

REPORT OF THE JOINT COMMITTEE IN COMPLIANCE WITH ORDER DATED 15.05.2023 OF THE HON'BLE NATIONAL GREEN TRIBUNAL (NGT) IN THE MATTER OF OA NO. 15/2021 (WZ) & MISC. APPLICATION NO. 08 /2023 (WZ) YOGESH MANMOHAN DESHPANDE V/S THE PRINCIPAL SECRETARY, ENVIRONMENT DEPARTMENT & ORS.

1.0 Background

Grievance in the Original Application No. 15 of 2021 (WZ) and Misc Application No. 08 of 2023 (WZ), filed by Yogesh Manmohan Deshpande v/s The Principal Secretary, Environment Department & Ors. as per order dated 15.05.2023 and directed the Joint Committee comprising of PMC, District Magistrate and MPCB to visit the site and submit a factual as well as action taken report within one month.

Hon'ble NGT directed vide order dated 15.05.2023 (**Copy of Hon'ble NGT order, dated 15.05.2023 is given at Annexure - I**) and relevant order is reproduced as below:

2. We heard the arguments of the learned counsel for the applicant on this prayer and find that the judgment/order, which he has prayed to be set aside, has been passed by this Tribunal comprising of the Chairperson along with three other Judicial Members and an Expert Member. Now this order has become final as the same has not been set aside by any higher forum. Therefore, it would not be appropriate for us to recall the said order, but looking to the prayer made by the learned counsel for the applicant, we deem it appropriate to direct the Registrar of this Tribunal to convert present Misc. Application into Execution Application and allot the number thereto accordingly and submit its report regarding adequate court fee and other formalities.

3. By the order dated 01.07.2021 passed by this Tribunal, several directions were issued to the Committee and the office report also indicates that a copy of this order was sent to all the Authorities mentioned in the said report for compliance, but as per the arguments of the learned counsel for the applicant, no action has been taken by the Committee so far. We direct the Registry, after registration of Execution Application, to call for a report from the Nodal Agency, which is Maharashtra State Pollution Control Board (MPCB) as to what action has been taken by the Committee in this regard, within a period of one month.

2.0 Approach

In order to comply with the aforesaid Hon'ble NGT Order, the joint committee carried-out inspection of the residential project named M/s Rohan Kritika Co-Operative Housing Society, S. No. 117A/1 and 117 B, Final P. No. 538/A, Parvati (North), Sinhgad Road, Pune on 03.08.2023. The following joint committee members were present during the inspection:

- i. Mrs. Radhika Bartake, Pune, Tahsildar.
- ii. Shri Nitin Shinde, Sub-Regional Officer-I, MPCB, Pune.
- iii. Shri Ramesh Kakade, Executive Engineer, Pune Municipal Corporation.

Also, Officials Shri Shilandra Kathote Dy. Engineer, Pune Municipal Corporation (PMC), Mrs. Pravina Borade, Representative of Sub Divisional Office, Shri Hrishikesh Joshi, Representative of Project Proponent (PP) and Shri. Shekhar Dhavolkar Society members were present and provided the visit coordination.

3.0 Observations and Findings

This report is outcome containing factual and action taken report of the said joint committee based on the preliminary information received from the nodal agency, followed by site inspection, information given by PP & Pune Municipal Corporation (PMC) through MPCB and subsequent discussions of the joint committee. The observations & findings of the joint committee are given as below.

3.1 Observations w.r.t Environmental Clearance

- i. PP has been granted Environmental Clearance (EC) by SEIAA, Maharashtra vide letter No. SEAC-2212/CR-76/TC-2, dated 03.05.2013 for construction of a residential project named Rohan Builders and Developers Pvt. Ltd. for Total Plot area – 30421.78 Sq.m and Total Built Up Area (TBA) of 82581.07 sq.m (FSI: 47299.79 sq.m & Non-FSI: 35281.28 sq.m). **Copy of EC dated 03.05.2013 is attached in Annexure-II.**

As per the architect's certificate (attached along with conveyance deed) vide dated 17.01.2022, total permissible built up area – 38161.68 Sq.m & total proposed built up area – 38155.70 Sq.m.

Copy of Architect certificate dtd. 17.01.2022 is attached in Annexure – III.

- ii. During visit on site total no. of buildings are observed on site are 10 nos . A, C, D, E, F, G, H, I, J & K - building configuration – B+G+06 each.

3.2 Observations w.r.t. CTE and CTO

Consent Establish/ Operate	Date	Total Plot area Sq.m	Total Built up area Sq.m	Validity
Consent to Establish	20.11.2013	30421.78	82581.07	-
Consent to Operate	12.05.2017	30421.78	61142.23	31.01.2018
Consent to Operate	25.01.2019	30421.78	82581.07	31.01.2020
Consent to Renewal	06.07.2020	30421.78	82581.07	31.01.2021
Consent to Renewal	15.07.2021	30421.78	82581.07	31.01.2022

Copies of Consent to Establish and Operate are attached in Annexure – IV.

After 31.01.2022 PP/ Society has not renewed Consent, as per information given by PP conveyance deed is done on 31.01.2022. **Copy of conveyance deed is attached in Annexure – V.**

After conveyance deed Society has not renewed consent. The Board has issued warning notice to the Society on 03.10.2023 for not renewing consent. **Copy of warning notice is attached in Annexure -VI.**

3.3 Observations w.r.t. other environmental services

- i. PP has provided Sewage Treatment Plant (STP) based on MBBR technology of reported design capacity of 265 KLD. Various unit operations & processes of STP are Bar screen chamber, Oil & grease trap, Equalization tank, Aeration tank, Tube Settler, Pressure sand filter, Activated carbon filter, UV system, Treated wastewater tank. Aeration tank of STP is covered from top. Provided enclosure to the blower to control the noise. As per CTO, treated wastewater @ 60% should be reused & recycled and remaining should be discharged to municipal sewer. During the joint committee visit STP was found in operation. **Copy of STP details are attached in Annexure- VII.**
- ii. During the visit STP Inlet and Outlet samples collected for analysis in presence of committee members. From the STP outlet results it is observed that all parameters are within the consented limits. **Copy of STP Inlet and outlet analysis report are attached in Annexure – VIII.**
- iii. PP has provided separate plumbing arrangement for utilization of treated wastewater from STP for secondary activities viz. toilet flushing and gardening.
- iv. PP is segregating wet waste and dry waste at source Organic waste convertor (OWC) having reported capacity of 150 Kg/day is provided for processing of wet waste. Also compost pits are provided. Manure generated is being used as soil conditioner in gardening. Whereas, dry waste is being sent to Swacha Pune Seva Sahakari Sanshta Ltd., an authorized agency of PMC for further disposal.
- v. PP has provided 04 no. of rainwater recharge pits for recharging of ground water.
- vi. During the joint committee visit dtd. 03.08.2023 on site 02 bore wells are observed. As per information given by PP bore is provided by society members. From the two bore well one bore is in operation. Society has not obtained CGWA NOC for the extraction of bore well water.

4.0 Reply submitted by the Pune Municipal corporation:

As per information submitted by PMC vide dated 27.09.2023. The comments provided to the para related to PMC authority is reported as below: (Copy of PMC letteris given at Annexure-IX).

Sr.no of original application	Points Raised by Applicant	Clarification
4.	Said project under violations by way of unscientific installation & operations of pollution control devices like STP, waste treatment units, basements, narrow fire tender movements, ill ventilations, illegal ground water extraction, and no space for natural & fresh air.	The layout of survey no. 117(A) & 117(B), final plot no. 538/A was sanctioned by this office vide commencement no. CC/2857/12, dated 29.12.2012. The said Layout has been sanctioned on the basis of Development Control and Promotion Regulations (DC rules). Factors such as ventilation, Marginal distances, open space etc. are considered & issued the revised sanction as per requirements of a Project Proponent. Reference – (1) Layout plan CC/2857/12, dated 29.12.2012 (Annexure 1)
9A	Final plot no. 538A was demarcated as industrial zone. In the development plan, PMC officers are adopting such illegal practices of converting industrial zones.	As per D.C. rule and As per request from Architect of the said project, this office has granted the permission for use of residential zone instead of commercial zone. The Municipal Commissioner has issued zone conversion permission vide resolution no.6/102, dated 25/06/2012. The approved zone conversion charges had been paid by the developer. Reference – Zone conversion approval & Its payment challan (Annexure 2)
9B, 9C & 9D	There is no compliance to vide the gap between 2 buildings in the horizontal wings of the project to a minimum of 6m for easy fire tender movement.	As per the revised sanction plan CC/1119/18, dated 19/07/2018, the distance between two building are kept 6m at applicable wings buildings as per DC rules. Clause No. 17.2.4 & 18.12. The Chief fire officer issued final fire No Objection Certificate FB/8432, 26.10.2016, FB/11606, dated31.03.2017, FB/2012, dated-13.08.2018 Reference – 1) Revised plan cc/1119/18, dated 19/07/2018. (Annexure 3). 2) Fire Office, PMC NOC's (Annexure 9)

9F	There are Nine revisions of the commencement certificate making changes in the building layout & building sanction from original sanction given under environment clearance & consent to establish.	-The environment clearance & consent to establish were taken by the developer. The revision of sanction plan & commencement certificate to the said project was approved by this office as per DCPR norms. The Developer has right to revise the Approved Plan as per his requirements.
10a	It is mandatory to obtain EC from SEIAA & consent to establish from MPCB before commencement of any construction work.	Layout of the said property has been sanctioned by this office on the basis of EC clearance submitted by the project Proponent.
11a	PP has carried out illegal excess construction of 3541.98 m ² (86123.05m ²) more than the permissible BUA of 82581.07m ² in EC.	This office had sanctioned the proposed Built up area (FSI & Non FSI area) mentioned in the Environment Clearance as per DC Rules.
11b	PP is misleading on account of 11 building as 10 wings as this count has been exceeded by one additional building.	As per revised sanction plan CC/1119/18 of the said project, this office had verified & issued the final occupation certificate OCC/1205/18 date 21.12.2018, OCC/0716/18, 31.08.2018, OCC/1144/17, 25/09/2017. Reference – 1. Revised sanction plan CC/1118/18, dated – 19/07/2018. (Annexure 3) 2. Full Occupation Certificate. OCC/1205/18 date 21.12.2018, OCC/0716/18, 31.08.2018, OCC/1144/17, 25/09/2017. (Annexure 4)
11c	PP has increased the ground coverage of 9119.22 m ² more than permissible ground coverage of 8684.09m ²	With reference to the revised sanction plan CC/1119/18, dated 19/07/2018, Permissible coverage area (50%) for net plot area 21,259m ² is 10,629.52 & The proposed coverage area was 9119.22m ² hence proposed coverage area 9119.22m ² is less than permissible coverage area of 10629.52m ² and is within the permissible limit Reference – Revised sanction plan cc/1118/18, dated – 19/07/2018. (Annexure 3)

11d	PP has provided less than 6 m width of turning radius for fire tender movement than the permissible turning radius of 7.5 m.	<p>With reference to the revised sanction plan CC/1119/18 dated 19/07/2018, 7.5m marginal distances are provided to facilitate the fire tender movement around the building premises, which is as per the DC rules clause no 17.2.3 A&B. The Chief fire officer issued final fire No Objection Certificate FB/8432, 26.10.2016, FB/11606, dated31.03.2017, FB/2012, dated-13.08.2018</p> <p>Reference –</p> <ol style="list-style-type: none"> 1. Revised sanction plan CC/1119/18 dated 19/07/2018 (Annexure 3). 2. DC rule clause no 17.2.3 A&B (Annexure5). 3. Fire Office, PMC NOC's (Annexure 9)
11h	PP has provided only 2367.67m ² of RG area which is on basement against mandatory RG area of 4711.6m ²	This office has sanctioned the layout of said plot after providing recreational open space 10% on net plot area as per DC rule clause no 15.3.1 (Annexure 5a).
11i	PP has not made replantation of any tree against 9 replantation disclosed in EC.	<p>As per Tree Authority Department, Sinhgad Road ward office letter outward no. 3295, dated 04/10/2018, PP had conserved 442 trees in the said plot. Hence final NOC is issued.</p> <p>Reference –</p> <p>Tree Authority Department, Sinhgad Road ward office outward no. 3295, dated 04/10/2018 (Annexure 6).</p>
11j	PP has increased 4 wheeler parking 726 against permissible parking of 564.	<p>With reference to the revised sanctioned plan CC/1118/18, dated 19/07/2018, total parking for 4 wheeler is proposed 726 nos. against the permissible parking by DC rule 2017-607. DC rule 2017 part 6, clause 20.1, it is clearly mentioned that parking area is to be provided as par permissible parking area. Proposed 4 wheeler parking is within permissible limit of DC rule 2017.</p> <p>Reference –</p> <ol style="list-style-type: none"> 1. Revised sanction plan CC/1118/18, dated 19/07/2018 2018 (Annexure3) 2. DC rule 2017 clause no.20.1 2018 (Annexure 7)

11t	PP has not provided adequate distance between the buildings to allow the movement of fresh air & passage of natural light, air & ventilation.	As per DC rule 2017, clause no. 17.2.4 & 18.12 the distance between two buildings are provided as 6m & the same is verified during the joint site visit. Some buildings are inter connected, as per DC rule provisions Reference – DC rule – 2017-clause no.17.2.4 & 18.12 (Annexure 8)
11v	PP has not obtained permission from competitive authority for cutting of tree & there is replantation of tree as per condition of tree as per condition of EC	Layout and Revised plans was sanctioned by this office on the basis of provisional Tree Authority NOC. On the basis of Tree Authority department terms and condition, PP had conserved 442 trees in the said plot. Hence final NOC was issued by the Tree Authority Department, Sinhgad Road ward office vide outward no. 3295, dated 04/10/2018. Reference – Tree Authority Department, Sinhgad Road ward office outward no. 3295, dated 04/10/2018 (Annexure 6).
11z	PP has not provided rain water harvesting system for ground water recharge.	PP has provided Rain water harvesting system at the said project, the Rain water harvesting NOC is attached herewith for perusal. Reference- Ms. McLin Consultants Pvt. Ltd. Certificate No. - 22/03/2017 (Annexure 10)
11hh	There is no approach road for fire engine.	Approach Road is provided around the periphery of the layout as per DC rule clause no 17.2.3 A&B. The Fire Department had given No Objection Certificate FB/8432, 26.10.2016, FB/11606, dated 31.03.2017, FB/2012, dated-13.08.2018 to the PP after checking all fire norms and its Requirements. Reference- 1. Fire Office, PMC NOC's (Annexure 9)
11ii	PP Has not provided the ramp slope in the ratio 1:10	Adequate Ramp Slope is provided as per DC rule.
11jj	PP Has not provided the site margin as per the DC rules.	Marginal distances are provided as per the DC rules clause no 17.2.3 A&B. Reference- DC rules clause no 17.2.3 A&B (Annexure 5).
11kk	PP Has not provided the service/cargo lift for material and emergency purpose.	Service/Cargo lift is provided by the PP.

5.0 Conclusions:

- a. From the granted EC and Architect certificate dated 17.01.2022 it is observed that PP has not changed the scope of the project by increasing Total Built up area. However, it is observed that PP has changed the configuration of FSI & Non-FSI.
- b. Society has provided two bore wells, not obtained CGWA NOC for the same.
- c. Society has not renewed consent after 31.01.2022, which shall be renewed on regular basis.

Nitin Shinde
 04/10/23
 Nitin Shinde,
 Sub-Regional Officer-I,
 MPCB, Pune.

Radhika Bartake
 (Radhika Bartake)
 Pune, Tahsildar



Ramesh Kakade
 Ramesh Kakade
 Executive Engineer,
 Pune Municipal Corporation.

Place:- Pune

Date:-04.10.2023

Annexure I

Item No.1

(Pune Bench)

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

[THROUGH PHYSICAL HEARING (WITH HYBRID OPTION)]

**MISC. APPLICATION NO. 08 OF 2023 (WZ)
IN
ORIGINAL APPLICATION NO.15 OF 2021 (WZ)**

Yogesh Manmohan Deshpande

.... Applicant

Versus

The Principal Secretary, Environment
Department & Ors.

.... Respondents

Date of Hearing : 15.05.2023

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

Applicant : Mr. Tanaji Gambhire, Advocate

ORDER

1. This Misc. Application has been moved for recalling the order dated 01.07.2021 passed by this Tribunal (Principal Bench) in Original Application No.15 of 2021 (WZ) with I.A. No.11 of 2021, whereby the following directions were given:

- “3. *Having regard to the above averments, we are of the view that a joint Committee comprising nominees of State PCB, Pune Municipal Corporation (PMC) and District Magistrate, Pune needs to visit the site and on verification of the allegations, take remedial action in exercise of their statutory powers, following due process. In particular, location of the STP may be examined and if it is found that the location is not appropriate, the same may be relocated and/or safeguards adopted to prevent any nuisance to the inhabitants. In case of shifting of site, suitable measures for sewage management during such stop gap arrangements need to be ensured. SEIAA may explore means to address such issues at the initial stages itself in future. The State PCB will be the Nodal Agency for coordination and compliance. The joint Committee may meet within two weeks from the receipt of a copy of this order and complete the remedial action within three months thereafter. If any grievance survives thereafter, it will be open*

to the aggrieved party to take remedial action in accordance with law.

4. *Since we have not found it necessary to issue notice having regard to the nature of the order, we give liberty to the respondents to move this Tribunal in case they are aggrieved.*

The application is disposed of.

A copy of this order be forwarded to the State PCB, PMC and District Magistrate, Pune by e-mail.

The applicant may serve set of papers on the State PCB, PMC and District Magistrate, Pune to facilitate compliance of the above order.

In view of order in the main matter, I.A. No.11/2021 also stands disposed of.”

2. We heard the arguments of the learned counsel for the applicant on this prayer and find that the judgment/order, which he has prayed to be set aside, has been passed by this Tribunal comprising of the Chairperson along with three other Judicial Members and an Expert Member. Now this order has become final as the same has not been set aside by any higher forum. Therefore, it would not be appropriate for us to recall the said order, but looking to the prayer made by the learned counsel for the applicant, we deem it appropriate to direct the Registrar of this Tribunal to convert present Misc. Application into Execution Application and allot the number thereto accordingly and submit its report regarding adequate court fee and other formalities.

3. By the order dated 01.07.2021 passed by this Tribunal, several directions were issued to the Committee and the office report also indicates that a copy of this order was sent to all the Authorities mentioned in the said report for compliance, but as per the arguments of the learned counsel for the applicant, no action has been taken by the Committee so far. We direct the Registry, after registration of Execution

Application, to call for a report from the Nodal Agency, which is Maharashtra State Pollution Control Board (MPCB) as to what action has been taken by the Committee in this regard, within a period of one month.

4. Put up this matter on 17.08.2023.

Dinesh Kumar Singh, JM

Dr. Vijay Kulkarni, EM

May 15, 2023
M.A. No.08/2021 (WZ)
npj

Government of Maharashtra

SEAC2012/CR-76/TC-2
 Environment department,
 Room No. 217, 2nd floor,
 Mantralaya Annexe,
 Mumbai 400 032
 Date: 3rd May, 2013

To,

M/s. Rohan Builders & Developers.
 813 Pradip chambers,
 Bhandarkar Institute
 Road, Pune 411004

Subject: Environment Clearance for the proposed construction project at S.No.117A/1 and B at Parvati, Sinhgad road Dist. Pune by M/s. Rohan Builders and Developers - Environmental clearance regarding.

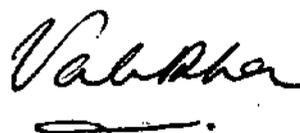
Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee, Maharashtra in its 64th meeting decided to recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 56th Meeting.

2. It is noted that the proposal is for grant of Environmental Clearance for proposed Construction Project at S.No.117A/1 and B at Parvati, Sinhgad road Dist. Pune by M/s. Rohan Builders and Developers. SEAC considered the project under screening category 8(a) B2 as per EIA Notification 2006.

Brief Information of the project submitted by Project Proponent is as:

Name of Project	Proposed Residential construction Project	
Name of the Proponent	Rohan Builders and Developers Pvt. Ltd.	
Type of project	Housing Project	
Location of the Project	S.No.117 A/1 and B, Parvati, Sinhgad Road, Pune	
Whether in Corporation / Municipal / other area	Within Pune Municipal Corporation (PMC)	
Total Plot Area (sq. m.)	30,421.78	
Deductions	8,518.10	
Net Plot area	21,903.68	
Permissible FSI (including TDR etc)	1.6	
Proposed Built-up Area (FSI	• FSI area (sq. m.):	47,299.79



& Non-FSI)	<ul style="list-style-type: none"> • Non FSI area (sq. m.): 35,281.28 • Total BUA area (sq. m.): 82,581.07
Ground-coverage Percentage (%)	39.64% (8,684.09)
Estimated Cost of the Project	291.42 Cr
No. of building & its configuration(s)	10 No. 2B + G + 6, 1, 2, 3 & 4 BHK apartments
Number of tenements and shops	401 Tenements
Number of expected residents / users	2005
Tenement density per hectore	250 as per DCR
Height of the building(s)	20.95 m
Right of way	36 m
Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	7.5 m
Total Water Requirement	<p>Dry season:</p> <ul style="list-style-type: none"> • Fresh water (CMD): 180 & Source: PMC • Recycled water (CMD): 118 • Total Water Requirement (CMD): 298 • Swimming pool make up (Cum): 3.60 • Fire fighting (Cum): 550 <p>Wet Season:</p> <ul style="list-style-type: none"> • Fresh water (CMD): 180 & Source: PMC • Recycled water (CMD): 90 • Total Water Requirement (CMD): 270 • Swimming pool make up (CMD): 3.60 • Fire fighting (CMD): 550
Rain Water Harvesting (RWH)	<ul style="list-style-type: none"> • Level of the Ground water table : 4 m • Size, no of recharge pits and Quantity: 2.00 m X 2.00 m X 2.00 m, 23 No. (Out of 23 pits, 10 pits will be provided with bores up to 15 m depth) • Budgetary allocation (Capital cost and O&M cost) Capital cost: 5,00,000/- O&M cost: 10,000/-
Storm water drainage	<ul style="list-style-type: none"> • Natural water drainage pattern: As per contour • quantity of storm water : 12693.81 CUM/year • Size of SWD: 250 to 300 mm
Sewage and Waste water	<ul style="list-style-type: none"> • Sewage generation (CMD) : 252 • STP technology: Fluidized Aerobic Bioreactor (FAB) • Capacity of STP (CMD) : 260



	<ul style="list-style-type: none"> • DG sets (during emergency): 160 KVA X 2 No. • Budgetary allocation (Capital cost and O&M cost) Capital Cost: 40,00,000/- O & M Cost: 10,00,000/- p.a.
Solid waste Management	<p>Waste generation in the Pre Construction and Construction phase:</p> <ul style="list-style-type: none"> • Waste generation • Quantity of the top soil to be preserved: 7000 CUM • Disposal of the construction way debris: Land filling on the same site <p>Waste generation in the operation Phase:</p> <ul style="list-style-type: none"> • Dry waste (Kg/day): 370 • Wet waste (Kg/day): 571 • STP Sludge (Dry sludge) (Kg/day): 38 <p>Mode of Disposal of waste:</p> <ul style="list-style-type: none"> • Dry waste: Through Authorized vendors • Wet waste: OWC • STP Sludge (Dry sludge): Manure <p>Area requirement: Total Area: 100 Sq. m</p> <p>Budgetary allocation (Capital cost and O&M cost) Capital Cost: 15,00,000/- O&M cost : 10,00,000/-p. a</p>
Green Belt Development	<p>RG area under green belt:</p> <ul style="list-style-type: none"> • RG on the ground (sq. m.): 4,711.60 Sq. m <p>4. Budgetary allocation (Capital cost and O&M cost) Capital cost: 30,00,000/- O&M cost : 1,50,000/- p.a.</p>
Energy	<p>Power supply:</p> <ul style="list-style-type: none"> • Maximum demand : 3292.2 KW • Connected load : 3292.2 KW • Source : MSEDCL <p>Energy saving by non-conventional method:</p> <ul style="list-style-type: none"> • Energy saving measures <ul style="list-style-type: none"> ▪ Energy efficient fixtures with T5 lamp & Electronic Ballasts are proposed for parking areas. ▪ CFL are proposed for common Lobby, Lounge, Staircase area & general lighting. ▪ Automatic time based controls are proposed in Drive – ways of Parking to save power by switching ON & OFF the lights at appropriate time. ▪ The estimated saving in common area lighting consumption is up to 30% due to adopting above measures <p>Thus total energy saving will be 6578.88 unit/ day</p> <ul style="list-style-type: none"> • Detail calculations & 96.25% of saving (w. r. t solar & Lighting) • Budgetary allocation (Capital cost and O&M cost) 1. Solar Water System Capital cost: 1,00,25,000/- O&M cost: 2,00,000/-



	<p>2. Other Energy Saving Measures Capital cost: 15,60,000/- O&M cost: 80,000/- DG Set: • Number and capacity of the DG sets to be used : 160 KVA (2 No) • Type of fuel used : Diesel</p>
Traffic Management	<p>Parking details: • Number and area of basement: 2 No.(22793.71Sq m) • Total Parking area : 22,793.71 Sq m • Area per car • 2-Wheeler : 1021 No. • 4-Wheeler: 564 No. • Bicycle: 1268 No. • Public Transport Width of all Internal roads (m): 6 m & 9 m</p>
Environmental Management plan Budgetary Allocation	<p>Construction phase (with Break-up): • Capital cost STP : 40,00,000/- RWH : 5,00,000/- OWC : 15,00,000/- Green Belt : 30,00,000/- Solar Water System: 1,00,25,000/- Other Energy Saving Measures : 2,00,000/- TOTAL: 2,05,85,000/- Operation Phase (with Break-up)- • O&M cost STP : 10,00,000/- RWH : 10,000/- OWC : 10,00,000/- Green Belt : 1,50,000/- Solar Water System: 15,60,000/- Other Energy Saving Measures : 80,000/- TOTAL: 24,40,000/- • Quantum and generation of Corpus fund and Commitment : By Project Proponent • Responsibility for further O &M: Till handing over Project Proponent. After that to society.</p>

3. The proposal has been considered by SEIAA in its 56th meeting decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:-
- (i) The gap between two buildings in the horizontal wings of the project increased to a minimum of 6 m for easy fire tender movement
 - (ii) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations,



Notifications, Government Resolutions, Circulars, etc. issued if any. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.

- (iii) The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
- (iv) "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- (v) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (vi) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
- (vii) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.
- (viii) Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- (ix) The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material
- (x) Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
- (xi) Arrangement shall be made that waste water and storm water do not get mixed.
- (xii) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (xiii) Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- (xiv) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- (xv) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (xvi) Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- (xvii) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.



- (xviii) Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- (xix) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- (xx) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xxi) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- (xxii) Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- (xxiii) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- (xxiv) Ready mixed concrete must be used in building construction.
- (xxv) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.
- (xxvi) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xxvii) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxviii) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxix) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
- (xxx) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (xxxi) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxxii) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxxiii) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- (xxxiv) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxxv) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement
- (xxxvi) Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be



in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non conventional energy source as source of energy.

- (xxxvii) Diesel power generating sets proposed as source of back up power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- (xxxviii) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xxxix) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- (xl) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement
- (xli) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation
- (xlii) Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.
- (xliii) Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- (xliv) Six monthly monitoring reports should be submitted to the Department and MPCB.
- (xlv) A complete set of all the documents submitted to Department should be forwarded to the MPCB
- (xlvi) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (xlvii) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (xlviii) Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
- (xlix) The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://ec.maharashtra.gov.in>.
- (l) Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.



- (ii) A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
 - (iii) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
 - (iii) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - (iv) The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
 5. In case of submission of false document and non compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
 6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
 7. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 5 years.
 8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
 9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes



(Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

10. Any appeal against this environmental clearance shall lie with the National Green Tribunal , Van Vigyan Bhawan, Sec- 5, R.K. Puram, New Dehli – 110 022, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.



(Valsa R Nair Singh)
Secretary, Environment
department & MS, SEIAA

Copy to:

1. Shri. P.M.A Hakeem, IAS (Retd.), Chairman, SEIAA, 'Jugnu' Kottaram Road, Calicut- 673 006 Kerla.
2. Dr. S. Devotta, Chairman, SEAC, T2/302 Sky City, Vanagaram –Ambattur Road, Chennai – 600 095
3. Additional Secretary, MOEF, 'Paryavaran Bhawan' CGO Complex, Lodhi Road, New Delhi – 110510
4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
5. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
6. Regional Office, MPCB, Pune.
7. Collector, Pune.
8. Commissioner, Pune Municipal Corporation, Pune.
9. IA- Division, Monitoring Cell, MoEF, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi-110003.
10. Director (TC-1), Dy. Secretary (TC-2), Scientist-1, Environment Department.
11. Select file (TC-3).

ankur associates

Annexure III

101, TEJOVALAY, CTS. NO. 1187/19, GHOLE ROAD, SHIVAJI NAGAR,
PUNE - 411 005. E-mail : ankurassociates@gmail.com
TEL.: 020 - 6604 2800 / 6604 2801 / 6604 2802

DATE: 17/01/2022.

CERTIFICATE

(TO WHOM SO EVER IT MAY CONCERN)

This is to state that the Project "ROHAN KRITIKA" situated at S. no. 117A/1, 117B, F. P. No. 538/A, at Parvati, Sinhgad Road, Pune. The Client have constructed Residential buildings as per approved building plan by Pune Municipal Corporation, Pune vide Commencement Certificate No. 1119/18 dated 19/07/2018.

Considering the project been completed in all aspects.

We hereby state that the Rohan Builders & Developers Pvt. Ltd. Have utilized all the Available FSI for the above mention project & as on date no FSI is balance on the said Land.

Details of the project areas are as below:

Area of Plot: 30421.78 Sq. Mtr.

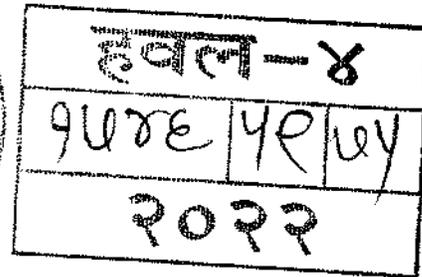
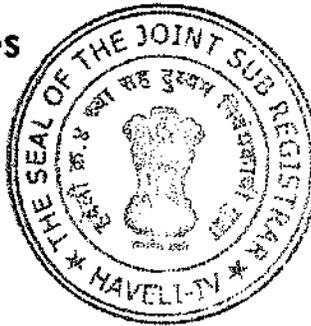
Total Permissible Built up area: 38161.68 Sq. Mtr.

Total Proposed Built up area : 38155.70 Sq. Mtr.

This is issued without prejudice and to the best of my knowledge.

FOR **ankur associates**

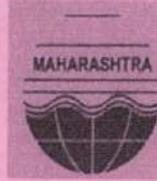

(Prakash Kulkarni)
CA/98/22909



MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 24020781 / 24010437

Fax : 24024068 / 24044532

Email : mpcb@vsnl.netVisit At : <http://mpcb.gov.in>

Kalpataru Point, 2nd, 3rd & 4th Floor,
Opp. Cineplanet, Near Sion Circle,
Sion (E), Mumbai-400022.

EIC No: PN-17010-13

Infrastructure Project/Orange/LSI

Consent No. MPCB/ROHQ/Pune /CE/CC/ 9560

Date 20/11/2013

Consent to Establish under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 5 of the Hazardous Wastes (Management, Handling & Transboundary Movement) Rules 2008

.....
CONSENT is hereby granted to,

M/s. Rohan Builders & Developers Pvt. Ltd,
S.No: 117A/1 & B, Parvati,
Sinhgad road, Pune- 411009.

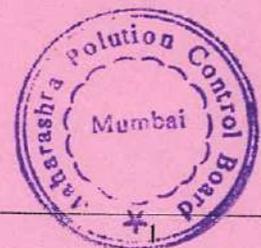
located in the area declared under the provisions of the Water Act, Air act and Authorization under the provisions of HW(M&H) Rules and amendments thereto subject to the provisions of the Act and the Rules and the Orders that may be made further and subject to the following terms and conditions:

1. **The Consent to Establish is valid up to Commissioning of the Project or 5 years whichever is earlier.**

For development of land/ plot as new construction activities for construction of Residential Project named as **M/s. Rohan Builders & Developers Pvt. Ltd** at **S.No: 117A/1 & B, Parvati, Sinhgad road, Pune- 411009** on **Total Plot Area of 30,421.78 Sq.mtrs and Total Construction BUA of 82,581.07 Sq.mtr** including utilities as per construction commencement certificate issued by local body.

2. **CONDITIONS UNDER WATER ACT:**

- (i) The daily quantity of sewage effluent from construction project shall not exceed **252 M³**.
- (ii) **Sewage Effluent Treatment:** The applicant shall provide comprehensive treatment system as is warranted with reference to influent quality and operate and maintain the same continuously so as to achieve the quality of treated effluent to the following standards.



1	pH	Not to exceed	6.5 to 9.0
2	Suspended Solids	Not to exceed	100 mg/l.
3	BOD 3 Days 27 degree C	Not to exceed	100 mg/l.
4	Fecal Coliform	Not to exceed	500/100/1 mg/l.
5	Residual Chlorine	Not to exceed	01 mg/l.
6	Detergent	Not to exceed	01 mg/l.
7	Floating matters	Not to exceed	10 mg/l
8	COD	Not to exceed	250 mg/l

- (iii) **Sewage Effluent Disposal:** The treated domestic effluent shall be 80% recycled and reused for flushing, fire fighting and gardening and remaining shall be discharged to Municipal sewer. In no case, effluent shall find its way to any water body directly/indirectly at any time.

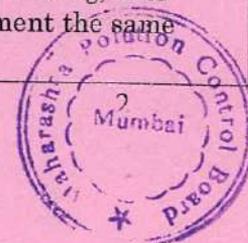
[The project proponent authorities should opt environmental friendly technologies like ozonation, UV treatment etc by replacing chlorination]

- (iv) **Non-Hazardous Solid Wastes:**

Sr. No	Type of Segregated solid waste	Quantity Kg/D	Treatment	Disposal
1.	Bio -Degradable Waste	571	Treated in Organic Waste Converter	Use as Manure
2.	Non- Bio -Degradable Waste	370		Send to Authorized party.
3.	STP Sludge	38		Use as Manure

3. **Other Conditions (during Construction Phase):**

- All activities shall be in resonance with the provisions of Indian Forest Act, 1927 (16 of 1927), Forest (Conservation) Act, 1980 (69 of 1980) and Wildlife (Protection) Act, 1972 (53 of 1972), and special notification published for area wherever applicable and all the Environmental Statutes and Instruments.
- This Consent to Establish is issued only for New Construction/Developing Construction Project purposes.
- No quarrying activities shall be commenced in the area unless appropriate permissions are obtained for a limited quarrying material required for construction of local residential housing and traditional road maintenance work, provided that such quarrying is not done on Forest Lands and the material is not exported to the outside area.
- There shall be no felling of trees whether on Forest, Government, Revenue or Private lands except as per prevailing Rules.
- Extraction of Groundwater for the project shall require prior permission of the State Ground Water Authority or other relevant authorities, as applicable.
- Near the activities that are related to water (like activity of water parks, water sports) and/or in the vicinity of lake, Dissolved Oxygen shall not be less than 5 mg/liter.
- In order to ensure that the water from this project do not enter into outside environment, the nallas crossing the township/complex premises, shall be lined, covered and made water tight by the applicant within the premises with intermittent inspection of chambers following good engineering practices as per the regulations of local body.
- The Applicant shall prepare management plan for water harvesting, roof-water reclamation, water/storm water conservation and implement the same before handling over of complex for occupation.



9. Applicant shall provide fixtures for showers, toilet, flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
 10. The Applicant shall draw plans for the segregation of solid wastes into biodegradable and non-biodegradable components. The biodegradable material shall be recycled through scientific in-house composting (i.e vermi-composting facility within premises) with the approval of local body. The proper demarked area shall be identified for collection & storage of MSW properly which, shall be finally disposed off at approved Municipal Solid Waste landfill site of local body environmentally acceptable location and method. It is clarified that the term solid waste includes domestic, commercial, and garden wastes, but does not include hazardous and bio-medical wastes. The activities of bio-composting and engineered landfill shall be as per the Municipal Solid Waste (M&H) Rules, 2000
 11. Applicant shall be responsible to take adequate precautionary measures as detailed in this consent.
 12. The applicant/generator shall be responsible for safe and scientific collection, transportation, treatment and disposal of Bio-Medical Waste as per the provisions made under the Bio-Medical Waste (Management & Handling) Rules, 1998. Any activity as defined under BMW (M & H) Rules has to obtain a separate Authorization from Maharashtra Pollution Control Board.
 13. For disinfections of waste water ultra violet radiation shall be used in place of chlorination.
 14. Vehicles hired for construction activities should be operated only during non peak hours.
 15. Ready mixed concrete used in building construction should apply separately for consent from the Board.
 16. Applicant, during the construction stage shall provide
 - a. Septic tank and soak pit of adequate capacity for the domestic effluent generated due to workers residing at site.
 - b. Proper loading and unloading of construction material, excavated material and its proper disposal as per MSW (M&H) Rules 2000.
 - c. Cutting of trees is not permitted, however in unavoidable conditions necessary permission from the local body shall be obtained.
 - d. Green belt of 33% of the open space shall be developed.
 17. E-Waste shall be disposed to authorized re processor.
4. **The applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Cess Act, 1977 (to be referred as Cess Act) and amendment Rules, 2003 there under,**

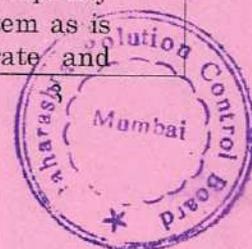
The daily water consumption for the following categories is as under:

(i) Domestic	...	298.00 CMD
(ii) Water gets Polluted & Pollutants are Biodegradable CMD
(iii) Water gets Polluted, Pollutants are not Biodegradable & Toxic CMD
(iv) Industrial Cooling, spraying CMD

The applicant shall regularly submit to the Board the returns of water consumption in the prescribed form and pay the Cess as specified under Section 3 of the said Act.

5. **CONDITIONS UNDER AIR (Prevention & Control of Pollution) ACT, 1981:**

- (i) The Applicant may install 2-no of diesel generating sets (DG Sets), of capacity (160 KVA each) shall be equipped with comprehensive control system as is warranted with reference to generations of emissions and operate and



maintain the same continuously so as to achieve the level of pollutants to the following standards:

a. Standards for Emissions of Air Pollutants:

- | | | |
|-------------------------------|---------------|------------------------|
| (i) SPM/TPM | Not to exceed | 150 mg/Nm ³ |
| (ii) SO ₂ (DG Set) | Not to exceed | -- Kg/day |

(ii) The following measures shall be taken:

- a. Adequate mitigation measures shall be taken to control emissions of SO₂, NO_x, SPM, and RSPM.
- b. Applicant shall achieve following Ambient Air Quality standards.
- | | | | |
|----|--|-----|--------------------|
| 1. | SPM Not to Exceed (Annual Average) | 140 | µg/ m ³ |
| | Not to Exceed (24 hours) | 200 | µg/ m ³ |
| 2. | SO ₂ Not to Exceed (Annual Average) | 60 | µg/ m ³ |
| | Not to Exceed (24 hours) | 80 | µg/ m ³ |
| 3. | NO _x Not to Exceed (Annual Average) | 60 | µg/ m ³ |
| | Not to Exceed (24 hours) | 80 | µg/ m ³ |
| 4. | RSPM Not to Exceed (Annual Average) | 60 | µg/ m ³ |
| | Not to Exceed (24 hours) | 100 | µg/ m ³ |

(iii) The applicant shall observe the following fuel pattern:-

Sr. No.	Type Of Fuel	Quantity
1.	Diesel	38 Liters /hrs

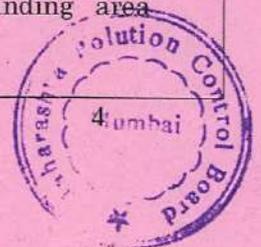
(iv) The applicant shall erect the chimney(s) of the following specifications:-

Sr. No.	Chimney Attached To	Height above the roof of building in which it is installed
1.	DG Set (160 KVA x2 each)	20 mtrs

(v) Conditions for D.G. Set:

- Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
- Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
- The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 75 dB(A) during day time and 70 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
- Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
- Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
- A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
- D.G. Set shall be operated only in case of power failure.
- The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.

