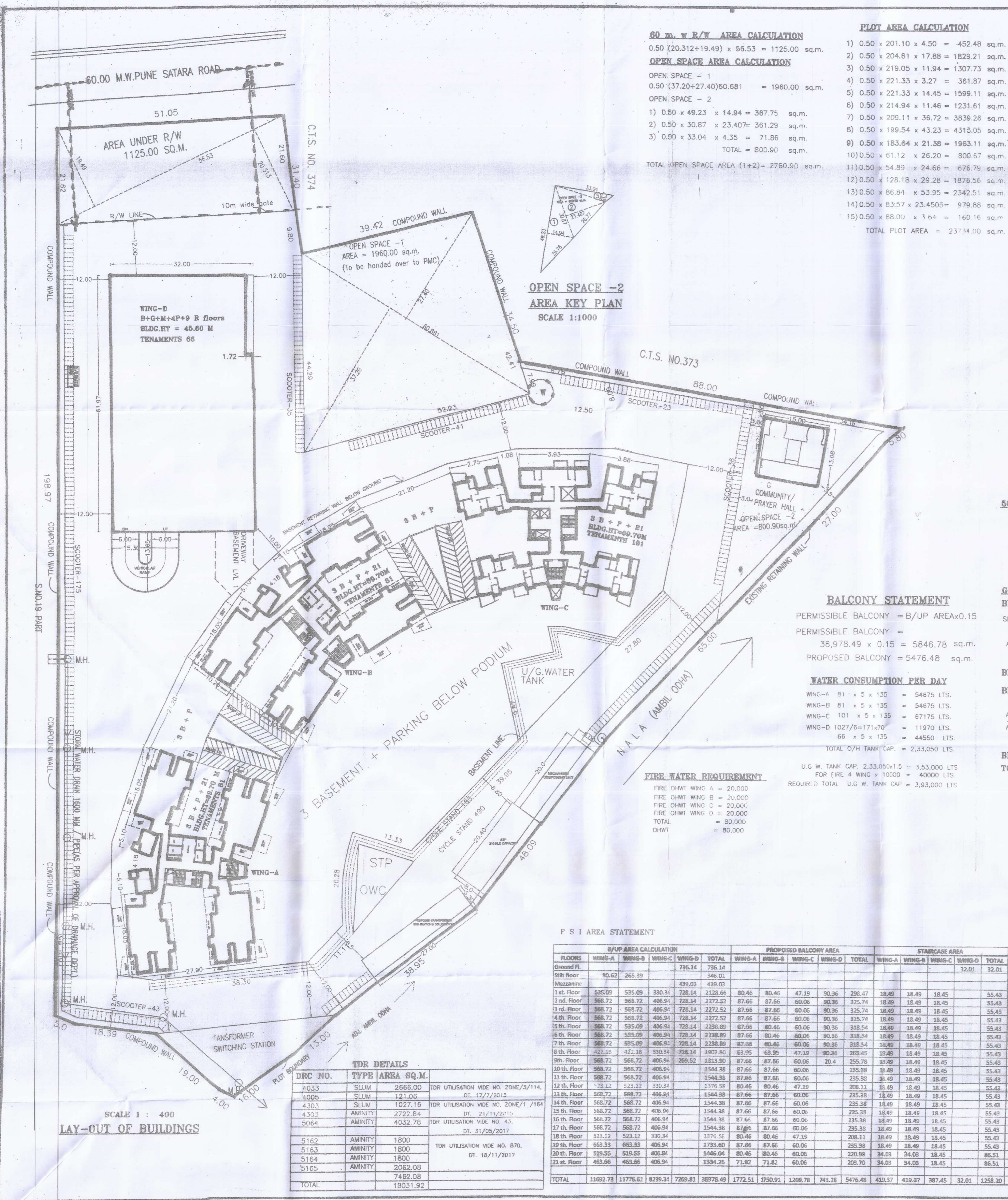
AREA STATEMENT	SQ.M.
1. AREA OF THE PLOT	25040.00
a) Area as per 7/12	25040.00
b) Area as per Demarcation	23734.00
MINIMUM AREA OUT OF a and b	23734.00
2. DEDUCTION IN AREA (a-b)	1125.00
a) Land Under Road	2760.90
b) Any Reservation	1635.90
3. BALANCE AREA OF THE PLOT (1-2)	22609.00
4. DEDUCTION FOR (a-b) 1.1860.00 (OVER 10 PWD)	676.98
a) Open Space	2760.90
b) Internal Road	676.98
c) Transformer	100.00
5. NET AREA OF THE PLOT (3-4)	19071.12
6. ADDITION FOR F.S.I.	
AREA UNDER R/W	100.00
AREA UNDER TRANSFORMER	676.98
INTERNAL ROAD	2787.06
TDR	
7. TOTAL AREA (5+6) PERMISSIBLE	22635.16
8. RESIDENTIAL FSI & FLOOR SPACE PERMISSIBLE	ONE
9. EXISTING RESIDENTIAL FLOOR SPACE	---
10. PROPOSED RESIDENTIAL FLOOR SPACE	21914.92
11. TOTAL RESIDENTIAL FSI & FLOOR SPACE	---
12. COMMERCIAL FSI & FLOOR SPACE PERMISSIBLE	257.74
13. EXCESS BALCONY AREA	---
14. TOTAL COMM. + RESI. FSI	22172.66
15. PERMISSIBLE TENEMENT	895
16. PROPOSED TENEMENT	157
17. PERMISSIBLE COVERAGE 20% OF Item 5	3814.22
18. PROPOSED COVERAGE	2721.48
19. PARKING REQUIRED BY RULES	330 350 326
20. PARKING PROPOSED	674 519 673