(vi) Other Conditions:



- a) The applicant shall provide ports in the chimney/(s) and facilities such as ladder, platform etc. for monitoring the air emissions and the same shall be open for inspection to/and for use of the Board's Staff. The chimney(s) vents attached to various sources of emission shall be designated by numbers such as S-1, S-2, etc. and these shall be painted/ displayed to facilitate identification.
- b) Water spraying shall be done on ground to avoid fugitive emissions.
- c) Construction material shall be carried in enclosed vehicles during construction activities.

(vii) Conditions for Utilities like Kitchen, Eating Places etc:

1. The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
2. The toilet shall be provided with exhaust system connected to chimney through ducting.
3. The air conditioner shall be vibration proof and the noise shall not exceed 68 dB (A).
4. The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such way that no nuisance is caused to neighbors.

(viii) The Applicant shall take adequate measures for control of noise levels from its own sources within the complex (residential cum Commercial) in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Daytime is reckoned as between 6 a.m. to 10 p.m. and Nighttime is reckoned between 10 p.m. to 6 a.m.

- (ix) Construction equipments generating noise of less than 65/90 db(A) are permitted.
- (x) No construction work is permitted during nighttime.

6. CONDITIONS UNDER HAZARDOUS WASTE (MANAGEMENT, HANDLING & TRANSBOUNDRY MOVEMENT) RULES, 2008:

Sr. No.	Type Of Waste	Quantity	UOM	Disposal
1	5.1 Used Oil	10s	KL/A	Send authorized recycler

7. The applicant shall certify that the bricks used in construction are manufactured using the ash from Thermal Power stations if it is within a radius of 100 km. from Thermal Power Plant and submit the names of bricks manufacturer. The applicant shall use fly ash based material/products as per the provisions of fly ash Notification of 14.09.1999 and as amended on 27.08.2003.
8. The applicant shall adopt environment friendly technology in development of the project.
9. The applicant shall take the proper remediation measures to ensure that the ground water and soil contamination is prevented and follow due diligence at the construction stage.
10. Energy conservation measures like installation of solar panels for lighting the area outside the building should be integrated part of the project design.
11. The applicant shall use fly ash based material/products as per the provisions of fly ash Notification of 14.09.1999 and as amended on 27.08.2003.
12. This Board reserves the right to amend or add any conditions in this consent and the same shall be binding on the Applicant.



13. The applicant shall provide Environmental friendly road transportation by adopting mechanical type closed trucks for transportation of minerals & metals / construction debris with effect from 1/04/2012.
14. The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.
15. The applicant shall submit Bank Guarantee of Rs. 10 Lakhs for compliance of consent conditions at Regional Office, MPCB, Pune within 15-days.
16. The applicant shall comply with conditions stipulated in Environmental Clearance granted by the SEAC Environment Department Govt. of Maharashtra Vide no: SEAC 2012/CR-76/TC-2 dated: 03/05/2013.
17. This is issued pursuant to the decision of Consent Committee of the Board in its meeting held on 15th October, 2013.
18. This consent to establish is issued after submission of approved plan from local body (Architect Certified) showing location of STP and MSW plant and distance from river as per policy decision taken in RRZ committee meeting held on 06/07/2013.
19. The Capital investment of the Project is Rs. 291.42 Cr.
20. This is issued as per office note approved by the Member Secretary of the Board dated: 11/11/2013.



(Dr. Y.B.Sontakke) 19.11.13
Regional Officer (HQ)

To,
M/s. Rohan Builders & Developers Pvt. Ltd,
S.No: 117A/1 & B, Parvati,
Sinhgad road, Pune- 411009.

Copy to-

1. Regional Officer, MPCB, Pune - He is directed to obtain necessary Bank Guarantee from the applicant and ensure compliance of consent conditions
2. Sub Regional officer- Pune -I, MPCB, Mumbai.
3. Chief Accounts Officer, Mumbai, MPCB.

Received consent fee of:-

Sr. No.	Amount	DD. No.	Date	Drawn On
1.	5,82,940.00	026235	05/02/2013	Janta Sahakari Bank Ltd

4. Cess Branch, MPCB, Mumbai.
5. Master file.

MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 4010437/4020781
/4037124/4035273
Fax : 24044532/4024068 /4023516
Email : rohq@mpcb.gov.in
Visit At : <http://mpcb.gov.in>



Kalpataru Point, 3rd & 4th floor, Sion- Matunga
Scheme Road No. 8, Opp. Cine Planet Cinema, Near
Sion Circle, Sion (E),
Mumbai - 400022

Infrastructure /LSI

Consent order No: Format1.0/BO/RO-HQ/1705000473

Date- 12/05/2017
10/4/2017

To,
M/s. Rohan Builders & Developers "Rohan Kritika",
S. no. 117A/1 and B at Parvati, Sinhgad Road,
Dist-Pune.

Subject: Consent to Operate (part) for Residential Building Project in Red Category.

Ref :

1. Consent to Establish obtained vide no. MPCBHQ/ROHQ/Pune/CE/CC/9560 dated 20.11.2013.
2. Environmental Clearance obtained vide no. SEAC-2012/CR.76/TC2 dated 3.5.2013.
3. Minutes of Consent Committee meeting held on 22/03/2017

Your application MPCB-CONSENT-0000014265 Dated: 5/10/2016

For: Consent to Operate (part) for Residential Building project under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Control of Pollution) Act, 1981, Authorization under Rule 5 of the Hazardous and Other Wastes (M & TM) Rules, 2016 and Municipal Solid Waste (Management & Handling)Rule, 2000 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. The consent to operate is granted for a period up to 31.1.2018.
2. The capital investment of the (part) project is Rs. 200 Crs. (As per C.A. Certificate submitted by project proponent, whereas total CI of the whole project is Rs. 291.42 crs. as per C to E)
3. The Consent to Operate (part) is valid for Residential Building Project developed by M/s. Rohan Builders & Developers named as "Rohan Kritika", at S. no. 117A/1 and B at Parvati, Sinhgad Road, Dist-Pune on total plot area of 30421.78 Sq. Mtrs and construction completed built up area of 61,142.23 Sq.Mtrs out of total BUA of 82581.07sq.m. including utilities and services as per occupancy certificate issued by local body.

4. Conditions under Water (P&CP), 1974 Act for discharge of effluent:

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	170.70	As per Schedule -I	60% should be reused & recycled and remaining should be discharged in municipal sewer

5. Conditions under Air (P& CP) Act, 1981 for air emissions:

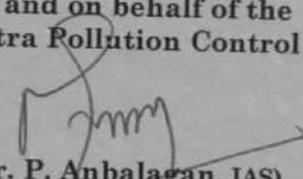
Sr. No.	Description of stack/ source	Capacity	Number Of Stack	Standards to be achieved
1	DG Set	620 KVA	1	As Per Schedule -II

6. Conditions under Solid Waste Management Rules, 2016:

Sr. no.	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio-degradable	646 Kg/Day	OWC	Used as Manure
2	Non-biodegradable		--	Segregate and Hand over to Local Body for recycling
3	STP Sludge	Kg/Day	--	Used as Manure

7. Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste: NIL.
8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
11. Project Proponent shall comply with the conditions stipulated in Environmental Clearance granted by GoM vide SEAC-2012/CR.76/TC2 dated 3.5.2013.
12. PP shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC and C to O.
13. In case the project is not completed within validity period of EC, PP shall not carry out construction work without revalidation of EC and C to E.

For and on behalf of the
Maharashtra Pollution Control Board


(Dr. P. Anbalagan, IAS)
Member Secretary

Received Consent fee of -

Sr. No.	Amount (Rs.)	Transaction No.	DD Date
1	400000	TXN1610000919	12.10.2016

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune-I.-- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Mumbai.
3. CC/CAC desk- for record & website updation purposes.

Schedule-ITerms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have provided Sewage Treatment Plant (STP) with the design capacity of 220 CMD.
- B] The Applicant shall operate the effluent treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr No.	Parameters	Standards prescribed by Board
		Limiting Concentration in mg/l, except for PH
01	BOD (3 days 27oC)	10
02	Suspended Solids	50
03	COD	100

C) The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, firefighting, on land for gardening etc and remaining shall be discharged in to the municipal sewerage system.

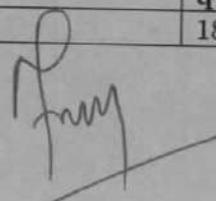
D] Project proponent shall operate STP for five years from the date of obtaining occupation certificate.

The Board reserves its rights to review plans, Specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant should obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto

- 2) **Project Proponent shall provide online monitoring systems for BOD & SS within 3 months.**
- 3) The industry should ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) In case, the water consumption of the project is not covered under the water consumption of local body, in that situation, the project proponent should submit the CESS Returns in the prescribed format given under the provision of Water (Prevention & Control of Pollution) Cess Act, 1977 and Rules made there under for various category of water consumption.

In case the water consumption is duly assessed under the quantity of water consumption of local body, the project proponent should submit certificate to that effect from the concern local body with the request not to assess CESS on their water consumption, being already assessed on the water consumption of local body.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	189.67



Schedule-IITerms & conditions for compliance of Air Pollution Control:

1. As per your application, you have installed the Air pollution control (APC) system and also erected following stack (s) and to observe the following fuel pattern-

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S %	SO ₂
1	DG Set (620 KVA)	Acoustic enclosure	5*	Diesel/ HSD	30	Lit/Hr	-	-

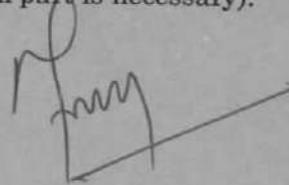
* Above roof of the building in which it is installed.

2. The applicant should operate and maintain above mentioned air pollution control system, so as to achieve the level of pollutants to the following standards.

Particulate matter	Not to exceed	150 mg/Nm ³ .
--------------------	---------------	--------------------------

3. The Applicant should obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement alteration well before its life come to an end or erection of new pollution control equipment.

The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).



Schedule-III
Details of Bank Guarantees

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Operate (part)	Rs. 20 lakh	15 Days	Towards O & M of pollution control system	Continuous	31.5.2018

[Handwritten Signature]

Maharashtra Pollution Control Board

Schedule-IVGeneral Conditions:

The following general conditions should apply as per the type of the industry.

- 1) The applicant should provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and should pay to the Board for the services rendered in this behalf.
- 2) The firm should strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and environmental protection Act 1986 and Solid Waste Management Rules, 2016 and E-Waste (Management) Rules, 2016.
- 3) Drainage system should be provided for collection of sewage effluents. Terminal manholes should be provided at the end of the collection system with arrangement for measuring the flow. No sewage should be admitted in the pipes/sewers downstream of the terminal manholes. No sewage should find its way other than in designed and provided collection system.
- 4) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5) Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) should also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) The industry should take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
 - d) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set should be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant should comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 6) Solid Waste – The applicant should provide onsite municipal solid waste processing system & should comply with Solid Waste Management Rules, 2016 & E-Waste (M) Rules, 2016.
- 7) Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8) The industry should submit official e-mail address and any change will be duly informed to the MPCB.
- 9) The firm should submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 10) The applicant shall make an application for renewal of the consent at least 60 days before the date of expiry of the consent.

MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 4010437/4020781
/4037124/4035273
Fax : 24044532/4024068 /4023516
Email : rohq@mpcb.gov.in
Visit At <http://mpcb.gov.in>



Kalpataru Point, 3rd & 4th floor, Sion- Matunga
Scheme Road No. 8, Opp. Cine Planet Cinema,
Near Sion Circle, Sion (E),
Mumbai - 400 022

Consent order No: Format 1.0/BO/RO-HQ/CR/CC-1901001918

Date- 25/01/2019

To,
M/s. Rohan Builders & Developers "Rohan Kritika"
Sr. No. 117A/1 and B, Parvati, Sinhagad Road,
Near Vibgyor School, Sus, Dist: Pune.

Subject: Amalgamation of Renewal of Consent to Operate (Part-I) and Consent to First Operate in Red category for Residential Project.

- Ref: 1. C to E obtained vide no. MPCBHQ/ROHQ/Pune/CE/CC/9560 dtd. 20/11/2013.
2. C to O (Part) obtained vide no. Format 1.0/BO/RO-HQ/CC-1705000473 dtd. 12/05/2017
3. Environmental Clearance obtained vide no. SEAC-2212/C.R. 76/TC-2 dated 03/05/2013.
4. Minutes of Consent Committee meeting held on 14/12/2018

Your application: UAN No: MPCB-CONSENT-0000041397 Date:- 29/01/2018 &
UAN No: MPCB-CONSENT-0000041890 Date:- 03/02/2018.

For: Consent to Operate (Part) for Building Construction Project under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 5 of the Hazardous and Other Wastes (M & T M) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

- The amalgamated renewal of consent to operate is granted for a period from 31/01/2018 up to 31/01/2020.
- The capital investment of the project is Rs. 288.21 Crs. (As per CA certificate submitted by the project proponent).

The Consent to Operate is valid for Residential Project developed by M/s. International Biotech Park Ltd, named as M/s. Rohan Builders & Developers "Rohan Kritika" Sr. No. 117A/1 and B, Parvati, Sinhagad Road, Near Vibgyor School, Sus, Dist: Pune on total plot area of 30421.78 sq. mtrs, and total built up area 82581.07 Sq. mtrs including utilities and services as per occupancy certificate issued by local body.

3. Conditions under Water (P&CP), 1974 Act for discharge of effluent:

Sr. no.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	235.69 CMD	As per Schedule -I	60% shall be reused & recycled and remaining shall be discharged in municipal sewer.

4. Conditions under Air (P& CP) Act, 1981 for air emissions:

Sr. no.	Description of stack / source	Number of Stack	Standards to be achieved
1.	DG set (620 KVA)	1	As per Schedule -II
2	DG set (2 x 250 KVA)	1	As per Schedule -II

5. Conditions under Solid Waste Management Rules, 2016:

Sr. no.	Type Of Waste	Quantity	Treatment	Disposal
1.	Biodegradable	798 kg/day	OWC	Use as Manure
2.	Non-Biodegradable	118 kg/day	Segregation	By Sale

6. Condition Under Hazardous and Other Wastes (Management and Transboundary Movement) Rules 2016: NA

7. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.

8. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.

9. Project Proponent shall comply with the conditions stipulated in Environmental Clearance granted vide no. SEAC-2212/C-R.76/TC-2 dated 03/05/2013.

10. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of E/C/CRZ clearance and C to O.

11. Project Proponent shall submit BG of Rs. 10.00 lacs within 15 days from the issuance of Consent for validity upto 31/05/2020 towards the compliance of Consent Conditions.

For and on behalf of the
Maharashtra Pollution Control Board



(E. Ravediran, IAS)
Member Secretary

Received Consent fee of-

Sr. No.	Amount(Rs.)	Transaction No.	Date
1.	4,00,000/-	TXN1802000133	01/02/2018
2	25,000/-	TXN1802002575	21/02/2018
3	5,76,420/-	TXN1901000675	07/01/2019
4	1,25,000/-	LSBI6065279028	17/02/2018

Copy to:

1. Regional Officer - Pune and Sub-Regional Officer-Pune-II, MPCB- They are directed to ensure the compliance of the consent conditions. The Bank Guarantee of Rs. 10 lakh as prescribed in previous Consent to Operate, if submitted by the PP, shall be released and fresh BG as pre schedule III of this consent shall be obtained.

2. Chief Accounts Officer, MPCB, Mumbai.

3. CC/CAC desk- for record & website updation purpose.

Schedule-I

Terms & conditions for compliance of Water Pollution Control:

1) A] As per your consent application, you have provided the sewage treatment system with the design capacity of 265 CMD.

B] The Applicant shall operate the sewage treatment system to treat the sewage so as to achieve the following standards/ prescribed under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

1	Suspended Solids	Not to exceed	50 mg/l.
2	BOD 3 Days 27 degree C	Not to exceed	10 mg/l.
3	COD	Not to exceed	100 mg/l.

C] The treated domestic effluent shall be 60% recycled and reused for flushing, firefighting and cooling of Air conditioners etc. The remaining shall be discharged into Municipal sewer/ utilized on land for gardening after conforming to above standards. The firm shall affix the separate meter for insurance of 60% recycling of treated sewage and keep the records of the same. In no case effluent shall find its way to any water body directly /indirectly at any time.

- 2) PP shall achieve the treated domestic effluent standard for the parameter BOD- 10 mg/lit within 6 months time period.
- 3) Project Proponent should regularly and properly, operate and maintain the online monitoring systems installed for BOD, SS & flow.
- 4) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of water, works for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or an extension or addition thereto.
- 5) The firm shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 6) In case, the water consumption of the project is not covered under the water consumption of local body, in that situation, the project proponent shall submit the CESS Returns in the prescribed format given under the provision of Water (Prevention & Control of Pollution) Cess Act, 1977 and Rules made there under for various category of water consumption.

In case the water consumption is duly assessed under the quantity of water consumption of local body, the project proponent shall submit certificate to that effect from the concern local body with the request not to assess CESS on their water consumption, being already assessed on the water consumption of local body.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	261.89

7) The firm shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time/ Environmental Clearance.

Schedule-II**Terms & conditions for compliance of Air Pollution Control:**

1. As per your application, you have erected following stack (s) and to observe the following fuel pattern-

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM	S %	SO ₂ Kg/Day
01.	DG set (620 KVA)	Acoustic Enclosure	5.0	HSD/ Diesel	30 Lit/Hr	---	---
02	DG set (2 Nos.) (250 KVA)	Acoustic Enclosure	3.0	Diesel	30 Kg/Hr	---	---

* D.G. Set shall be operated only in case of power failure.

2. The applicant shall operate and maintain above mentioned air pollution control system, so as to achieve the level of pollutants to the following standards:

Particulate matter	Not to exceed	150.00 mg/Nm ³ .
--------------------	---------------	-----------------------------

3. The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/alteration well before its life come to an end or erection of new pollution control equipment.
4. The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
5. Ambient noise levels should conform to prescribed standards both during day and night. The ambient air and noise quality should be closely monitored during construction phase



Schedule-III
Details of Bank Guarantees

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Renewal	Rs. 10 lakh	15 Days	Rs. 10.0 lakhs for ensuring the compliance consent conditions	31/01/2020	31/05/2020

Maharashtra Pollution Control Board



Schedule-IV**General Conditions:**

The following general conditions shall apply as per the type of the industry.

- 1) The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2) The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and environmental protection Act 1986 and Solid Waste Management Rules 2016 and E-Waste (Management) Rules 2016.
- 3) Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4) The applicant shall install a separate meter showing the consumption of energy for operation of sewage treatment plants and air pollution control system. A register showing consumption of chemicals used for treatment shall be maintained.
- 5) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 6) Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
 - d) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - e) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - f) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - g) D.G. Set shall be operated only in case of power failure.
 - h) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
- 7) The applicant shall comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 7) Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rules 2016 & E-Waste (M) Rules 2016.
- 8) Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 9) The treated sewage shall be disinfected using suitable disinfection method.
- 10) The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11) **The applicant shall make an application for renewal of the consent at least 60 days before the date of the expiry of the consent.**

MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 24010437/24020781
/24037124/24035273
Fax : 24044532/24024068
/24023516
Email : jdwater@mpcb.gov.in
Visit At : <http://mpcb.gov.in>



Kalpataru Point, 3rd & 4th floor,
Sion- Matunga Scheme Road No. 8,
Opp. Cine Planet Cinema, Near Sion Circle,
Sion (E), Mumbai - 400022

Infrastructure /Red/LSI

Date 06/07/2020

Consent order No: Format1.0/BO/JD (WPC)/UAN-085768/CO/CC-

2007000505

To,
M/s. Rohan Builders & Developers Pvt. Ltd.
S.No.117 A/1 and B, Parvati Sinhgad Road,
Tal: Pune, Dist: Pune.

Sub: Renewal of Consent to Operate for Construction of residential Projects is granted under Red category.

- Ref: 1. Your Application vide UAN No. 085768 dt. 27/12/2019.
2. Environmental Clearance obtained Vide SEAC-2212/CR-251/TC-II dt. 03/05/2013.
3. Minutes of Consent Committee Meeting held on 26/05/2020.

For: renewal of Consent to Operate for Construction of residential Projects under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 5 of the Hazardous and Other Wastes (M & TM) Rules, 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. Renewal of Consent to Operate is granted period from 01/02/2020 to 31/01/2021.
2. The proposed capital investment of the project is **Rs.319.23 Cr.**
(As per undertaking submitted by project proponent)

The renewal of Consent to Operate is valid for Construction of residential Projects named as **M/s. Rohan Builders & Developers Pvt. Ltd., S.No.117 A/1 and B, Parvati Sinhgad Road Tal: Pune, Dist: Pune**, for total plot area **30,421.78 Sqm** & construction completed **BUA area 82,581.07 Sqm** out of total construction **BUA 82,581.07 Sqm**, as per EC dt. **03/05/2013**, including utilities and services. As per commencement certificate issued by local body.

3. Conditions under Water (P&CP), 1974 Act for discharge of effluent:

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	235.00	As per Schedule -I	60% should be reused & recycled and remaining should be discharged in municipal sewer

4. Conditions under Air (P&CP) Act, 1981 for air emissions:

Sr. No.	Description of stack/ source	Capacity	Number Of Stack	Standards to be achieved
1.	DG Set	600 & 250 KVA 2 nos	3	As Per Schedule -II

5. Conditions under Solid Waste Management Rules, 2016:

Sr. no.	Type Of Waste	Quantity & UOM	Treatment	Disposal
1	Wet garbage	798.00 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	Used as Manure
2	Dry garbage	118.00 Kg/Day	--	Segregate and Hand over to Local Body for recycling
3.	STP sludge	25.00 Kg/day	STP	Used as manure

6. Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste; NIL.
7. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.
8. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
9. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
10. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to E.
11. Project Proponent shall install online monitoring systems for BOD, TSS and flow at the outlet of STP.
12. Project Proponent shall Operate and maintain Organic waste digester with composting facility or Biogas digester with composting facility.
13. The applicant should comply with the conditions stipulated in Environmental Clearance Obtained from SEIAA, Environment Department, Government of Maharashtra, dtd. 03/05/2013 for total plot area 30,421.78 Sqm & total construction BUA area 82,581.07 Sqm.

For and on behalf of the
Maharashtra Pollution Control Board

(E. Ravendiran, IAS)
Member/Secretary

Received Consent fee of –

Sr. No.	Amount (Rs.)	Transaction. No.	Date	Drawn On
1	5,76,420/-	RSBI8392792108	08/01/2020	online

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune-I they are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Mumbai.
3. CC desk- for record & website updating purposes.

Schedule-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have installed of Sewage Treatment Plants (STP) with the design capacity of 265.00 CMD

B] The Applicant shall operate the effluent treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

1.	pH	Between	6.5 to 9.0
2.	Total Suspended Solids	Not more than	20 mg/l.
3.	BOD 3 Days 27 degree C	Not more than	10 mg/l.
4.	Chemical oxygen Demand (COD)	Not to more than	50 mg/l.
5.	NH4 N	Not more than	5 mg/l.
6.	N Total	Not more than	10 mg/l.
7.	Fecal Coliform MPN/100 MI	Less than	100.0

C) The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, firefighting, on land for gardening etc and remaining shall be discharged in to the municipal sewerage system.

D] Project proponent shall operate STP for five years from the date of obtaining occupation certificate.

The Board reserves its rights to review plans, Specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant should obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto

- 2) The industry should ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 3) The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, by installing water meters and other provisions as contained in the said act.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	261.89

- 4) The Applicant shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time.



Schedule-II

Terms & conditions for compliance of Air Pollution Control:

1. As per your application, you have proposed to install the Air pollution control (APC) system and also proposed to erect following stack (s) and to observe the following fuel pattern-

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S%	SO ₂
1.	DG Set (600 KVA)	Acoustic enclosure	5.00	HSD/ Diesel	30.00	Lit/Hr	--	--
2.	DG Set 2 no (250 KVA)	Acoustic enclosure	3.00	Diesel	30.00	Lit/Hr	--	--

* Above roof of the building in which it is installed.

2. The applicant should operate and maintain above mentioned air pollution control system, so as to achieve the level of pollutants to the following standards.

Particulate matter	Not to exceed	150 mg/Nm ³
--------------------	---------------	------------------------

3. The Applicant should obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement alteration well before its life come to an end or erection of new pollution control equipment. The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).

Maharashtra Pollution Control Board

Schedule-III
Details of Bank Guarantees

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Renewal of Consent to Operate	Rs. 10 lakh	15 Days	Towards Compliance of EC and consent conditions.	Continuous	31.03.2021

Maharashtra Pollution Control Board

Schedule-IV

General Conditions:

The following general conditions shall apply as per the type of the industry.

- 1) The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2) The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and environmental protection Act 1986 and Solid Waste Management Rules, 2016 and E-Waste (Management) Rules, 2016.
- 3) Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5) Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
 - d) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - e) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - f) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - g) D.G. Set shall be operated only in case of power failure.
 - h) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - i) The applicant shall comply with the notification of MOEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 6) Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rules, 2016 & E-Waste (M) Rules, 2016.
- 7) Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8) The treated sewage shall be disinfected using suitable disinfection method.
- 9) The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 10) The applicant make an application for renewal of consent at least 60 days before the date of the expiry of the consent.

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24023516
Website: <http://mpcb.gov.in>
Email: cac-cell@mpcb.gov.in



Kalpataru Point, 2nd and
4th floor, Opp. Cine Planet
Cinema, Near Sion Circle,
Sion (E), Mumbai-400022

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000105340/CR 2107000906

Date: 15/01/21

To,
M/s.Rohan Builders & Developers Pvt Ltd.
for project Rohan Kritika
S.No.117 A/1 and B, Parvati,S.No.117 A/1
and B, Parvati
Tal & Dist: Pune,



Sub: Renewal of Consent to operate for Construction of Residential projects granted under red category.

- Ref:**
1. Consent to Establish for granted vide no. MPCB/ROHQ/Pune/CE/CC/9560 dtd. 20.11.2013.
 2. Renewal of Consent to Operate granted vide no. Format1.0/BO/JD(WPC)/UAN No.085768/CO/CC-2007000505 dtd. 06.07.2020.
 3. Environment Clearance granted vide No. SEAC 2212/CR - 76/TC-2-dated 03.05.2013.
 4. Minutes of 4th consent Committee Meeting held on 27.05.2021& 28/05/2021

Your application NO. MPCB-CONSENT-0000105340

For: grant of Consent to Renewal under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The Consent to Renewal is granted for a period up to 31.01.2022**
2. **The capital investment of the project is Rs.319.23 Cr. (As per C.A Certificate submitted by industry).**
3. **The Renewal of Consent to Operate is valid for Construction of Residential projects named as M/s.Rohan Builders & Developers Pvt Ltd. for project Rohan Kritika, S.No.117 A/1 and B, Parvati,S.No.117 A/1 and B, Parvati, Tal & Dist: Pune, on Total Plot Area of 30,421.78 SQM SqMtrs for completed construction BUA of 82,581.07 SQM out of Total Construction BUA of 82,581.07 SqMtrs as per EC granted date 03.05.2013 including utilities and services & As per Architect certificate submitted by Project proponent.**
4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to Disposal
1.	Trade effluent	NII	NA

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	235	As per Schedule - I	60% should be reused & recycled and remaining should be discharged in municipal sewer

5. Conditions under Air (P& CP) Act, 1981 for air emissions:

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG set 600 KVA	1	As per Schedule -II

6. Conditions under Solid Waste Rules, 2016:

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Wet Garbage	798 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	Used as Manure
2	Dry Garbage	118 Kg/Day	-	Segregate and Hand over to Local Body for recycling
3	sludge	25 Kg/Day	-	used as manure

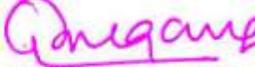
7. Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for treatment and disposal of hazardous waste:

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
NA					

- The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
- forfeiture of 50 % operational BG i.e. 5. 0 lakh towards exceeding of JVS analysis report of treated effluent samples and obtain top up BG of Rs . 15.0 lakh towards O and M of pollution control equipment and compliance of consent conditions.
- PP shall install online monitoring system to the O/L of STP for monitoring pH, SS BOD and flow.
- The treated domestic effluent shall be 60 % recycled for secondary purpose such as toilet flushing, air conditioning, cooling tower make up, fire fighting etc. and reaming shall be utilized on land for gardening and connected to the sewerage system provided by local body.
- Project Proponent shall operate and maintain Organic waste digester with composting facility or Bio gas digester with composting facility.
- Project Proponent shall make provision of charging port for Electric vehicles at least 10 % of total available parking.
- Project Proponent shall take adequate measures to control dust emissions and noise level during construction phase.

16. Project Proponent shall obtain NOC from Central ground water Authority with three months period .
17. The applicant should comply with the conditions stipulated in Environmental Clearance Obtained from SEAC, Environment Department, Government of Maharashtra, dt. 03/05/2013

For and on behalf of the
Maharashtra Pollution Control Board.


(Ashok Shingare IAS),
Member Secretary

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	638460.00	MPCB-DR-4247	04/02/2021	RTGS

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune I
- They are directed to ensure the compliance of the consent conditions.
They are directed to forfeit the bank guarantee of Rs. 5.0 lakh towards exceeding of JVS of treated effluent samples & obtain top up BG of Rs. 15.0 lakh from the Project Proponent for O and M of pollution control system and compliance of consent conditions
2. Chief Accounts Officer, MPCB, Sion, Mumbai



SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A) As per your application, you have provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **265 CMD for treatment of domestic effluent of 235 CMD.**

- B) The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr.No	Parameters	Limiting concentration not to exceed in mg/l, except for pH
1	pH	5.5-9.0
2	BOD	10
3	COD	50
4	TSS	20
5	NH4 N	5
6	N-total	10
7	Fecal Coliform	less than 100

- C) The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.

- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, and other provisions as contained in the said act.**

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	261.89
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

- 5) The Applicant shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time.

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

- 1) As per your application, you have provided the Air pollution control (APC) system and erected following stack (s) and to observe the following fuel pattern-

Stack No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM
S-1	DG SET 600 KVA	Acoustic Enclosure	5.0	Diesel	30 Ltr/Hr

- 2) The applicant shall operate and maintain above mentioned air pollution control system, so as to achieve the level of pollutants to the following standards.

Total Particular matter	Not to exceed	150 mg/Nm ³
-------------------------	---------------	------------------------

- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Renewal of Consent to Operate	Rs. 10 lakh	15 Days	Towards O and M of pollution control system Compliance consent conditions.	Continuous	31/03/2022

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.
Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

Srno.	Consent (C2E/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
1	consent to operate	10.0	valid up to 25/11/2018	O and M of pollution control system	5.0 lakh	Exceeding of JVS of treated effluent samples

BG Return details

Srno.	Consent (C2E/C2O/C2R)	BG Imposed	Purpose of BG	Amount of BG Returned
NA				

SCHEDULE-IV

General Conditions:

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.



Maharashtra Pollution Control Board

60f00b7e1296dd4f4f5125a2

- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

For and on behalf of the
Maharashtra Pollution Control Board.


(Ashok Shingare IAS),
Member Secretary





Maharashtra Pollution Control Board
60f00b7e1296dd4f4f5125a2

SC000
5/16

**DEED OF CONVEYANCE
ROHAN KRITIKA**

908E
2022

4/1746

पावती

Original/Duplicate

Monday, January 31, 2022

नोंदणी क्र. :39म

1:35 PM

Regn.:39M

पावती क्र.: 1787 दिनांक: 31/01/2022

गावाचे नाव: पर्वती

दस्तऐवजाचा अनुक्रमांक: हवल4-1746-2022

दस्तऐवजाचा प्रकार: कन्व्हेंन्स डीड

मादर करणाऱ्याचे नाव: रोहन कृतिका सहकारी ग्रह रचना संस्था मर्यादित तर्फे चैयरमन राजेंद्र सुकुमार देसाई

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1500.00

पृष्ठांची संख्या: 75

एकूण:

रु. 1600.00

आपणाम मूळ दस्त, थ्रवनेल प्रिंट, सूची-२ अंदाजे
1:55 PM ह्या वेळेस मिळेल.

मह दुय्यम निबंधक, हवेली-४

बाजार मूल्य: रु.0.1/-

मोवदला रु.0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

सह दुय्यम निबंधक
हवेली क्र. ४, पुणे.

1) देयकाचा प्रकार: eChallan रक्कम: रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012392734202122E दिनांक: 31/01/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.1500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2901202202302 दिनांक: 31/01/2022

बँकेचे नाव व पत्ता:

मुळ दस्त मिळाला.

दि. 9/2/2022

सूची क्र.2

दुय्यम निबंधक : मह दु.नि. हवेली 4

दस्त क्रमांक : 1746/2022

नोंदणी :

Regn:63m

31/01/2022

गावाचे नाव : पर्वती

(1) विलेखाचा प्रकार	कन्व्हेन्स डीड
(2) मोवदला	0
(3) वाजारभाव(भाडेपट्ट्याच्या यावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0.1
(4) भू-माप्ती, प्लॉट/हिसा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव: पुणे म.न.पा. इतर वर्णन : इतर माहिती: पुणे शहर येथील पेठ पर्वती येथील फा. प्लॉट नं 538/ए, यासी क्षेत्र 30,421.78 चौ.मी यापैकी क्षेत्र 23,676.71 चौ.मी हि जमीन मिळकत व त्यावर बांधण्यात आलेल्या रोहन कृतिका या रहिवासी प्रकल्प मधील इमारत क्र ए.सी, डी, इ, एफ, जी, एच, आय, जे, व के, मधील एकूण 338 रहिवासी गाळे क्लब हाऊस, स्विमिंग पुल तसेच इतर सामाईक सोयी सुविधांसह कन्व्हेन्स डीड चा विषय असे PUI: P/4/10/01079000 ((C.T.S. Number : 538/अ ;))
(5) क्षेत्रफळ	1) 23676.71 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालय चा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- रोहन विल्डर्स अँड डेव्हलपर्स प्राय्व्हेट लिमिटेड अधिकृत स्वाक्षरीकर्ता श्री मंजय खुशालचंद तुंकड यांचे तर्फे नं. कु. सु. म्हणून प्रविण बबन मोहिते वय:-40; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- मोदीबाग शिवाजीनगर पुणे, महाराष्ट्र, पुणे. पिन कोड:-411016 पॅन नं:-AABCR8171R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व लिहून दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- रोहन कृतिका सहकारी गृह रचना संस्था मर्यादित तर्फे चेयरमन राजेंद्र सुकुमार देसाई वय:-55; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- पर्वती फा. प्लॉट नं 538/ए रोहन कृतिका मिहंगड रोड पुणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411030 पॅन नं:-AAFAR4771D 2): नाव:- रोहन कृतिका सहकारी गृह रचना संस्था मर्यादित तर्फे मेकटगी गोरी रोडनेत्र डबीर वय:-46; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- पर्वती फा. प्लॉट नं 538/ए रोहन कृतिका मिहंगड रोड पुणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411030 पॅन नं:-AAFAR4771D
(9) दस्तऐवज करून दिल्याचा दिनांक	31/01/2022
(10) दस्त नोंदणी केल्याचा दिनांक	31/01/2022
(11) अनुक्रमांक, खंड व पृष्ठ	1746/2022
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेरग	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

मी नवकल

केली दस्तावेजातची नवकल

मी बाबली

अर्जदार श्री. रामेश्वर देसाई

मी सजाबात घेतली

आम दिली दि. 31/01/2022

सह दुय्यम निबंधक हवेली क्र. ४, पुणे.





248
CHALLAN
MTR Form Number-6



GRN	MH012392734202122E	BARCODE			Date	31/01/2022-10:31:46	Form ID	25.2	
Department				Inspector General Of Registration					
Type of Payment				Stamp Duty Registration Fee					
Office Name				HVL4_HAVELI 4 JOINT SUB REGISTRAR					
Location				PUNE					
Year				2021-2022 One Time					
Account Head Details				Amount In Rs.		Premises/Building			
0030046401 Stamp Duty				500.00		Road/Street			
0030063301 Registration Fee				100.00		Area/Locality			
						Town/City/District			
						PIN			
						4 1 1 0 0 7			
						Remarks (If Any)			
						PAN2=AAFAR4771D~SecondPartyName=ROHAN KRITIKA SAHKARI			
						GRAHRACHNA SANSTHA MARYADIT~			
						Amount In			
						Six Hundred Rupees Only			
Total				600.00		Words			
Payment Details				STATE BANK OF INDIA					
Cheque-DD Details				FOR USE IN RECEIVING BANK					
				Bank CIN		Ref. No.		00040572022013168028	
				Bank Date		RBI Date		31/01/2022-10:36:53	
				Name of Bank		STATE BANK OF INDIA			
				Name of Branch		Scroll No. , Date			
						Not Verified with Scroll			

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 9665055082

सदर चलन केवल दुर्यन निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

ASR

Yashwanth



हवल-४
१०४६ | १ | ०५
२०२२

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	2901202202302	Date	29/01/2022
Received from ROHAN BUILDERS AND DEVELOPERS PVT LTD, Mobile number 9665055082, an amount of Rs.1500/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Haveli 4 of the District Pune.			
Payment Details			
Bank Name	sbiepay	Date	29/01/2022
Bank CIN	10004152022012902139	REF No.	202202971560625
This is computer generated receipt, hence no signature is required.			



हवेल-४		
१०४६	२	७५
२०२२		



हवल-४		
गुटे	३	७५
२०२२		

THIS DEED OF CONVEYANCE ("Deed") made at Pune this 31st day of January 2022.

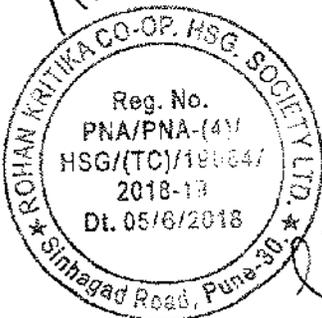
BETWEEN

ROHAN BUILDERS AND DEVELOPERS PRIVATE LIMITED, a company incorporated and registered under the Companies Act, 1956, having Company Identification Number U45202PN2001PTC016352, having its office at 1 Modibaug, Commercial Building, Ganeshkhind Road, Shivaji Nagar, Pune 411 016, holding PAN AABCR8171R, represented through its authorized director **MR. SANJAY KHUSHALCHAND LUNKAD**, Adult, Occupation-Business hereinafter referred to or called as "**the Promoter/the Vendor**" (which expression unless repugnant to the context or meaning thereof shall mean and include the aforesaid company, its successors-in-title, administrators, liquidators and assignees) ... **PARTY OF THE FIRST PART;**

AND

ROHAN KRITIKA SAHKARI GRAHRACHNA SANSTHA MARYADIT, a Society incorporated and registered under the Maharashtra Co-operative Society Act, 1960, having registration number PNA/PNA(4)/HSG/(TC)/19084/2018-2019, having its office at Survey No. 117/A/1, 117/B, Final Plot No. 538/A, Parvati, Sinhagad Road, Pune 411030, holding PAN AAFAR4771D, represented through its duly authorized Chairman **Mr. Rajendra Sukumar Desai** and Secretary **Mrs. Gauri Rohit Dabir** hereinafter referred to or called as "**the Society/the Purchaser**" (which expression unless repugnant to the context or meaning thereof shall mean and include the aforesaid Society, its successors-in-title, administrators, liquidators and assignees) ... **PARTY OF THE SECOND PART.**

The **Promoter** and the **Society** are hereinafter collectively referred to as "**Parties**" and individually as "**Party**".

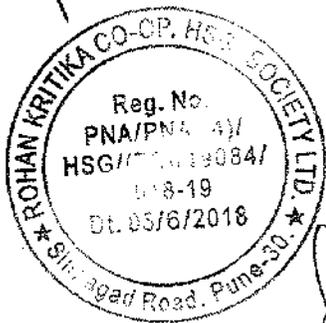




हवेली-४		
907E	४	५५
२०२२		

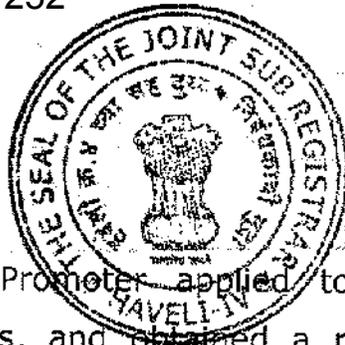
A. The Promoter hereby represents and warrants to the Society as under:

1. The property admeasuring 32,269.63 square meters, bearing F. P. No. / CTS No. 538A and corresponding Survey No. 117 Hissa No. A/1 and Survey No. 117 Hissa No. B, (collectively totally admeasuring 3 Hectares 34.8 Ares i.e. 33,480 square meters as per 7/12 extracts), situate at village Parvati, Taluka Pune City, District within the limits of the Pune Municipal Corporation, ("**Larger Property**") was owned by Sofotel Software Services Private Limited. Thereafter, an area admeasuring 1847.85 square meters came to be acquired from the Larger Property by the Pune Municipal Corporation for road widening ("**Road Widening Area 1**"). Thereafter, the balance area i.e. area remained with Sofotel Software Services Private Limited after deducting the Road Widening Area 1, admeasuring 30,421.78 square meters, came to be acquired by the Promoter herein, with the confirmation of Venue Infra Project Private Limited under a Deed of Conveyance dated April 7, 2011, registered at Serial No. 3230 of 2011, Haveli 11. There were certain inadvertent mistakes in the aforesaid Deed of Conveyance dated April 7, 2011, and therefore, by and under a Deed of Correction dated May 3, 2011, registered at Serial No. 3944 of 2011, Haveli 11, the same came to be corrected. Accordingly, the name of the Promoter, came to be recorded as the occupant/holder in the property card and 7/12 extract for an area admeasuring 30,421.78 square meters and the same is more particularly described in the **Schedule - I** hereunder. The copy of the property card is annexed hereto as **Annexure-1**.



Handwritten signature

Handwritten signature

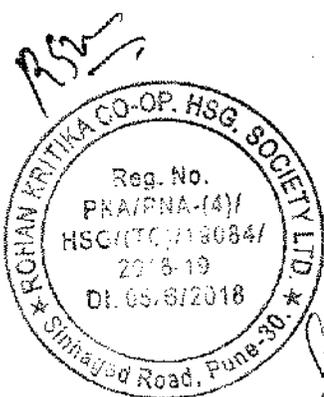


हवेली-४		
१७४६	५	७५
२०२२		

2. Thereafter, the Promoter applied to the development control authorities, and obtained a requisite permission and paid the prescribed conversion charges, for conversion of the zone of the Schedule-I property from "Industrial" to "Residential". In pursuance of the prescribed terms and conditions, of the aforesaid conversion, the Promoter were required to handover an amenity space of an area admeasuring 5,919.18 square meters ("**Amenity Area**") to Municipal Corporation of Pune ("**PMC**"). In view thereof, by and under a Transfer Deed dated July 18, 2014, registered at registered at Serial No. 6012 of 2014, Haveli 23, the Amenity Area came to be handed over to PMC, on the terms and conditions contained therein.

3. Accordingly, the Promoter became entitled to the balance area of the Larger Property, after deducting Road Widening Area 1 and the Amenity Area, i.e. an area admeasuring 24,502.60 square meters. Out of the aforesaid area, by and under a Transfer Deed dated June 15, 2018 registered at registered at Serial No. 9174 of 2018, Haveli 23, the Promoter has handed over an area admeasuring 825.89 square meters to the Pune Municipal Corporation for 45 meters proposed road widening ("**Road Widening Area 2**"), and in lieu has received FSI in respect thereto. In view of the aforesaid, the Promoter is entitled for the area admeasuring 23,676.71 square meters in the Larger Property ("**said Entire Project Land**") and the same is more particularly described in the **Schedule - II** hereunder.

4. Being the owner and developer of the said Entire Project Land, in accordance with the Development Control Rules applicable to the said Entire Project Land, the Promoter is developing an ownership scheme on the said Entire Project Land under the name "**ROHAN KRITIKA**" ("**said Entire**

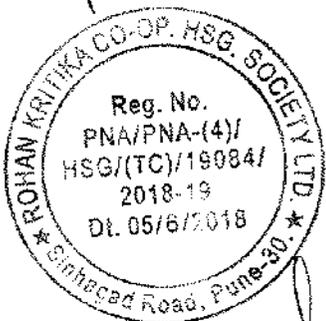


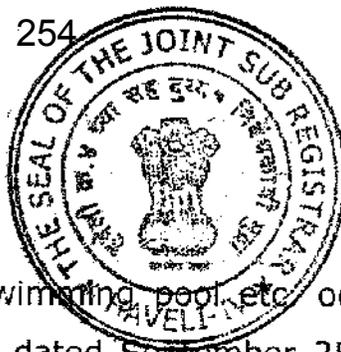


हवेली-2538		
9078E	E	U4
2022		

Project") The Promoter has prepared a layout plan for the said Entire Project Land, hereinafter referred as "Layout Plan". As per the Layout Plan, the said Entire Project Land has been developed by the Promoter comprising of 10 buildings being wings A, C, D, E, F, G, H, I, J and K, out of which wings D, E, F, G, H, I, J and K have two level underground parking and apartments on ground floor to 6th floor, and wings A and C, have one level underground parking and apartments on ground floor to 6th floor (the Wing/s will be herein referred as "the said Building/s"). The Location of road, open space, club house and swimming pool etc. has been shown in the said Master Layout Plan. The Promoter has obtained an initial Commencement Certificate dated December 29, 2012, bearing No. CC/2857/12 from the PMC, for the building layout and the building plans, and the same came to be revised from time to time and latest revised sanction vide Commencement Certificate dated December 14, 2018, bearing No. CC/2856/18 from the PMC. The copy of the latest commencement Certificate is annexed hereto as **Annexure-2** and the copy of the layout plan is annexed hereto as **Annexure-3**.

5. The Promoter has developed the said Entire Project in 3 phases comprising of (i) Phase-1 i.e. wing F, G, H, I and J (ii) Phase-2 i.e. wing D, E and K and (iii) Phase-3 i.e. wing A and C (RERA Registration No. P52100000486). The Promoter has commenced and completed the construction of buildings F, G, H, I, J of Phase-1 and has obtained occupation certificate from PMC vide no. OCC/2052/16 dated March 31, 2017, buildings D, E, K of Phase-2 occupation certificate no. OCC/0169/17 dated April 28, 2017, for buildings A, C of Phase-3 occupation certificate no. OCC/0716/18 dated August 31, 2018 and OCC/1205/18 dated December 21, 2018 and for Club

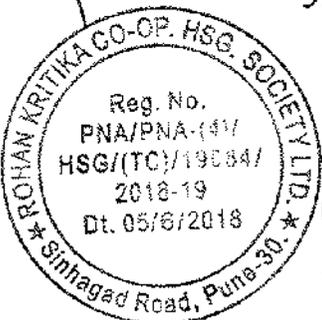




हवल-४		
१०४६	०	७५
२०२२		

House and the swimming pool, etc. occupation certificate no. OCC/1144/17 dated September 25, 2017. The copies of the occupation certificates are annexed hereto as **Annexure - 4A to 4E**. The copy of the RERA Registration certificate is annexed hereto as **Annexure-5**.

6. The Promoter has completed the development of the said Entire Project in accordance with the provisions of the Real Estate (Regulation & Development) Act, 2016 (hereinafter referred to as "**RERA**") and the Maharashtra Ownership Flats (Regulation of The Promotion of Construction, Sale, Management and Transfer) Act, 1963, (hereinafter referred to as "**MOFA**") and rules made there under, as applicable on the date of this presents, and obligations of the Parties under this Agreement shall be governed thereunder.
7. The present Deed of Conveyance pertains to the said Entire Project Land, as detailed in **Schedule II** and the said Entire Project developed thereon. The said Entire Project Land alongwith the said Entire Project developed thereupon, shall collectively be referred to as the "**said Property**", as detailed in **Schedule III**.
8. The Promoter, by executing agreements with the buyers of the Apartments agreed to sell certain Apartments in the said Entire Project on the said Entire Land as per provisions of RERA and MOFA, and rules made thereunder. The details of the said sold Apartments alongwith appurtenances, areas, names of the buyers, consideration as well as stamp duty, registration details etc. are stated in **Annexure-6** annexed hereto.
9. The Promoter has formed the society of the Apartment holders in the said Project by the name ROHAN KRITIKA SAHAKARI GRUHARACHANA SANSTHA MARYADIT, a Co-





हवल-2558		
9107E	5	U4
2022		

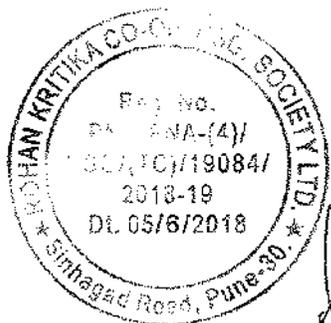
operative Housing Society incorporated and registered under the Maharashtra Co-operative Societies Act, 1960 and having its registration No. PNA/PNA(4)/HSG/(TC)/19084/2018-2019, dated 05/06/2018, having its office at Survey No. 117/A/1, 117/B, Final Plot No. 538/A, Parvati, Sinhagad Road, Pune 411030. Copy of Society Registration Certificate of Purchaser Society is annexed hereto as **Annexure -8.**

10. Some buyers of the Apartments who have purchased the Apartments from the Promoter herein whose names are appearing in Annexure-6 annexed hereto, subsequently transferred/assigned their Apartment with their right under the agreement to third party buyer and whose details are stated in **Annexure-7** annexed hereto, as per information provided by the Society to the Promoter.
11. The Promoter being owner and the developer of the said Entire Land and the said Entire Project, under RERA and MOFA and Rules made there under have to convey the said Property in favour of the Society herein and accordingly the Society have requested the Promoter to convey the said Property and in view of the aforesaid, the Promoter hereby executes the present conveyance in favour of the Society, as stated herein.

NOW THEREFORE THIS CONVEYANCE DEED WITNESSES AS UNDER :-

1. CONSIDERATION:-

In pursuance of the agreements executed by the Promoter with the Apartment purchasers in the said Entire Project, who are the members of the Society, the Apartment purchasers have paid consideration amount to the Promoter, the receipts whereof the Promoter hereby admits and acknowledges and of and from the



[Handwritten signature]

[Handwritten signature]



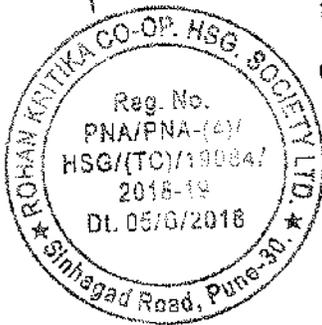
हवल-४		
१०४६	६	७५
२०२२		

same and every part thereof and hereby forever acquits, releases and discharges the purchasers for the extent of amounts paid by them. As stated in **Annexure-6**, total agreed consideration of all the sold Apartments in the said Project is Rs.529,93,12,400/-.

2. CONVEYANCE OF THE SAID PROPERTY:-

In pursuance of the agreements executed between the Promoter and various members of the Society being purchasers of the Apartments;

- 2.1 The Promoter herein hereby grants, conveys, transfers, sells and assures unto the Society and its respective members of the Apartments alongwith appurtenance thereto if any, together with the compound wall, fencing, gate, underground and overhead water storage tanks, lifts, club house, swimming pool, garden, pathways, internal roads and streetlights etc. lying and attached and erected in the said Property.
- 2.3 The Promoter hereby grants, sells, conveys, transfers and assures unto the Society its ownership rights, in the said Property (subject to the rights of the Promoter to the unsold Apartments and recovery of all dues, if any) together with all and singular the structures, buildings, court yards, compound wall, fencing, gate, underground and overhead water storage tanks, lifts, plants and machinery, pumps, firefighting and electrical installations, DG set, club house, swimming pools, streetlights, passages, pathways, sewers, drains, trees, plants, easements, privileges, advantages, rights and appurtenances, whatsoever owned and possessed by them in respect of the said Property, and whatsoever belonging to or anywise pertaining to the same or any part thereof now and at any time hereto before held, used and occupied or enjoyed by the Promoter together with all deeds, documents, writings, vouchers and all other things relating to the title of the said Property hereby conveyed or any part thereof and all the estate, rights, interest, use inher-



[Handwritten signature]

[Handwritten signature]



हवेली-४		
257		
908E	90	44
2022		

ance, property possession, benefits, claims and demand whatsoever into and/or upon the said Property for the use and benefit of the said Society and its particular members, and the water and electricity connections, if any, pertaining to the said Property shall stand transferred in the name of the Society.

3. TENURE:-

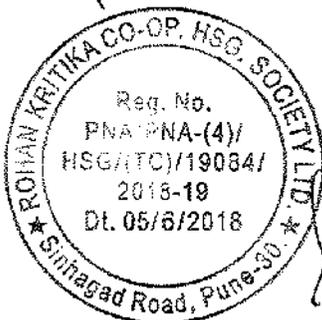
As per the aforesaid NA order issued by the Collector Revenue Branch Pune, the said Land is under residential use. Presently there is / are no restriction on alienation on the said Land or any part thereof as per revenue record. In light of the aforesaid facts the said Land is under non-agriculture use for residential purpose.

4. PAYMENT OF TAXES, CESSSES, ETC.:-

The Society and its members shall pay all taxes, cesses, and duties and chargeable in respect of the said Property and also which may hereafter become due and payable in respect thereof to the State or Central Government or to the Pune Municipal Corporation or any other Authority, from the date of obtaining the occupancy certificate from the Pune Municipal Corporation. The members of the Society shall pay all taxes, cesses, and duties and chargeable upon their respective Apartments since the date of intimation of handing over of the possession or the date of possession of the Apartment, whichever is earlier, and also which may hereafter become due and payable in respect thereof to the State or Central Government or to the Pune Municipal Corporation or any other Authority.

5. ABSOLUTE AUTHORITY & POWER OF THE PROMOTER:-

5.1 The Promoter herein hereby covenants with the Society that the Promoter by themselves or any person/s lawfully or equitably claiming by, from, through, under or in trust for them or any of them have not done, committed or knowingly suffered to the



Yawon



हवल-४		
१०४६	११	०५
२०२२		

contrary any acts, deeds, matters or things and the Promoter herein have in themselves good right, full power and absolute authority to grant, convey and assure the said Property hereby conveyed and assured unto and to the use of the Society and its members.

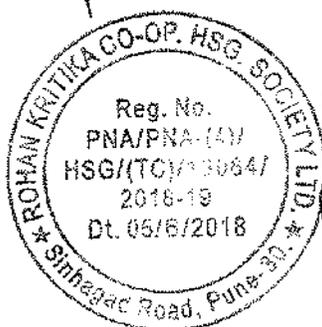
- 5.2 The Promoter shall have absolute right and authority to recover any outstanding dues from the purchasers of Apartments in terms of the agreements executed with them, Further the Promoter shall be entitled to sell unsold Apartments alongwith its appurtenances as mentioned in the **Annexure-6** annexed hereto and the Society has given its express consent and no separate consent will be required.

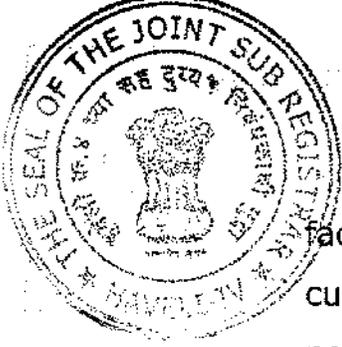
6. ABSOLUTE AUTHORITY OF THE PURCHASER:

It shall be lawful for the Society and its members from time to time and at all times hereinafter peaceably and quietly to enter into, upon possess and enjoy the said Property is being purchased by the Society and its members and to receive all the rents and profits thereof and every part thereof to and for the said purpose without any interruption, claim and demand whatsoever, by the Promoter or by any person/s lawfully or equitably claiming any right, title or interest in the said Property on behalf or through the Promoter herein.

7. SOCIETY'S COVENANTS :-

- 7.1. All the covenants pertaining to the usage and maintenance of the amenities and facilities, building structure etc., provided in the said Property and the Apartments therein, shall be adhered to by the Society and all its members at its own costs, that are agreed in the respective agreements for sale, executed with the individual allottees, which are members of the Society.
- 7.2. The Purchaser society shall at all times maintain all facilities, machinery, equipment installed in the buildings/ the said Entire Project and shall ensure that all agreements for maintenance of such equipment, firefighting installations, lifts, machinery and





हवल- ४२५९		
१०४६	१२	१४
१०४६		

facilities are entered into, periodically renewed and kept in currency and also maintain necessary certificates, licenses, permits, permissions, insurance renewal thereof.

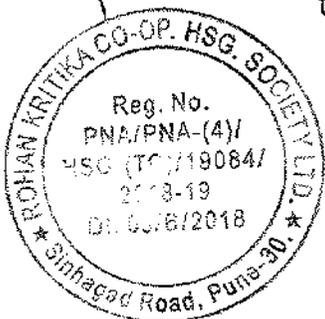
7.3. The Society has got approved the draft of this deed in its general body meeting and its Chairman and the Secretary is jointly authorised to take conveyance of the said Property in favour of the Society. Copy of resolution of the Purchaser Society is annexed hereto as **Annexure-9**.

8. FURTHER EXECUTIONS, ETC.:-

The Promoter herein shall and will from time to time and at all times hereafter at the costs and request of the Society and its member/s do and execute or cause to be done and executed all such further and other lawful, reasonable acts, deeds, things and matters and assurances in respect of the said Property and hereditaments whatsoever, for the better and more perfectly assuring the said Property and other part thereof unto and to the use of Society and its members in the manner aforesaid may be reasonably required by the Society and its members.

9. DELIVERY OF POSSESSION:-

The Promoter has handed over possessions of the sold Apartments to some of its purchasers as per the terms and conditions of the agreements executed with them and possession of some other sold Apartments is yet to be handed over to such purchasers, which will be handed over to them in due course of time after receiving due consideration amount from them. The Promoter confirms and records that on execution of these presents the Promoter has put the Society in quiet, peaceful possession of the said Property as the absolute owners thereof, except the unsold Apartments and the sold Apartments for which the possession has not yet been handed over as aforesaid, and which shall stand handed over to the Society upon delivering it to respective purchasers.



Yashwanth

ASW

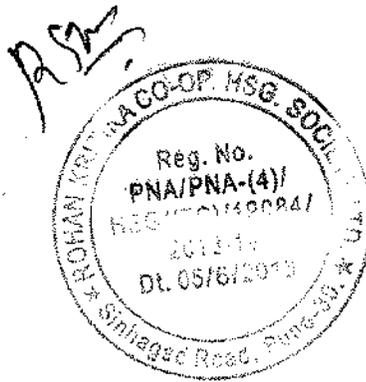


हवल-४		
907E	93	UY
२०२२		

The Society, being representative of its members and for itself, do hereby confirms that, the society and its members have received possession of the said Property as aforesaid and has no complaint remained as to the delivery of possession.

11. STAMP DUTY AND REGISTRATION FEES:-

This Conveyance Deed is executed by the Promoter herein in favour of the Society which is a registered Co-operative Housing Society registered under the Maharashtra Co-operative Societies Act 1960 and this Conveyance Deed is executed by the Promoter in favour of the Society under the provisions of RERA and MOFA, the buyers and assignors of the Apartments in the said Property has paid full stamp to their respective agreement, details as per Annexure-6 & Annexure-7 annexed hereto and hence as per explanation-1 of the Article 25, read with Section 4, this instrument attracts stamp of Rs.500/- and registration fee of Rs.500/- and which is paid herewith by the Society.



Handwritten signature

Handwritten signature

SCHEDULE-I**(DESCRIPTION OF LARGER PROPERTY)**

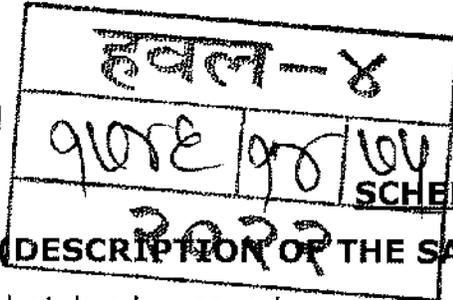
All that piece and parcel of the land, area admeasuring 30,421.78 square meters out of F. P. No. / CTS No. 538A (corresponding Survey No. 117 Hissa No. A/1 and Survey No. 117 Hissa No. B, as per 7/12 extracts), situate at village Parvati, Taluka Pune City, District within the limits of the Pune Municipal Corporation and within the jurisdiction of the Sub-Registrar Haveli, Pune and bounded as follows :-

On the East : By Final Plot No.537 (MSEDCL Sub-station)

On the West : By Final Plot No.538B

On the North : By Sinhagad Road

On the South: By Mutha Right Canal Road

**(DESCRIPTION OF THE SAID ENTIRE PROJECT LAND)**

All that land area admeasuring **23,676.71 square meters** (after deducting area admeasuring 5919.18 square meters amenity area and area admeasuring 825.89 square meters under road widening) out of area admeasuring 30,421.78 square meters of F. P. No. / CTS No.538A (corresponding Survey No. 117 Hissa No. A/1 and Survey No. 117 Hissa No. B, as per 7/12 extracts), situate at village Parvati, Taluka Pune City, District within the limits of the Pune Municipal Corporation and within the jurisdiction of the Sub-Registrar Haveli, Pune and which area admeasuring **23,676.71 square meters** is Bounded as follows :-

On the East : By Final Plot No.537 (MSEDCL Sub-station)

On the West : By Amenity area handed over to PMC

On the North : By Sinhagad Road

On the South : By Mutha Right Canal Road

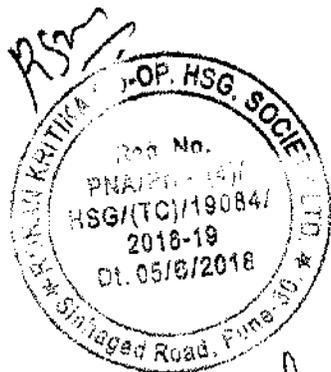


Yasir

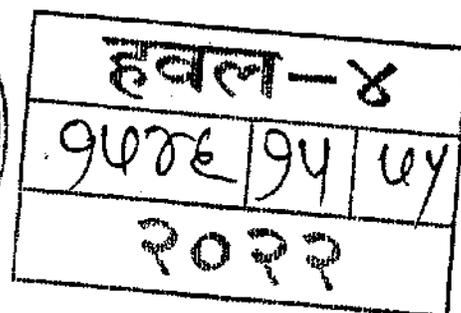
Handwritten signature

SCHEDULE III**(DESCRIPTION OF SAID PROPERTY, WHICH IS A SUBJECT MATTER OF THE PRESENT DEED)**

All that land area admeasuring **23,676.71 square meters** (after deducting area admeasuring 5919.18 square meters amenity area and area admeasuring 825.89 square meters under road widening) out of area admeasuring 30,421.78 square meters of F. P. No. / CTS No.538A (corresponding Survey No. 117 Hissa No. A/1 and Survey No. 117 Hissa No. B, as per 7/12 extracts), situate at village Parvati, Taluka Pune City, District within the limits of the Pune Municipal Corporation and within the jurisdiction of the Sub-Registrar Haveli, Pune and which area admeasuring 23,676.71 square meters as set out in Schedule II above, alongwith the wings/building bearing No. A, C, D, E, F, G, H, I, J and K, comprising of 388 apartments alongwith the club house and swimming pool, and other common amenities and facilities, machinery, equipment constructed/erected/provided thereon etc., by consuming approximately 38,155.70 square meters Floor Space Index.



Yash

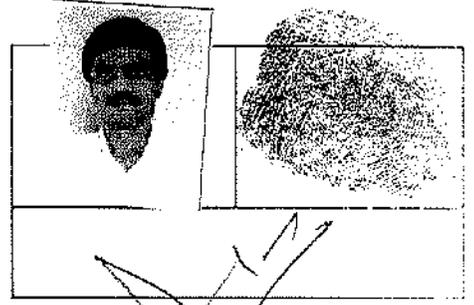


IN WITNESS WHEREOF, the Parties have hereunto set and subscribed their respective hands and seals, the day and year first hereinabove written.

SIGNED, SEALED AND DELIVERED

by within named the **Promoter**
ROHAN BUILDERS AND DEVELOPERS
PVT. LTD.

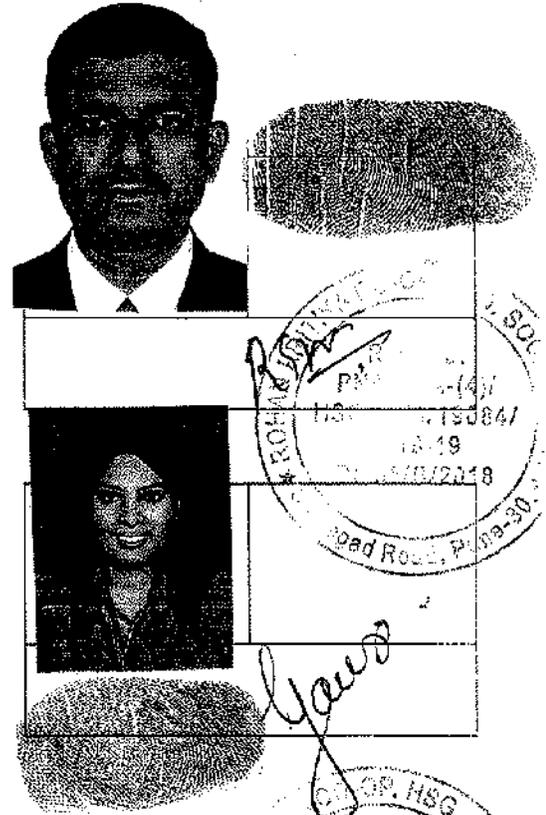
through its authorized Director
MR. SANJAY KHUSHALCHAND LUNKAD



SIGNED, SEALED AND DELIVERED

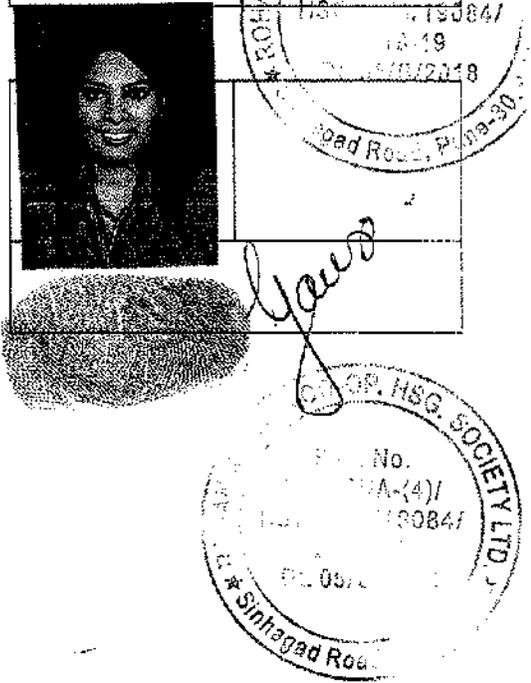
by within named the **Society**
ROHAN KRITIKA SAHAKARI
GRAHRACHNA SANSTHA MARYADIT
through its authorized Chairman

MR. RAJENDRA SUKUMAR DESAI



Secretary

MRS. GAURI ROHIT DABIR



In the presence of:

1. Prashanti Sawant

Prashanti Sawant

Aundh, Pune

2. Pratik Kamble

Pratik Kamble

Vishrantwadi, Pune



हवल-४		
१०४६	१६	०४
२०२२		

मालमत्ता पत्रक

विभाग/घोर्जे - पर्वती TP

तालुका/न.भु.मा.का. -- न.भु.क्र. १

जिल्हा -- पुणे

कार मुपासक क्रमांक / प्लॉट नं.	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शसनाला दिलेल्या आकाराची किंवा भाड्याचा तपशील आणि त्याच्या फेर तफसणीची नियत वेळ)
-----------------------------------	------------	------------	-------------------	------------	--

५३८अ ५३८अ

३२२६९.६३ चौ.मी.
-१८४७.८५

क

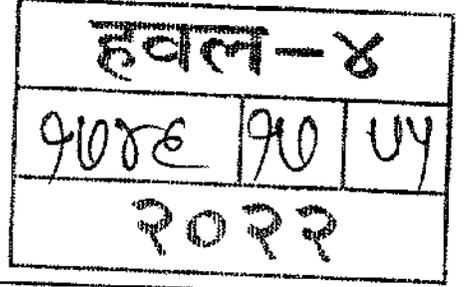
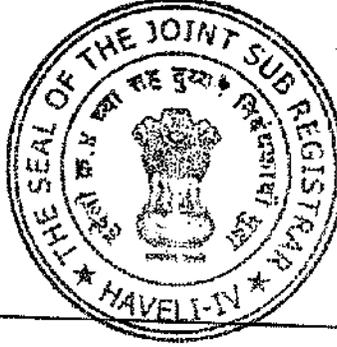
१९०५०.००

-१०९०.८५

३०४२१.७८ चौ.मी.
तीसहजार चारशे
एकवीस पॉईंट
अठ्याहत्तर चौ.मी.

१७९५९.००

१-८-२००१ ते ३१-७-२००६ पर्यंत



र. अधिकार

हक्काचा मुळ धारक
वर्ध[सह्याद्री डायस्टाफ एन्ड केमिकल]
[प्रायव्हेट लिमिटेड कंपनी.]

पट्टेदार

इतर भार

इतर शेर

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
१०/०३/२००३	मा.जिल्हाधिकारी पुणे यांच्या कडील बिनशेती आदेश औद्योगिक कारणासाठी आदेश क्र. NA/SR/IV/४८/७९ पुणे ३०-५-१९७२ अन्वये रु.१९०५०/- दि.१-८-२००१ ते ३१-७-२००६ पर्यंत दाखल.			सही - १०-३-२००३ न.भु. अ. क्र. १, पुणे.
१०/०३/२००३	उच्च न्यायालय अहमदाबाद गुजरात राज्य व मुंबई कंपनी पिटिशन नंबर १९/१९७४ दि.१-२-१९७५ अन्वये सह्याद्री डायस्टाफ एन्ड केमिकल कंपनी, मफतलाल कंपनी मध्ये सामिल केल्याने मफतलाल इन्डस्ट्रीज लिमिटेड असे नांव दाखल केले. H मफतलाल इन्डस्ट्रीज लि.			सही - १०-३-२००३ न.भु. अ. क्र. १, पुणे.
१०/०३/२००३	खारेदीने - र.नं. २६३९/९७ दि. १४/६/९७ रु. २,३१,३४८०० मफतलाल इन्डस्ट्रीज कडून	र.नं. २६३९/९७ दि. ११-६-९७	H [दिपक नायट्राईट लि.]	सही - १०-३-२००३ न.भु. अ. क्र. १, पुणे.
२३/०४/२००३	पुणे म.न.पा. सहाय्यक आयुक्त (वि.) भूमी आणि जिरमी यांचे कडील जा.क्र.एल.ई.ओ./५६३१/दि.१८-१०-२००१ अन्वये रस्ता रुंदीकरण क्षेत्र- १८४७.८५ चौ.मी. पुणे म.न.पा.कडे सारा रु.१०९०.८५ पैसे कमी केला.			पे रकम क्र.३५९ प्रमाणे सही - २३-४-२००३ न.भु. अ. क्र. १, पुणे.

मालमत्ता पत्रक

विभाग/मौजे - पर्वती TP

तालुका/न.भु.मा.का. -- न.भु.क्र. १

जिल्हा -- पुणे

नगर कुमापन क्रमांक / पत्र. क्र. २.	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनात्मक दिस्त्या आधर प्रांचा विख्या भाडूथाना तपशील आणि त्याच्या फेर तपारणीची नियत येळा
५३८अ	५३८अ				

दिनांक	व्यवहार	खंड क्रमांक	नयिन धारक (धा) महेंदर (प) किंवा मार (भा)	साक्षात्कन
०५/११/२००८	स.दु.नि.हवेली १ याचेकडील र.द.क्र. १४८०/०७ दि. २१/८/०७ अन्वये दिपक नाईट्टाईट लि. यांनी खरेदी दिल्याने घेणाराचे नांव दाखल केले		H सोफोटेल्स सॉफ्टवेअर सर्व्हिसेस प्रा.लि.तर्फे दिगंत मेहता	फेरफार क्र.१५४२ प्रमाणे रही - १५/११/२००८ न.भु.अ.क्र.१ पुणे
२५/०५/२०११	स.दु.नि.हवेली ११ याचेकडील र.द.क्र. ३२३०/११ दि. ११/४/११ अन्वये सोफोटेल्स सॉफ्टवेअर सर्व्हिसेस प्रा.लि.तर्फे दिपक ए. देसाई यांनी र.रु. ८२००००००/- घेऊन क्षेत्र ३०४२१.७८ चौ.मी. खरेदी दिल्याने घेणाराचे नांव दाखल केले		H रोहन बिल्डर्स अँड डेव्हलपर्स प्रा.लि.	फेरफार क्र.२३७५ प्रमाणे रही - २५/५/२०११ न.भु.अ.क्र.१ पुणे
१७/०९/२०१४	खरेदीने नोंद :- स.दु.नि.ह.क्र. २३ कडील र.द.क्र. ६०१२/२०१४ अन्वये रोहन बिल्डर्स अँड डेव्हलपर्स प्रा.लि.तर्फे संचालक यांनी एकूण क्षेत्र ३०४२१.७८ चौ.मी. पैकी अंमिनिटी स्पेस करिता क्षेत्र ५११९.१८ चौ.मी. खरेदीने दिलेने त्याप्रमाणे नावाची नोंद दाखल केली.		H पुणे महानगरपालिका	फेरफार क्र.२६२४ प्रमाणे रही - १७/०९/२०१४ न.भु.अ.क्र.१ पुणे
०४/०८/२०१५	परिपत्रकानुसार :- मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील पत्र क्र. / न.भु. १/ मि.प. अक्षरी नोंद /२०१५ दि. १६/२/२०१५ रोजीचे परिपत्रकांन्वये मिळकत पत्रिकेवर अक्षरी क्षेत्र नमुद केले असे.			फेरफार क्र.३११५ प्रमाणे रही - न.भु.अ.क्र.१ पुणे



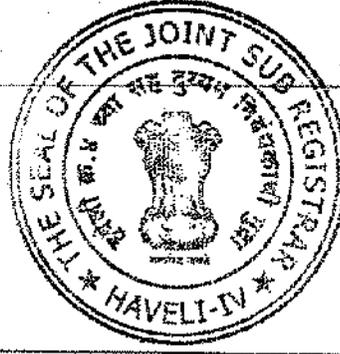
खरी नकल -

न.भु.क्र. १
पुणे

हावेली नकल - 1013190
 नकल - 1013190
 1934
 2
 930L
 1013190
 अधिकारी



हवल-४
 908E 9C 04
 २०२२



हवल-४		
१०४६	१९	०५
२०२२		



पुणे महानगरपालिका

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

बांधकाम विकास विभाग
पुणे महानगरपालिका
शिवाजीनगर,
पुणे-४११ ००५

बांधकाम चालू करण्याकरिता दाखला (संमती नकाशासह) कमेन्समेंट सर्टिफिकेट

सदरचा बांधकाम चालू करण्याचा दाखला आणि बांधकामाचे संमतीपत्र महाराष्ट्र नगररचना अधिनियम, १९६६ चे कलम ४४/४५/५८/६९ यातील आणि महाराष्ट्र म्युनिसिपल कॉर्पोरेशन ॲक्ट चे कलम ५५/५६/५७/५८/५९ यातील तरतुदीप्रमाणे खालील अटीवर देण्यात येत आहे

प्रकरण दिनांक : pvn/0014/11

Proposal Type : Residential

Case Type : Revalidation

Project Type : Proposed Building



क्रमांक : CC/2856/18

दिनांक : 14/12/2018

श्री / श्रीमती ROHAN BUILDERS AND DEVELOPERS PVT LTD THROUGH SANJAY K LUNKAD व्हाय आर्किटेक्ट / सा. स. श्री Prakash N. Kulkarni यांस राहणार पुणे, पेट 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 पेट Parvati North परांक सर्वे न 117A/1, 117B सी. सं. न. _____ हिस्सा नं _____ फायनल प्लॉट क्र 538/A प्लॉट क्र _____ सोसायटी येथे विकास करण्यासाठी आपण महानगरपालिकेकडे दिनांक 08/12/2018 रोजी प्रस्ताव दाखल केला आहे.

--: अटी :-

- सदर प्रस्तावातील दर्शविण्यात आलेली दर्शनी अंतरे / रस्ता प्रमाणरेशा पर्यंतचे क्षेत्र पुणे म.न.पा. च्या सुचनेनुसार भविष्यात सार्वजनिक रस्त्याचा भाग राहणार आहे.
- कोणत्याही नवीन इमारतीचा अथवा वाढीव/दुरुस्त इमारतीचा वापर अथवा वापरसाठी 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 ह्या संमतीपत्राचा अविभाज्य भाग समजण्यात 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.
 - अर्जदाराचे 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 निबंधन नियमावली नियम क. 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/लागत असलेल्या अटी व सूचना या केवळ अर्जदारास नव्हे तर भविष्यातील अर्जदारांचे सर्व वालीवारस, मुखत्यारधारक, व्यवस्थापक, प्रशासक, वारसादार आणि प्रत्येक इसम जो अर्जदाराच्या द्वारा मालकी हक्क सिध्द कोल त्या सर्वांस कायमस्वरूपी बांधकाम करक राहिल.



हवल-४		
१०४६	२०	०४
२०२२		

७. काम सुरु करण्यापूर्वी पत्र, प. ऑर्डर दाखल करणार.

८. अकृषिक दाखला (म.न.पा. ऑर्डर), यु.एल.सी. आदेश, महाराष्ट्र प्रदूषण नियामक मंडळ, औद्योगिक संचालनालय, कामगार विमा आयुक्त यांचे आदेशातील अटी व शर्ती बंधनकारक राहतील.

वरील संमतीप्रमाणे काम करताना म्युनिसिपल कॉर्पोरेशन ॲक्ट, महाराष्ट्र प्रादेशिक व नगरसंघना अधिनियम, १९६६ अगर त्यास अनुसरून 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 वरून घ्यावे.