LEGEND

Plot Boundary Shown Block Water Line - Shown Block Dotted Proposed Work Shown Red Existing To Be Demolished Yellow

SPECIFICATIONS :
 FOUNDATION UP TO HARD STRATA R.C.C. FRAMED STRUCTURES. EXTERNAL & INTERNAL WALLS ARE 0.15 THK. EXTERNAL SAND FACED PLASTER & INTERNAL NEERU FINISHED PLASTER. H.M. TILE FLOORING. GLAZED TILES IN W.C; BATH & TOILET. R.C.C. SLAB ROOFING.

DESCRIPTION OF PRO



50% PARKING COVERAGE AREA STATEMENT
 PERMISSIBLE COVERAGE 50% OF 19748.10 sq.m.
 = 9874.05 sq.m.
 PROPOSED GR. COVERAGE (BASEMENT 1+D)
 7229.17+1949.36 = 9178.53 sq.m.

GROUND COVERAGE AREA CALCULATION
 BLDG - A & B
 SECOND FLOOR B/U.P AREA = 568.75 sq.m.
 ADD 2nd FLOOR TERRACE AREA = 125.25 sq.m.
 ADD 3rd FLOOR TERRACE AREA = 86.82 sq.m.
 TOTAL = 780.82 sq.m.
 BLDG - A & B (780.82 x 2) = 1561.64 sq.m.
 BLDG - C
 SECOND FLOOR B/U.P AREA = 406.94 sq.m.
 ADD 2nd FLOOR TERRACE AREA = 134.39 sq.m.
 ADD 3rd FLOOR TERRACE AREA = 88.59 sq.m.
 TOTAL = 629.92 sq.m.
 BLDG - D
 736.14 sq.m.
 TOTAL GR. COVERAGE = 2927.70 sq.m.

WATER CONSUMPTION PER DAY

FIRE WATER REQUIREMENT

STAIRCASE AREA

PASSAGE AREA

TOILET AREA

LOBBY WING D

LIFT AREA

F S I AREA STATEMENT

FLOORS	WING-A	WING-B	WING-C	WING-D	TOTAL	WING-A	WING-B	WING-C	WING-D	TOTAL	WING-A	WING-B	WING-C	WING-D	TOTAL	WING-A	WING-B	WING-C	WING-D	TOTAL	WING-A	WING-B	WING-C	WING-D	TOTAL
Ground Fl.	736.14	736.14			1472.28																				
1st. Floor	120.02	120.02	134.39	122.14	496.57	55.43	19.15	19.15	18.27	25.2	81.77	89.69	89.69	99.86	279.24	2.94	2.94								
2nd. Floor	86.82	86.82	88.59	122.14	384.37	55.43	19.15	19.15	18.27	25.2	81.77	89.69	89.69	99.86	279.24	2.94	2.94								
3rd. Floor	82.86	82.86	69.47	122.14	357.33	55.43	19.15	19.15	18.27	25.2	81.77	89.69	89.69	99.86	279.24	2.94	2.94								
4th. Floor	86.82	86.82	88.59	122.14	384.37	55.43	19.15	19.15	18.27	25.2	81.77	89.69	89.69	99.86	279.24	2.94	2.94								
5th. Floor	82.86	82.86	69.47	122.14	357.33	55.43	19.15	19.15	18.27	25.2	81.77	89.69	89.69	99.86	279.24	2.94	2.94								
6th. Floor	86.82	86.82	88.59	122.14	384.37	55.43	19.15	19.15	18.27	25.2	81.77	89.69	89.69	99.86	279.24	2.94	2.94								
7th. Floor	82.86	82.86	69.47	122.14	357.33	55.43	19.15	19.15	18.27	25.2	81.77	89.69	89.69	99.86	279.24	2.94	2.94								
8th. Floor	135.99	152.33	119.29	122.14	529.75	55.43	19.15	19.15	18.27	25.2	81.77	89.69	89.69	99.86	279.24	2.94	2.94								
9th. Floor	86.82	86.82	88.59	25.59	287.82	55.43	19.15	19.15	18.27	25.2	81.77	89.69	89.69	99.86	279.24	2.94	2.94								
10th. Floor	99.38	99.38	69.47		268.23	55.43	19.15	19.15	18.27	25.2	81.77	89.69	89.69	99.86	279.24	2.94	2.94								
11th. Floor	137.88	137.88	88.59		364.35	55.43	19.15	19.15	18.27	25.2	81.77	89.69	89.69	99.86	279.24	2.94	2.94								
12th. Floor	99.38	99.38	69.47		268.23	55.43	19.15	19.15	18.27	25.2	81.77	89.69	89.69	99.86	279.24	2.94	2.94								
13th. Floor	86.82	86.82	88.59		262.23	55.43	19.15	19.15	18.27	25.2	81.77	89.69	89.69	99.86	279.24	2.94	2.94								
14th. Floor	99.38	99.38	69.47		268.23	55.43	19.15	19.15	18.27	25.2	81.77	89.69	89.69	99.86	279.24	2.94	2.94								
15th. Floor	86.82	86.82	88.59		262.23	55.43	19.15	19.15	18.27	25.2	81.77	89.69	89.69	99.86	279.24	2.94	2.94								
16th. Floor	99.38	99.38	69.47		268.23	55.43	19.15	19.15	18.27	25.2	81.77	89.69	89.69	99.86	279.24	2.94	2.94								
17th. Floor	137.88	137.88	88.59		364.35	55.43	19.15	19.15	18.27	25.2	81.77	89.69	89.69	99.86	279.24	2.94	2.94								
18th. Floor	99.38	99.38	69.47		268.23	55.43	19.15	19.15	18.27	25.2	81.77	89.69	89.69	99.86	279.24	2.94	2.94								
19th. Floor	0.00	0.00	88.59		88.59	55.43	19.15	19.15	18.27	25.2	81.77	89.69	89.69	99.86	279.24	2.94	2.94								
20th. Floor	0.00	0.00	69.47		69.47	55.43	19.15	19.15	18.27	25.2	81.77	89.69	89.69	99.86	279.24	2.94	2.94								
21st. Floor	0.00	0.00	88.59		88.59	55.43	19.15	19.15	18.27	25.2	81.77	89.69	89.69	99.86	279.24	2.94	2.94								
TOTAL	1840.56	1733.74	1818.11	1002.71	6395.11	55.43	19.15	19.15	18.27	25.2	81.77	89.69	89.69	99.86	279.24	2.94	2.94								

STAMP OF APPROVALS

APPROVED SUBJECT TO CONDITION APPROVED UNDER SUBSEQUENT CERTIFICATE NO. 2220/11/18

AREA STATEMENT

NO.	DESCRIPTION	AREA (SQ.M.)
1.	AREA OF THE PLOT	23734.00
a)	Area as per 7/12	25040.00
b)	Area as per Demarcation	23734.00
(MINIMUM AREA OUT OF a and b)		23734.00
2.	DEDUCTION IN AREA (a-b)	1125.00
a)	Land Under Road (ALREADY HANDED OVER TO PMC)	1125.00
3.	BALANCE AREA OF THE PLOT (1-2)	22609.00
4.	DEDUCTION FOR (a-b) 1,1960.00	1960.00
a)	Open Space	2760.90
b)	Internal Road	-
c)	Transformer	100.00
5.	NET AREA OF THE PLOT (3-4)	19748.10
6.	ADDITION FOR F.S.I. AREA UNDER TRANSFORMER	1125.00
INTERNAL ROAD	22609 x 1.4 = 31652.60	100.00
TDR PREVIOUSLY APPROVED	10569.84	-
TDR PROPOSED (UTILISED NOW)	7462.08	-
7.	TOTAL AREA (5+6) PERMISSIBLE	39005.02
8.	RESIDENTIAL FSI & FLOOR SPACE PERMISSIBLE	ONE
9.	EXISTING RESIDENTIAL FLOOR SPACE	---
10.	PROPOSED RESIDENTIAL FLOOR SPACE	37,803.32
11.	TOTAL RESIDENTIAL FSI & FLOOR SPACE	---
12.	PROPOSED COMMERCIAL FLOOR SPACE	1175.17
13.	EXCESS BALCONY AREA	---
14.	TOTAL COMM. + RESL. FSI	38,978.49
15.	PROPOSED TENEMENT	1214
16.	PROPOSED TENEMENT	329
17.	PERMISSIBLE COVERAGE 20% OF Item 5	3814.22
18.	PROPOSED COVERAGE	2927.75
19.	PARKING STATEMENT	Cor. Scooter/Cycle
18.	PARKING REQUIRED BY RULES	724 1036 685
19.	PARKING PROPOSED	909 1050 691

LEGEND

Not Boundary Shown Black Water Line Shown Black Dotted Proposed Work Shown Red Existing To Be Retained Hatched Drainage Shown Red Dotted Existing To Be Demolished Yellow

SPECIFICATIONS :-
 FOUNDATION UP TO HARD STRATA, R.C.C. FRAMED STRUCTURES, EXTERNAL & INTERNAL WALLS ARE 0.15 THK., EXTERNAL SAND FACED PLASTER & INTERNAL MEDIUM FRESHED PLASTER, M.M. TILE FLOORING, GLAZED TILES IN W.C, BATH & TOILET, R.C.C. SLAB ROOFING.