विशेष अटी:-

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

काही महत्वाच्या विशेष सूचना :-

- यु.एल.सी.ऑर्डरमधील सर्व अटी संबंधित मालक/विकासकार बंधनकारक राहतील त्यास पुणे म.न.पा. जबाबदार राहणार नाही.
- विकास योजना खात्याकडील मान्य एकत्रीकरण/सब डिव्हिजन/लेआऊट ऑफ विल्डींग मधील सर्व अटी बंधनकारक राहतील.
- कमेन्समेंट सर्टिफिकेटचे दिनांकापासून १ (एक) वर्षांच्या आत अथवा कोणतेही भोगवटापत्र मागणीपूर्वी (जे अगोदर) एकत्रित/रखतंत्र असा ७/१२ उतारा व मोजणीचा सिटी सर्व्हे कडील नकाशा दाखल करणार.
- ओला व सुक्या कचऱ्याकरिता मिळकतीमध्ये कंटेनरची सोय करणार.
- काम सुरु करण्यापूर्वी मान्यताप्राप्त दर्जाच्या परवानाधारक स्ट्रक्चरल डिझायनर/इंजिनियर यांची नेमणूक करणारे पत्र व जोते तपासणी दाखला तसेच कोणतेही भोगवटापत्र मागणेपूर्वी त्यांचे स्ट्रक्चरल स्ट्रिक्चरीटी सर्टिफिकेट/रिपोर्ट दाखल करणार. वाढीव बांधकाम स्ट्रक्चरल इंजिनियरसंचे नियमित मार्गदर्शन व देखरेखीखाली पूर्ण करणार.
- बांधकामाचे नकाशांना परवानगी मिळाल्यावर विकासकर्ता/मालक यांनी जागेवर फलक लावून खालील प्रमाणे माहिती दर्शवावी. अ) मालकाचे, विकासकाचे, ला. आर्कि. व कॉन्स्ट्रक्टर यांची नावे व पत्ता व संपर्क दुरध्वनी / भ्रमण दुरध्वनी क्रमांक.
- कुठलेही वाढीव/दुरुस्त प्रस्ताव मान्यता मागणेपूर्वी सुधारित डी.पी.लेआऊट मान्य करून घेणार. (अवश्यकतेनुसार)
- रस्ताहंदीचे अतिरिक्त चर्टई क्षेत्र वापरण्यापूर्वी सदर रस्त्याची जमा म.न.पा. च्या ताब्यात देणार.
- जागेवर अस्तित्वातील म.न.पा. मीटर कनेक्शन असल्यास काम सुरु करण्यापूर्वी पाणी पुरवठा विभागाचे ना हरकत पत्र दाखल करणार.
- 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 ताना मिळाला/मिळणार आहे व त्याबाबत कोणतीही तक्रार नसल्याचे सर्वभाडेकरूंचे नोटरीईज्ड ना हरकत पत्र, भोगवटापत्र मागणेपूर्वी दाखल करणार. ३) भाडेकरू व विकासक यांचे दरम्यान वाद निर्माण झाल्यास त्यास म.न.पा. जबाबदार राहणार नाही. ४) सुधारित नकाशे दाखल करण्यापूर्वी पुणे म.न.पा.ने निर्धारित केलेले नोटरीईज्ड हमीपत्र करणार.
- सार्वजनिक वहिवाटीचे व समाईक वापराचे रस्ता/बोळ/प्रवेशमार्गांचे वहिवाटीबाबत वाद निर्माण झाल्यास अर्जदार जबाबदार राहतील.
- अस्तित्वातील जुनी बांधकाम पाडताना शेजारील मिळकत/मिळकतीतील इमारतीस धोका/नुकसान होणार नाही याची खबरदारी घेणार.
- सदर प्रस्तावातील इमारतीचा वापर हा कायमस्वरूपी मान्य नकाशांमध्ये दर्शविलेल्या वापरासाठीच करणार. सदरचे वापरात म.न.पा.च्या पूर्वपरवानगीशिवाय व
- संरक्षक भितीचे प्रस्ताव मान्य करून घेऊनच बांधकाम पूर्ण करणार.
- व्यापारी वापराच्या इमारतीचे दर्शनी भागातील ६.०० मी. सामासिक अंतरावैकी ३.० मी. रंदीचे व्हिजीटर्स पार्किंगची रस्ता / फुटपाथ वरून अॅक्सेस व्यवस्था करणार.
- जुन्या अस्तित्वातील बांधकामाच्या कोपऱ्यावरील भितीचा भाग, कॉर्नर पार्ट रस्ताहंदी/सेटबॅक पडताळणीसाठी जोते तपासणी होणे पर्यंत राखून ठेवा व





हवल-४		
9086	29	04
२०२२		

नंतर

१७. भविष्यात मान्य नकाशा व्यतिरिक्त कोणतेही बांधकाम (उदा. सर्वेक्षण, अड्डा, प्रकल्प, इत्यादी) घडविले जाऊ नये, पर्यायाने नवीन नकाशा तयार करून घ्यावा.
१८. प्रकल्पामधील सर्व वापराच्या इमारतीमध्ये युरिनल व डब्ल्यूसी करिता ३ लिटर (इमारतीमध्ये) आणि २. प्रकल्पामधील सर्व वापराच्या इमारती पाण्याचे नळ (बिथ कॉक, बेसिन टॅप इ. नळ) दिला. (पुल प्लॅश) असे प्रकारचे फ्लॅश असे प्रकारचे फ्लॅश टॅक यंत्रणा प्रत्येक ठिकाणी बसविणे व त्याप्रमाणे प्रति मिनिट इतक्या कमी दाबाचे पाण्याचे उपकरणे बसविणे. ३. प्रकल्पामधील जमिन पातळीपासून एकूण २४ मी. पेक्षा उंच इमारतीमध्ये पाण्याचा दाब व चहनाचा वेग नियंत्रित राहण्यासाठी दाब नियंत्रित व्हॉल्व्हस बसविणे. ४. प्रकल्पामधील सर्व वापराच्या इमारतीमध्ये प्रवासी उद्वाहना पारदर्शक अशा आगरोधक काचेच्या पट्या वापरलेला पारदर्शक दरवाजा व स्लिपमध्ये सी.सी. टी. व्ही. कॅमेरा बसविणे.
१९. प्रकल्पाच्या सिमाभितीबाबत रिटेनिंग वॉल बाबत कार्यालयीन परिपत्रक क्र अन्न 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 मागणीपूर्वी अधिशामक 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 २००० चौ.मी.पेक्षा जास्त एकूण बांधकाम क्षेत्र नियोजन प्रस्तावास मा. नॅशनल शासन वाचंकेडील पर्यावरण विभागाकडील ना-हरकत पत्र घेणे बंधनकारक राहिल. आवश्यक तेथे महाराष्ट्र प्रदूषण नियंत्रण बोर्डचे ना-हरकत पत्र बांधकाम परवानगीचे वेळी दाखल करणे बंधनकारक राहिल.
 - इतर महत्वाचे अटी :
-
- संबंधित सुधारित विकास योजना आराखडा महाराष्ट्र सरकारने दि.०५/०९/१९८७, 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 त्याप्रत्यर्थ कोणत्याही प्रकारची भरपाई मागणार नाही व ती देण्याची जबाबदारी महानगरपालिकेवर नाही.
 - यापूर्वी अदा करण्यात आलेले विकसनाचे दाखले/संमतीपत्रे रद्द समजण्यात यावीत.
 - सोबतच्या नवीन/दुरुस्त नकाशात दाखविल्याप्रमाणे काम केले पाहिजे.
 - जोत्यामर्यात काम आल्यावर सेट-बॅक, मार्जिनल 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 रस्तारुंदी प्रमाणरेषा जागेवर आखून घेणार व मगच बांधकाम सुरू करणार या अटीवरच हे संमतीपत्र देण्यात येत आहे. (आवश्यक असल्यास)
 - सोबतच्या नकाशावर मागे लिहिलेल्या/चिटकवलेल्या अटीवर संमतीपत्र देण्यात येत आहे.
 - ज्या भूखंडावर नवीन इमारत बांधण्यात आली आहे त्या इमारतीचे भोगवटापत्र मागण्यापूर्वी प्रत्येक मालकाने इमारतीसभोर सिमा भितीच्या अंत व बाहेर उद्यान विभागाचे तस्तुदीनुसार झाडे लावून ती व्यवस्थित वाढविण्याच्या दृष्टीने योग्य ती व्यवस्था व खबरदारी घ्यावी. त्याशिवाय (ऑक्सुफन्सी 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 अधिष्ट 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 पाहणार म्हणून दर्शविले आहे ते वैध मार्गाने पाडून त्यानंतरच नवीन कामास सुरुवात करणार.

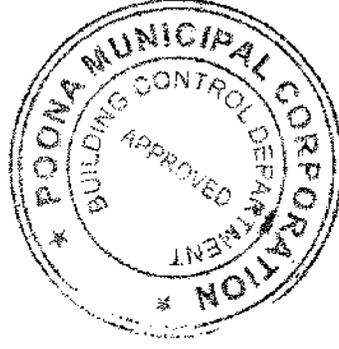


१८. भालकी हक्काबाबत व इतर कोणत्याही हक्काबाबत व हद्दीबाबत वाद निर्माण झाल्यास त्यास अर्जदार पूर्णपणे जबाबदार राहणार.
१९. कामगारांच्या सोयीसाठी जागेवर किमान एक संडास व एक मुतारी तात्पुरत्या स्वरूपाची बांधली पाहिजे. जुने संडास व भोरी असल्यास याप्रमाणे संडास, मुतारी बांधण्याची गरज नाही.
२०. भोगवटापत्र मागण्यापूर्वी पुणे महानगरपालिकेकडील कर आकारणी व करसंकलन पाणी पुरवठा, जलोत्सारण, पत्र विभाग, अतिक्रमण इ. विभागाचे रकम व थकबाकी रकम पूर्णपणे भरणार.
२१. अंशतः भोगवटापत्रासाठी रू. २२०/- चे स्टॅम्प पेपरवर इंजिनिटी बॉन्ड दाखल करणे आवश्यक आहे.
२२. भोगवटापत्रासाठी स्ट्रक्चरल इंजिनिअरचा दाखला (स्ट्रिबिलिटी सर्टिफिकेट) दाखल करणार.

Gangaprasad C Dandime

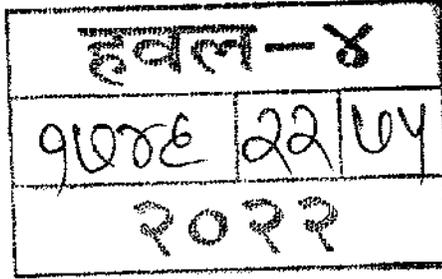
Sd/-
Gangaprasad C
Dandime
इमारत निरीक्षक

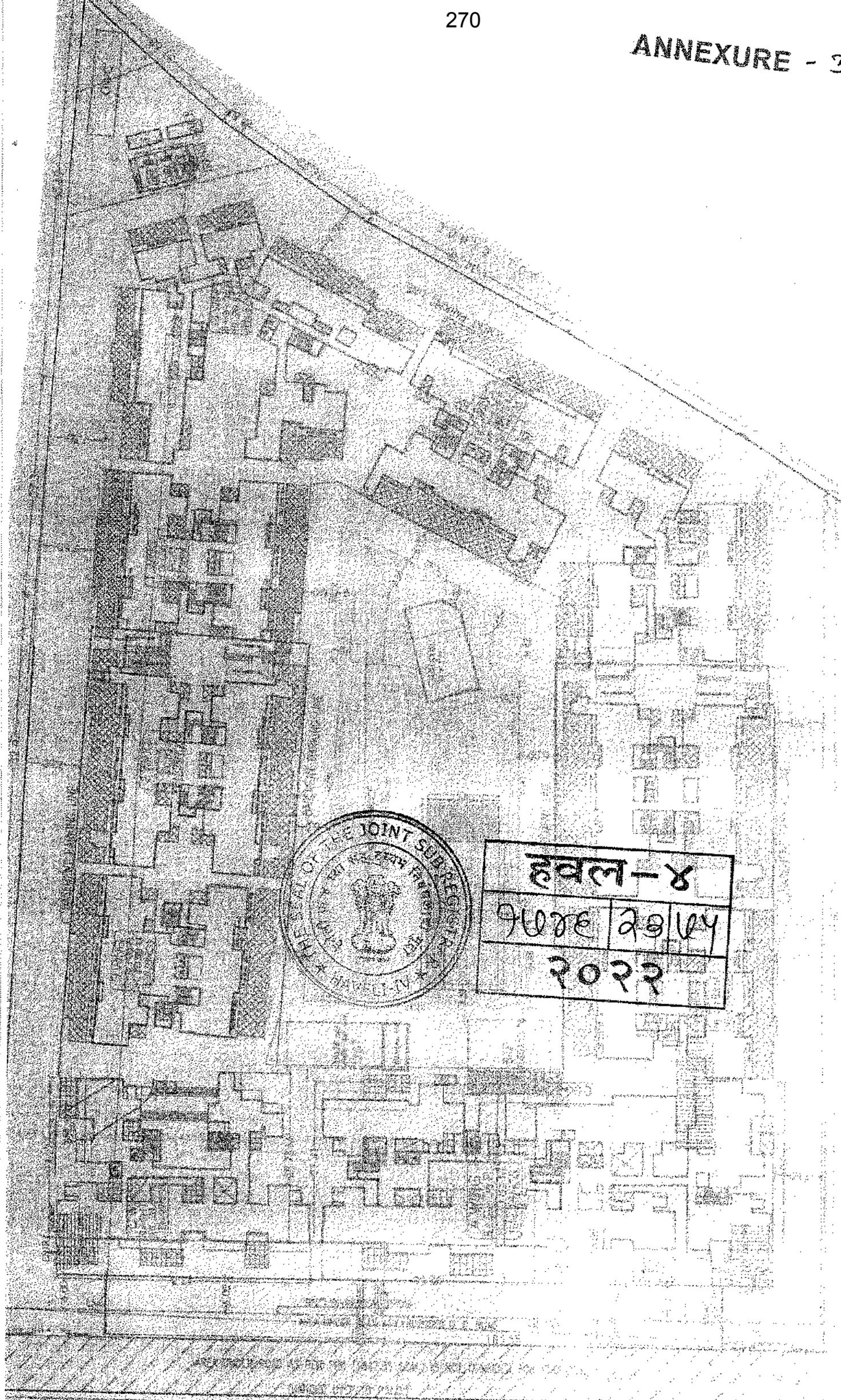
वाणकाम विकास विभाग
पुणे म न पा



Jayant Joshi

उप अभियंता
वाणकाम विकास विभाग
पुणे म न पा





हवल-४	
१७४६	२७/४
२०२२	

पुणे महानगरपालिका

ANNEXURE - 4B

शिवाजीनगर, पुणे ४११००५.



बांधकाम नियंत्रण कार्यालय

क्रमांक : ०८८/०/६९/०७

दिनांक : २८/०४/१७

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

भोगवटा पत्र "पार्ट-२" निवासी.

श्री. ~~श्री. रोहन विल्सन अँड डेव्हलपर्स प्रा. लि. तर्फे~~~~श्री. डायरेक्टर, श्री. सैजय के. कुंकड. १/० ला. आर्कि. प्रकाश. कुमठणी~~

शाखा - १०१, तेजोवलय, सि. स. नं. ११८७/१९, घोडे रोड.

चांस -

शिवाजीनगर, पुणे - ०५.

आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलमे २५३/२५४ व एम्. आर. टी. पी. अँक्ट

कलमे ४५/६९ प्रमाणे पुणे, पेट

पर्वती

सर्व

फायनल प्लॉट क्र. १५३८/अ

सर्वे क्र. ११७ अ. ११७ बी.

टी. पी. स्कीम नंबर

चांस

इकडील संमती पत्र / कमेन्समेंट सर्टिफिकेट क्रमांक

दिनांक

अन्वये बांधकाम करण्यास परवानगी देण्यात आली आहे. सदरील संमती पत्र / कमेन्समेंट सर्टिफिकेट प्रमाणे सर्व /

काही भागाचे काम पुरे झाल्याबद्दल व सदर नवीन बांधलेल्या इमारतीची जागा उपयोगात आणावयास संमती

मिळण्याबाबत दिनांक ३१/०३/२०१७. रोजी अर्ज केल्यावरून आपणांस मुंबई प्रांतिक महानगरपालिका

अधिनियम १९४९, कलम २६३ (१) प्रमाणे कळविण्यात येते की, खालील नमूद केलेल्या अटीवर पुढील वर्णनाचा

इमारतीचा भाग उपयोगात आणण्यास संमती देण्यात येत आहे.

मान्य नकाशानुसार उपयोगात आणावयाच्या बांधकामाचे वर्णन:-

मजले	इमारत 'डी'	इमारत 'इ'	इमारत 'के'
बेसमेंट-२	संपुर्ण पार्किंग	संपुर्ण पार्किंग	संपुर्ण पार्किंग
तळ मजला	००१ ते ००६	००१ ते ००४	००१ ते ००४
१ ला मजला	१०१ ते १०६	१०१ ते १०४	१०१ ते १०४
२ रा मजला	२०१ ते २०६	२०१ ते २०४	२०१ ते २०४
३ रा मजला	३०१ ते ३०६	३०१ ते ३०४	३०१ ते ३०४
४ था मजला	४०१ ते ४०६	४०१ ते ४०४	४०१ ते ४०४
५ वा मजला	५०१ ते ५०४	५०१ ते ५०४	५०१ ते ५०४
६ वा मजला	६०१ ते ६०४	६०१ ते ६०४	६०१ ते ६०४
एकुण	३८ सदनिका	२८ सदनिका	२८ सदनिका

मान्य नकाशानुसार इमारत 'डी', इमारत 'इ', इमारत 'के' चे एकुण ९४ सदनिका व बेसमेंट-२ पार्किंगसह.

अट धर्तरेवर मान्य नकाशा उपलब्ध कोणतेही बांधकाम (उदा. सर्व माहितीस अंतरात व डेव्हलपमेंट प्लॅट, पार्टिशन वॉल व अन्य अगम्य लान्ग्वेज पार्किंग वॉलिव्ह कॅरपे इ.) केल्यास, कोणतेही पूर्व सुचना व देता सरकारी संपुर्ण अनधिकृत बांधकामे पाडण्यात येतील. बांधकामाचे वेळीच सर्व प्लॅट शासक/शासक अधिकारीक देण्यात येईल.



हवेल-४
१००६ २५/०५
२०२२

सहायक अभियंता,
बांधकाम नियंत्रण क्र.
पुणे महानगरपालिका.





पुणे महानगरपालिका

बांधकाम विकास विभाग, शिवाजीनगर, पुणे ४११००५

(महाराष्ट्र महानगरपालिका अधिनियम २०१२ कलम २६३(१) अन्वये)

भोगवटा पत्र

Part No. : Third, Building Desc.: WING A(PART) & WING C FULL,

भोगवटा क्र मांक: OCC/0716/18

Proposal No.: pvn/0014/11

दिनांक : 31/08/2018

श्री./श्रीमती ROHAN BUILDERS AND DEVELOPERS PVT LTD THROUGH SANJAY K LUNKAD राहणार PUNE द्वारा लो. आर्किटेक्ट/ इंजिनियर PRAKASH N. KULKARNI आपणांस महाराष्ट्र महानगरपालिका अधिनियम २०१२, कलम २५३/२५४ व एम्.आर.टी.पी. अॅक्ट १९६६, कलम ४५/६९ प्रमाणे पुणे, पेट PARVATI NORTH, SURVEY NO :117A/1,117B FINAL PLOT NO :538/A इकडील संमती पत्र/ कमेन्समेंट सर्टीफिकेट क्रमांक CC/1119/18 दिनांक १९/०७/२०१८ अन्वये बांधकाम करण्यास परवानगी देण्यात आली आहे. सदरील संमती पत्र/ कमेन्समेंट सर्टीफिकेट प्रमाणे सर्व काही भागाचे काम पुरे झाल्याबद्दल व सडर न विन बांधलेल्या इमारतीची जागा उपयोगात आणावयास संमती भोगवटा पत्र अदा करण्यात येत असलेल्या भागाचे भोगवटा पत्र मिळण्याबाबत क्रमांक OCN/0777/18 दिनांक 14/08/2018 रोजी अर्ज केल्यावरून आपणांस महाराष्ट्र महानगरपालिका अधिनियम २०१२ कलम २६३ (१) प्रमाणे कळवण्यात येते की, खालील नमुद केलेल्या अर्दीवर पुढील वर्णनाचा इमारतीचा बांधकाम करण्यास संमती देण्यात येत आहे.

उपयोगात आणावयाच्या बांधकामाचे वर्णन

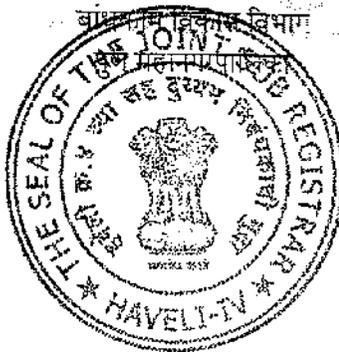
मजले	इमारत 'ए'	इमारत 'सी'
बेसमेंट	संपूर्ण पाकिंग	संपूर्ण पाकिंग
तळ मजला	००१, ००२, ००३, ००४, ०११, ०१२ आणि बॅंडमिंटन कोर्ट	००१, ००२, ००३, ००४, ००५
१ ला मजला	१०१, १०२, १०३, १०४, १११, ११२	१०१, १०२, १०३, १०४, १०५
२ रा मजला	२०१, २०२, २०३, २०४, २११, २१२	२०१, २०२, २०३, २०४, २०५
३ रा मजला	३०१, ३०२, ३०३, ३०४, ३१५, ३१६, ३१७, ३१८, ३१९, ३२०, ३२१, ३२२, ३२३, ३२४, ३२५	३०१, ३०२, ३०३, ३०४, ३०५
४ था मजला	४०१, ४०२, ४०३, ४०४, ४०५, ४०६, ४०७, ४०८, ४११, ४१२	४०१, ४०२, ४०३, ४०४, ४०५
५ वा मजला	५०१, ५०२, ५०३, ५०४, ५०५, ५०६, ५०७, ५०८, ५११, ५१२	५०१, ५०२, ५०३, ५०४, ५०५
६ वा मजला	६०१, ६०२, ६०३, ६०४, ६०५, ६०६, ६०७, ६०८, ६११, ६१२	६०१, ६०२, ६०३, ६०४, ६०५
एकुण	६१ सदनिका व बॅंडमिंटन कोर्ट	३५ सदनिका

पान्व नकाशानुसार इमारत 'ए' व इमारत 'सी' चे एकुण ९६ सदनिका, बॅंडमिंटन कोर्ट व बेसमेंट पाकिंगसह.

Gangaprasad C Dandime

कनिष्ठ/शाखा अभियंता

बांधकाम विकास विभाग



Jayant Joshi

उप अभियंता

बांधकाम विकास विभाग

पुणे महानगरपालिका

हवला-४		
१००६	२६	०५
२०२२		



पुणे महानगरपालिका

बांधकाम विकास विभाग, शिवाजीनगर, पुणे ४११००५

(महाराष्ट्र महानगरपालिका अधिनियम २०१२ कलम २६३(१) अन्वये)

भोगवटा पत्र Full,

भोगवटा क्र. मांक: OCC/1205/18

Proposal No.: pvn/0014/11

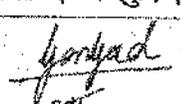
दिनांक : 21/12/2018

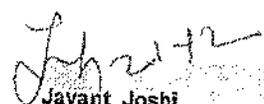
श्री./श्रीमती ROHAN BUILDERS AND DEVELOPERS PVT LTD THROUGH SANJAY K LUNKAD राहणार PUNE द्वारा ला. आर्किटेक्ट/ इंजिनियर PRAKASH N. KULKARNI आपणास महाराष्ट्र महानगरपालिका अधिनियम २०१२, कलम २५३/२५४ व एम्.आर.टी.पी. अक्ट १९६६, कलम ४५/६९ प्रमाणे पुणे, पेठ PARVATI NORTH, SURVEY NO :117A/1,117B FINAL PLOT NO :538/A इकडील संमती पत्र/ कमेन्समेंट सर्टीफिकेट क्रमांक CC/2856/18 दिनांक १४/१२/२०१८ अन्वये बांधकाम करण्यास परवानगी देण्यात आली आहे. सदरील संमती पत्र/ कमेन्समेंट सर्टीफिकेट प्रमाणे सर्व काही भागाचे काम पुरे झाल्याबद्दल व सदर न विन बांधलेल्या इमारतीची जागा उपयोगात आणावयास संमती भोगवटा पत्र अदा करण्यात येत असलेल्या भागाचे भोगवटा पत्र मिळण्याबाबत क्रमांक OCN/1406/18 दिनांक 14/12/2018 रोजी अर्ज केल्यावरून आपणास महाराष्ट्र महानगरपालिका अधिनियम २०१२ कलम २६३ (१) प्रमाणे कळवण्यात येते की, खालील नमुद केलेल्या अटीवर पुढील वर्णनाचा इमारतीचा भाग उपयोगात आणण्यास संमती देण्यात येत आहे.

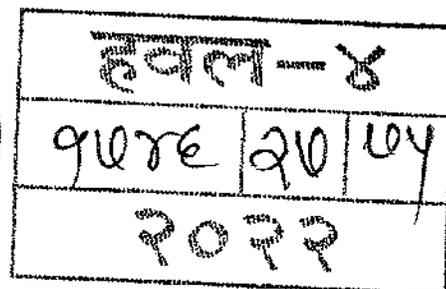
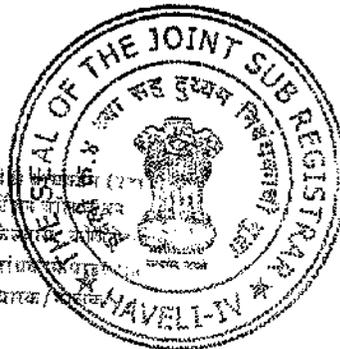
मान्य नकाशानुसार उपयोगात आणावयाच्या बांधकामाचे वर्णन:-

मजले	इमारत 'ए'
तळ मजला	०१०
१ ला मजला	११०
२ रा मजला	२१०
३ रा मजला	३०९, ३१०
४ था मजला	४०९, ४१०
५ वा मजला	५०९, ५१०
६ वा मजला	६०९, ६१०
एकुण	११ सदनिका

मान्य नकाशानुसार इमारत 'ए' चे एकुण ११ सदनिका.


Gangaprasad C Dandime
कनिष्ठ/शाखा अभियंता
बांधकाम विकास विभाग
पुणे महानगरपालिका


Jayant Joshi
उप अभियंता
बांधकाम विकास विभाग
पुणे महानगरपालिका



अट बांधकामात मान्य नकाशा स्थानिक कोणत्याही अटीबाबत (२) सर्व माहितीस आंतराल व दस्तऐवज तसेच, पाठिंब्यात याबाबतचे असा प्रमाण सत्यते माहितीस देण्यात येणे (३) केलेल्या बांधकामात पूर्व सुचना व देवा सदरपरी संपूर्ण अतिरिक्त बांधकामात याबाबतचे असा प्रमाण सत्यते देणारा संपूर्ण अर्ज स्वतः घ्यायचा/घ्यायची अटीबाबतचे असा प्रमाण सत्यते देणे.

मुंबईयु. १३९९ (५०x३ धानो २०० पंढय) १०-१३

बांधकाम नियंत्रण

पुणे महानगरपालिका

शिवाजीनगर, पुणे ४११००५.



6745

बांधकाम नियंत्रण कार्यालय

क्रमांक : ०८८/११४४/१७

दिनांक : २५/०९/२०१७

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

(स्विमिंग टॅक व क्लब हाऊस भोगवटा पत्र (संपूर्ण)

श्री. / श्रीमती रोहन विलसलिया लि. तर्फे श्री संजय लुंकड

राहणार सी. प्रकाश कुलकर्णी (आर्कि.)

११८७/१९, बोले रोड, शिवाजीनगर पुणे.

आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलमे २५३ / २५४ व एम्. आर. टी. पी. अॅक्ट

कलमे ४५/६९ प्रमाणे पुणे, पेठ पुर्वी घरांक फायनल प्लॉट क्र. / ५३८/अ

सर्व्हे क्र. ११७ अ/१५१७ वी. स्कीम नंबर सिंहगड रोड,

इकडील संमती पत्र / कमेन्समेंट सर्टिफिकेट क्रमांक ३२७९/१६/२०१७, (स्विमिंग टॅक व क्लब हाऊस)

अन्वये बांधकाम करण्यास परवानगी देण्यात आली आहे. सदरील संमती पत्र / कमेन्समेंट सर्टिफिकेट प्रमाणे सर्व /

काही भागाचे काम पुरे झाल्याबद्दल व सदर नवीन बांधलेल्या इमारतीची जागा उपयोगात आणावयास संमती

मिळव्याबाबत दिनांक १४/७/२०१७, रोजी अर्ज केल्यावरून आपणांस मुंबई प्रांतिक महानगरपालिका

अधिनियम १९४९, कलम २६३ (१) प्रमाणे कळविण्यात येते की, खालील नमूद केलेल्या अटीवर पुढील वर्णनाचा

इमारतीचा भाग उपयोगात आणण्यास संमती देण्यात येत आहे.



मान्य नकाशानुसार उपयोगात आणावयाच्या बांधकामाचे वर्णन :-

स्विमिंग पुल सह.

तळ मजला :- तळ मजल्यावरील स्वॅश कोर्ट, मल्टीपर्पज हॉल, स्टोअर रूम व टॉयलेटस् चे बांधकाम फक्त.

पहिला मजला:- पहिल्या मजल्यावरील जिम्नॅशियम, जेन्टस् व लेडीज टॉयलेटस् चे बांधकाम फक्त.

असे एकुण मान्य नकाशानुसार स्विमिंग पुल सह व तळ मजल्यावरील स्वॅश कोर्ट, मल्टीपर्पज हॉल, स्टोअर रूम व टॉयलेटस् तसेच पहिल्या मजल्यावरील जिम्नॅशियम, जेन्टस् व लेडीज टॉयलेटस् सह संपूर्ण क्लब हाऊसचे बांधकाम फक्त.

हा पत्र / संपूर्ण क्लब हाऊस बांधकाम देईल.

B. J. Jadhav
सहायक अभियंता

बांधकाम नियंत्रण विभाग
पुणे महानगरपालिका.



हवेल-४
१७४६ २८७५
२०२२



Maharashtra Real Estate Regulatory Authority

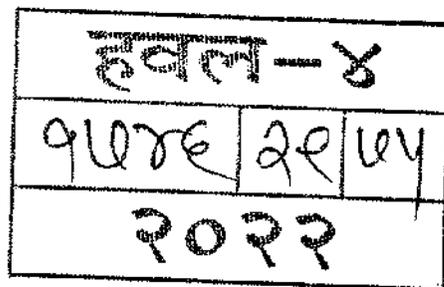
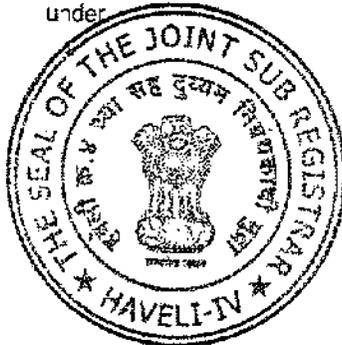
REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P52100000486

Project: Rohan Kritika Wings A C, Plot Bearing / CTS / Survey / Final Plot No.: CTS 538 A PARVATI at Pune (M Corp.), Pune City, Pune, 411009;

1. **Rohan Builders & Developers Private Limited** having its registered office / principal place of business at **Tehsil: Pune City, District: Pune, Pin: 411016.**
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **18/07/2017** and ending with **31/12/2018** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasantrao Remanand Prabhu
(Secretary, MahaRERA)
Date: 7/18/2017 2:33:33 PM

Dated: 18/07/2017
Place: Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

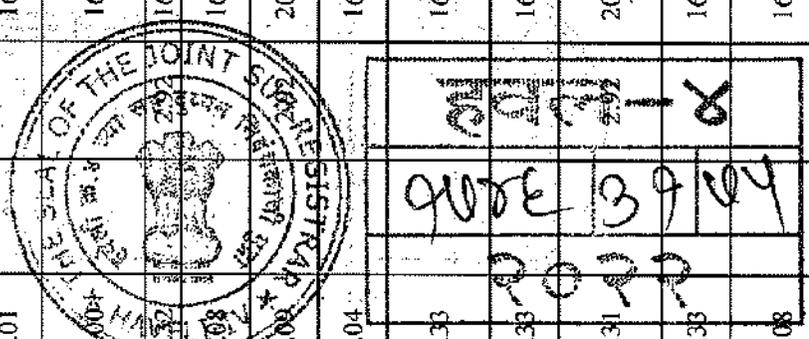
ANNEXURE - G

SR. NO.	Wing No.	Fiat No.	Name of Purchasers	Carpet Area in Sq.mtrs	B/u in Sq.mtr	Encl Bal in sq.mtr	Sit out in Sq.mtrs	Terrace in sq.mtrs	Garden in sq.mtrs	Utility in sq.mtrs	Park area in sq.mtrs	Agr. Date	Agr. Amt	Stamp duty	RegnNo	RegnDate
1	F	001	Mr. Sandesh Subhash Malani Mrs. Roopalji Sandesh Malani	106.42	118.55		0.00		61.18	2.91	16.72	27-Jan-14	1,81,05,700	1086510	947-2014	27/Jan/14
2	F	002	Mr. Sanket Rajiv Sonawane Smt. Devkabai Panditrao Patil(Sonawane)	91.85	103.55		0.00		54.54	2.49	9.29	21-Sep-16	1,28,99,000	774100	11781-2016	21/Sep/16
3	F	003	Mr. Prathamesh Prabhakar Sonpatki Mr. Prabhakar Laxman Sonpatki	96.36	0.00		0.00		54.76	2.49	10.00	23-Mar-17	1,52,40,300	914600	1152-2017	23/Mar/17
4	F	004	Mr. Shekhar Vasant Divekar Mrs. Snehal Shekhar Divekar	111.21			0.00		61.18	2.92	20.00	31-Jan-17	1,69,92,500	1019700	352-2017	31/Jan/17
5	F	101	Mrs. Asavari Redij Mr. Purshottam Amardkar	93.86		16.03	0.00	17.31			20.00	12-Mar-18	1,56,27,200	937800	1445-2018	12/Mar/18
6	F	102	Mr. Ganesh Shivyogi Illamalle Mrs. Sheetal Ganesh Illamalle	102.56	116.13		0.00	31.30			16.72	04-Jul-14	1,66,23,900	997600	6145-2014	4/Jul/14
7	F	103	Mr. Dilip Murlidhar Yevale Mrs. Kalpana Dilip Yevale	95.20		12.25	0.00	28.38			20.00	08-Jun-18	1,65,00,000	990100	3194-2018	8/Jun/18
8	F	104	Mr. Rahul Shrikant Kirtane Mrs. Kritika Rahul Kirtane	100.38		16.03	12.20	17.31			20.00	20-Oct-18	1,95,34,300	1172100	5247-2018	20/Oct/18
9	F	201	Mr. Chandrakant Sidram Jyoti	104.89	118.55		0.00	18.42			16.72	19-May-14	1,47,64,100	886000	4584-2014	20/May/14
10	F	202	Mrs. Geeta Jawahar Malgatte Mr. Jawahar Meghraj Malgatte	105.50	118.55			39.35			16.72	08-Aug-14	1,79,30,000	1075900	7333-2014	8/Aug/14
11	F	203	Dr. Ajit Prabhakar Kulkarni Mrs. Chitra Ajit Kulkarni	100.38		16.05	12.28	17.31		2.92	16.72	16-May-18	1,88,75,700	1132600	2776-2018	16/May/18
12	F	204	Mr. Rahul Vijay Marathe Mrs. Pallavi Rahul Marathe	104.89	118.55		0.00	18.42			16.72	02-Apr-14	1,40,73,800	844600	2840-2014	2/Apr/14
13	F	301	Mrs. Suhasini Lafit Gandhi	106.03	118.55			43.01			16.72	06-Feb-14	1,56,11,700	936900	1370-2014	6/Feb/14
14	F	302	Mr. Milind Ashok Kalokhe Mrs. Jyoti Milind Kalokhe	105.42	118.55		0.00	27.69			16.72	15-Dec-14	1,30,86,600	785300	11197-2014	15/Dec/14
15	F	303	Mr. Deepak Vishnu Kulkarni Mrs. Leena Deepak Kulkarni Ms. Reshma Deepak Kulkarni Smt. Nalini Vishnu Kulkarni	105.42	118.55		0.00	27.69			16.72	16-Jun-14	1,27,14,100	763000	5486-2014	16/Jun/14

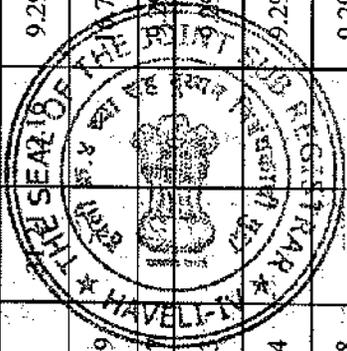


Handwritten notes and signatures in the table cells, including '2.92', '100.38', '30/04', and 'RORR'.