DESCRIPTION OF PROPOSAL & PROPERTY
 PROPOSED LAY OUT OF BUILDING ON C.T.S. NO.373(P1),376,377(P1),378(P1), S NO. 19A/3A AT DHANKAWADI,SATARA ROAD,PUNE FOR M/S MAHANAGAR REALTY

NAME OF THE OWNER: Mr. Bharat Nagan/Swaran Singh
 SIGNATURE OF THE OWNER: M/S Mahanagar Realty

SUFFIX: BUNIL CHINCHWADE
 DATE: 01-11-2018
 REVISION: TRUE COPY

SUNIL CHINCHWADE
 BUNIL CHINCHWADE
 P.A.C. LICENCE NO.1414

CONTENTS

P.M.C. SUBMISSION DRAWING
 F.S.I. STATEMENT, FLOOR PLAN, AREA CALCULATIONS, BLDG. LOCATION PLAN

NORTH	DRG. NO.	SCALE	DATE
		AS SHOWN	01-11-2018

DRN. BY: [Signature]
 CHKD. BY: [Signature]

REMARKS:

1484

'Annexure C'

20

0-3231/2023

CASE NO: Civil Writ Petition No. 6350/2023

Prepared by : Ms. Pranali A. Ahire Clerk :
: Mrs. Vaishnavi V. Kadam Clerk :
: Ms. Ashwini P. Kharade Clerk :
: Mrs. Bhagyashree A. Surve Clerk :
: Mrs. Sneha S. Trimbakkar Clerk : Sch
03/07/2023

Compared by : : Certified
By PA/PS

Verified & Examined by: Mrs. P. P. Patil Assistant Section Officer:
Mrs. N. S. Khodankar Assistant Section Officer:
Mrs. K. S. Adhangale Assistant Section Officer: 6/23
Assistant Section Officer: 03/07/23
Mrs. B. B. Shirke Section Officer:
Mrs. S. D. Nerkar Section Officer:
Mrs. M. S. Ganji Section Officer:
Section Officer:

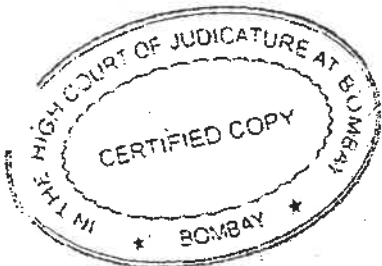
Pages: 3

Xeroxing and Comparing Charges TOTAL AMOUNT : Rs. 121/-

TOTAL RUPEES: Twelve Only

- 1) Date of Application : 03/07/2023
- 2) Date on which office objection removed : 1/20
- 3) The date on which application was Completed : 1/20
- 4) The date on which application was ready : 04/07/2023
- 5) The date on which copy was delivered : 07/07/2023

For Sch 07/23
Assistant Section Officer
Certified Copy Branch
High Court, Appellate Side, Bombay



IN THE HIGH COURT OF JUDICATURE AT BOMBAY
CIVIL APPELLATE JURISDICTION

WRIT PETITION NO.6350 OF 2023

- | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------|
| 1. Ganga Ishanya Co-op. Housing Society Ltd., Pune | | |
| 2. Ganga Ishanya C Building Co-op. Hsg. Soc. Ltd., Pune | | .. Petitioners |
| <i>Versus</i> | | |
| 1. Pune Municipal Corporation, Pune | | |
| 2. The Municipal Commissioner,
Pune Municipal Corporation, Pune | | |
| 3. The City Engineer Zone No.5,
Pune Municipal Corporation, Pune | | |
| 4. The Dy. City Engineer Zone No.5,
Pune Municipal Corporation, Pune | | |
| 5. Mahanagar Realty Office, Pune
Through its partners,
5A. Subhash Sitaram Goel
5B. Rahul Sureshchandra Garg
5C. Rohit Sureshchandra Garg
5D. Aditya Purushottam Lohiya
5E. Bharat Mithalal Nagori
5F. Swarnasingh Gyansingh Sohal
5G. Eisha Structure Ltd.
5H. Anurag Subhash Goel | | .. Respondents |

Mr. A.V. Anturkar, Sr. Advocate, with Mr. Shubham H. Misar, for the Petitioners.
Mr. Rajdeep S. Khadapkar for Respondent Nos.1 to 4.
Mr. G.S. Godbole, Sr. Advocate, with Mr. Anuj Desai, i/by Mr. Pankaj Das, for
Respondent No.5.

CORAM : SUNIL B. SHUKRE & R.N. LADDHA, JJ

DATE : 8th JUNE, 2023.

1/3

S-WP-6350-2023.doc

Dixit

... Uploaded on - 09/06/2023

... Downloaded on - 03/07/2023 15:27:15 ...CMIS-CC

... CERTIFIED TO BE TRUE AND CORRECT COPY OF THE ORIGINAL SIGNED JUDGMENT/ORDER.



ORAL JUDGMENT, { Per Sunil B. Shukre, J. }

1. RULE. Rule is made returnable forthwith. Heard finally, by consent of learned Senior Advocate for the petitioners, learned counsel for respondent nos.1 to 4 and learned Senior Advocate for respondent no.5.

2. It appears that not only the representations dated 30th December 2022 and 12th January 2023 made by the petitioners are pending for consideration and decision of respondent no.2-Municipal Commissioner, even the representations dated 2nd May 2022, 30th December 2022 and 9th January 2023 are pending consideration and decision of the learned Municipal Commissioner.

3. We are of the view that purpose of this petition, for the present, shall stand served by issuing necessary directions for taking appropriate decision on these representations by respondent no.2. Accordingly, we pass the following order :-

(i) Petition is partly allowed.

(ii) Respondent no.2-Municipal Commissioner is directed to decide the representations dated 30th December 2022 and 12th January 2023 filed by the petitioners and also the representations dated 2nd May 2022, 30th December 2022 and 9th January 2023 filed by respondent no.5, in



S-WP-6350-2023.doc

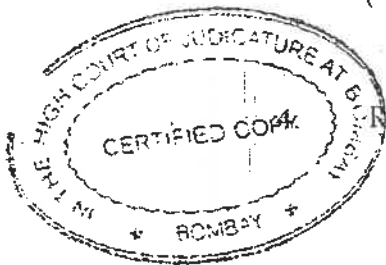
Dixit

2/3

accordance with law, as expeditiously as possible, preferably within three weeks from the date of appearance of the petitioners and respondent no.5 before respondent no.2-Municipal Commissioner. // * * *

- (iii) Liberty is granted to the petitioners as also to the respondent no.5 to submit their respective notes of arguments before respondent no.2-Municipal Commissioner, while exchanging them with each other.
- (iv) Parties shall appear before respondent no.2-Municipal Commissioner on 19th June 2023 at 11.00 a.m.
- (v) It is made clear that only the petitioners and respondent no.5 or their authorized representatives are permitted to appear before respondent no.2-Municipal Commissioner.
- (vi) All contentions are kept open.

Rule is made absolute in the above terms. Petition is disposed of.



S/-

[R.N. LADDHA, J.]

S/-

[SUNIL B. SHUKRE, J.]

TRUE COPY

S. D. Kadam
03/07/23
(Mrs. S. D. Kadam)
Assistant Registrar
High Court, Appellate Side
Bombay 400 032

5314
4-7-23

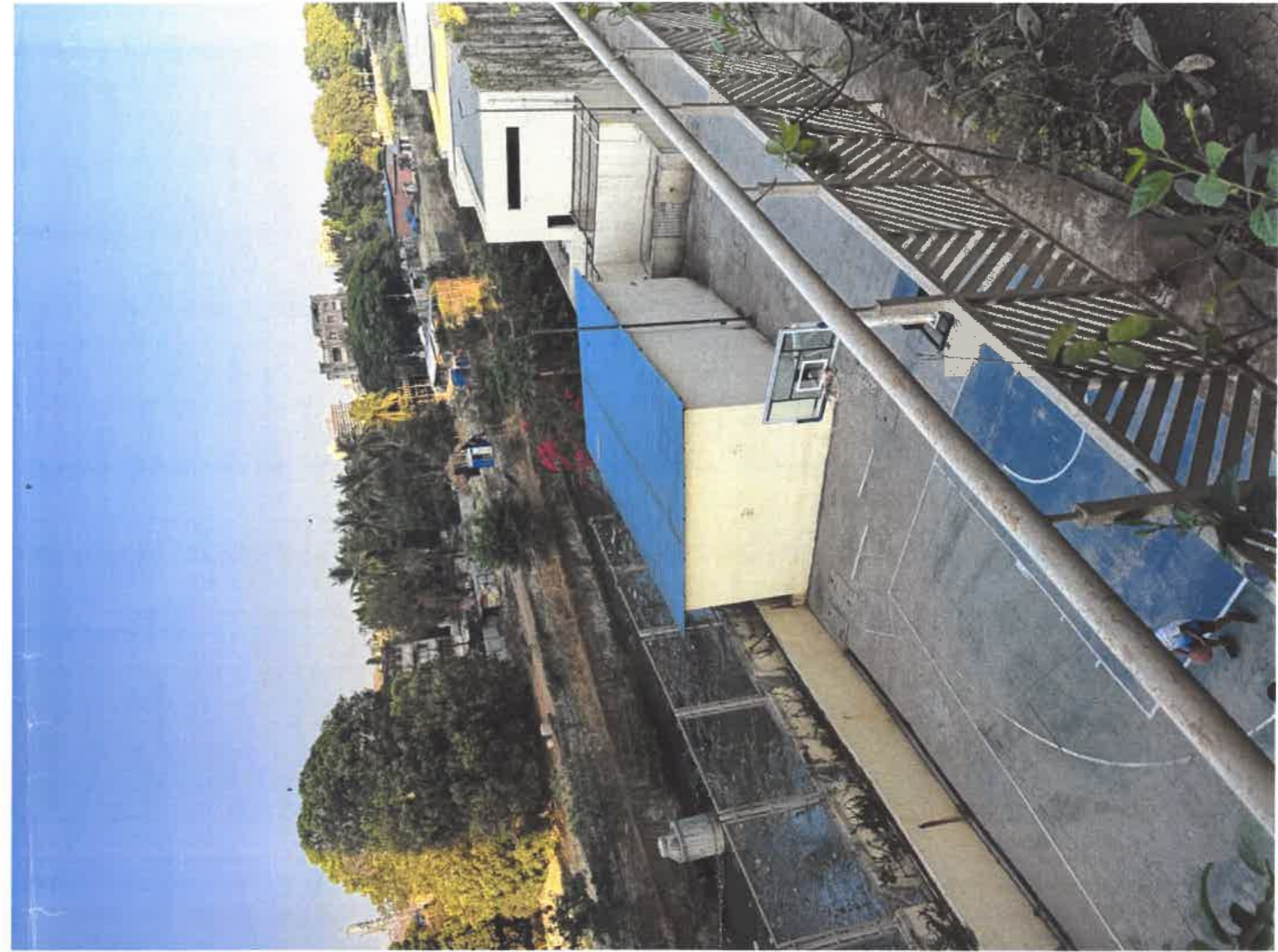
1488

'Annexure Dolly' 24



'Annexure Dolly'