SR. NO.	Wing No.	Flat No.	Name of Purchasers	Carpet Area in Sq.mtrs	B/u in Sq.mtr	Encl Baf in sq.mtr	Sit out in Sq.mtrs	Terrace in sq.mtrs	Garden in sq.mtrs	Utility in sqmtrs	Park area in sq.mtrs	Agr. Date	Agr. Amt	Stamp duty	RegnNo	RegnDate
16	F	304	Mr. Abhay Shiriram Joshi Mrs. Rashmi Abhay Joshi	106.03	118.55		0.00	43.01			16.72	05-Nov-14	1,68,63,100	1011900	9782-2014	5/Nov/14
17	F	401	Mrs. Manju Gokul Rathi Mr. Gokul Bankatlaji Rathi Gokul B. Rathi [HUF]	105.42	118.55		0.00	32.00			16.72	23-Jan-14	1,65,65,500	994100	887-2014	23/Jan/14
18	F	402	Mr. Pankaj Bhagchand Challani	100.38		16.05	12.27	17.32			16.72	18/Aug/17	1,74,52,200	1047300	3476-2017	18/Aug/17
19	F	403	Mr. Vikrant Joshi Mrs. Archana Joshi	106.03	118.55		0.00	39.08			16.72	21-Jul-15	1,41,01,700	846300	8617-2015	21/Jul/15
20	F	404	Mr. Rajesh Ganpat Deshmukh Mr. Ganpat Dattatraya Deshmukh	110.21	0.00		0.00	29.00			20.00	02-Jun-17	1,35,84,800	815200	2262-2017	2/Jun/17
21	F	501	Mr. Chetan Sharad Golande Mrs. Rageshwari Chetan Golande	106.03	118.55		0.00	39.04			16.72	04-Sep-14	1,64,33,600	986200	7986-2014	4/Sep/14
22	F	502	Mr. Shekhar Ramchandra Dhavalikar Mrs. Gouri Shekhar Dhavalikar	105.42	118.55		0.00	36.33			16.72	19-Mar-16	1,59,73,300	958500	3771-2016	19/Mar/16
23	F	503	Mr. Jeevan Vasant Savant Mrs. Arti Jeevan Savant	105.42	118.55		0.00	36.33			16.72	19-Apr-14	1,67,66,700	1006200	3563-2014	19/Apr/14
24	F	504	Mr. Paryushan Prabhakar Sarsamkar Mrs. Neelam Paryushan Sarsamkar	100.38		16.05	12.20	17.31			20.00	23-Mar-18	1,83,03,800	1098400	1775-2018	23/Mar/18
25	F	601	Mr. Sunil Limbaji Shinde Mrs. Seema Sunil Shinde	105.42	118.55		0.00	36.33			16.72	27-Mar-14	1,77,58,500	1065700	2875-2014	27/Mar/14
26	F	602	Mr. Makarand Mukund Siddheshwar Mrs. Trupti Makarand Siddheshwar	106.03	118.55		0.00	39.08			16.72	31-Dec-13	1,32,89,500	797500	11448-2013	31/Dec/13
27	F	603	Ms. Kavita Siddheshwar Shimpi Mr. Siddheshwar R. Shimpi	106.03	118.55		0.00	39.08			16.72	12-May-14	1,10,00,000	660000	4339-2014	12/May/14
28	F	604	Mrs. Aishwarya Gholkar Mr. Abhijeet Gholkar	105.42	118.55		0.00	36.33			16.72	15-Mar-14	1,67,66,700	1006200	2496-2014	15/Mar/14
29	G	001	Mrs. Swati Rajendra Raut	114.23	129.02				63.37	4.50	16.72	28-Dec-15	1,48,24,500	889600	15148-2015	28/Dec/15
30	G	002	Mr. Vikrant Ajit Sadavarte	51.50	57.78				31.20	2.16	9.29	06-Dec-13	85,23,500	511600	10448-2013	6/Dec/13

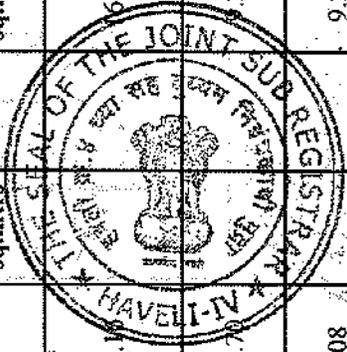


SR. NO.	Wing No.	Flat No.	Name of Purchasers	Carpet Area in Sq.mtrs	B/u in Sq.mtr	Encl Bal in sq.mtr	Sit out in Sq.mtrs	Terrace in sq.mtrs	Garden in sq.mtrs	Utility in sqmtrs	Park area in sq.mtrs	Agr. Date	Agr. Amt	Stamp duty	RegnNo	RegnDate
31	G	003	Mrs. Naina Bhushan Rakhecha Mr. Bhushan Nemichand Rakhecha	53.25					29.89	2.17	10.00	20-Jan-18	88,25,400	529700	436-2018	20/Jan/18
32	G	004	Mrs. Neeta Madhukar Sul Mr. Madhukar Ambadas Sul	51.50	57.50				32.88	2.16	9.29	26-Dec-14	74,13,600	445000	11812-2014	26/Dec/14
33	G	005	Mrs. Sheetal Sachin Bhise Mr. Sachin Dilip Bhise	51.50	58.06				25.44	2.16	9.29	17-May-14	67,12,300	402900	4551-2014	17/May/14
34	G	006	Mrs. Rupali Sunil Kakade	51.50	58.06				25.39	2.16	9.29	03-Feb-14	69,48,600	417100	1245-2014	3/Feb/14
35	G	007	Mr. Milind M. Ingalgaonkar Mrs. Meenakshi M. Ingalgaonkar	51.50	57.50				32.81	2.16	9.29	16-May-14	86,28,800	517900	4494-2014	16/May/14
36	G	008	Mr. Sanjay Bandopant Sutar Mrs. Sarika Sanjay Sutar	51.50	57.21				32.86	2.16	9.29	25-Jun-14	86,32,700	518100	5793-2014	25/Jun/14
37	G	009	Mrs. Manisha Mahesh Urade Mr. Mahesh Kisan Urade	51.50	57.78						9.29	24-Mar-14	75,21,200	451400	2748-2014	24/Mar/14
38	G	101	Mrs. Sarta Dinesh Latey Mr. Dinesh Nanuram Latey	110.55	126.47		0.00	23.79			17.50	18-Mar-15	1,44,80,300	869000	3316-2015	18/Mar/15
39	G	102	Mr. Swanand Sanjeev Patankar	51.06	57.78			17.50			14.41	05-Feb-14	80,84,000	485200	1338-2014	5/Feb/14
40	G	103	Mr. Mandar Pramod Parkhi Smt. Nanda Pramod Parkhi	51.03	57.21			14.41			14.84	26-Mar-16	68,13,900	409000	4037-2016	26/Mar/16
41	G	104	Smt. Nanda Pramod Parkhi Mr. Mandar Pramod Parkhi	51.06	57.50			14.84			14.68	26-Mar-16	68,55,200	411500	4038-2016	26/Mar/16
42	G	105	Mr. Nikhil Shrikant Date Ms. Payal Arvind Dixit	51.03	58.06			14.68			9.29	17-May-14	77,58,100	465600	4552-2014	17/May/14
43	G	106	Mr. Sumant Divakar Joshi Mrs. Kirti Sumant Joshi	51.06	58.06			14.64			9.29	13-Jan-14	75,25,000	451600	469-2014	13/Jan/14
44	G	107	Mrs. Vajjanti Sandesh Gosavi Mr. Sandesh Laxman Gosavi	51.03	57.50			14.44			9.29	05-Feb-14	61,26,700	367800	1317-2014	5/Feb/14
45	G	108	Mr. Pramod Janardan Shrotri Mrs. Deepa Pramod Shrotri	51.06	57.21			14.84			9.29	21-Mar-14	74,08,500	444700	2677-2014	21/Mar/14
46	G	109	Mr. Anup Santosh Sheth	51.06	57.78			17.57			9.29	27-Jan-14	59,22,100	355500	946-2014	27/Jan/14



91076 32 104
2022

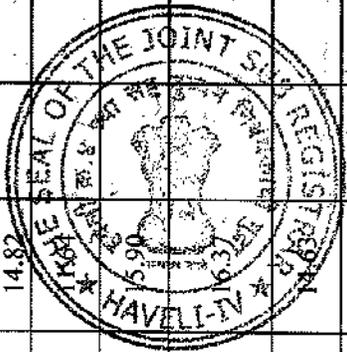
SR. NO.	Wing No.	Flat No.	Name of Purchasers	Carpet Area in Sq.mtrs	B/u in Sq.mtr	Encl Bal in sq.mtr	Sit out in Sq.mtrs	Terrace in sq.mtrs	Garden in sq.mtrs	Utility in sq.mtrs	Park area in sq.mtrs	Agr. Date	Agr. Amt	Stamp duty	RegnNo	RegnDate
47	G	201	Mr. Vijay Appasaheb Mali Mrs. Appasaheb Mahadev Mali Mrs. Lilan Appasaheb Mali Mrs. Vaishali Vijay Mali	113.71	129.02			35.16			16.72	10-Oct-16	1,44,06,900	864600	12353-2016	10/Oct/16
48	G	202	Mr. Vijay Madhav Adhav Mrs. Sunita Vijay Adhav Mr. Suyash Vijay Adhav	50.52	57.78			16.70			9.29	13-Mar-14	79,25,100	475700	2528-2014	15/Mar/14
49	G	203	Mr. Amey Jayant Vaishampayan Mrs. Asmita Amey Vaishampayan	50.53	57.21			8.08			9.29	16-Jan-14	67,57,100	405600	569-2014	16/Jan/14
50	G	204	Mr. Manohar Bapurao Chobhe Mrs. Pranjal Manohar Chobhe	50.52	57.50			15.90			9.29	18-Feb-15	78,35,600	470300	2075-2015	18/Feb/15
51	G	205	Mr. Vinit Ganesh Phadke Mrs. Aparna Vinit Phadke	50.53	58.06			14.61			9.29	31-Dec-13	75,10,900	450810	11464-2013	31/Dec/13
52	G	206	Mr. Ninad Deepak Ambekar Mrs. Ujwala Deepak Ambekar	50.52	58.06			14.63			9.29	05-Aug-14	66,93,200	401700	7183-2014	5/Aug/14
53	G	207	Mr. Rahul Yashwant Rajopadhye Mrs. Sharmila Rahul Rajopadhye	50.53	57.50			14.64			9.29	30-Aug-14	76,97,700	462000	7846-2014	30/Aug/14
54	G	208	Mr. Sunil Shrikant Pukale Mrs. Geetanjali Sunil Pukale	50.52	57.21			7.84			9.29	09-Jan-14	67,30,200	404000	344-2014	9/Jan/14
55	G	209	Mr. Sahaj Ramdas Pathare Mrs. Lata Ramdas Pathare	50.52	57.78			14.97			9.29	06-Feb-14	77,31,400	464010	1365-2014	6/Feb/14
56	G	301	Mr. Girish Govind Apte Mrs. Govind Damodar Apte Mrs. Meghana Girish Apte	110.55	126.47			25.82			16.72	11-Jul-14	1,65,80,600	995000	6411-2014	11/Jul/14
57	G	302	Mr. Vishwas Bhikaji Chorge Mrs. Vaishnavi V. Chorge	51.06	57.78			21.43			9.29	06-Jun-15	85,16,100	511100	6851-2015	6/June/15
58	G	303	Mrs. Sneha Satish Kokate	51.03	57.21			18.28			9.29	31-Jan-15	67,06,000	402400	1439-2015	2/Feb/15
59	G	304	Mrs. Madhavi Pradeep Bhandekar Mr. Pradeep Bhagwan Bhandekar	51.06	57.50			14.84			9.29	14-Feb-14	73,16,200	439100	1609-2014	14/Feb/14



Handwritten notes in a grid format:

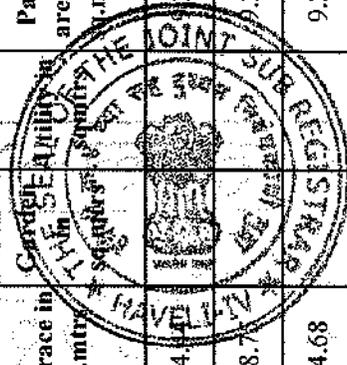
90/38	33/04
90/38	33/04
90/38	33/04
90/38	33/04

SR. NO.	Wing No.	Flat No.	Name of Purchasers	Carpet Area in Sq.mtrs	B/u in Sq.mtr	Encl Bal in sq.mtr	Sit out in Sq.mtrs	Terrace in sq.mtrs	Garden in sq.mtrs	Utility in sqmtrs	Park area in sq.mtrs	Agr. Date	Agr. Amt	Stamp duty	RegnNo	RegnDate
60	G	305	Miss. Prachi Radhakisan Shinde Mrs. Prabhavati Radhakisan Shinde	51.03	58.06			18.45			9.29	30-Dec-13	79,36,100	476300	11378-2013	30/Dec/13
61	G	306	Ms. Dipti Kulkarni Mr. Aadarsh Iyer	51.06	58.06			18.49			9.29	28-Jul-14	79,43,600	476800	6903-2014	28/Jul/14
62	G	307	Mr. Kunal K. Punde Mrs. Deepali Kunal Punde	51.03	57.50			18.28			9.29	30-May-15	81,61,200	489800	6462-2015	30/May/15
63	G	308	Mr. Sameer Mohan Devi Mrs. Pooja Sameer Devi	51.06	57.21			14.84			9.29	13-Jan-14	77,77,300	466800	457-2014	13/Jan/14
64	G	309	Mr. Parth Dattatreya Kulkarni	43.29		9.51		19.20		2.17	10.00	04-Jul-17	85,16,100	511100	2808-2017	4/Jul/17
65	G	401	Dr. Vinayak Govindrao Jarhad Dr.(Mrs.) Archana Vinayak Jarhad	113.70	129.02			35.10			16.72	13-Feb-14	1,78,80,300	1073000	1591-2014	13/feb/14
66	G	402	Mr. Rajesh Nagin Dharia	50.52	57.78			14.82			9.29	16-Jan-14	53,51,900	321300	564-2014	16/Jan/14
67	G	403	Mrs. Mughda Anil Rao Mr. Anil Govind Rao	50.53	57.21						9.29	21-Feb-14	72,31,400	434000	1808-2014	21/feb/14
68	G	404	Mrs. Chandralekha Girish Joshi Mr. Girish Laxman Joshi	50.52	57.50						9.29	26-Dec-13	76,96,200	461910	11263-2013	27/Dec/13
69	G	405	Mrs. Sulakshana Shrikant Joshi-Hulawale Mr. Shrikant Mohaniraj Joshi	50.53	58.06						9.29	28-Jan-16	77,49,900	465100	1239-2016	28/Jan/16
70	G	406	Mr. Shrikant Mohaniraj Joshi Mrs. Saroj Shrikant Joshi	50.52	58.06						9.29	28-Jan-16	75,56,600	453500	1238-2016	28/Jan/16
71	G	407	Mr. Yogesh Manohar Pathak Mrs. Shubhada Yogesh Pathak	50.53	57.50			18.21			9.29	13-Feb-14	81,93,600	491800	1746-2014	18/feb/14
72	G	408	Mr. Raghavendra Datye	50.52	57.21			7.85			9.29	10-Mar-14	68,11,900	408910	2291-2014	10/Mar/14
73	G	409	Mr. Upesh Bhupendia Parekh Mrs. Kavita Upesh Parekh	50.52	57.78			14.84			9.29	16-Jan-14	75,79,700	454900	685-2014	18/Jan/14
74	G	501	Mr. Suparna Bhaskar Tambe Shafaka Sharad Shah Mr. Bhaskar Ganesh Tambe	110.55	126.47			29.8			16.72	16-Jun-14	1,42,45,600	854900	5487-2014	16/Jun/14
75	G	502	Mrs. Sumita Sanjay Parakh Mr. Sanjay Sampatlal Parakh	51.06	57.78			21.8			9.29	06-May-14	69,94,400	419800	4135-2014	6/May/14



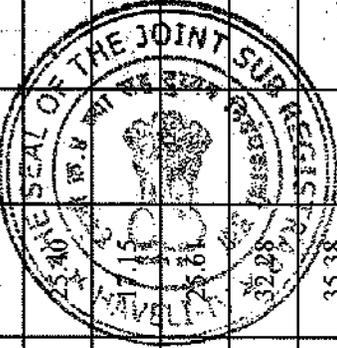
Handwritten notes and signatures in a box. The text includes '408E BX 104' and '9/1/14'.

SR. NO.	Wing No.	Flat No.	Name of Purchasers	Carpet Area in Sq.mtrs	B/u in Sq.mtr	Encl Bal in sq.mtr	Sit out in Sq.mtrs	Terrace in sq.mtr	Park area in sq.mtrs	Aggr. Date	Aggr. Amt	Stamp duty	RegnNo	RegnDate
76	G	503	Mr. Nilesh Nagin Dharria Mrs. Asmita Nilesh Dharria	51.03	57.21			14.47	9.29	16-Jan-14	57,60,200	345800	565-2014	16/Jan/14
77	G	504	Mr. Pravin Chandrabhan Tajne Mrs. Swati Pravin Tajne	51.06	57.50			18.77	9.29	30-Dec-13	70,91,600	425600	11377-2013	30/Dec/13
78	G	505	Mr. Shailendra Narhar Marathe Mrs. Priya Shailendra Marathe	51.03	58.06			14.68	9.29	29-Oct-14	78,50,100	471200	9581-2014	29/Oct/14
79	G	506	Mr. Sanjay Barku Bhaik Mrs. Sunanda Sanjay Bhaik	51.06	58.06			14.55	9.29	01-Jul-14	78,36,700	470400	5970-2014	1/Jul/14
80	G	507	Mrs. Lalita Prakash Karbhase Mr. Prakash Narhar Karbhase	51.03	57.50			14.47	9.29	30-Dec-14	75,97,200	456000	12011-2014	30/Dec/14
81	G	508	Mr. Hanamant Mukundrao Fere Mrs. Nisha Hanamant Fere	51.06	57.21			18.67	9.29	02-Aug-14	83,04,700	498400	7123-2014	2/Aug/14
82	G	509	Mr. Girish Pandurang Dhavale Mrs. Swapna Girish Dhavale	51.06	57.78			17.56	9.29	19-Dec-14	81,78,900	490900	11436-2014	19/Dec/14
83	G	601	Mrs. Jayanti N. Gadgil	113.70	129.02			35.13	16.72	21-Apr-15	1,86,11,600	1116800	4782-2015	21/Apr/15
84	G	602	Mrs. Geeta Vijay Chitnis Mr. Vijay Trimbak Chitnis	50.52	57.78			14.82	9.29	16-Jan-14	66,64,100	400000	779-2014	21/Jan/14
85	G	603	Dr. Gaurihar Shahaji Jagtap Dr. (Mrs.) Chandralekha Gaurihar Jagtap	50.53	57.21			8.07	9.29	15-Dec-14	60,18,000	361200	11381-2014	18/Dec/14
86	G	604	Mrs. Sangeeta Suresh Unecha	50.52	57.50			14.16	9.29	18-Jan-14	70,52,500	423300	720-2014	18/Jan/14
87	G	605	Mrs. Bhagyashree Paras Kankaria Mrs. Rajashree Paras Kankariya	50.53	58.06			14.59	9.29	22-Jan-18	83,74,700	502600	474-2018	22/Jan/18
88	G	606	Mr. Shantilal Babubhai Suratwala Mrs. Pratibha Shantilal Suratwala Mrs. Heena Prasad Gujar	50.52	58.06			14.63	9.29	31-Dec-13	66,44,900	398810	11426-2013	31/Dec/13
89	G	607	Mrs. Smita Hrishikesh Sowani Mr. Hrishikesh D. Sowani	50.53	57.50			14.64	9.29	30-May-14	77,89,000	467500	4945-2014	30/May/14
90	G	608	Mr. Uddhav Madhukar Gulavani	50.52	57.21			7.86	9.29	03-Feb-14	70,17,200	421210	1246-2014	3/Feb/14
91	G	609	Ms. Shalaka Sharad Shah Ms. Shubhangi Deshpande	50.52	57.78			14.84	9.29	30-Dec-13	65,27,900	391800	11376-2013	30/Dec/13
92	H	001	Mr. Prashant Rameshchandra Sardar Mrs. Roma Prashant Sardar	146.38	163.22			3.18	16.72	22-Jan-16	1,86,03,900	1116400	1088-2016	22/Jan/16



Handwritten signature and a grid pattern overlaid on the stamp area.

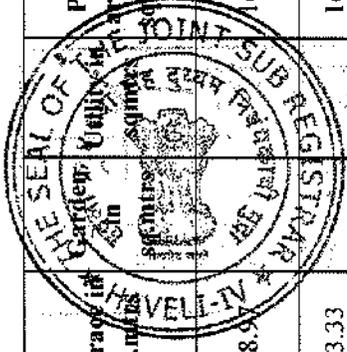
SR. NO.	Wing No.	Flat No.	Name of Purchasers	Carpet Area in Sq.mtrs	B/u in Sq.mtr	Encl Bal in sq.mtr	Sit out in Sq.mtrs	Terrace in sq.mtrs	Garden in sq.mtrs	Utility in sq.mtrs	Parik area in sq.mtrs	Agr. Date	Agr. Amt	Stamp duty	RegnNo	RegnDate
109	H	303	Mr. Prasad Pandit Bhalerao Mr. Nikhil Prasad Bhalerao	80.21	90.84						9.29	21-Oct-14	1,22,24,800	733600	9465-2014	21/Oct/14
110	H	304	Mrs. Rakhi Ninad Shah Mr. Ninad Vijay Shah	51.07	57.10						9.29	06-Dec-14	75,84,600	455200	10900-2014	6/Dec/14
111	H	305	Mr. Atul Suresh Joshi Mrs. Sonal Atul Joshi	80.21	90.85						9.29	28-Jul-15	1,22,47,300	735000	8931-2015	28/Jul/15
112	H	401	Mr. Sachin S. Bothara Mrs. Mamta Sachin Bothara	145.04	163.22						16.72	30-Nov-16	1,46,45,200	878900	13833-2016	30/Nov/16
113	H	402	Mr. Hemant Manik Kulkarni Mrs. Sanjivani Hemant Kulkarni	104.80	117.79						16.72	24-Jan-14	1,29,59,900	777700	912-2014	24/Jan/14
114	H	403	Mr. Makarand Ganesh Ketkar Mrs. Medha Makarand Ketkar	79.71	90.84						9.29	31-Dec-13	1,17,19,800	703300	11458-2013	31/Dec/13
115	H	404	Mrs. Saroj Subhash Mehta Mr. Subhash Gopal Mehta	40.42		11.87					10.00	26-Dec-17	69,72,100	418500	5568-2017	26/Dec/17
116	H	405	Mr. Mahesh G. Jasnani Mrs. Neelam M. Jasnani	79.71	90.85						9.29	23-Apr-15	88,67,700	532200	4903-2015	23/Apr/15
117	H	501	Mr. Umesh Dattangay Mrs. Archana Dattangay	145.56	163.22						16.72	24-Mar-14	2,20,46,000	1322900	2736-2014	24/Mar/14
118	H	502	Mr. Rohan Umesh Pendharkar	104.47	117.79						16.72	30/Dec/13	1,35,67,500	814200	11374-2013	30/Dec/13
119	H	503	Mr. Harshaal Vijay Paranjape	80.21	90.84						9.29	13-Mar-14	1,20,03,100	720300	2618-2014	20/Mar/14
120	H	504	Mrs. Dhanashree R. Chouhan Mr. Rakesh R. Chouhan	51.07	57.10						9.29	10-Feb-14	82,57,400	495600	1458-2014	10/feb/14
121	H	505	Mr. Ajit Purushottom Ghodke Mrs. Archana Ajit Ghodke	80.21	90.85						9.29	30-Apr-15	1,08,68,100	652200	5268-2015	30/Apr/15
122	H	601	Meena Estates Pvt. Ltd.	145.03	163.22						16.72	30-Dec-15	1,69,08,300	1014600	15324-2015	30/Dec/15
123	H	602	Dr. Kishor M. Shelgikar Dr. Smita K. Shelgikar	104.80	117.79						16.72	21-Jan-15	1,71,38,800	1028500	936-2015	21/Jan/15
124	H	603	Mr. Bharat Sadashiv Khamkar Mr. Sandip Sadashiv Khamkar	79.71	90.85						9.29	11-Aug-15	90,78,500	544900	9702-2015	11/Aug/15
125	H	604	Dr. Navnath Rahurao Lad Mrs. Kiran Navnath Lad	40.42		11.87					10.00	4/Aug/17	71,81,500	431000	3300-2017	4/Aug/17
126	H	605	Smt. Mungala Narendru Bhalerao Mr. Bhushan Narendra Bhalerao	79.71	90.84						9.29	5/Jan/15	1,08,11,800	648900	209-2015	5/Jan/15



Handwritten text in a box: 91082 310/24

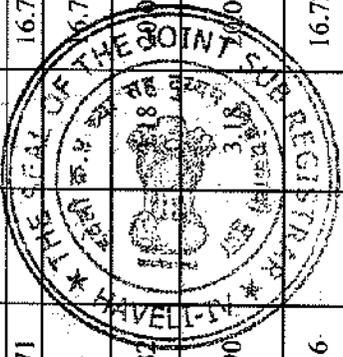
SR. NO.	Wing No.	Flat No.	Name of Purchasers	Carpent Area in Sq.mtrs	B/u in Sq.mtr	Encl Bal in sq.mtr	Sit out in Sq.mtrs	Terrace in sq.mtrs	Garden in sq.mtrs	Utility in sqmtrs	Park area in sq.mtrs	Agr. Date	Agr. Amt	Stamp duty	RegnNo	RegnDate
144	I	304	Mrs. Radhika R. Shah Mr. Rajendra D. Shah	106.03	118.55			39.09			16.72	27-Aug-15	1,66,07,500	996600	10385-2015	27/Aug/15
145	I	305	Mrs. Sudha Vasant Potbhare Ms. Shreevidya V. Potbhare	105.42	118.55			27.69			16.72	27-Aug-14	1,48,56,100	891500	7717-2014	27/Aug/14
146	I	401	UNSOLD	134.08		18.83		44.70		3.10	20.00					
147	I	402	Mr. Vivek Ganesh Acharya Mrs. Geeta Vivek Acharya	48.64		7.78	3.14				10.00	23-Oct-18	82,24,700	493500	5308-2018	23/Oct/18
148	I	403	Mrs. Geeta Vivek Acharya Mr. Vivek Ganesh Acharya	39.92		9.46					10.00	23-Oct-18	1,03,45,000	620700	5309-2018	23/Oct/18
149	I	404	Dr. Chandrashekhar N. Makhale Mrs. Aparna C. Makhale	105.42	118.55						16.72	06-Feb-14	1,57,96,300	947900	1371-2014	6/feb/14
150	I	405	Mr. Nitesh Malhotra Mrs. Anshu Malhotra	106.03	118.55						16.72	30-Aug-14	1,71,47,600	1029000	7875-2014	30/Aug/14
151	I	501	Mr. Dnyandas Damodar Chaphalkar	145.47	164.01			38.04			16.72	07-Mar-15	1,98,09,000	1188600	2871-2015	7/Mar/15
152	I	502	Smt. Shashikala Laxman More	45.86		8.78		19.31		2.70	10.00	22-Jul-18	96,47,100	578900	12686-2018	22/Jul/18
153	I	503	Mr. Nitin Arjunrao Bhosale Mrs. Sandhya Nitin Bhosale	39.91		8.37		0.00			10.00	11-Sep-18	67,37,600	404300	4651-2018	11/Sep/18
154	I	504	Mr. Kalyan Dattu Pandhare Mrs. Poonam Kalyan Pandhare	106.03	118.55			35.55			16.72	25-Aug-16	1,19,76,600	718700	10994-2016	25/Aug/16
155	I	505	Mr. Sanjeev Gajanan Karve Mrs. Madhuri Sanjeev Karve Mr. Rahul Sanjeev Karve	105.42	118.55			36.32			16.72	18-Jan-14	1,62,70,800	976400	684-2014	18/Jan/14
156	I	601	Mr. Kailash Radhakisan Mundada Mrs. Shriipa Kailash Mundada	145.56	164.00			44.58			16.72	05-Sep-14	1,99,69,100	1198200	8024-2014	5/Sep/14
157	I	602	Mr. Ravindra Nathu Domale Mrs. Nirmala Ravindra Domale	93.99		17.37	6.06	23.56		2.72	20.00	18-Jan-18	1,68,26,600	1009800	342-2018	18/Jan/18
158	I	603	Mr. Mayur Ankush Kakade	105.42	118.55			36.32			16.72	31-Dec-14	1,32,94,600	797800	39-2015	1/Jan/15
159	I	604	Mrs. Anjana Nilesh Gandhi Mr. Nilesh Jashvantlal Gandhi	106.03	118.55			39.08			16.72	18-Mar-14	1,51,17,000	907200	2339-2014	18/Mar/14

SR. NO.	Wing No.	Flat No.	Name of Purchasers	Carpet Area in Sq.mtrs	B/u in Sq.mtr	Encl Bal in sq.mtr	Sit out in Sq.mtrs	Terrace in sq.mtrs	Park Area in sq.mtrs	Agr. Date	Agr. Amt	Stamp duty	RegnNo	RegnDate
175	J	304	Mr. Purushottam Bhutiada Mr. Hitesh Bhutiada Mr. Rupesh Bhutiada	145.47	163.23			38.95	16.72	06-May-15	1,81,72,100	1090500	5415-2015	6/May/15
176	J	401	Ms. Natasha Ajay Bhagwat Mrs. Pooja Ajay Bhagwat	145.51	163.23			53.33	16.72	15-Nov-14	1,25,00,000	750100	10135-2014	15/Nov/14
177	J	402	Mr. Paresh Ratanlal Nagar Mr. Devendra Ratanlal Nagar	146.00	163.22			48.15	16.72	24-Feb-14	1,40,00,000	840100	1916-2014	25/Feb/14
178	J	403	Dr.(Mrs.) Ujwala Rajendra Udawant Dr. Rajendra Chandrakant Udawant	146.00	163.23			48.15	16.72	17-Feb-16	2,22,94,100	1337800	2095-2016	17/Feb/16
179	J	404	Mr. Sagar Anil Taneja Mr. Anil Chelaram Taneja	145.50	163.23			53.32	16.72	12-Jun-15	1,93,92,100	1163700	7078-2015	12/June/15
180	J	501	Mr. Mangesh Arvind Chawan Mrs. Trupti Mangesh Chawan	145.47	163.22			44.97	16.72	20-Dec-13	2,27,35,200	1364300	10977-2013	20/Dec/13
181	J	502	Mr. Devendra Ratanlal Nagar Mrs. Chanulata Devendra Nagar	145.03	163.22			42.46	16.72	15-Nov-14	1,78,03,300	1068300	10151-2014	15/Nov/14
182	J	503	Mr. Vinod Jugalkishor Rathi Mrs. Shilpa Vinod Rathi	145.03	163.22			42.46	16.72	16-Jun-14	2,13,45,200	1280900	5606-2014	20/June/14
183	J	504	Mr. Radhesham B. Agrawal Mrs. Neeta Radhesham Agrawal	145.47	163.23			44.97	16.72	30-Nov-15	1,90,04,400	1140400	13924-2015	30/Nov/15
184	J	601	Mr. Rohit Laxmidas Sonkavde Mrs. Rajshri Laxmidas Sonkavde	153.07					20.00	27-Mar-17	1,83,45,300	1100900	1226-2017	27/Mar/17
185	J	602	Mr. Ashwin Arun Utturkar Mrs. Sajiri Ashwin Utturkar	146.00	163.23			50.79	16.72	14-Oct-15	2,34,68,300	1408200	12222-2015	14/Oct/15
186	J	603	Mr. Jayant Shamrao Arbatti Mrs. Sheha Jayant Arbatti	146.00	163.22			50.79	16.72	29-Sep-14	2,30,55,300	1383510	8719-2014	29/Sep/14
187	J	604	Mrs. Trupti Dinesh Parakh	130.15		22.78		50.26	20.00	28-Jun-18	1,98,81,300	1193000	3506-2016	28/June/18
188	E	001	Mrs. Nandini Mohan Tisse Mr. Mohan Dharmaraj Tisse	117.59	131.55			69.87	16.72	31-Jul-15	2,09,78,200	1258800	9216-2015	31/Jul/15
189	E	002	Mrs. Ashwini Sandeep Pethe Mr. Sandeep Shashikant Pethe	146.31	163.28			83.10	16.72	17-Oct-14	1,82,35,800	1094300	9288-2014	17/Oct/14
190	E	003	Mr. Abhay Laxmikant Desai Mrs. Aruna Abhay Desai	146.32	163.28			83.11	16.72	23-Nov-16	2,34,75,200	1408700	13702-2016	23/Nov/16



Handwritten numbers: 2022, 316

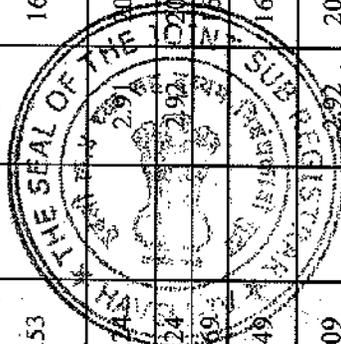
SR. NO.	Wing No.	Flat No.	Name of Purchasers	Carpet Area in Sq.mtrs	B/u in Sq.mtr	Encl Bal in sq.mtr	Sit out in Sq.mtrs	Terrace in sq.mtrs	Garden in sq.mtrs	Utility in sq.mtrs	Park area in sq.mtrs	Agr. Date	Agr. Amt	Stamp duty	RegnNo	RegnDate
191	E	004	Dr.(Mrs). Vinaya Rahul Kulkarni	117.59	131.55				69.87	3.10	16.72	11-Nov-14	1,94,68,600	1168300	9918-2014	11/Nov/14
192	E	101	Dr. Rahul Kulkarni	116.85	131.60			29.16			16.72	06-Sep-16	1,59,59,200	957700	11328-2016	6/Sep/16
193	E	102	Mr. Manoj Motilal Rathi Mrs. Kavita Manoj Rathi	144.77	163.2			18.67			16.72	27-May-16	1,58,44,600	950800	7396-2016	27/May/16
194	E	103	Mr. Deepak Balasaheb Raykar Mrs. Poonam Deepak Raykar	136.37		21.94	11.31	14.96		3.75	20.00	05-Jan-18	1,82,43,600	1094800	94-2018	5/Jan/18
195	E	104	Mr. Shripad Ramkrishna Joshi Mrs. Veena Shripad Joshi Mr. Mayuresh Shripad Joshi	116.84	131.60			29.16			16.72	01-Sep-15	1,68,30,800	1010000	10598-2015	1/Sep/15
196	E	201	Ms. Shilpa Nirmal Dhoot	140.82	158.29			35.71			16.72	06-Sep-16	1,92,85,100	1157300	11329-2016	6/Sep/16
197	E	202	Mr. Amit Jugalakishor Rathi Mrs. Asmita Amit Rathi	145.04	163.22			32			16.72	21-Dec-15	1,82,10,600	1092800	14892-2015	21/Dec/15
198	E	203	Mr. Hrishikesh Sunil Shende Mrs. Rashmi Hrishikesh Shende	130.54		22.21		28.82			16.72	13-Jul-17	2,30,10,000	1380700	2918-2017	13/Jul/17
199	E	204	Mrs. Shraddha Hrushikesh Shirode Mr. Hrushikesh Devidas Shirode	129.21		24.6	11.31	14.90			16.72	07-Aug-18	2,28,80,200	1372900	10923-2018	7/Aug/18
200	E	301	Mr. Uday Jagannath Ghodke Mrs. Sunanda Uday Ghodke	145.13	163.22			29.16			16.72	06-Oct-16	1,71,51,500	1029200	12213-2016	6/Oct/16
201	E	302	Mr. Pavan Bansital Soni Mrs. Rakhi Pawan Soni Mr. Bansital Radhakishan Soni	145.50	163.22			36.24			16.72	09-Sep-16	1,60,08,900	960700	11445-2016	9/Sep/16
202	E	303	Mr. Ganesh Sambhaji Nikam Ms. Bhagayshree Manjunath Hegde-Nikam	136.37		21.94	11.31	14.96			20.00	09-Nov-17	2,32,45,700	1394900	4723-2017	9/Nov/17
203	E	304	Mr. Shantilal Babubhai Suratwala Mr. Chandan Shantilal Suratwala	145.13	163.22			29.17			16.72	19-Sep-16	1,70,91,500	1025600	11731-2016	19/Sep/16
204	E	401	Mr. Karunakar Nandyappa Shetty Mrs. Akshay Karunakar Shetty Mrs. Shobha Karunakar Shetty	145.91	163.22			47.75			16.72	16-Jul-15	2,05,74,300	1234600	8445-2015	16/Jul/15
205	E	402	Mr. Susheel Dwarkadas Bhandari	145.56	163.22			47.85			16.72	11-Jan-16	1,96,96,000	1181900	438-2016	11/Jan/15



Handwritten notes and signatures in a box, including the name 'Rajesh' and some illegible scribbles.

SR. NO.	Wing No.	Flat No.	Name of Purchasers	Carpet Area in Sq.mtrs	B/u in Sq.mtr	Encl Bal in sq.mtr	Sit out in Sq.mtrs	Terrace in sq.mtrs	Garden in sq.mtrs	Utility in sqmtrs	Park area in sq.mtrs	Agr. Date	Agr. Amt	Stamp duty	RegnNo	RegnDate
206	E	403	Mr. Suresh Amolakhand Munot Mr. Amit Suresh Munot	145.56	163.22			47.85			16.72	14-Dec-15	1,90,00,000	1140100	14526-2015	14/Dec/15
207	E	404	Mr. Amit Rajendra Waikar Mrs. Minal Amit Waikar	136.37		22.15	11.33	27.00		3.12	20.00	24-Jul-17	1,90,07,900	1140600	3227-2017	2/Aug/17
208	E	501	Dr. Kiran Bhalchandra Shende Mrs. Yogini Kiran Shende	130.15		21.85		16.98		3.75	20.00	22-Jun-17	1,89,50,100	1137200	2526-2017	22/Jun/17
209	E	502	Dr. Amit Raghunath Walimbe (Mrs.) Sangeeta Amit Walimbe	145.50	163.22			39.24			16.72	28-Dec-15	2,34,99,200	1410000	15182-2015	28/Dec/15
210	E	503	Mr. Pravin Tukaram Bhandare Mrs. Amit Pravin Bhandare Mr. Akshay Pravin Bhandare	153.02			17.57			8.71	20.00	20-Apr-17	1,89,09,900	1134700	1676-2017	20/Apr/17
211	E	504	Mr. Mohan Ramechandra Purohit Mrs. Mr. Abhinay Mohan Purohit	144.59	163.22			20.68			16.72	14-Oct-15	2,00,01,800	1200300	12201-2015	14/Oct/15
212	E	601	Mr. Girish Shrirang Jadhav Mrs. Bharati Girish Jadhav	153.98			17.57	46.5		3.71	20.00	21-Mar-17	2,44,95,300	1469900	1104-2017	21/Mar/17
213	E	602	Mr. Nilesh Jayant Karandikar Mrs. Asmita Nilesh Karandikar	145.04	163.22			34.19			16.72	24-Nov-16	1,74,44,500	1046700	13724-2016	24/Nov/16
214	E	603	Mr. Atul Anant Alurkar Mrs. Reshma Atul Alurkar	145.03	163.22			34.19			16.72	14-Dec-15	2,16,26,900	1297800	14548-2015	14/Dec/15
215	E	604	Smt. Surekha Jugmunder Shah Mrs. Shradha Pushpak Shah Mr. Pushpak Jugmunder Shah	146.46	163.22			67.26			16.72	28-Mar-16	2,12,36,000	1274300	4102-2016	28/Mar/16
216	K	001	Ms. Gauri Ratnaparkhi Dabir Mr. Rohit Rajanikant Dabir Smt. Preetighandha Vijay Ratnaparkhi	85.09	95.95				34.37		9.29	26-Aug-16	1,33,69,800	802300	11022-2016	26/Aug/16
217	K	002	Mr. Arnoo Ajit Rahatekar Mrs. Jaibala Arnoo Rahatekar	106.42	118.55				60.47	2.91	16.72	20-Oct-15	1,34,87,400	809400	12512-2015	20/Oct/15
218	K	003	Mr. Shyam Abhimanyu Parab Mrs. Sangita Sham Parab	106.42	118.6				60.47	2.91	16.72	26-May-16	1,78,54,800	1071400	7257-2016	26/May/16
219	K	004	Mr. Manish Madhusudan Dabak Mrs. Mrunal Manish Dabak	111.21					60.47	2.91	20.00	09-Mar-17	1,76,53,000	1059300	932-2017	9/Mar/17
220	K	101	Mr. Nikhil S. Asare Dr. Vaishali Nikhil Asare	85.09	95.95			22.92			16.72	17-Mar-15	1,41,51,700	849300	3256-2015	17/Mar/15

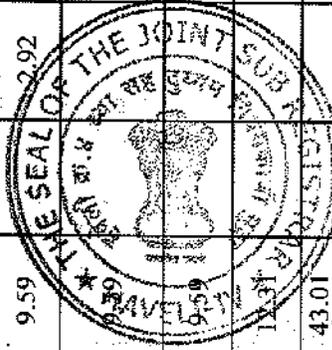
SR. NO.	Wing No.	Flat No.	Name of Purchasers	Carpet Area in Sq.mtrs	B/u in Sq.mtr	Encl Bal in sq.mtr	Sit out in Sq.mtrs	Terrace in sq.mtrs	Garden in sq.mtrs	Utility in sqmtrs	Park area in sq.mtrs	Agr. Date	Agr. Amt	Stamp duty	RegnNo	RegnDate
221	K	102	Mr. Yogesh Deepak Thakar Mrs. Vaidehi Yogesh Thakar	105.30	118.6			20.20			16.72	15-Jun-16	1,49,24,900	895600	8495-2016	15/Jan/16
222	K	103	Mr. Rajendra Kantaram Garudkar Mrs. Sunita Rajendra Garudkar	100.06		16.39	12.22	17.27		2.92	16.72	23-Jan-18	1,84,37,800	1106400	510-2018	23/Jan/18
223	K	104	Mr. Manoj Gopal Uttekar Mrs. Smita Manoj Uttekar	105.42	118.60			27.69			16.72	07-Apr-16	1,42,04,300	852400	4638-2016	7/Apr/16
224	K	201	Smt. Malti Vasant Mahajan Mr. Sachin Vasant Mahajan	100.52	117.10			12.39			16.72	22-Apr-16	1,42,87,900	857400	5274-2016	22/Apr/16
225	K	202	Mrs. Priti Kedar Thatte	104.89	118.55			18.42			16.72	09-Sep-15	1,60,57,200	963600	11018-2015	9/Sep/15
226	K	203	Mr. Abhishhek Pradeep Bhawe Mr. Pradeep Narayan Bhawe	104.89	118.55			18.42			16.72	27-Mar-15	1,51,94,400	911800	3810-2015	27/Mar/15
227	K	204	Mr. Sachin Subhash Kurmude Mrs. Yuvati Sachin Kurmude	100.06		16.39	12.22	17.27		2.92	20.00	06-Jan-18	1,83,29,600	1099900	152-2018	6/Jan/18
228	K	301	Mrs. Nisha Nikhil Barsode Mr. Nikhil Barsode	101.08	117.11			25.53			16.72	01-Jan-16	1,36,33,400	818200	0009-2016	1/Jan/16
229	K	302	Mr. Gajanan Gangaram Muchandi Mrs. Smita Gajanan Muchandi	110.82			18.85	21.74			20.00	12-Apr-17	1,80,24,300	1081600	1541-2017	12/Apr/17
230	K	303	Mr. Akshay Hansraj Bora	100.06		16.39	12.22	21.24			20.00	11-Mar-19	1,80,99,200	1267000	1118-2019	11/Mar/19
231	K	304	Mr. Siddanna B. Anad	105.42	118.6			27.69			16.72	27-May-16	1,63,46,300	980900	7357-2016	27/May/16
232	K	401	Mr. Anupom Sabhapondit Ms. Eijja Khatiwora	100.52	117.11			14.49			16.72	23-Jan-15	1,51,84,400	911200	1099-2015	23/Jan/15
233	K	402	Mr. Amit Borkar Mrs. Minal Borkar	93.54		16.5		29.09			20.00	02-Jul-18	1,80,07,900	1080600	3565-2018	2/Jul/18
234	K	403	Mrs. Daksha Rajendra Badgujar Mr. Rajendra Vasant Badgujar	105.42	118.55			32.0			16.72	18-Feb-16	1,67,57,900	1005600	2179-2016	18/Jan/16
235	K	404	Mr. Dinesh Sharad Joshi Mrs. Priti Dinesh Joshi	106.03	118.55			43.04			16.72	16-Sep-15	1,80,61,700	1083800	11266-2015	16/Sep/15
236	K	501	Mr. Sudarshan Jayant Bhide Mrs. Swati Sudarshan Bhide	100.55	117.09			20.65			16.72	16-Mar-16	1,54,72,100	928500	3424-2016	16/Mar/16
237	K	502	Mr. Dinkar Vasant Gokhale Mrs. Prajakta Dinkar Gokhale	106.03	118.55			43.01			16.72	21-Feb-15	1,94,70,100	1168400	2232-2015	21/Jan/15