1489



25



By Nilesh 2023.11.29 13:12



By Nilesh 2023.11.29 13:13

1490

Annexure E 'colly.'
(26)





By Nilesh 2023.11.25 12:36

1491



By Nilesh 2023.11.25 12:36

1492



By Nilesh 2023.11.25 12:31



By Nilesh 2023.11.25 12:32

STOP
DANGER
ELEVATOR
REPAIRS
SHEANES
COUNTERWEIGHT

NWJ0863

[B]

Date 19/03/2024

To,
Chief Fire Officer,
Pune Municipal Corporation
Pune.

Subject:- Non working of Fire Fighting System.

Ref. our letters dated 15/4/2023, 19/7/2023, 28/8/2023 repeat from MS Solutions dated- 15/02/2024.

Respected sir,

Please refer above correspondence regarding non functioning of fire fighting system. Inspite of your letters dated-06/01/2022 & 15/02/2023 directing the Promoter to repair the system and to give demo to flat holders however nothing has been done by the Promoter. We have taken fire audit report dated 05/02/2024 from independent agency M.S. Solutions which shows that the system is not working condition and they have suggested no of repair/rectification required to be doe to start the system.

In view of the situation we hereby calls upon you to take action against the Promoter for starting the system within 8 days from today failing which we st all have no alternative but to get the system repaired since we cannot take risk of any misl ap to be happen.

20/3/2024
" नानाजय सेनापते "
मुख्य अग्निशमन अधिकारी
सांघे कार्यालय, पुणे महानगरपालिका

Ganga Ishanya Co.Op.Hsg. Soc. Ltd.

Enclosed:

Report dated-05/02/2024

By MS Solutions

C.C. City Engineer
P.M.C.

8/11
9/3/28
शहर अभियंता कार्यालय
बांधकाम विभागा विभाग
पुणे महानगरपालिका

22020
49/3/2024

To,
Ganga Ishanya Co-op Housing Society Ltd
19A, 3A, Satara Rd, next to Shankar Maharaj Math, KK
Market, Bibwewadi, Pune, Maharashtra 411043

Subject: Submission of Fire Audit Report for Building,

Floor 21 Respected Sir/Madam,

We are writing to formally submit the Fire Audit Report for Building, Floor 21, as per the recent inspection conducted on 03-02-24. The audit aimed to assess and ensure the fire safety standards and compliance with regulations within our residential community.

The comprehensive report includes a detailed analysis of various fire safety aspects, such as emergency exits, fire extinguisher placements, smoke detectors, and overall evacuation procedures. Additionally, the report highlights any recommendations for improvements and enhancements to further strengthen our fire safety measures.

Should you have any questions or require further clarification on any aspect of the report, please feel free to reach out. We are committed to working collaboratively to maintain a secure and safe living environment for all residents.

Thank you for your attention to this matter.

Sincerely,

Mrs. Pallavi Naik
Presale
Executive



Observations:

- 1) Pump Room Need to be operational in Auto - Currently it is not working
- 2) Fire Alarm System is non-operational for all the wings A, B & C
- 3) As per the National Fire Protection Act - Fire Alarm System should be addressable, current system installed in Conventional which is not recommended for high rise buildings
- 4) Fire Extinguisher not in well condition, Hose pipes are missing for all Extinguisher installed in B wing and few of the are expired - need to refill on priority
- 5) Accessories of Hose box kept on in duct - need to one to one check/operate periodically and maintain in good condition same.
- 6) A wing Detectors are damaged, need to replace.

Note - Internal Fire Sprinkler & Smoke Detectors / Heat Detectors Survey is not done - we shared and guided your representative how to visually inspect it.



Name of Customer / Residential Society : Ganga Vihar
 Address : Rajaji Nagar
 Date : 03-03-24