Handwritten signature and date: 21-1-16

SR. NO.	Wing No.	Flat No.	Name of Purchasers	Carpet Area in Sq.mtrs	B/u in Sq.mtr	Encl Bal in sq.mtr	Sit out in Sq.mtrs	Terrace in sq.mtrs	Garden in sq.mtrs	Utility in sqmtrs	Park area in sq.mtrs	Agr. Date	Agr. Amt	Stamp duty	RegnNo	RegnDate
238	K	503	Dr. Anjali Pramod Kulkarni Dr. Pramod Madhukar Kulkarni	106.03	118.55			43.01			16.72	06-Feb-15	1,84,27,300	1105800	1658-2015	6/Feb/15
239	K	504	Mr. Dayanand D Patankar Mrs. Madhuri D Patankar	93.60		15.91		19.89		2.92	20.00	29-Jun-17	1,59,08,600	954700	2643-2017	29/Jun/17
240	K	601	UNSOLD	90.24		17.00		20.60		2.61	20.00		0			
241	K	602	Dr. Amar Y. Jagtap Mrs. Ashwini Jagtap	104.89	118.55						16.72	15-Jun-15	1,64,46,600	986900	7145-2015	15/Jun/15
242	K	603	Mr. Nityanand Manohar Mehendale Mrs. Anuradha Nityanand Mehendale Mr. Pratap Nityanand Mehendale, Shweta Siddharth Bhide	104.89	118.55						16.72	18-Nov-15	1,46,77,500	880800	13563-2015	18/Nov/15
243	K	604	Mr. Pranjal Devdatta Joshi Mrs. Arti Pranjal Joshi Mr. Devdatta Madhav Joshi	100.06		16.91	32.11			2.92	20.00	16-Dec-17	1,96,08,200	1176500	5392-2017	16/Dec/17
244	D	001	Mr. Pankaj Bhagchand Chhallani	111.04					55.85	2.92	20.00	18-Aug-17	1,88,90,000	1133500	3475-2017	18/Aug/17
245	D	002	Mr. Sopan Namdeo Kondhalkar	85.09	95.95				34.36		16.72	14-Oct-15	1,40,66,100	844100	12200-2015	14/Oct/15
246	D	003	Mr. Makarand Shrikrishna Mandke Dr.(Mrs.)Ashwini Makarand Mandke	52.38	59.51				27.60	2.91	9.29	22-Aug-16	88,46,700	531000	10851-2016	22/Aug/16
247	D	004	Mr. Makarand Shrikrishna Mandke Dr.(Mrs.) Ashwini Makarand Mandke	49.93	56.21				31.88		9.29	22-Aug-16	85,01,600	510200	10852-2016	22/Aug/16
248	D	005	Mr. Yogesh Shrikrishna Kulkarni Mrs. Leena Yogesh Kulkarni	49.93	56.21				31.88		9.29	05-Jul-16	85,01,600	510200	9346-2016	5/Jul/16
249	D	006	Mr. Yogesh Shrikrishna Kulkarni Mrs. Leena Yogesh Kulkarni	52.38	59.51				27.60	2.91	9.29	05-Jul-16	88,46,700	531000	9347-2016	5/Jul/16
250	D	101	Mr. Jitendra Shrivilas Kulkarni Mrs. Ashwini Jitendra Kulkarni	105.30	118.55			20.20			16.72	19-Mar-16	1,43,98,100	864000	3773-2016	19/Mar/16
251	D	102	Mr. Shailendra Shashikant Karyekar Mrs. Shilpa Shailendra Karyekar	76.78		12.36		22.92			20.00	10-Feb-20	1,10,00,000	770100	1046-2020	10/Feb/20

SR. NO.	Wing No.	Flat No.	Name of Purchasers	Carpet Area in Sq.mtrs	B/u in Sq.mtr	Encl Bal in sq.mtr	Sit out in Sq.mtrs	Terrace in sq.mtrs	Garden in sq.mtrs	Utility in sqmtrs	Park area in sq.mtrs	Agr. Date	Agr. Amt	Stamp duty	RegnNo	RegnDate
252	D	103	Col. Amar Sudhir Parkar Smt. Shubhangi Sudhir Parkar	54.25				7.91		2.92	10.00	06-Jun-17	84,84,600	509200	2316-2017	6/Jun/17
253	D	104	Col. Amar Sudhir Parkar Smt. Shubhangi Sudhir Parkar	51.39				12.07			10.00	06-Jun-17	82,82,800	497100	2317-2017	6/Jun/17
254	D	105	Mrs. Archana Kiran Mankeshwar Mr. Kiran Arun Mankeshwar	40.03		8.80		12.08		2.28	10.00	21-Dec-17	80,42,400	482700	5499-2017	21/Dec/17
255	D	106	Mrs. Archana Kiran Mankeshwar Mr. Kiran Arun Mankeshwar	49.54		7.37	3.09	7.91		2.92	10.00	21-Dec-17	89,69,400	538300	5500-2017	21/Dec/17
256	D	201	Mr. Mayuresh S. Deosthale Mrs. Jasyandi M. Deosthale	104.89	118.55			18.43			16.72	04-Jul-16	1,62,31,000	974000	9308-2016	4/Jul/16
257	D	202	Mr. Ranjit Sadashiv Deshpande Mrs. Sharvati Ranjit Deshpande	100.52	117.12			12.38			16.72	23-Dec-15	1,47,60,600	885800	15048-2015	23/Dec/15
258	D	203	Mr. Sankarshan Sanjeev Joshi Mrs. Sangita Sanjiv Joshi	54.37			6.31	9.59		2.92	12.50	05-Jan-17	87,42,100	524700	83-2017	5/Jan/17
259	D	204	Mr. Sanjiv Shankarrao Joshi Mrs. Aboli Sankarshan Joshi Mr. Samprasad Sanjiv Joshi	51.39							12.50	05-Jan-17	73,46,700	441000	84-2017	5/Jan/17
260	D	205	Ms. Amruta Nikhil Bedare Mr. Nikhil Yashwant Bedare	49.37	56.21						9.29	13-Jul-16	69,17,700	415100	9594-2016	13/Jul/16
261	D	206	Ms. Amruta Nikhil Bedare Mr. Nikhil Yashwant Bedare	51.94	59.51						9.29	13-Jul-16	75,04,800	450300	9595-2016	13/Jul/16
262	D	301	Dr. Geeta Zunjurwad	106.03	118.55			43.01			16.72	02-Mar-16	1,94,70,100	1168300	2834-2016	2/Mar/16
263	D	302	Mr. Nishant Arvind Gavali Mr. Arvind K. Gavali Mrs. Kanchan Nishant Gavali	101.08	117.12			25.53			16.72	21-Oct-15	1,39,87,700	839400	12583-2015	21/Oct/15
264	D	303	Mr. Jeevan Sharad Wagh Mrs. Nishigandha Jeevan Wagh	51.82	59.50			10.83			9.29	20-May-16	61,04,400	366400	6986-2016	20/May/16
265	D	304	Mr. Jeevan Sharad Wagh Mrs. Nishigandha Jeevan Wagh	49.37	56.20			12.07			0.00	20-May-16	54,98,500	330100	6987-2016	20/May/16
266	D	305	Mrs. Mugdha K. Sardeshpande Mr. Shashank M. Deogadkar	40.03		8.80		12.08		2.28	10.00	27-Sep-17	69,49,600	417100	4046-2017	27/Sep/17
267	D	306	Mrs. Mugdha K. Sardeshpande Mr. Shashank M. Deogadkar	46.71		7.37	5.92	7.91		2.22	10.00	27-Sep-17	78,47,500	471100	4047-2017	27/Sep/17



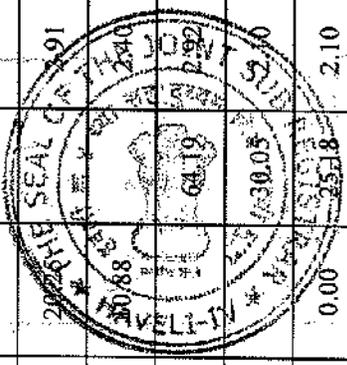
Handwritten signatures and dates in a box. The signatures appear to be 'S. Deosthale' and 'S. Deosthale'. The dates are '26/07' and '26/07'. There are also some illegible handwritten marks.

SR. NO.	Wing No.	Flat No.	Name of Purchasers	Carpet Area in Sq.mtrs	B/u in Sq.mtr	Encl Bal in sq-mtr	Sit out in Sq.mtrs	Terrace in sq.mtrs	Garden in sq.mtrs	Utility in sqmtrs	Park area in sq.mtrs	Agr. Date	Agr. Amt	Stamp duty	RegnNo	RegnDate
268	D	401	Mr. Prashant Suresh Pardeshi Mrs. Neeta Prashant Pardeshi	105.42	118.55						16.72	25-Aug-15	1,62,77,200	976800	10293-2015	25/Aug/15
269	D	402	Dr. Bipin Baburao Vibhute Mrs. Priyanka Bipin Vibhute	106.42							20.00	09-Jun-17	1,71,27,800	1027800	2359-2017	9/Jun/17
270	D	403	Mr. Sujit Abajirao Jagtap	51.93	59.50						9.29	28-Mar-16	62,17,100	373200	4091-2016	28/Mar/16
271	D	404	Mrs. Varsha Sujit Jagtap	49.36	56.21						9.29	28-Mar-16	52,42,800	314700	4092-2016	28/Mar/16
272	D	405	Mr. Anant Eknath Kulkarni Mr. Rohan Anant Kulkarni Mrs. Sunita Anant Kulkarni	49.36	56.21						9.29	21-Dec-15	66,04,200	396400	14922-2015	21/Dec/15
273	D	406	Mr. Anant Eknath Kulkarni Mr. Rohan Anant Kulkarni Mrs. Sunita Anant Kulkarni	51.93	59.51						9.29	21-Dec-15	71,84,200	431200	14923-2015	21/Dec/15
274	D	501	Mr. Prashant Panditrao Chede	106.03	118.60						16.72	27-Jun-16	1,69,67,400	1018200	9011-2016	27/Jun/16
275	D	502	Mr. Vivek Vinayak Pandharkar Mrs. Varshada Vivek Pandharkar	100.55	117.12						16.72	25-Aug-16	1,24,39,000	746500	10990-2016	25/Aug/16
276	D	503	Mr. Sudhakar Wadnerkar Mr. Chetan Wadnerkar	101.56	115.72						16.72	31-Dec-15	1,34,85,500	809300	15402-2015	31/Dec/15
277	D	504	Mr. Anil Kamalakar Bhagat Mrs. Trupti Sushant Gharat	95.08		15.69	6.05			2.92	20.00	20-Feb-18	1,66,37,900	998300	1036-2018	21/Feb/18
278	D	601	Mr. Nitin Ramchandra Dhavalikar Mrs. Prachi Nitin Dhavalikar	104.89	118.55						16.72	19-Mar-16	1,18,16,900	889200	3772-2016	19/Mar/16
279	D	602	Mrs. Anjali Narendra Joshi Mr. Narendra Dattatray Joshi	94.90		12.32				2.61	20.00	30-Jan-18	1,72,16,000	1033100	243-2018	31/Jan/18
280	D	603	UNSOLD	95.08		16.67	6.05			2.92	20.00		0			
281	D	604	Mr. Mahesh Manohar Bondre Mrs. Bhagyashree Mahesh Bondre	101.69	115.72			28.79			16.72	06-Sep-16	1,67,26,200	1003700	11327-2016	6/Sep/16
282	A	001	Mr. Nilesh Jayant Karandikar Mrs. Asmita Nilesh Karandikar	72.83					19.56	1.8	10.00	13-Mar-18	90,79,700	544900	1467-2018	13/Mar/18
283	A	002	Mr. Nachiket Manohar Tulpule Mrs. Vaidehi Nachiket Tulpule	74.71					22.33	1.8	12.50	07-Jan-17	1,06,06,600	636500	61-2017	7/Jan/17

SR. NO.	Wing No.	Flat No.	Name of Purchasers	Carpet Area in Sq.mtrs	B/u in Sq.mtr	Encl Bal in sq.mtr	Sit out in Sq.mtrs	Terrace in sq.mtrs	Garden in sq.mtrs	Utility in sqmtrs	Park area in sq.mtrs	Agr. Date	Agr. Amt	Stamp duty	RegnNo	RegnDate
284	A	003	Mrs. Ujwala Arinjay Shah Mr. Arinjay Hirachand Shah Mr. Vishal Arinjay Shah	1119.79					62.86	2.92	20.00	05-Nov-18	1,76,42,500	1058600	5605-2018	5/Nov/18
285	A	004	Mr. Navin Kumar Chhejed Mr. Dilip Kumar Chhejed	111.04					70.10	3.12	20.00	30-Jun-17	1,55,11,500	930800	2734-2017	30/Jun/17
286	A	101	Mr. Gaurang P. Gandhi Mrs. Preksha G. Gandhi	63.11		9.15		6.56		1.80	10.00	23-Mar-18	86,24,100	517500	1745-2018	23/Mar/18
287	A	102	Dr. Pankaj Dharmaraj Wadile Mrs. Aarti Pankaj Wadile	73.79				6.56		1.80	10.00	21-Mar-17	1,00,20,200	601400	1105-2017	21/Mar/17
288	A	103	Mr. Arinjay Hirachand Shah Mrs. Ujwala Arinjay Shah Mrs. Trupti D. Shah	99.39		19.25		17.28		2.92	20.00	05-Nov-18	1,56,76,300	940600	5606-2018	5/Nov/18
289	A	104	Mrs. Nutan Prashant Khaladkar Mr. Prashant Bhagwan Khaladkar	97.06		19.36	12.12	17.28		3.12	20.00	25-Apr-19	1,70,10,100	1190800	2333-2019	25/Apr/19
290	A	201	Mr. Paritosh Avinash Mulay Mr. Avinash Vasantrao Mulay Mrs. Sumita A. Mulay	72.63			9.76	3.12		1.80	20.00	28-Feb-17	97,96,000	587900	722-2017	28/29 Feb/17
291	A	202	Mrs. Supriya Shrinivas Pundale Mr. Shrinivas Shankar Pundale	74.27			9.76	2.33		1.80	10.00	31-Jan-17	1,07,95,400	647900	368-2017	31/Jan/17
292	A	203	Mr. Pushkaraj Prabhakar Joshi Mrs. Sace Pushkaraj Joshi Mrs. Vidya Prabhakar Joshi	99.38		19.36		29.08		2.92	20.00	11-Jul-19	1,78,02,000	1246200	5606-2019	11/Jul/19
293	A	204	Mrs. Jyoti Kumar Shete Mr. Kumar Damodar Shete	90.75		18.84		15.30		2.92	20.00	13-Nov-18	1,70,14,000	1020900	5624-2018	13/Nov/18
294	A	301	Mr. Kaustubh Dhananjay Jedhe Mrs. Sonal Kaustubh Jedhe	72.15				6.56		1.80	10.00	14-Feb-17	96,08,400	576700	560-2017	14/28 Feb/17
295	A	302	Mr. Virendra Dhananjay Jedhe Mrs. Aruna Dhananjay Jedhe	73.78				6.56		1.80	10.00	14-Feb-17	97,95,300	587900	561-2017	14/28 Feb/17
296	A	303	Mr. Kunal K. Punde Mrs. Deepali Kunal Punde	99.47		18.71		10.80		2.92	20.00	04-Jan-20	1,74,55,300	1221900	119-2020	4/Jan/20
297	A	304	Mr. Milind Madhukar Kulkarni Mrs. Surekha Milind Kulkarni	97.25		19.18	11.86	25.21		1.80	20.00	13-Aug-19	2,03,17,700	1422300	6739-2019	13/Aug/19

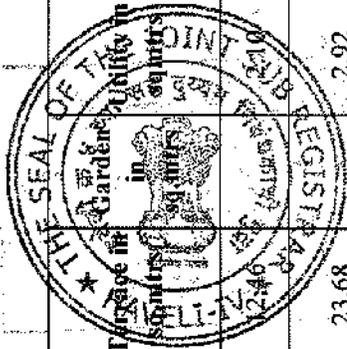
SR. NO.	Wing No.	Flat No.	Name of Purchasers	Carpet Area in Sq.mtrs	B/u in Sq.mtr	Encl Bal in sq.mtr	Sit out in Sq.mtrs	Terrace in sq.mtrs	Garden in sq.mtrs	Utility in sq.mtrs	Park area in sq.mtrs	Agr. Date	Agr. Amt	Stamp duty	RegnNo	RegnDate
298	A	305	Mr. Umeshprasad Khemlat Mahato Mrs. Rubbykumari Umeshprasad Mahato	90.82		19.30					20.00	24 May 19	1,78,70,800	1251000	3853-2019	24/May/19
299	A	306	Mrs. Amajya Yogesh Deshpande Mr. Yogesh Mannohan Deshpande	96.35		13.96					20 & 10	18-Jan-19	1,82,28,600	1093800	899-2019	18/Jan/19
300	A	307	Guest Room													
301	A	401	Mr. Rohan Sadanand Joglekar Mr. Sadanand Panduranga Joglekar	72.63			9.77	4.22		1.80	10.00	19-Apr-17	97,79,900	586900	1662-2017	19/Apr/17
302	A	402	Mrs. Sandhya Laxmikant Kulkarni Ms. Sampada Laxmikant Kulkarni	69.34		8.84	5.09	3.42		1.80	10.00	24-Oct-17	1,04,95,300	629900	4489-2017	24/Oct/17
303	A	403	Mrs. Santoshkumari Dindayal Sharma Mr. Dindayal Pukhraj Sharma	99.16		19.30		3.42		1.80	20.00	24-Jun-19	1,79,81,700	1259000	4875-2019	24/Jun/19
304	A	404	Mrs. Sheela Sunil Sarda Mr. Sunil Zumberlal Sarda	90.81		19.30		29.08		1.80	20.00	05-Dec-19	1,88,43,300	1349100	9936-2019	5/Dec/19
305	A	405	Dr. Vallari Shardul Soman Dr. Shardul Madhav Soman	97.25		19.18	11.86	13.22		2.92	20.00	27-Jan-20	1,75,30,100	1227200	658-2020	27/Jan/20
306	A	406	Mr. Shivraj R. Motegaonkar Mrs. Minal Shivraj Motegaonkar	101.89		14.47	11.86	20.25		2.92	20.00	01-Aug-17	1,44,45,600	866900	3210-2017	1/Aug/17
307	A	407	Mr. Pranav Suhas Kale Mrs. Jyoti Suhas Kale	79.26		5.05		58.76		2.36	10.00	13-Dec-18	1,52,30,600	913900	6058-2018	13/Dec/18
308	A	501	Mr. Mangesh Vasant Tikhe Mrs. Shubhada Mangesh Tikhe	69.98				6.56		1.80	12.50	30-Dec-16	99,37,300	596400	14791-2016	30/Dec/16
309	A	502	Mr. Yogesh Wamanrao Pandav Mrs. Kirti Yogesh Pandav	73.79				6.56		1.80	10.00	13-Feb-17	1,00,99,200	606100	546-2017	13/feb/17
310	A	503	Mr. Sandeep Dilip Deshpande Dr. Shweta Sandeep Deshpande Mr. Dilip Madhav Deshpande	99.46		19.18		17.28		2.92	20.00	30-Jan-20	1,79,01,700	1253200	792-2020	30/Jan/20
311	A	504	Mr. Sameer Vijay Deshpande Mrs. Pallavi Sameer Deshpande	97.18		19.18	11.86	25.28		3.12	20.00	12-Jul-19	2,06,09,000	1442700	5640-2019	12/Jul/19
312	A	505	Mr. Saurabh Shyamkant Jogi	90.76		18.84		15.51		2.91	20.00	22-Mar-19	1,70,53,200	1193800	1318-2019	22/Mar/19

SR. NO.	Wing No.	Flat No.	Name of Purchasers	Carpet Area in Sq.mtrs	B/a in Sq.mtr	Encl Bal in sq.mtr	Sit out in Sq.mtrs	Terrace in sq.mtrs	Garden in sq.mtrs	Utility in sqmtrs	Park area in sq.mtrs	Agr. Date	Agr. Amt	Stamp duty	RegnNo	RegnDate
313	A	506	Mr. Sourabh Narayan Sane Mrs. Madhuli Sourabh Sane	110.22				19.11		2.91	25.00	02-Jan-17	1,69,29,300	1015900	4-2017	2/Jan/17
314	A	507	Mr. Gangadhar Yallappa Kadam	74.73		4.52		13.45		2.44	10.00	24-Oct-18	1,06,58,100	639500	5330-2018	24/Oct/18
315	A	601	Mr. Tejas Taranekar	67.69		8.84	5.09	2.79		1.80	10.00	17-Jan-19	98,23,000	589500	212-2019	17/Jan/19
316	A	602	Dr. Varsha Harshwardhan Oke Dr. Harshwardhan Arvind Oke	69.34		8.84	5.09	3.42		1.80	10.00	18-Sep-18	1,16,05,700	696500	4757-2018	18/Sep/18
317	A	603	Dr. Sunita Shreenivas Kale Mr. Shreenivas Shamrao Kale	99.46		19.30		24.76		2.92	20.00	11-Feb-19	1,73,75,800	1042600	658-2019	11/Feb/19
318	A	604	Mrs. Sangeeta Sanjay Joshi Mr. Sanjay Mukund Joshi	90.81		18.77		15.51		3.12	10 & 20	14-May-19	1,75,44,800	1228200	3499-2019	14/May/19
319	A	605	Mr. Anand Singh Dhukal Singh Chundawat Mr. Vikram Singh Anand Singh Chundawat	97.25		19.71	11.86	26.12		2.92	20.00	30-Sep-19	1,86,00,000	1302000	8102-2019	30/Sep/19
320	A	606	Mrs. Sujata Ganesh Ganjale Mr. Ganesh Dattatraya Ganjale	106.05			18.54	20.88		2.91	25.00	29-Dec-16	1,62,82,600	977100	14758-2016	29/Dec/16
321	A	607	Mr. Ashish Hariprasad Kalantri Mr. Gauri Ashish Kalantri	75.51		4.52		20.88		2.92	10.00	22-Jan-19	1,01,41,600	608600	287-2019	22/Jan/19
322	A	010	Mr. Chirag Ram Kadam Mrs. Apsara Ram Kadam	111.04						2.92	20.00	24-Jan-19	1,64,15,100	985100	393-2019	25/Jan/19
323	A	011	Mr. Sanjay Krishna Chillal Mrs. Geeta Sanjay Chillal	71.86			10.49			2.10	12.50	21-Dec-16	1,00,75,800	604700	14237-2016	21/Dec/16
324	A	012	Mr. Sameer Hanumant Kunden Mrs. Meghna Sameer Kunden	78.63			5.44	0.00		2.10	10.00	05-Nov-18	1,25,19,200	751200	5604-2018	5/Nov/18
325	A	110	Mr. Sameer Jayant Abhyankar Mrs. Shalaka Sameer Abhyankar	100.70		13.93	10.40	17.32		2.92	20.00	02-Nov-19	1,89,87,800	1329200	9004-2019	2/Nov/19
326	A	111	Mrs. Rani Pravin Bangar Mr. Pravin Mahadeo Bangar	73.52			10.49			2.10	10.00	28-Feb-17	1,07,97,700	648000	729-2017	28/Feb/17
327	A	112	Mrs. Trishala Shitalkumar Shaha Mr. Suvid Shitalkumar Shaha	68.84		8.92	5.44			2.10	10.00	15-Nov-18	1,18,05,800	708400	5639-2018	15/Nov/18
328	A	210	Mr. Shivaji Dhondiba Male[HUF]	96.58		12.93				2.92	20.00	11-Mar-19	1,57,72,900	1104200	1115-2019	11/Mar/19
329	A	211	Mr. Shahajirao Sitaram Galgate	64.32		9.43		26.16		2.10	10.00	01-Jun-19	1,39,17,500	974300	4118-2019	1/Jun/19



Handwritten text and signatures in a box, including the name 'M. O. B. R. N. G.' and other illegible markings.

SR. NO.	Wing No.	Flat No.	Name of Purchasers	Carpet Area in Sq.mtrs	B/u in Sq.mtr	Encl Bal in sq.mtr	Sit out in Sq.mtrs	Terrace in sq.mtrs	Park area in sq.mtrs	Agr. Date	Agr. Amt	Stamp duty	RegnNo	RegnDate
330	A	212	Mrs. Anita Ajay Sheth Mr. Ajay Shirikrishna Sheth	63.97		9.43			10.00	18-Aug-17	95,87,500	575400	3473-2017	18/Aug/17
331	A	308	Mr. Ramprasad Subhashchandra Zanwar Mrs. Jyoti Ramprasad Zanwar	96.49		13.55		23.68	20.00	09-Nov-17	1,52,75,900	916700	4724-2017	9/Nov/17
332	A	309	Mrs. Smita Hrishikesh Sowani Mr. Hrishikesh Dhananjay Sowani Mrs. Madhuri Dhananjay Sowani	96.24		13.80		24.75	16.72	28-Jan-20	1,69,80,200	1188700	701-2020	28/Jan/20
333	A	310	Mr. Sameer Puppai Ms. Aarti Lad Mr. Ravi Puppai	100.69		13.95	10.40	21.28	16.72	11-Sep-19	1,91,14,300	1338100	7635-2019	11/Sep/19
334	A	311	Mr. Kaustubha Dinesh Pathak Mrs. Dipti Kaustubha Pathak	73.52			10.49	22.10	12.50	03-Jan-17	1,08,56,200	651500	18-2017	3/Jan/17
335	A	312	Mrs. Archana Yuvraj Pasalkar	68.92		8.85	5.44	22.10	10.00	29-Dec-17	1,07,39,300	644500	5703-2017	29/Dec/17
336	A	313	Guest Room											29
337	A	314	Guest Room											08
338	A	315	Guest Room											
339	A	408	Mrs. Uma Mihir Kulkarni Mr. Mihir Sourabh Kulkarni	110.82			18.85	12.35	20.00	18-Feb-17	1,85,47,700	1113000	646-2017	18/Feb/17
340	A	409	Mrs. Kajal Suraj Tarwani Mr. Suraj Kundandas Tarwani	102.07		14.27	12.22	17.32	20.00	13-Nov-19	1,66,10,300	1162800	9239-2019	13/Nov/19
341	A	410	Ms. Samruddhi Aniruddha Deshpande Mrs. Anjali Aniruddha Deshpande	96.59		13.45		29.11	20.00	24-Jul-19	1,87,49,700	1312600	6084-2019	25/Jul/19
342	A	411	Mr. Shivaji Narayan Nalawade	64.02		9.38		13.74	10.00	28-Nov-17	93,13,200	558900	5051-2017	28/Nov/17
343	A	412	Mr. Jugalkishor Laxmichand Jakhotia Mrs. Manda Jugalkishor Jakhotia	64.55		9.36		26.16	10.00	09-Nov-17	1,13,94,300	683800	4725-2017	9/Nov/17
344	A	508	Ms. Soma Dilip Ghosh	104.90				14.96	25.00	31-Dec-16	1,63,34,600	980200	14831-2016	31/Dec/16
345	A	509	Mr. Parag Ramsukh Rathi Mrs. Pooja Parag Rathi	96.24		13.80		33.39	10.00	21-Jun-19	1,70,61,800	1194400	4851-2019	21/Jan/19
346	A	510	Mr. Amol Machindra Landge Ms. Kartiki Madhukar Shelke	100.68		13.94	10.40	17.32	20.00	07-Nov-19	1,50,45,100	1053200	9110-2019	7/Nov/19
347	A	511	Mr. Ajay Balkrishna Todankar	68.92		8.85	5.44		10.00	06-Feb-18	1,09,99,300	660000	778-2018	2/Jan/00

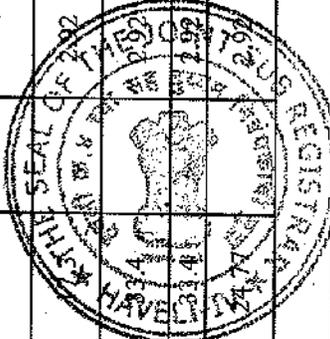


Handwritten signatures and initials in blue ink, including 'Ravi Puppai' and 'Uma Mihir Kulkarni'.

SR. NO.	Wing No.	Flat No.	Name of Purchasers	Carpet Area in Sq.mtrs	B/u in Sq.mtr	Encl Bal in sq.mtr	Sit out in Sq.mtrs	Terrace in sq.mtrs	Garden in sq.mtrs	Utility in sqmtrs	Park area in sq.mtrs	Agr. Date	Agr. Amt	Stamp duty	RegnNo	RegnDate
348	A	512	Mrs. Pooja Shankar Pawar Mr. Shankar Ganpat Pawar	68.92		8.85	5.44			2.10	10.00	14-Sep-18	86,00,000	516100	4704-2018	14/Sep/18
349	A	608	Mr. Anant H. Bhure Mrs. Ruby A. Bhure Mr. Ajay Anantrao Bhure	111.35			18.85	29.46		2.91	20.00	07-Feb-17	2,05,07,700	1230600	476-2017	7/Feb/17
350	A	609	Mr. Amit Dhananjaya Dhadphale Mrs. Awanti Amit Dhadphale	102.16		14.27	12.22	17.31		2.92	10.00	25-Jan-20	1,97,69,000	1383900	1160-2020	25/Jan/20
351	A	610	Mr. Sandeep Chandrakant Deshpande Mrs. Suyoga Sandeep Deshpande	96.55		13.59		33.39		2.92	20.00	14-Feb-20	1,94,91,700	1364500	1233-2020	14/Feb/20
352	A	611	Mrs. Arundhati Rahul Bali - Goriwale Mrs. Latika Anil Bali	64.11		9.36		15.16		2.10	10.00	02-Dec-17	1,05,08,200	630600	5117-2017	2/Dec/17
353	A	612	Mr. Ramchandra Narhar Joshi Mrs. Sandhya Ramchandra Joshi	64.11		9.36	5.11			2.92	10.00	17-Feb-18	1,05,45,300	632900	992-2018	17/Jan/18
354	C	001	Mr. Nilesh Rajendra Malwadkar Ms. Aarya Nilesh Malwadkar	77.17						2.91	10.00	29-Nov-18	1,32,04,900	792300	5843-2018	29/Nov/18
355	C	002	Mr. Mihir K. Gokhale Mrs. Uttara M. Gokhale	111.04						2.91	20.00	21-Sep-18	1,99,87,500	1199300	4833-2018	21/Sep/18
356	C	003	Mrs. Jayshree Ashok Jadhav Mr. Ashok Baburao Jadhav	111.04						2.92	20.00	27-Sep-18	1,60,00,000	960100	4896-2018	27/Sep/18
357	C	004	Mr. Vaibhav Pramod Hadule	111.04						2.91	20.00	29-Jun-17	1,95,99,100	1176100	2690-2017	29/Jun/17
358	C	005	Mr. Yogesh Nilkanth Dixit Mrs. Arati Yogesh Dixit	109.90						2.92	20.00	27-Nov-18	2,01,01,900	1206200	5801-2018	27/Nov/18
359	C	101	Mr. Shihil Ashok Shetty Mr. Ashok Koraga Shetty	66.96		12.53	5.11	4.48		2.92	10.00	21-Jun-18	1,08,57,600	651500	3379-2018	21/Jun/18
360	C	102	Mr. Atul Kamlakar Tamboli Mrs. Kshiti Atul Tamboli	91.25		18.27		15.32		2.92	20.00	10-Apr-19	1,68,56,700	1180000	1651-2019	10/Apr/19
361	C	103	Mr. Raghavendra Bhalchandra Bhat Mrs. Rajeshri Raghavendra Bhat Mr. Upendra Raghavendra Bhat	97.75		18.66	12.22	17.31		2.92	20.00	14-Feb-20	1,79,93,300	1259600	1227-2020	14/Jan/20
362	C	104	Mrs. Premilata Nandkumar Pai	102.55		13.93	14.03	17.31		2.92	20.00	06-Feb-19	1,97,13,000	1182800	567-2019	6/Jan/19

SR. NO.	Wing No.	Flat No.	Name of Purchasers	Carpet Area in Sq.mtrs	B/u in Sq.mtr	Encl Bal in sq.mtr	Sit out in Sq.mtrs	Terrace in sq.mtrs	Garden in sq.mtrs	Utility in sq.mtrs	Park area in sq.mtrs	Agr. Date	Agr. Amt	Stamp duty	RegnNo	RegnDate
363	C	105	Mr. Shrikishna Vasudeo Govande Mrs. Vidula Shrikishna Govande Mr. Nilesh Shrikishna Govande	94.92		18.47	11.30				20.00	19-Oct-18	1,88,80,300	1132900	5212-2018	19/Oct/18
364	C	201	Mr. Sunil Shripatrao Chougale Mrs. Asawari Sunil Chougale	62.22		12.93					10.00	12-Oct-18	1,20,90,000	725400	5113-2018	12/Oct/18
365	C	202	Dr. Kavita Nitin Kareer	97.02		18.64	9.33				20.00	31-Dec-20	1,59,20,800	477700	49-2021	4/Jan/21
366	C	203	Mr. Dinesh Satpal Agarwal Mrs. Chetana Dinesh Agarwal	109.67				15.52		2.92	20.00	20-Jan-17	1,15,22,400	696600	217-2017	20/Jan/17
367	C	204	Mr. Rajesh Satpal Agarwal Mrs. Jayu Rajesh Agarwal	109.67				15.51		2.92	20.00	20-Jan-17	1,15,21,600	696500	213-2017	20/Jan/17
368	C	205	Mr. Prashant Gurunath Urunkar Mrs. Shilpa Prashant Urunkar	92.06		18.6		29.05		2.92	20.00	11-Jan-18	1,33,66,600	802100	239-2018	11/Jan/18
369	C	301	Mrs. Seema Ashok Mohite	66.85		12.53	5.11	6.48		2.83	10.00	24-Jul-18	89,07,700	534600	11676-2018	24/Jul/18
370	C	302	Mr. Onkar Chandrakant Kothhari Mrs. Mayura Onkar Kothhari	91.13		19		24.77		2.92	20.00	07-Oct-19	1,81,95,200	1273800	8350-2019	7/Oct/19
371	C	303	Mr. Kedar Balkrishna Patki Mrs. Dipali Kedar Patki	97.75		18.66	12.22	17.50		2.92	20.00	20-Dec-19	1,99,68,100	1397800	10333-2019	20/Dec/19
372	C	304	Mr. Sujay Sampat Shelke Mrs. Amruta Sujay Shelke	102.44		13.44	14.03	10.84		2.92	20.00	20-Jan-20	1,89,34,000	1325400	466-2020	20/Jan/20
373	C	305	Ms. Anusree Prabhakaran Mr. Lakshimikant Baburao Yenge	94.92		18	11.30	10.35		2.92	20.00	02-Jan-19	1,82,32,300	1094000	20-2019	2/Jan/19
374	C	401	Ms. Nikita Sawant Mr. Anant Yashwant Sawant Mrs. Anant Sawant	62.22		12.93		9		2.83	10.00	05-Mar-18	99,65,300	598000	1310-2018	5/Mar/18
375	C	402	Mr. Nikhil Ramesh Deshpande Mrs. Ashlesha Nikhil Deshpande Mrs. Sneha Ramesh Deshpande	96.83		18.36	9.33	9.54		2.92	20.00	07-Jun-19	1,75,00,000	1225000	4347-2019	10/Jun/19
376	C	403	Mrs. Madhuri Arvind Sarnaik Mr. Arvind Janardan Sarnaik	91.22		18.91		29.05		2.92	20.00	19-Mar-20	1,74,40,100	1220900	2122-2020	19/Mar/20
377	C	404	Mr. Anil Purushottam Deshpande	96.63		13.5	0	29.05		2.92	20.00	23-Dec-19	1,72,57,000	1208000	10409-2019	23/Dec/19
378	C	405	Mr. Arvind P. Zope Mrs. Manisha Arvind Zope	109.06				33.41		2.72	25.00	11-Jan-17	1,46,52,000	879300	109-2017	11/Jan/17

SR. NO.	Wing No.	Flat No.	Name of Purchasers	Carpet Area in Sq.mtrs	B/u in Sq.mtr	Encl Bal in sq.mtr	Sit out in Sq.mtrs	Terrace in sq.mtrs	Garden in sq.mtrs	Utility in sq.mtrs	Park area in sq.mtrs	Agr. Date	Agr. Amt	Stamp duty	RegnNo	RegnDate
379	C	501	Mrs. Sharvari Amit Deshpande Mr. Amit Vilas Deshpande	66.96		12.53	5.11	4.48		2.83	10.00	03-Nov-18	1,28,85,300	773200	5584-2018	3/Nov/18
380	C	502	Mr. Hrishikesh Arvind Deshmukh Ms. Prajakta Saigar	109.68				19.89		2.92	20.00	15-Apr-17	1,60,68,100	964200	1603-2017	15/Apr/17
381	C	503	Mrs. Rachana Akshay Ranade Mr. Akshay Arvind Ranade	97.75		18.19	12.22	12.89		2.92	20.00	07-Aug-19	1,74,39,000	1220800	6623-2019	7/Aug/19
382	C	504	Mrs. Geeta Bhushan Pitambare Mr. Bhushan Bhalchandra Pitambare	102.41		13.93	14.03	17.3		2.92	20.00	14-Feb-19	1,99,03,600	1194300	715-2019	14/feb/19
383	C	505	Ms. Padmaja Rajendra Mangaonkar	94.92		18.48	11.30	16.87		2.92	20.00	12-Feb-18	1,44,31,700	866100	879-2018	14/feb/18
384	C	601	Mr. Ramakant Shivnaryan Bhutada Mrs. Rakhi Ramakant Bhutada	62.22		12.93		9		2.83	10.00	26-Apr-18	94,76,300	568700	2468-2018	26/Apr/18
385	C	602	Mrs. Seema Mahesh Mhetre Mr. Mahesh Shashikant Mhetre	97.02		18.64	9.33				20.00	18-Oct-19	1,79,99,200	1260000	8686-2019	18/Oct/19
386	C	603	Mr. Unmil Vinay Tambe	91.28		18.81					20.00	01-Jun-19	1,92,34,200	1346500	4134-2019	1/Jan/19
387	C	604	Mr. Ram Dashrath Paclpute	96.65		13.44					20.00	22-Dec-18	1,52,87,600	917300	20399-2018	22/Dec/18
388	C	605	Mrs. Vedashree Ajinkya Gokhale Mr. Kedar Gopal Takalkar	92.06		18.6					20.00	20-Nov-18	1,54,24,000	925500	5721-2018	20/Nov/18
Total														5,29,93,12,400	32,41,29,490	



8-11-18
 9078 48 44
 2022

ANNEXURE - 7

SR. NO.	Win g No.	Flat No.	Name of Purchasers	Carpet Area in Sq.mtrs	B/u in Sq.mtr s.	Encl. Bal. in sq.mtrs	Sit out in Sq.mtr s	Terrace in sq.mtrs	Garden in sq.mtrs	Utility in sqmtrs	Park area in sq.mtrs	Agr. Date	Agr. Amt	RegnNo	RegnDate
11	G	606	Mr.Amod Arvind Kulkarni & Mrs.Astha Amod Kulkarni	50.52	58.06	0.00	0.00	14.63	0.00	0.00	9.29	20/01/2021	9700000	783-2021	20/01/2021
12	G	607	Mr. Yogesh Bhaskar Kamble	0.00	57.05			14.64			9.29	30/12/2020	8500000	14531-2020	30/12/2020
13	H	303	Dr. Pradnya Prabhakar Mali & Dr.Nilesh Dattatray Darwade	80.21	90.84	0.00	0.00	25.40	0.00	0.00	9.29	19/06/2020	13500000	2394-2020	19/06/2020
14	H	601	Dr. Anand Umesh Nadkarni, Anupama Anand Nadkarni	145.03							16.72	28/06/2018	23268000	3500-2018	28/06/2018
15	I	105	Mr. Shashank Shivaji Pokharkar	89.12		18.49					20.00	02/05/2019	18000000	7492-2019	02/05/2019
16	J	501	Anand Sham Chandak, Nilam Anand Chandak, Sushila Sham Chandak	145.47	163.22						16.72	22/01/2021	17177000	1208-2021	22/01/2021
17	J	503	Mr. Abhijeet Mukund Gholkar Mrs Aishwarya Abhijit Gholkar	145.03	163.22			42/46			16.72	05/11/2018	28000000	18001-2018	05/11/2018
18	J	604	Mr. Sheetal Kumar Shantilal Khinvasara & Mr. Abhaykumar Shantilal Khinvasara	130.15		22.78		50/26		400	20.00	18/01/2019	22700000	548-2019	18/01/2019
19	J	604	Mr. Harsh Mahesh Sampat & Mrs. Hemanya Harsh Sampat	130.15		22.78		50/26		400	20.00	18/10/2020	23500000	13749-2020	18/10/2020
20	K	402	Sujata Surendra Paripatydar & Sudershan Jayant Bhide	93.54		16.50		29/09		292	20.00	13/09/2019	21200000	13453-2019	13/09/2019

SR. NO.	Win No.	Flat No.	Name of Purchasers	Carpet Area in Sq.mtrs	B/u in Sq.mtr s.	Encl. Bal. in sq.mtrs	Sit out in Sq.mtr s	Terrace in sq.mtrs	Garden in sq.mtrs	Utility in sqmtrs	Park area in sq.mtrs	Agr. Date	Agr. Amt	RegnNo	RegnDate
1	A	004	Mrs. Sheetal Krishnakumar Kachba , Mr. Krishnakumar Ramchandra Kachba	111.04	0.00	0.00	0.00	0.00	70.10	3.12	20.00	05/09/2020	16500000	7233-2020	05/09/2020
2	A	304	Snehal Uddhavrao Fullzale & Vrushali Snehal Fullzale	97.25	0.00	0.00	11.38	26.21	0.00	3.12	20.00	07/08/2020	22500000	2933-2020	11/08/2020
3	F	402	M/s. Ashoka Engineering company	100.38	16.05		17.32	12.27		2.92	20.00	15/09/2018	15000000	13527-2018	15/09/2018
	F	402	Mr. Vilas Sukhdeo Shinde & Mrs. Varsha Vilas Shinde	100.38	0.00			17.32	0.00	2.92	20.00	29/03/2019	16500000	5116-2019	29/03/2019
4	F	604	Mr. Dhaval Arvind Bahua and Mr. Arvind Bhanji Bahua	105.42	0.00	0.00	0.00	36.33	0.00	0.00		28/05/2018	18500000	4641-2018	28/05/2018
5	G	206	Suchta Sachin Parakh, Sachin Sampatlal Parakh	50.52	58.60	0.00	0.00	14.63	0.00	0.00	9.29	25/08/2020	85000000	7244-2020	25/08/2020
6	G	302	Mrs. Anjali Ashutosh Patale and Mr. Ashutosh Subhash Patale	51.06	57.78	0.00	0.00	21.43	0.00		9.29	11/10/2018	87000000	16186-2018	11/10/2018
7	G	303	Mr. Vaibhav Prakash Divekar and Mrs. Rashmi Vaibhav Divekar	51.03	57.21	0.00	0.00	18.28	0.00	0.00	9.29	25/06/2018	75000000	8067-2018	26/06/2018
8	G	307	Sharda Pandurang Dhupal, Ashish Pandurang Dhupal	51.03	57.50	0.00	0.00	18.28			9.29	05/01/2020	10500000	175-2020	05/01/2020
9	G	601	Prashant Sharadchand Dravid & Savita Prashant Dravid	113.70	129.02	48.00		35.13			16.72	03/10/2019	22000000	15013-2019	03/10/2019
10	G	603	Smita Sachin Mandhare & Sachin Vilas Mandhare	50.53	57.21	0.00	0.00	8.07			9.29	27/05/2021	10500000	6444 -2021	27/05/2021



पीएनए/ पीएनए(४)/ एचएसजी /
(टीसी) / १२०८४/२०१८-२०१९

दिनांक ५/०६/२०१८

महाराष्ट्र शासन

सहकार, पणन व वस्त्रोद्योग विभाग

नोंदणी प्रमाणपत्र

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

रोहन कृतिका सहकारी गृहरचना संस्था मर्या.,
स.नं.११७/ए/१, ११७/बी, फायनल प्लॉट नं.५३८/ए, पर्वती,
सिंहगड रोड, पुणे ४११०३०

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्थांचे नियम, १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे

वर्गीकरण " गृहनिर्माण संस्था " असून

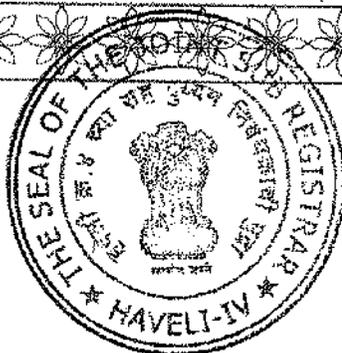
उपवर्गीकरण " भाडेकरु सहभागीदारी गृहनिर्माण संस्था " आहे.