Floor No.	Hydrant Valve	Alarm Box / Key	Main Pipe	Branch pipe	Flow Reel	MCP	Flower	Sprinkler	Detector	Fire Shut	Remark
Basement 1-P1								✓			
Basement 2-CP								✓			
P2								10	3		
P3								✓			
1	✓	X	✓	✓	✓	✓	✓	10	5	Ok	1 Damaged
2	✓	X	✓	✓	✓	✓	✓	11	5	Ok	
3	✓	X No Flarger	✓	✓	✓	✓	✓	11	5	Ok	
4	✓	X	✓	✓	✓	✓	✓	11	5	Ok	
5	✓	X	✓	✓	✓	✓	✓	10	5	Ok	
6	✓	X	✓	✓	✓	✓	✓	12	4	Ok	
7	✓	X	✓	✓	✓	✓	✓	11	5	Ok	
8	✓	X	✓	✓	✓	✓	✓	12	5	Ok	
9	✓	X	✓	✓	✓	✓	✓	11	4	Ok	
10	✓	X	✓	✓	✓	✓	✓	12	5	Ok	
11	✓	X	✓	✓	✓	✓	✓	12	5	Ok	
12	X	X	✓	✓	✓	✓	✓	13	5	Ok	
13	✓	0	✓	✓	✓	✓	✓	13	5	Ok	
14	✓	0	✓	✓	✓	✓	✓	13	5	Ok	
15	✓	0	✓	✓	✓	✓	✓	12	5	Ok	
16	✓	0	✓	✓	✓	✓	✓	11	5	Ok	1 SD Damaged
17	✓	0	✓	✓	✓	✓	✓	11	5	Ok	
18	✓	0	✓	✓	✓	✓	✓	12	5	Ok	
19	✓	0	✓	✓	✓	✓	✓	10	5	Ok	
20	✓	Open	✓	✓	✓	✓	✓	10	5	Ok	
21	✓	Open	✓	✓	✓	✓	✓	6	3	Ok	No Washer

Comment of Auditor / Inspector:
 *Bonster Pump 15 MP In Working Condition
 *Shower Not Working Properly
 *Co2 Type Fire Extinguisher Required In Panel Room

Verified By

Customer Details



Name of Customer / Residential Society : Ganga Shanya
 Address : Balaji Nagar
 Date: 03-02-24



Audit / Inspection Form Fire Extinguisher

Flour No	Type Of Fire Extinguishers	Capacity In Kgs	Qty	Refilling Status	Comment	Remarks	
Basement 1							
Basement 2							
1	ABC Type Fire Extinguishers	04 Kg	1	Jul-24	OK		
2	ABC Type Fire Extinguishers	04 Kg	1	Jul-24	OK		
3	ABC Type Fire Extinguishers	04 Kg	1	D.P	Due		
4	ABC Type Fire Extinguishers	04 Kg	1	Jul-24	OK		
5	ABC Type Fire Extinguishers	04 Kg	1	Jul-24	OK		
6	ABC Type Fire Extinguishers	04 Kg	1	Jul-24	OK		
7	ABC Type Fire Extinguishers	04 Kg	1	Jul-24	OK		
8	ABC Type Fire Extinguishers	04 Kg	1	Jul-24	OK		
9	ABC Type Fire Extinguishers	04 Kg	1	Jul-24	OK		
10	ABC Type Fire Extinguishers	04 Kg	1	Jul-24	OK		
11	ABC Type Fire Extinguishers	04 Kg	1	Jul-24	OK		
12	ABC Type Fire Extinguishers	04 Kg	1	Jul-24	OK		
13	ABC Type Fire Extinguishers	04 Kg	1	Jul-24	OK		
14	ABC Type Fire Extinguishers	04 Kg	1	Jul-24	OK		
15	ABC Type Fire Extinguishers	04 Kg	1	Jul-24	OK		
16	ABC Type Fire Extinguishers	04 Kg	1	Jul-24	OK		
17	ABC Type Fire Extinguishers	04 Kg	1	Jul-24	OK	5	11
18	ABC Type Fire Extinguishers	04 Kg	1	Jul-24	OK	5	13
19	ABC Type Fire Extinguishers	04 Kg	1	Jul-24	OK	5	10
20	ABC Type Fire Extinguishers	04 Kg	1	D.P	Due	3	10
21	ABC Type Fire Extinguishers	04 Kg	1	Jul-24	OK	3	6

Comment of Auditor / Inspector:

Verified By



Customer Details

Name of Customer / Residential Society : Ganga Ishikanya
 Address : Bahaji Nagar
 Date : 03-03-24



Floor No.	Dr. Box Valve	Drainage Box Key	Hose Pipe	Branch pipe	Hose Roll	MCP	Hoover	Smoke	Detector	Fire Staff	Remark
Basement 1-P1								✓	X		
Basement 2-GF								✓	6		
P2								✓	X		
P3								✓	X		
1	✓	X	✓	✓	✓	✓	✓	11	6	OK	
2	✓	X	✓	✓	✓	✓	✓	9	6	OK	
3	✓	X	✓	✓	✓	✓	✓	13	7	OK	SD Covered
4	✓	X	✓	✓	✓	✓	✓	13	7	OK	
5	✓	X	✓	✓	✓	✓	✓	13	7	OK	
6	✓	X	✓	✓	✓	✓	✓	13	7	OK	
7	✓	X	✓	✓	✓	✓	✓	13	6	OK	
8	✓	X	✓	✓	✓	✓	✓	13	6	OK	
9	✓	X	✓	✓	✓	✓	✓	23	6	OK	
10	✓	X	✓	✓	✓	✓	✓	13	7	OK	
11	✓	X	✓	✓	✓	✓	✓	13	7	OK	
12	X	X	✓	✓	✓	✓	✓	12	7	OK	
13	✓	X	✓	✓	✓	✓	✓	13	7	OK	
14	✓	X	✓	✓	✓	✓	✓	13	6	OK	
15	✓	X	✓	✓	✓	✓	✓	13	7	OK	
16	✓	X	✓	✓	✓	✓	✓	13	7	OK	
17	✓	X	✓	✓	✓	✓	✓	13	7	OK	
18	✓	X	X	✓	✓	✓	✓	13	7	OK	
19	✓	X	✓	✓	✓	✓	✓	12	7	OK	
20	✓	X	X	✓	✓	✓	✓	10	7	OK	
21	✓	X	✓	✓	✓	✓	✓	10	7	OK	