पुणे
दिनांक ५/०६/२०१८



(शाहुराज हिरे) 5/6/18

उपनिबंधक, सहकारी संस्था
पुणे शहर (४), पुणे



हवेली-४
१०४६ ५० ०५
२०२२

ankur associates

101, TEJOVALAY, CTS. NO. 1187/19, GHOLE ROAD, SHIVAJI NAGAR,
PUNE - 411 005. E-mail : ankurassociates@gmail.com
TEL.: 020 - 6604 2800 / 6604 2801 / 6604 2802

DATE: 17/01/2022.

CERTIFICATE

(TO WHOM SO EVER IT MAY CONCERN)

This is to state that the Project "ROHAN KRITIKA" situated at S. no. 117A/1, 117B, F. P. No. 538/A, at Parvati, Sinhgad Road, Pune. The Client have constructed Residential buildings as per approved building plan by Pune Muncipal Corporation, Pune vide Commencement Certificate No. 1119/18 dated 19/07/2018.

Considering the project been completed in all aspects.

We hereby state that the Rohan Builders & Developers Pvt. Ltd. Have utilized all the Available FSI for the above mention project & as on date no FSI is balance on the said Land.

Details of the project areas are as below:

Area of Plot: 30421.78 Sq. Mtr.

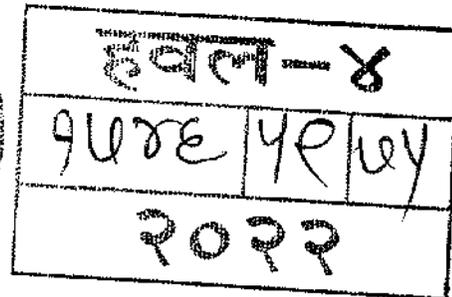
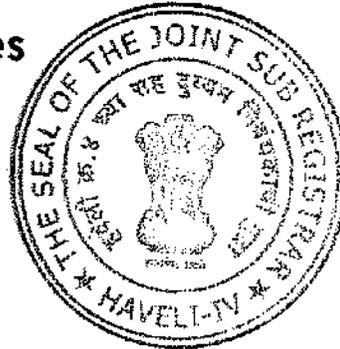
Total Permissible Built up area: 38161.68 Sq. Mtr.

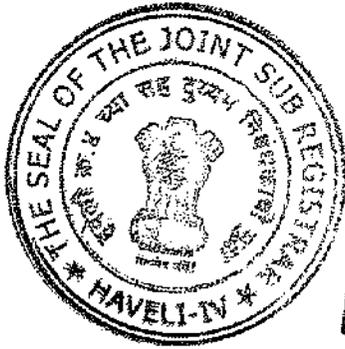
Total Proposed Built up area : 38155.70 Sq. Mtr.

This is issued without prejudice and to the best of my knowledge.

FOR **ankur associates**

(Prakash Kulkarni)
CA/98/22909





हवल-४
907E/EO/04
२०२२

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

DESAI RAJENDRA SUKUMAR
SUKUMAR YADAVRAO DESAI

03/02/1967

Permanent Account Number
ABARD4757C






भारत सरकार
Unique Identification Authority of India
Government of India

नॉदविण्याचा क्रमांक / Enrollment No.: 0000/00559/09641

To,
राजेंद्र सुकुमार देसाई
Rajendra Sukumar Desai
C/O
H 105 Rohan Krutika
Sinhgad Roan
Near P L Deshpande Udyan Pune City
S.p. College Pune
Maharashtra 411030
9840371464

Ref: 167/030/18211/18225/P



SB888548900FH



आपला आधार क्रमांक / Your Aadhaar No. :

9252 8721 6957

माझी आधार, माझी ओळख

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No. MH12 29110015142 DOI: 05-02-2011
Valid Till: 21-01-2024 (NT)

26-01-2019
AUTHORISATION TO DRIVE FOLLOWING CLASS
OF VEHICLES THROUGHOUT INDIA
CCV DCI
LMV 05-02-2011

FORM
RULE 16 (2)



DOB: 03-02-1967 BG:

Name: RAJENDRA DESAI
S/O/MY of SUKUMAR
A/C: 1ST FLR FLAT HO H - 105 ROHAN KRITIKA S NO 117
HISSA NO A 1 NR P L DESHPANDE UDYAN PARVATI
PUNE CITY, PUNE MOB: 9840371464
PIN: 411030
Signature & ID of
Issuing Authority: MH12

Signature/Thumb
Impression of Holder

RSM



भारत सरकार
Government of India

राजेंद्र सुकुमार देसाई
Rajendra Sukumar Desai
जन्म तारीख / DOB: 03/02/1967
पुरुष / Male




9252 8721 6957

माझी आधार, माझी ओळख



हवल-४		
१७४६	६९	७५
२०२२		

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAEFAR4771D

नाम / Name
ROHAN KRATIKA CO-OP HOUSING SOCIETY LIMITED

दिनांक / Date of Incorporation/Formation
05/06/2018

भारत सरकार
Unique Identification Authority of India
Government of India

आधार क्रमांक / Enrolment No. : 0000/00475/46286

To
श्री रोहित दाबर
Eson Rohit Dabir
W/O Rohit Ratanikant Dabir
K 031 Rohan Kratika Sinhagad Road
P/La Dashpande Garden Jawai Dabawad
Pune City
S. P. Chakole
Pune
Maharashtra 411030
7350854545

19/02/2019

6844317

MD864431172FH

Rohan

Gauss



आपला आधार क्रमांक / Your Aadhaar No. :
2789 8412 2042

माझे आधार, माझी ओळख

भारत सरकार
Government of India

श्री रोहित दाबर
Eson Rohit Dabir
जन्म तारीख / DOB : 21/02/1975
लिंग - Female

2789 8412 2042

माझे आधार, माझी ओळख

Gauss

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

GAURI RATNAPARKHI

VIJAY RAMCHANDRA RATNAPARKHI

21/02/1975
Permanent Account Number
ALLPR8256N

Signature

Gauss



महाराष्ट्र MAHARASHTRA

© 2015 ©

W 770249

अनु. क्र. 5284 दि. 28 APR 2016

मु. सु. न्य. क्र. 5004
 वस्तुस्थिति प्रकरण... Power of Attorney

दस्तावेज नोंदणी करण्यात आलेला का ? होय/नाही.

निष्ठावर्तीचे वर्गीकरण.....

मुद्रांक अंमलबजावणीचे नाव... श्री. संजय. कुशलचंद लुणकड
 पत्ता... 9, H.O. दीवाडा, शिवाजी नगर, पुणे 411 016

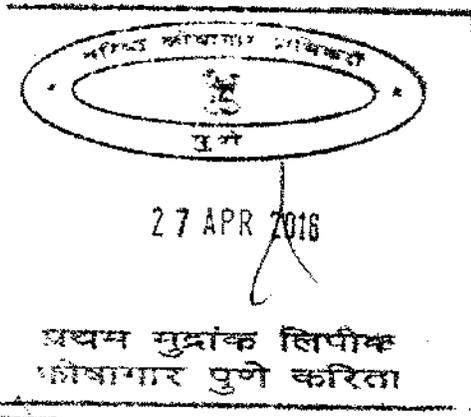
दस्तावेजाचा पक्षकाराचे नाव... प्रविण मोहिते

दस्तावेजाचे नाव व पत्ता... प्रविण मोहिते, शिवाजी नगर, पुणे 411 016

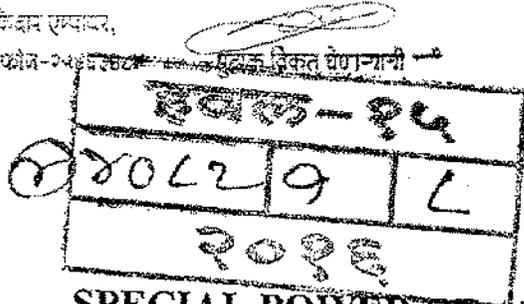
जिल्हा नं. नांदे (परवाना नं. 2209/258)

श्री. नं. 88, वेदम एम.ए.ए.

कर्जदार, पुणे-8 फोन-2485888



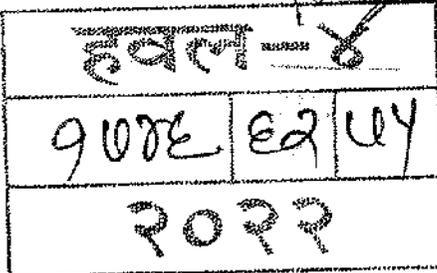
जरी कार्यालयीन कामे... मुद्रांक रवेरीचे लक्षात घ्यावे व मुद्रांक वस्तुस्थिति नोंदणीकराक आहे

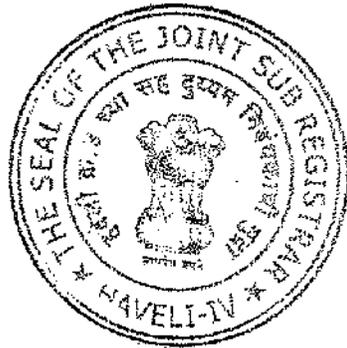


SPECIAL POWER OF ATTORNEY



BE IT KNOW TO ALL concerned that, I SHRI SANJAY KHUSHALCHAND LUNKAD, Age 54 Years, Occ. Agriculturist / Business, Office at : 1 Modibaug, CTS No. 2254, Ganeshkhind, Shivajinagar, Pune- 411 016. SEND GREETINGS;
 GR. Avadhk. Pune - 07

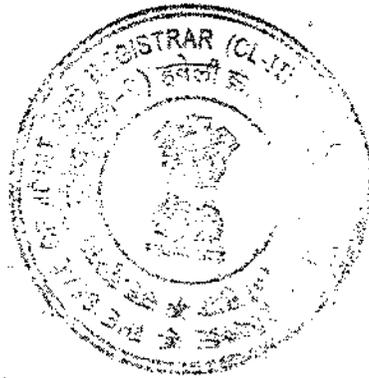




हवल-४		
११०४६	६३	१०५
२०२२		

हवल-४

४०८२	२	८
२०२२		



हवाल-२५		
२०८२	३	८
२०१६		



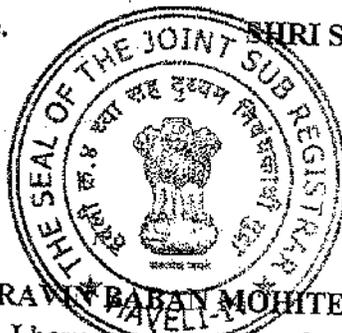
I do hereby appoint and constitute **SHRI PRAVIN BABAN MOHITE**, Age 35 Years, Occ. Service, having address At : C/o Rohan Groups, 1 Modibaug, CTS No. 2254, Ganeshkhind, Shivajinagar, Pune- 411 016., as my Attorney to present any Agreement, Power of Attorney, Correction Deed, Supplementary Agreement, Sale Deed, Mortgage Deed, Confirmation Deed, or any other instrument under whatsoever head executed by me personally in my individual capacity or in the capacity of partner of any partnership firm or LLP or Director of any private limited company or limited company and to admit the execution thereof and to do all acts and things necessary for the registration of the said instruments/agreements.

IN WITNESS WHEREOF I HAVE EXECUTED THIS SPECIAL POWR OF ATTORNEY AT PUNE BEFORE SUB-REGISTRAR HAVELI NO THIS ^{1st} DAY OF ~~APRIL~~ ^{MAY} ~~APRIL~~ ^{JUNE}, 2016.

I know the executants.

Manjiv Jashit
Advocate.

SIGNED AND DELIVERED by the Executant
SHRI SANJAY KHUSHALCHAND LUNKAD



हवाल-४		
१०४६	६४	७५
२०१२		

I **SHRI PRAVIN BABAN MOHITE** state that, I have read contents of Power of Attorney and Agreed to act accordingly



Pravin Mohite
SHRI PRAVIN BABAN MOHITE

हदत-३५		
४	७८२४	७
२०२३		



हदत-४		
१४२३	६५	१०५
२०२२		



भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 2017/00316/27085

To,
 संजय खुशालचंद लुंकाड
 Sanjay Khushalchand Lunkad
 S/O Khushalchand F. Lunkad
 FLAT NO 1, COZY RETREAT
 SINDH HOUSING SOCIETY
 AUNDH
 PUNE City
 Ganeshkhind Pune
 Maharashtra 411007
 9685055111

Ref: 322 / 29D / 493469 / 483675 / P



UE379479249IN



आपला आधार क्रमांक / Your Aadhaar No. :

6404 8139 2226

आधार - सामान्य माणसाचा अधिकार


 संजय खुशालचंद लुंकाड
 Sanjay Khushalchand Lunkad
 जन्म वर्ष / Year of Birth : 1961
 पुरुष / Male

6404 8139 2226 1-1

हवल - ४		
908E	EE	44
२०२२		

आधार - सामान्य माणसाचा अधिकार

हवल - १५

४२	५	८
२०२६		



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AAFPL3131J



नाम / NAME

SANJAY KHUSHALCHAND LUNKAD

पिता का नाम / FATHER'S NAME

KHUSHALCHAND FAKIRCHAND LUNKAD

जन्म तिथि / DATE OF BIRTH

01-06-1961

हस्ताक्षर / SIGNATURE

[Handwritten signature]

[Handwritten signature]

आयकर आयुक्त-1, पुणे

Commissioner of Income-tax I, Pune

[Handwritten mark]

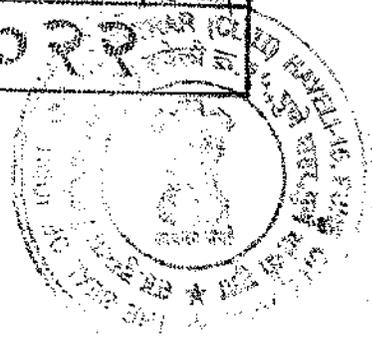
आयकर विभाग
INCOME TAX DEPARTMENT
PRAVEEN BABAN MOHITE
BABAN PANDURANG MOHITE
22/03/1981
Permanent Account Number
BOBPM5563E
Signature
भारत सरकार
GOVT OF INDIA

[Handwritten signature]

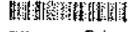


हवल-४
9000 6000
2022

हवल-४
9002 8 2
2022



Index-2(सूची - २)



बुधवार, 01 जून 2016 11:43 म.पू.

दस्त गोषवारा भाग-1

हवेली 15

दस्त क्रमांक: 4082/2016

दस्त क्रमांक: हवेली 15/4082/2016

बाजार मूल्य: रु. 00/-

मोवदला: रु. 00/-

भरणेचे मुद्रांक शुल्क: रु. 500/-

दु. नि. मह. दु. नि. हवेली 15 यांचे कार्यालयात

पावती: 4907

पावती दिनांक: 01/06/2016

अ. क्र. 4082 वर दि. 01-06-2016

मादरीकरणाने नाव: श्री संजय खुशालचंद लुंकड

गोची 11:42 म.पू. वा. हजर केला.

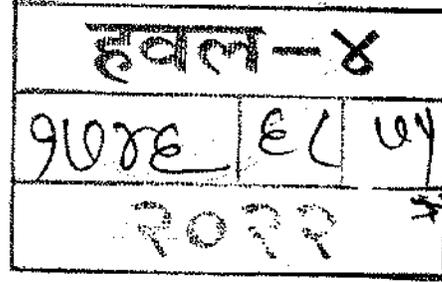
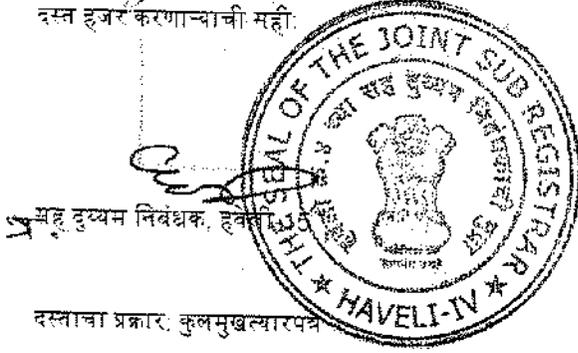
नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 160.00

पृष्ठांची संख्या: 8

दस्त हजर करणाऱ्याची सही:

एकूण: 260.00



दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: a जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल

शिक्रा क्रं. 1 01 / 06 / 2016 11 : 42 : 25 AM ची वेळ: (मादरीकरण)

शिक्रा क्रं. 2 01 / 06 / 2016 11 : 42 : 51 AM ची वेळ: (फी)

प्रतिज्ञा पत्र

"सदर दस्तऐवज ह्य नोंदणी कायदा १९०८ अंतर्गत अस्तित्वात असलेल्या तरतुदीमुळे नोंदणीस बाधिलेले आहे. दस्ताची नोंदणी करणारा, निष्पत्ती करणारी, साक्षीदार/अधिकारधारक व सोपवत जोडलेल्या प्रत्येकाची दायित्व साफरसदी आहे. दस्ताची सत्यता, वैधता कायदेभंग करणारी, अयोग्य मालमत्ता व अकुलीघाताने स्वतः जबाबदार राहणारे. दस्ताऐवजासंबंधित कोणत्याही प्रकारचे, धुकामुक्याचे व अन्य व्यक्तीकडून येणारे अडथळे आल्यास याची संपूर्ण जबाबदारी निष्पादकाची राहिल.

लिहून देणारे:

लिहून देणारे





01/06/2016 11 45:30 AM

दस्त गोषवारा भाग-2

हवेली 15

दस्त क्रमांक:4082/2016

दस्त क्रमांक :हवेली15/4082/2016

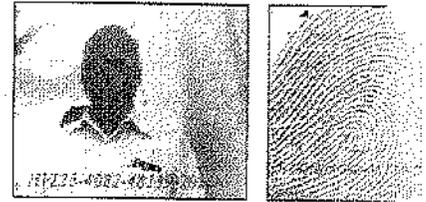
दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा प्रत
1	नाव:प्रविण ववन मोहिते पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 1 मोदीबाग शिवाजीनगर पुणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, PUNE. पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-35 स्वाक्षरी:		
2	नाव:श्री संजय खुशालचंद लुकड पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: औंध पुणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, पुणे. पॅन नंबर:	कुलमुखत्यार देणार वय :-55 स्वाक्षरी:		

वरील दस्तऐवज करून देणार न्यायाधीश कुलमुखत्यारपत्र वाचून एवज करून दिल्याचे कळवून करताना.
शिक्का क्र.3 ची वेळ:01 / 06 / 2016 11 : 44 : 41 AM
ओळख:-
सदर इतम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यांना व्यक्तींचे ओळखणीचे पत्राची ओळख पटविताना

अनु क्र. पक्षकाराचे नाव व पत्ता
1 नाव:अंड. एस.व्ही.कुमार -
वय:50
पत्ता:पाषाण पुणे
पिन कोड:411021

हवेली 15
908E/EP/04
2016



शिक्का क्र.4 ची वेळ:01 / 06 / 2016 11 : 45 : 03 AM

शिक्का क्र.5 ची वेळ:01 / 06 / 2016 11 : 45 : 13 AM नोंदणी पुस्तक 4 मध्ये

सह दुय्यम निबंधक, हवेली-15

प्रमाणित करणेत येते की, या दस्तऐवजात
एकूण ८ पृष्ठे आहेत.

सह.दुय्यम निबंधक (वर्ग-२)

हवेली क्र.१५, पुणे शहर, पुणे

सहिले नंबर पुस्तकाचे 4082

२०८२ नंबर नोंदला

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.

2. Get print immediately after registration.

For feedback, please write to us at feedback.isanta@gmail.com



सह.दुय्यम निबंधक (वर्ग-२)

हवेली क्र.१५, पुणे शहर, पुणे

दिनांक 9 / 6 / 2016



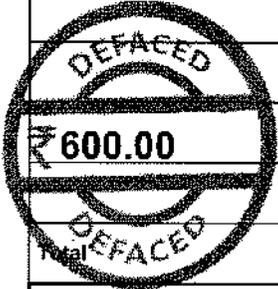
४-५५५		
१०४२	०९	०५
२०२२		



हवेली-४		
908E	02	04
2022		



GRN	MH012392734202122E	BARCODE			Date	31/01/2022-10:31:46	Form ID	25.2	
Department Inspector General Of Registration					Payer Details				
Stamp Duty					TAX ID / TAN (If Any)				
Type of Payment Registration Fee					PAN No.(If Applicable)		AABCR8171R		
Office Name HVL4_HAVELI 4 JOINT SUB REGISTRAR					Full Name		ROHAN BUILDERS AND DEVELOPERS		
Location PUNE							PRIVATE LIMITED		
Year 2021-2022 One Time					Flat/Block No.		FINAL PLOT NO. 538/A, PARVATI		
Account Head Details				Amount In Rs.		Premises/Building			
0030046401 Stamp Duty				500.00		Road/Street		SINHGAD ROAD	
0030063301 Registration Fee				100.00		Area/Locality		PUNE	
						Town/City/District			
						PIN		4 1 1 0 0 7	
						Remarks (If Any)			
								PAN2=AAFAR4771D~SecondPartyName=ROHAN KRITIKA SAHKARI	
								GRAHRACHNA SANSTHA MARYADIT-	
						Amount in		Six Hundred Rupees Only	
				600.00		Words			
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN		Ref. No.		00040572022013168028
							CKS6898682		
Cheque/DD No.					Bank Date		RBI Date		31/01/2022-10:36:53
							Not Verified with RBI		
Name of Bank					Bank-Branch		STATE BANK OF INDIA		
Name of Branch					Scroll No. , Date		Not Verified with Scroll		



Department ID :

Mobile No. : 9665055082

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयत नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-4-1746	0005977494202122	31/01/2022-13:35:23	IGR011	100.00
2	(IS)-4-1746	0005977494202122	31/01/2022-13:35:23	IGR011	500.00
Total Defacement Amount					600.00



हवेली-४		
१७४६	०३	०५
२०२२		

108/104

दस्त क्रमांक: हवल4 /1746/2022

वाजार मूल्य: रु. 00/-

मौजदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

द. नि. सह. द. नि. हवल4 यांचे कार्यालय

पावती:1787

पावती दिनांक: 31/01/2022

अ. क्र. 1746 वर दि.31-01-2022

सादरकरणाचे नाव: रोहन कृतिना सहकारी गृह रचना संस्था भयादित तर्फे चेयरमन राजेंद्र सुकुमार देसाई

गेजी 1:34 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त ज्ञाताळणी फी

रु. 1500.00

पृष्ठांची संख्या: 75

दस्त हजर करणाऱ्याची मही:

एकूण: 1600.00

सह दुय्यम निबंधक, हवल4

सह दुय्यम निबंधक, हवल4

दस्ताचा प्रकार: कन्व्हेंन्स डीड

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (डोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्रा क्र. 1 31 / 01 / 2022 01 : 34 : 01 PM ची वेळ: (सादरीकरण)

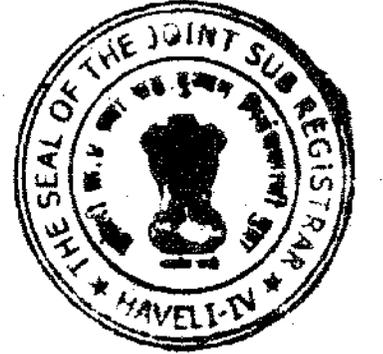
शिक्रा क्र. 2 31 / 01 / 2022 01 : 35 : 09 PM ची वेळ: (फी)

प्रतिज्ञापत्र

आम्ही लिहून देणार व लिहून घेणार सत्य प्रतिज्ञेवर लिहून देतो की सदर दस्तास जोडलेली पुरवक कागदपत्रे ही अस्तित् व खरी असून ती खोटी व बनावट आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये होणाऱ्या कार्यवाहीत आम्ही जबाबदार राहू

AS
लिहून घेणार
Gauri

लिहून देणार



31/01/2022 - 38:02 PM

दस्त क्रमांक :हवल4/1746/2022

दस्ताचा प्रकार -कन्व्हेंन्स डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	अंगठ्याचा ठसा
1	नाव:रोहन कृतिका सहकारी गृह रचना संस्था मर्यादित तर्फे चेयरमन राजेंद्र मुकुमार देमाई पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पर्वती फा, प्लॉट नं 538/ए रोहन कृतिका मिहंगड रोड पुणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पिन नंबर:AAFAR4771D	लिहून घेणार वय :-55 स्वाक्षरी:- <i>ASm</i>		
2	नाव:रोहन कृतिका सहकारी गृह रचना संस्था मर्यादित तर्फे सेक्रेटरी गौरी रोहित डवीर पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पर्वती फा, प्लॉट नं 538/ए रोहन कृतिका मिहंगड रोड पुणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पिन नंबर:AAFAR4771D	लिहून घेणार वय :-46 स्वाक्षरी:- <i>Gauri</i>		
3	नाव:रोहन विल्डर्म अँड डेव्हलपर्स प्रा. लि च्या तर्फे अधिकृत स्वाक्षरीकर्ता श्री संजय खुशालचंद लुंकड यांचे तर्फे नो.कु. मु. म्हणून प्रविण बचत मोहिते पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: नोदीवाग शिवाजीनगर पुणे, महाराष्ट्र, पुणे. पिन नंबर:AABCR8171R	लिहून घेणार वय :-40 स्वाक्षरी:- <i>Pravin</i>		

वरील दस्तऐवज करून देणार तथाकथीत कन्व्हेंन्स डीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:31 / 01 / 2022 01 : 37 : 12 PM

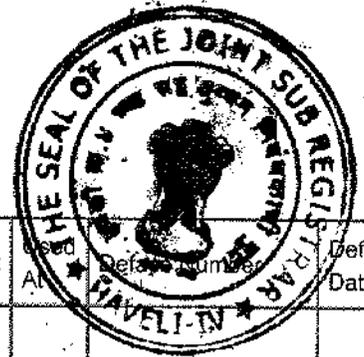
ओळख:-

मदर डमम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	द्वयाचित्र	अंगठ्याचा ठसा
1	नाव:वकील माधना म्हसबडे -- वय:42 पत्ता:शिवाजीनगर पुणे पिन कोड:411016		

शिक्का क्र.4 ची वेळ:31 / 01 / 2022 01 : 37 : 44 PM

मदर दुय्यम निबंधक, हवेली-4



Payment Details.

sr.	Purchaser	Type	Verification no./Vendor	GRN/Licence	Amount	Deface Number	Deface Date
1	ROHAN BUILDERS AND DEVELOPERS PRIVATE LIMITED	eChallan	00040572022013168028	MH012392734202122E	500.00	SD 0005977494202122	31/01/2022
2	ROHAN BUILDERS AND DEVELOPERS PRIVATE LIMITED	eChallan	00040572022013168028	MH012392734202122E	100	RF 0005977494202122	31/01/2022
3		DHC		2901202202302	1500	RF 2901202202302D	31/01/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Handling Charges]

9/10/22 दस्ताचा नोंदविला.

Know Your Rights as Registrants

1746 /2022

(श्रीमती एस. ए. मुंगे)

सह दुय्यम निबंधक, हवेली क्र. ४, पुणे

दिनांक 31/1/2022

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

Phone no.(020) 25811029



2nd floor, Jogcentre, Mumbai-
Pune Rd Wakdewadi, PUNE –
411 003

"Your service is our duty"

No. MPCB/SRP-I/ 231003 - F13 - 0238

Date: 03 - 10 - 2023

To,
Rohan Kritika Co-operative Housing Society
S.No. 117 A/1 and 117B, Final P.No. 538/A,
Parvati (North), Sinhagad Road, Pune.

Sub: - Warning Notice.

Ref: - Board Consent to Renewal dated 15.07.2021

Your project is located in the "Pollution Prevention Area" under the Water (P&CP) Act, 1974; under the Air (P&CP) Act, 1981 and Authorization under the Hazardous & Other Wastes (Management & Transboundary) Rules, 2016 respectively Maharashtra Pollution Control Board has granted "Consent to Renewal" with stipulating certain terms and conditions therein.

It is obligatory on your part to obtain valid consent from Board. Also to operate & maintain pollution control system provided at your project round the clock.

As per office record it is observed that Board has granted Consent to Renewal to M/s. Rohan Builders & Developers Pvt Ltd. for project Rohan Kritika S.No. 117 A/1, and B, Parvati, Tal & Dist- Pune which is valid up to 31.01.2022. You have not renewed the consent after 31.01.2022.

In view of above non compliances, you are hereby instructed to submit your reply to this office within 03 days from the receipt of this notice, failing which this office will have no option to submit further legal action to the higher authorities which may please be noted.

Please treat this as urgent & important.

(Nitin Shinde)

Sub Regional Officer, Pune-1

Copy submitted for information and further necessary action please.

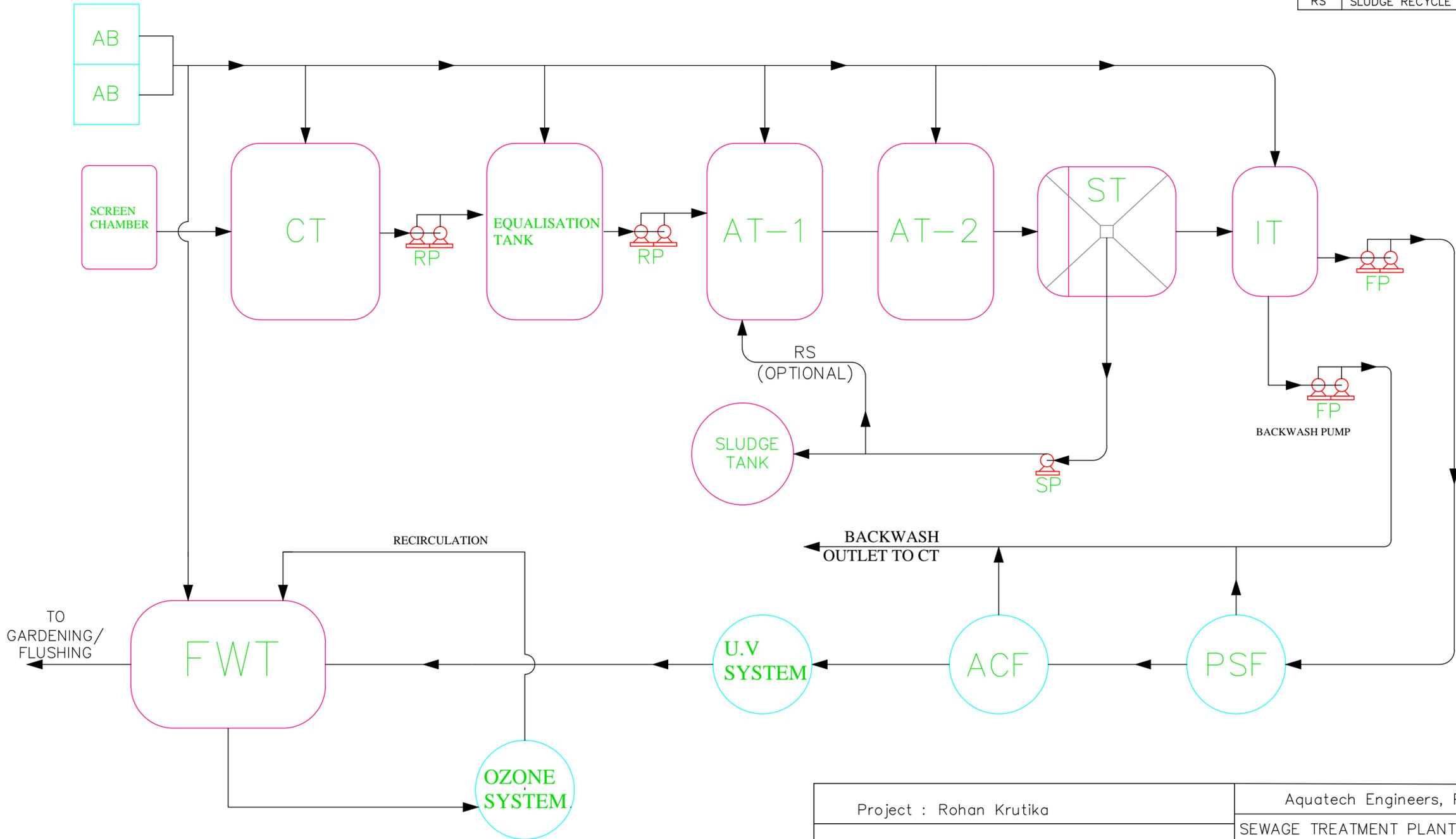
- The Regional officer MPCB, Pune.