Comment of Auditor / Inspector:
 * 2 Booster Pump 15 HP - 1st is working condition 2nd Refuse working
 * Starter Working Condition
 * Co2 Type Fire Extinguishers Required in Panel Room

Verified By

Customer Details



34

Name of Customer / Residential Society : Ganga Ishanya
 Address : Baleji Nagar
 Date: 03-02-24



Audit / Inspection Form Fire Extinguisher

Floor No	Type Of Fire Extinguisher	Capacity in Kg	Qty	Refilling Status	Comment	Smoke Detectors	Sprinklers	
Basement 1								
Basement 2								
1	ABC Type Fire Extinguishers	04 Kg	1	Due	Hose Pipe Missing			
2	Missing Extinguisher							
3	ABC Type Fire Extinguishers	04 Kg	1	Due	Hose Pipe Missing			
4	ABC Type Fire Extinguishers	04 Kg	1	Jul-24	Hose Pipe Missing			
5	ABC Type Fire Extinguishers	04 Kg	1	Due	Hose Pipe Missing			
6	ABC Type Fire Extinguishers	04 Kg	1	Jul-24	Hose Pipe Missing			
7	ABC Type Fire Extinguishers	04 Kg	1	Due	Hose Pipe Missing			
8	ABC Type Fire Extinguishers	04 Kg	1	Due	Hose Pipe Missing			
9	Missing Extinguisher							
10	ABC Type Fire Extinguishers	04 Kg	1	Due	Hose Pipe Missing			
11	Missing Extinguisher							
12	ABC Type Fire Extinguishers	04 Kg	1	Due	Hose Pipe Missing			
13	ABC Type Fire Extinguishers	04 Kg	1	Due	Hose Pipe Missing			
14	Missing Extinguisher							
15	ABC Type Fire Extinguishers	04 Kg	1	Due	Hose Pipe Missing			
16								
17	ABC Type Fire Extinguishers	04 Kg	1	Due	Hose Pipe Missing			
18	ABC Type Fire Extinguishers	04 Kg	1	Jul-24	OK			
19	ABC Type Fire Extinguishers	04 Kg	1	Jul-24	OK			
20	ABC Type Fire Extinguishers	04 Kg	1	Due	Hose Pipe Missing			
21	ABC Type Fire Extinguishers	04 Kg	1	Due	Hose Pipe Missing			

Comment of Auditor / Inspector:

Verified by



Customer Details

Name of Customer / Residential Society : Ganga Ishanya
 Address : Balaji Nagar
 Date: 03-02-24



Audit / Inspection Form Fire Extinguisher

Floor No	Type Of Fire Extinguisher	Capacity in Kgs	Qty	Refilling Status	Comment	Remarks
Basement 1						
Basement 2						
1	ABC Type Fire Extinguishers	04 Kg	1	Jul-24	OK	
2	ABC Type Fire Extinguishers	04 Kg	1	Jul-24	OK	
3	ABC Type Fire Extinguishers	04 Kg	1	D.P	Due	
4	ABC Type Fire Extinguishers	04 Kg	1	Jul-24	OK	
5	ABC Type Fire Extinguishers	04 Kg	1	Jul-24	OK	
6	ABC Type Fire Extinguishers	04 Kg	1	D.P	Due	
7	ABC Type Fire Extinguishers	04 Kg	1	Jul-24	OK	
8	ABC Type Fire Extinguishers	04 Kg	1	Jul-24	OK	
9	ABC Type Fire Extinguishers	04 Kg	1	Jul-24	OK	
10	ABC Type Fire Extinguishers	04 Kg	1	Jul-24	OK	
11	Extinguisher Missing					
12	ABC Type Fire Extinguishers	04 Kg	1	Jul-24	OK	
13	ABC Type Fire Extinguishers	04 Kg	1	Jul-24	OK	
14	ABC Type Fire Extinguishers	04 Kg	1	Jul-24	OK	
15	ABC Type Fire Extinguishers	04 Kg	1	Jul-24	OK	
16	ABC Type Fire Extinguishers	04 Kg	1	Jul-24	OK	
17	ABC Type Fire Extinguishers	04 Kg	1	Jul-24	OK	
18	ABC Type Fire Extinguishers	04 Kg	1	Jul-24	OK	
19	ABC Type Fire Extinguishers	04 Kg	1	Jul-24	OK	
20	ABC Type Fire Extinguishers	04 Kg	1	D.P	Due	
21	ABC Type Fire Extinguishers	04 Kg	1	Jul-24	OK	
Metex Room	ABC Type Fire Extinguishers	04 Kg	1	Jul-24	OK	

Comment of Auditor / Inspector :

Verified By



Customer Details