Annexure VI
Annexure VI

FLOW DIAGRAM

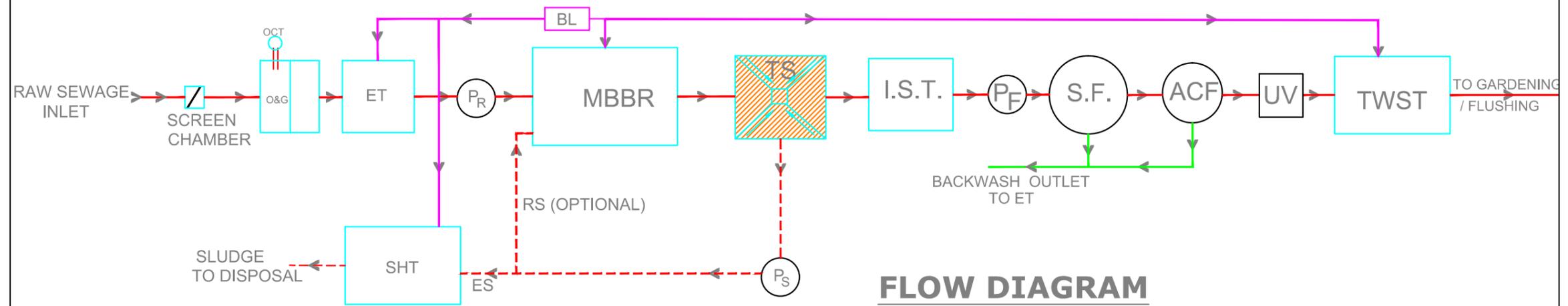
LEGENDS

PSF	PRESSURE SAND FILTER
ACF	ACTIVATED CARBON FILTER
OGC	OIL & GREASE COLLECTION
RP	RAW SEWAGE
FP	FLOW FEED
SSP	SLUDGE SHIFTING PUMP
SP	SLUDGE PUMP
AB	AIR BLOWER WATERING
DS	SYSTEM
IT	TANK
SC	SCREEN CHAMBER
OGT	OIL & GREASE TANK
CT	COLLECTION TANK
AT	AERATION TANK
1,2T	TUBE SETTLER TANK
IT	INTERMEDIATE TANK
FWT	FINAL WATER TANK
RS	SLUDGE RECYCLE

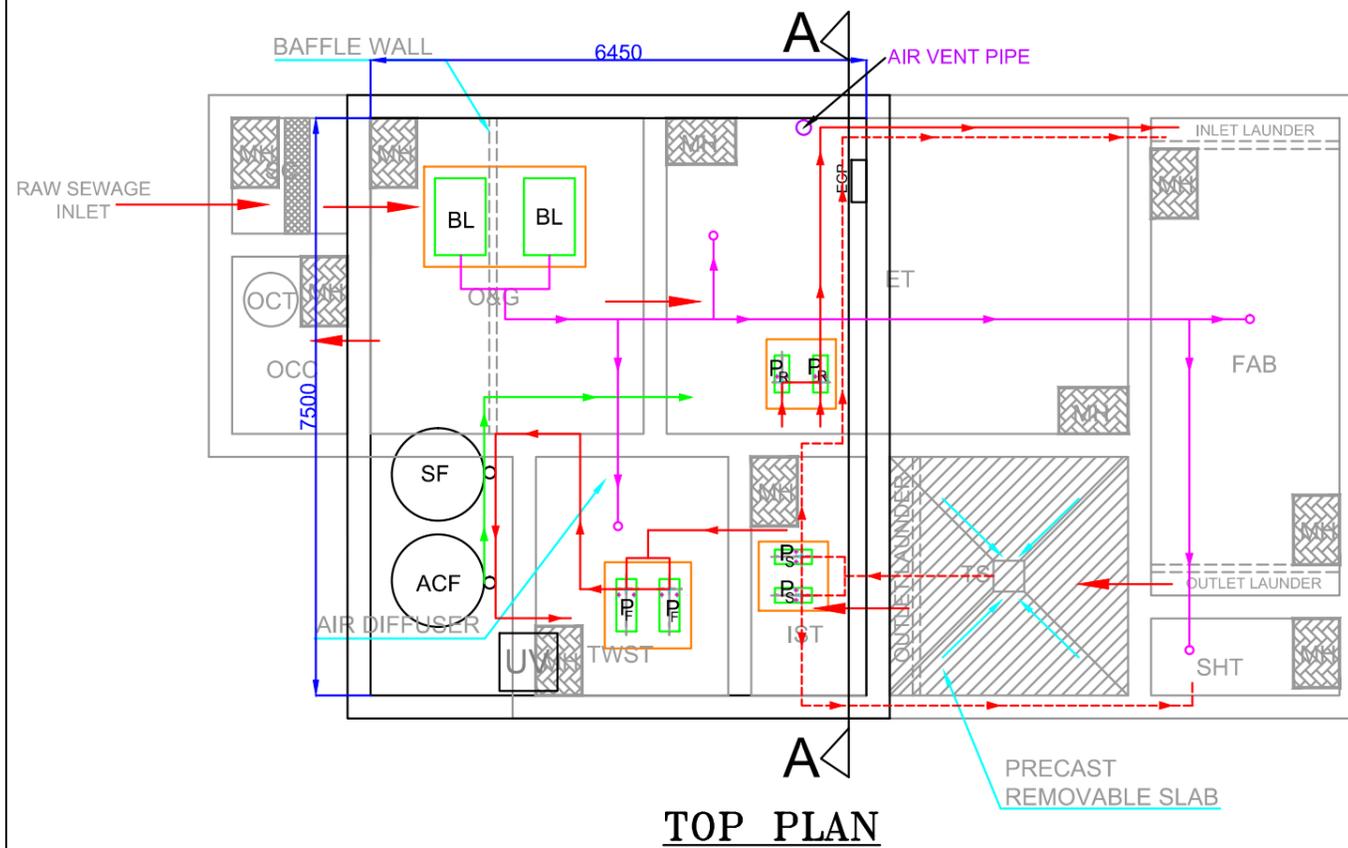


Project : Rohan Krutika		Aquatech Engineers, Pune			
Client : Rohan Builders & Developers Pvt. Ltd		SEWAGE TREATMENT PLANT		REF. DRG. No. 1-AHW-01	
Site Addr : S.no. 117a/1,117 B. F.P.No. 538/A, At Parvati, Sinhgad Road, Pune		MBBR TECHNOLOGY BASED		SCALE	DRGN. BY
REV. NO. DATE REVISION REV. BY CHK. BY		265 KLD		N.T.S.	DRN. BY
				CHKD. BY	RP
				APPD. BY	PC
				PROJECT No. 01/8/15-16	ALT. No.
				DWG.No. 1-AHW-02	0
				SHT. NO. 1 OF 1	

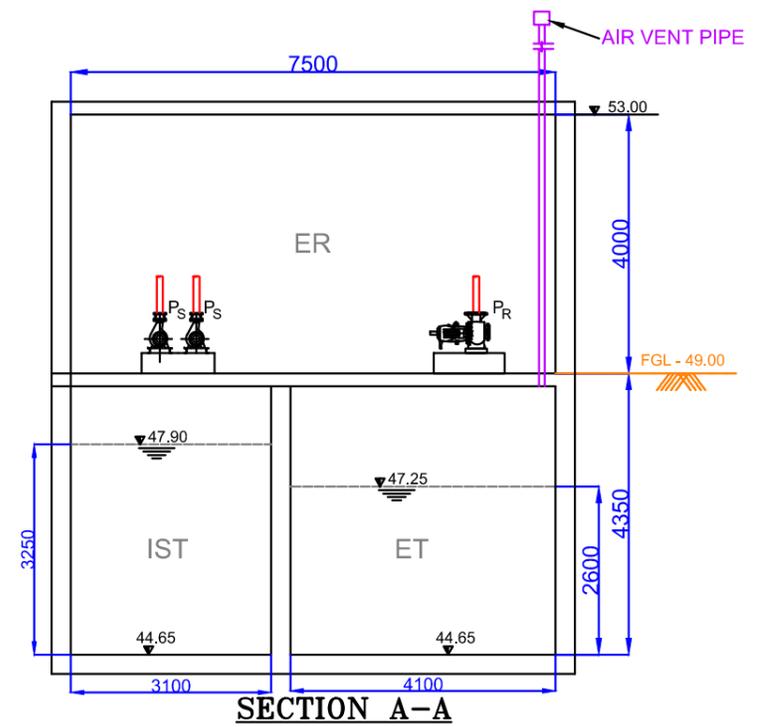
THIS DRAWING IS THE PROPERTY OF AQUATECH ENGINEERS AND ARCHITECTS PUNE. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF AQUATECH ENGINEERS AND ARCHITECTS PUNE.



FLOW DIAGRAM



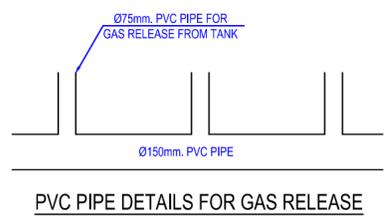
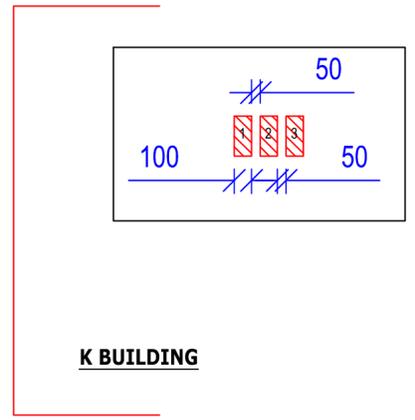
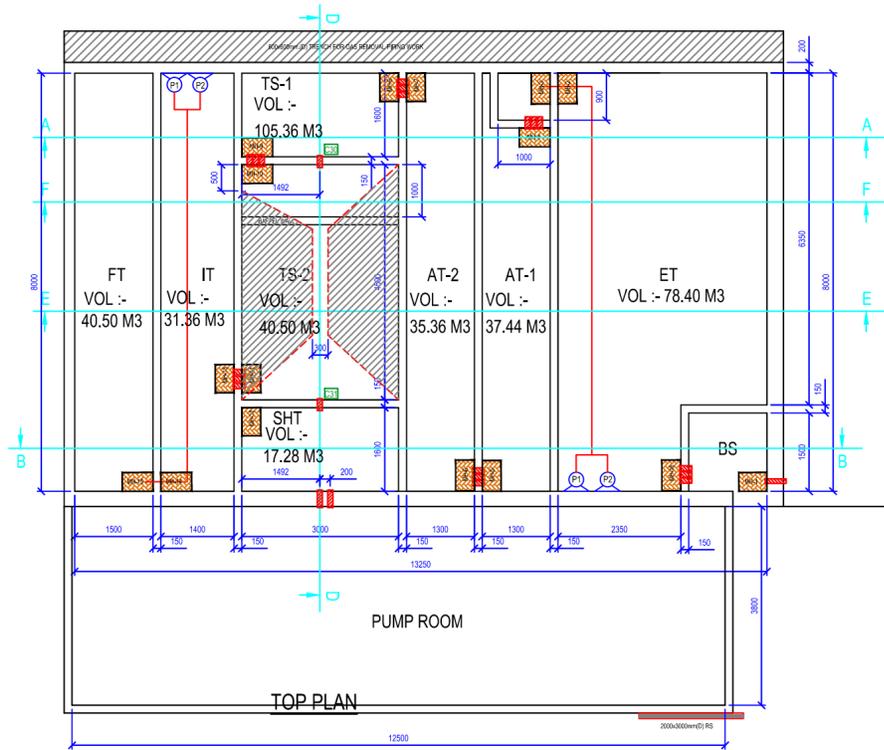
TOP PLAN



SECTION A-A

LEGEND :-

SC	SCREEN CHAMBER	P _S	SLUDGE PUMP
OCT	OIL COLLECTION TANK	SHT	SLUDGE HOLDING TANK
OCC	OIL COLLECTION CHAMBER	TWST	TREATED WATER STORAGE TANK
O & G	OIL & GREASE TRAP CHAMBER	RS	RETURN SLUDGE
ET	EQUALIZATION TANK	ES	EXCESS SLUDGE
P _R	RAW SEWAGE PUMP	BL	BLOWER
FAB	FLUIDIZED AEROBIC BIO REACTOR	—	EFFLUENT LINE
TS	TUBE SETTLER	---	SLUDGE LINE
I.S.T.	INTERMEDIATE STORAGE TANK	—	AIR LINE
P _F	FILTER FEED PUMP	---	BACKWASH LINE
SF	SAND FILTER	E.C.P	ELECTRICAL CONTROL PANEL
ACF	ACTIVATED CARBON FILTER	ROLLING SHUTTER 2000X3000MM.	
UV	ULTRA VIOLET SYSTEM	M.H	MAN HOLE (600X900MM)

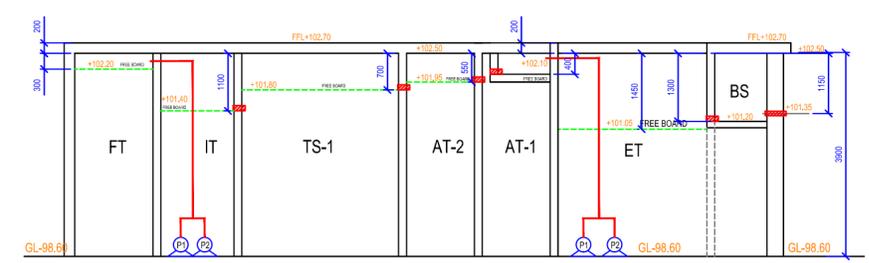


MAN HOLE DETAILS (MOC : FRP)		
MH-1	: BAR SCREEN	900x600mm.
MH-2	: EQ.TANK	900x600mm.
MH-3	: AT CHAMBER	900x600mm.
MH-4	: AT-1	900x600mm.
MH-5	: AT-1	900x600mm.
MH-6	: AT-2	900x600mm.
MH-7	: AT-2	900x600mm.
MH-8	: TS-1	900x600mm.
MH-9	: TS-1	900x600mm.
MH-10	: TS-2	900x600mm.
MH-11	: TS-2	900x600mm.
MH-12	: SHT	900x600mm.
MH-13	: IT	900x600mm.
MH-14	: IT	900x750mm.
MH-15	: FINAL TANK	900x600mm.
MH-16	: EQ.TANK	900x600mm.

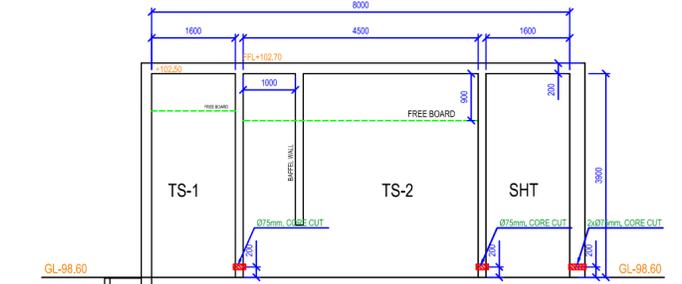
VENT FOR GAS RELEASE DETAILS (ALL WORK INCLUSIVE PIPING IN CLIENT SCOPE)		
C1	: EQ.TANK GAS RELEASE	Ø100mm
C2	: EQ.TANK GAS RELEASE	Ø100mm
C3	: EQ.TANK OVERFLOW TO DRAIN	Ø200mm
C4	: AT-1 GAS RELEASE	Ø100mm
C5	: AT-2 GAS RELEASE	Ø100mm
C6	: AT-2 GAS RELEASE	Ø100mm
C7	: TS-1 GAS RELEASE	Ø100mm
C8	: IT GAS RELEASE	Ø100mm

NOTE :
IN LINE EXHAUST FAN PROVISION
INTERNAL CORE CUT WILL DO AT THE TIME
OF INSTALLATION

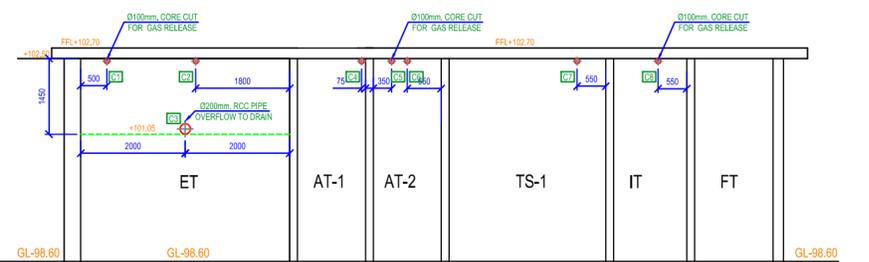
CORE CUT FOR PLUMBING WITH PUDDLE FLANGE		
C9	: CENTRIFUGE	Ø75mm
C10	: BACK WASH	Ø75mm
C11	: AIR LINE	Ø40mm
C12	: CABLE ENTRY	Ø40mm
C13	: SLUDGE RETURN	Ø75mm
C14	: AIR LINE	Ø100mm
C15	: AIR LINE	Ø100mm
C16	: SLUDGE RETURN	Ø75mm
C17	: AIR LINE	Ø40mm
C18	: SLUDGE RETURN	Ø75mm
C19	: SLUDGE RETURN	Ø75mm
C20	: AIR LINE	Ø40mm
C21	: CABLE ENTRY	Ø75mm
C22	: FILTER	Ø75mm
C23	: BACK WASH	Ø75mm
C24	: AIR LINE	Ø40mm
C25	: CABLE ENTRY	Ø75mm
C26	: CABLE ENTRY HYPN	Ø75mm
C27	: HYPN OUTLET	Ø125mm
C28	: SHT PUMP OUTLET	Ø75mm
C29	: SHT OUTLET	Ø75mm
C30	: TS-1 OUTLET	Ø75mm
C31	: TS-2 OUTLET	Ø75mm



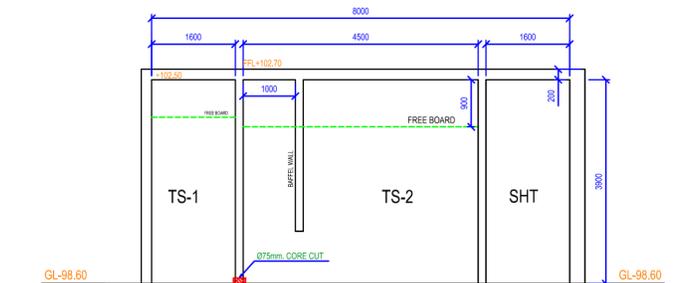
ELEVATION



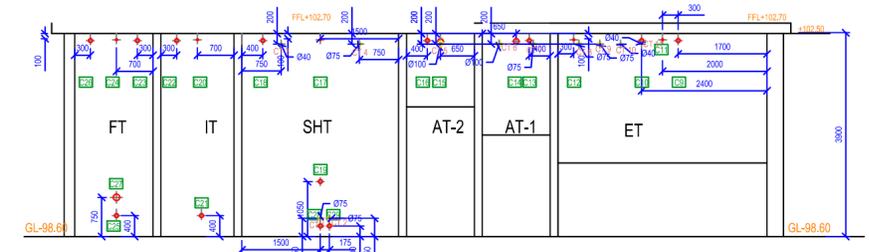
SECTION D-D



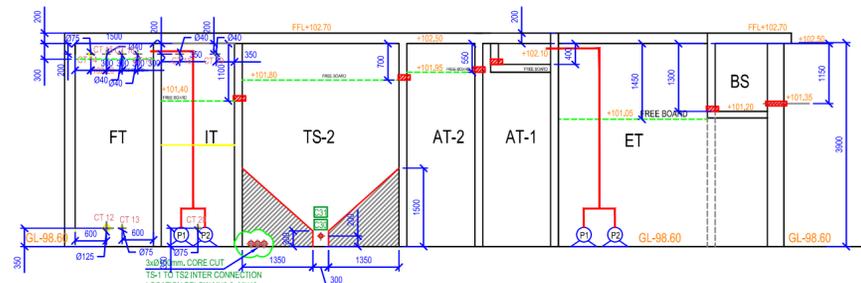
SECTION A-A



SECTION F-F



SECTION B-B



SECTION E-E

CAPACITY OF PLANT = 265 CUM/DAY						
SR. NO.	UNIT	NOS.	L (MM)	B (MM)	LD (MM)	TD (MM)
1	SCREEN CHAMBER	1	1500	1500	300	1450
2	EQUILISATION TANK	1	4000	8000	2450	4100
3	FLUIDIZED AEROBIC BIO REACTOR-1	1	1300	8000	3600	4100
4	FLUIDIZED AEROBIC BIO REACTOR-2	1	1300	8000	3400	4100
5	TUBE SETTLER-1	1	3000	1600	3200	4100
6	TUBE SETTLER-2	1	3000	4500	3000	4100
7	INTERMEDIATE STORAGE TANK	1	1400	8000	2800	4100
8	TREATED WATER STORAGE TANK	1	1500	7500	3600	4100
9	SLUDGE HOLDING TANK	1	3000	1600	3600	4100

NOTE:-
 • ALL DIMENSION ARE MILLIMETER.
 • INTERNAL PIPING LAYOUT MAY CHANGE AS PER SITE.
 • MAKE PROVISION FOR VENTILATION & ELECTRICITY IN EQUIPMENT ROOM.
 • WALL THK. SHALL BE AS PER R.C.C. DESIGN. WE HAVE GIVEN CLEAR DIMENSIONS.
 • OIL COLLECTION CHAMBER CAN BE CONSTRUCTED IN BRICKWORK AS IT IS NOT A WATER RETAINING STRUCTURE.
 • AIR DIFFUSERS ARE INDICATIVE.
 • A CLEAR HEIGHT OF EQUIPMENT ROOM 4.50 MTR. SHALL BE ENSURED TO ALL UNOBSTRUCTED MOVEMENT OF LARGE EQUIPMENTS.
 • LAST MANHOLE SHALL BE RECTANGULAR WITH MINIMUM SIZE 1500MM X 1500MM X DEPTH SHALL BE AS PER INVERT LEVEL.
 • THIS IS REQUIRED FOR BAR SCREEN FITMENT.

LEGEND:	
SC	SCREEN CHAMBER
O&G	OIL & GREASE CHAMBER
OCT	OIL COLLECTION TANK
ET	EQUALIZATION TANK
TS	TUBE SETTLER
IT	INTERMEDIATE STORAGE TANK
MH	MANHOLE
SHT	SLUDGE HOLDING TANK
FT	FINAL TREATED WATER STORAGE TANK

REVISIONS

DRAWING TITLE	LAYOUT PLAN FOR STP (CAPACITY- 265CUM/DAY)	
PROJECT	ROHAN KRUTIKA, PUNE	
	AQUA-TECH ENGINEERS. CONSULTANTS IN ENVIRONMENT, POLLUTION CONTROL PLUMBING Plot no.5, shriman society ,karve Nagar Pune - 411 052 Tel-9822855558 e-mail - sachin@tech-mark.net	
CLIENT	ROHAN BUILDERS	
ARCHITECT		
NORTH	DATE:-	10.08.2016
	DRAWN BY	
	CHECKED BY	
	APPROVED BY	
SCALE:-	NTS	
REVISION:	R13	



ISO Certified

To,
Rohan Buildres & Developers Pvt. Ltd.
Ganeshkhind Road, Shivajinagar,
Pune 411016
Project : Rohan Kritika
Sr. No. 117 A/1 & B Parvati,
Sinhagad road, Pune.

Date : 22.11.2017

Sub. : Work Completion Certificate

We would like to conform that we 'M/S Aquatech Engineers, Pune' had been completed the work Design, Supply, Installation & Commissioning of Sewage Treatment Plant of Capacity: 265 KLD at Rohan Kritika, Sr. No. 117 A/1 & B Parvati, Sinhagad road, Pune.

All the supply & installation work had been completed as per our scope & mention in the P.O.

No load testing & Trial for the same had been taken in presence of Project In Charge.

Thanking You

For Aquatech Engineers

Authorized Signatory



**MAHARASHTRA POLLUTION CONTROL BOARD
REGIONAL LABORATORY, PUNE**

Phone no. : 020-25811698
Visit us at : <http://mpcb.gov.in>
mail : sopunelab@mpcb.gov.in



Regional Laboratory, Pune, Maharashtra
Pollution Control Board, Jog Center, 3rd
Floor, Mumbai Pune Road,
Wakdevadi, Pune- 411 003

NABL Certificate No.:	Validity
------------------------------	-----------------

Laboratory MoEF Recognition :	Validity
--------------------------------------	-----------------

Test Report No.: MPCB/RL-Pune/JVS/23-24/08/193	Date: 26/08/2023 10:36 AM
---	----------------------------------

Analysis Report-Water (JVS)

Field Sample ID :	BR-0051544		
Name & Address of the Industry	Rohan Builders and Developers Pvt.Ltd. O21 Building and construction project more than 20,000 sq. m built up area		
Sampling Location :	STP (Inlet)		
Lab code :	MPCB/RL-Pune/JVS/23-24/804		
Sampling Method(s) :		Sample Details (Water/Air/HW) :	Water
Sampling drawn by (Officer name):	FO-Pune I (Mrs. Sushma Kumbhar)	Sample Volume Received :	
Sample submitted by (Name) :	FO-Pune I (Mrs. Sushma Kumbhar) (SRO-Pune I)	Seal No. :	235
Date of Sample Collection.(dd/mm/yyyy) :	03/08/2023 12:30 PM	Date of Sample receipt to Laboratory (dd/mm/yyyy) :	07/08/2023 11:25 AM
Analysis start Date (dd/mm/yyyy). :	07/08/2023 11:57 AM	Analysis end Date (dd/mm/yyyy). :	24/08/2023 03:49 PM

Test Report

Sr.No	Parameter	Results	Unit	Method Adopted
1	pH	6.8		NA
2	Suspended Solids (SS)	53.0	mg/l	NA
3	Ammonical Nitrogen	0.35	mg/l	NA
4	Biochemical Oxygen Demand (BOD)	57.5	mg/l	NA
5	Chemical Oxygen Demand (COD)	156.0	mg/l	NA

Sr.No	Parameter	Results	Unit	Method Adopted
6	Oil & Grease	BDL	mg/l	NA

Abbreviations: - BDL=Below Detectable limit, N.D.=Not Detected, N.A.= Not Analyzed, * Not covered under NABL scop.

Comment (if any):

Comment for Amended Report:

Remark: - Note: This test report refers only to the sample submitted for the testing.

Results Compiled by: Dr P D Khadkikar

Results Approved by: Dr P D Khadkikar

Results Reviewed by: Dr P D Khadkikar

This is an Electronically generated report does not require signature

Note :

1. Results relate only to the sample/s tested, only in case of samples submitted by customer & not drawn by MPCB.
2. Samples will be preserved for a period 10 days from the delivery of Test Certificate.
3. Customer complaint register is available at laboratory.
4. The Contents of this Report shall not be reproduced in part or in full without written approval of laboratory.
5. MU values will be reported on request.

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

End of The Report

**MAHARASHTRA POLLUTION CONTROL BOARD
REGIONAL LABORATORY, PUNE**

Phone no. : 020-25811698
Visit us at : <http://mpcb.gov.in>
mail : sopunelab@mpcb.gov.in



Regional Laboratory, Pune, Maharashtra
Pollution Control Board, Jog Center, 3rd
Floor, Mumbai Pune Road,
Wakdevadi, Pune- 411 003

NABL Certificate No.:

Validity

Laboratory MoEF Recognition :

Validity

Test Report No.: MPCB/RL-Pune/JVS/23-24/08/194

Date: 26/08/2023 10:36 AM

Analysis Report-Water (JVS)

Field Sample ID :	BR-0051545		
Name & Address of the Industry	Rohan Builders and Developers Pvt.Ltd. O21 Building and construction project more than 20,000 sq. m built up area		
Sampling Location :	STP (Outlet)		
Lab code :	MPCB/RL-Pune/JVS/23-24/808		
Sampling Method(s) :		Sample Details (Water/Air/HW) :	Water
Sampling drawn by (Officer name):	FO-Pune I (Mrs. Sushma Kumbhar)	Sample Volume Received :	
Sample submitted by (Name) :	FO-Pune I (Mrs. Sushma Kumbhar) (SRO-Pune I)	Seal No. :	235
Date of Sample Collection.(dd/mm/yyyy) :	03/08/2023 12:40 PM	Date of Sample receipt to Laboratory (dd/mm/yyyy) :	07/08/2023 11:27 AM
Analysis start Date (dd/mm/yyyy). :	07/08/2023 11:57 AM	Analysis end Date (dd/mm/yyyy). :	24/08/2023 03:49 PM

Test Report

Sr.No	Parameter	Results	Unit	Method Adopted
1	pH	6.9		NA
2	Suspended Solids (SS)	10.0	mg/l	NA
3	Ammonical Nitrogen	0.52	mg/l	NA
4	Biochemical Oxygen Demand (BOD)	8.5	mg/l	NA
5	Chemical Oxygen Demand (COD)	32.0	mg/l	NA

Sr.No	Parameter	Results	Unit	Method Adopted
6	Oil & Grease	BDL	mg/l	NA

Abbreviations: - BDL=Below Detectable limit, N.D.=Not Detected, N.A.= Not Analyzed, * Not covered under NABL scop.

Comment (if any):

Comment for Amended Report:

Remark: - Note: This test report refers only to the sample submitted for the testing.

Results Compiled by: Dr P D Khadkikar

Results Approved by: Dr P D Khadkikar

Results Reviewed by: Dr P D Khadkikar

This is an Electronically generated report does not require signature

Note :

1. Results relate only to the sample/s tested, only in case of samples submitted by customer & not drawn by MPCB.
2. Samples will be preserved for a period 10 days from the delivery of Test Certificate.
3. Customer complaint register is available at laboratory.
4. The Contents of this Report shall not be reproduced in part or in full without written approval of laboratory.
5. MU values will be reported on request.

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

End of The Report



Office Of The City Engineer
 Building Development Department
 Zone No -5
 Pune Municipal Corporation
 Outward No. :- 2924
 Date :- 27/09/2023

To,
 Sub-Regional Officer,
 M.P.C. Board, Jog Center Building
 Second floor, Wakdewadi, Pune -1

Subject :- Joint Committee visit in the matter of OA no. 15 of 2021 (WZ) and Misc Application No. 08 of 2023 (WZ), filed by Yogesh Manmohan Deshapande v/s The Principal Secretary, Environment Department & Ors. Of M/s Rohan Kritika Co- Operative Housing Society, Pune

- Reference:- 1) Hon'ble NGT Order issued dated 15.5.2023.
 2) Original Application of Applicant Mr. Yogesh Deshapandev/s The Principal Secretary, Environment Department & Others Application No ----- /2021(WZ)
 3) Joint Committee visit dated. 03/08/2023
 4) Your Office Letter MPCB/SROP1/230808-FTS-0149 Dated 08/08/2023 email dated 08/08/2023

Dear sir,

With reference to the above subject & hon. NGT order under reference No 1. We are submitting detailed comments related to this office for Survey No. 117A(1) & 117 B, Final plot no. 538/A with reference to objection raised by applicant under reference No 2. The detailed comments related to this department are as follows

Sr.no of original application	Points Raised by Applicant	Clarification
4.	Said project under violations by way of unscientific installation & operations of pollution control devices like STP, waste treatment units, basements, narrow fire tender movements, ill ventilations, illegal ground water extraction, and no space for natural & fresh air.	The layout of survey no. 117(A) & 117(B), final plot no. 538/A was sanctioned by this office vide commencement no. CC/2857/12, dated 29.12.2012. The said Layout has been sanctioned on the basis of Development Control and Promotion Regulations (DC rules). Factors such as ventilation, Marginal distances, open space etc. are considered & issued the revised sanction as per requirements of a Project Proponent. Reference – (1) Layout plan CC/2857/12, dated 29.12.2012 (Annexure 1)

9A	Final plot no. 538A was demarcated as industrial zone. In the development plan, PMC officers are adopting such illegal practices of converting industrial zones.	- As per D.C. rule and As per request from Architect of the said project, this office has granted the permission for use of residential zone instead of commercial zone. The Municipal Commissioner has issued zone conversion permission vide resolution no.6/102, dated 25/06/2012. The approved zone conversion charges had been paid by the developer. Reference – 1. Zone conversion approval & Its payment challan (Annexure 2)
9B, 9C & 9D	There is no compliance to vide the gap between 2 buildings in the horizontal wings of the project to a minimum of 6m for easy fire tender movement.	As per the revised sanction plan CC/1119/18, dated 19/07/2018, the distance between two building are kept 6m at applicable wings buildings as per DC rules. Clause No. 17.2.4 & 18.12. The Chief fire officer issued final fire No Objection Certificate FB/8432, 26.10.2016, FB/11606, dated 31.03.2017, FB/2012, dated-13.08.2018 Reference – 1) Revised plan cc/1119/18, dated 19/07/2018. (Annexure 3). 2) Fire Office, PMC NOC's (Annexure 9)
9F	There are Nine revisions of the commencement certificate making changes in the building layout & building sanction from original sanction given under environment clearance & consent to establish.	The environment clearance & consent to establish were taken by the developer. The revision of sanction plan & commencement certificate to the said project was approved by this office as per DCPR norms. The Developer has right to revise the Approved Plan as per his requirements.
10a	It is mandatory to obtain EC from SEIAA & consent to establish from MPCB before commencement of any construction work.	Layout of the said property has been sanctioned by this office on the basis of EC clearance submitted by the project Proponent.
11a	PP has carried out illegal excess construction of 3541.98 m ² (86123.05m ²) more than the permissible BUA of 82581.07m ² in EC.	This office had sanctioned the proposed Built up area (FSI & Non FSI area) mentioned in the Environmental clearance as per DC Rules.

11b	PP is misleading on account of 11 building as 10 wings as this count has been exceeded by one additional building.	<p>-As per revised sanction plan CC/1119/18 of the said project, this office had verified & issued the final occupation certificate OCC/1205/18 date 21.12.2018, OCC/0716/18, 31.08.2018, OCC/1144/17, 25/09/2017.</p> <p>Reference –</p> <ol style="list-style-type: none"> 1. Revised sanction plan CC/1118/18, dated – 19/07/2018. (Annexure 3) 2. Full Occupation Certificate. OCC/1205/18 date 21.12.2018, OCC/0716/18, 31.08.2018, OCC/1144/17, 25/09/2017. (Annexure 4)
11c	PP has increased the ground coverage of 9119.22 m ² more than permissible ground coverage of 8684.09m ²	<p>With reference to the revised sanction plan CC/1119/18, dated 19/07/2018, Permissible coverage area (50%) for net plot area 21,259m² is 10,629.52 & The proposed coverage area was 9119.22m² hence proposed coverage area 9119.22m² is less than permissible coverage area of 10629.52m² and is within the permissible limit</p> <p>Reference –</p> <p>Revised sanction plan cc/1118/18, dated – 19/07/2018. (Annexure 3)</p>
11d	PP has provided less than 6m width of turning radius for fire tender movement than the permissible turning radius of 7.5 m.	<p>With reference to the revised sanction plan CC/1119/18 dated 19/07/2018, 7.5m marginal distances are provided to facilitate the fire tender movement around the building premises, which is as per the DC rules clause no 17.2.3 A&B. The Chief fire officer issued final fire No Objection Certificate FB/8432, 26.10.2016, FB/11606, dated 31.03.2017, FB/2012, dated-13.08.2018</p> <p>Reference –</p> <ol style="list-style-type: none"> 1. Revised sanction plan CC/1119/18 dated 19/07/2018 (Annexure 3). 2. DC rule clause no 17.2.3 A&B (Annexure5). 3) Fire Office, PMC NOC's (Annexure 9)
11h	PP has provided only 2367.67m ² of RG area which is on basement against mandatory RG area of 4711.6m ²	<p>This office has sanctioned the layout of said plot after providing recreational open space 10% on net plot area as per DC rule clause no 15.3.1 (Annexure 5a).</p>

11i	PP has not made replantation of any tree against 9 replantation disclosed in EC.	As per Tree Authority Department, Sinhgad Road ward office letter outward no. 3295, dated 04/10/2018, PP had conserved 442 trees in the said plot. Hence final NOC is issued. Reference – Tree Authority Department, Sinhgad Road ward office outward no. 3295, dated 04/10/2018 (Annexure 6).
11j	PP has increased 4 wheeler parking 726 against permissible parking of 564.	With reference to the revised sanctioned plan CC/1118/18, dated 19/07/2018, total parking for 4 wheeler is proposed 726 nos. against the permissible parking by DC rule 2017-607. DC rule 2017 part 6, clause 20.1, it is clearly mentioned that parking area is to be provided as par permissible parking area. Proposed 4 wheeler parking is within permissible limit of DC rule 2017. Reference – 1. Revised sanction plan CC/1118/18, dated 19/07/2018 2018 (Annexure3) 2. DC rule 2017 clause no.20.1 2018 (Annexure 7)
11t	PP has not provided adequate distance between the buildings to allow the movement of fresh air & passage of natural light, air & ventilation.	As per DC rule 2017, clause no. 17.2.4 & 18.12 the distance between two buildings are provided as 6m & the same is verified during the joint site visit. Some buildings are inter connected, as per DC rule provisions Reference – DC rule – 2017-clouse no.17.2.4 & 18.12 (Annexure 8)
11v	PP has not obtained permission from competitive authority for cutting of tree & there is replantation of tree as per condition of tree as per condition of EC	Layout and Revised plans was sanctioned by this office on the basis of provisional Tree Authority NOC. On the basis of Tree Authority department terms and condition, PP had conserved 442 trees in the said plot. Hence final NOC was issued by the Tree Authority Department, Sinhgad Road ward office vide outward no. 3295, dated 04/10/2018. Reference – Tree Authority Department, Sinhgad Road ward office outward no. 3295, dated 04/10/2018 (Annexure 6).
11z	PP has not provided rain water harvesting system for ground water recharge.	PP has provided Rain water harvesting system at the said project, the Rain water harvesting NOC is attached herewith for perusal. Reference- Ms. McLin Consultants Pvt. Ltd. Certificate No. - 22/03/2017 (Annexure 10)

11hh	There is no approach road for fire engine.	Approach Road is provided around the periphery of the layout as per DC rule clause no 17.2.3 A&B. The Fire Department had given No Objection Certificate FB/8432, 26.10.2016, FB/11606, dated 31.03.2017, FB/2012, dated-13.08.2018 to the PP after checking all fire norms and its Requirements. Reference- 1. Fire Office, PMC NOC's (Annexure 9)
11ii	PP Has not provided the ramp slope in the ratio 1:10	Adequate Ramp Slope is provided as per DC rule.
11jj	PP Has not provided the site margin as per the DC rules.	Marginal distances are provided as per the DC rules clause no 17.2.3 A&B. Reference- DC rules clause no 17.2.3 A&B (Annexure 5).
11kk	PP Has not provided the service/cargo lift for material and emergency purpose.	Service/Cargo lift is provided by the PP.


 Executive Engineer
 Building Permission Department,
 Zone - 5
 Pune Municipal Corporation

Enclosed:- Annexure 1 To 10

033225

Annexure - 01 (02/03)

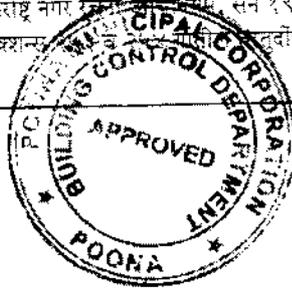
पुणे महानगरपालिका

(यापुढील पत्रव्यवहाराला खालील प्रमाणे व दिनांक यांचा प्रत्येक प्रयोग)
 (आर्जेच्या वा इमारतीच्या कायदेशीर मालकी हक्काचे संदर्भ लक्षात न घेता अर्जदारास हे संमतीपत्र देण्यात येत आहे.)

बांधकाम चालू करण्याकरिता दाखला (कमेन्समेंट सर्टिफिकेट)

बांधकाम विकास विभाग
 पुणे महानगरपालिका,
 शिवाजीनगर, पुणे - ४११००५.

भरतीचा बांधकाम चालू करण्याचा दाखला आणि बांधकामाचे संमतीपत्र महाराष्ट्र नगर स्वतंत्र अधिनियम, सन १९६६ ची कलमे ४४/४५/५८/६९ यांतील आणि मुंबई प्रांत्तिक महानगरपालिका अधिनियम, सन १९४९ चो कलमे (सेकशन २३३) च्या अटीप्रमाणे खालील अटीवर देण्यात येत आहे.)



Project Title: Layout of Building

Project No: 123456789

Plot No: 123456789

Area: 123456789 sq. ft.

Scale: 1:1000

Prepared by: 123456789

Date: 12/12/2023

Approved by: 123456789

Signature: 123456789

Stamp: 123456789

- संबंधी सुधारित विकास योजना आराखडा महाराष्ट्र सरकारने दि. ५/१/१९८३ या दिवशी नव्य केला आहे. त्यास अनुसरून नवीन काही उपसर्ग पोहोचत असल्यास अथवा हानी होत असल्यास त्याप्रत्यर्थ कोणत्याही प्रकारची भरपाई मागणार नाही. व ती देण्याची जबाबदारी महानगरपालिकेवर नाही.
- सोवतच्या नवीन / दुरुस्त नकाशात दाखविल्याप्रमाणे काम केले पाहिजे.
- जोत्यादर्यत काम आल्यावर सेट-बॅक, मार्चिनल ओपन स्पेसिड ड. बाबी बांधकाम नियंत्रण कार्यालयाकडून तपासून घ्याव्यात. त्याशिवाय जोत्यावरील काम सुरु करू नये.
- मा. सहायक अभियंता (भूमीप्रापण) यांच्या कार्यालयामार्फत रस्त्याची प्रमाणरेषा जागेवर आखून घेणार व भगच्च बांधकाम सुरु करणार या अटीवरच हे संमतीपत्र देण्यात येत आहे.
- सोवतच्या नकाशावर मार्ग तिहिलेल्या / चिक्कटवलेल्या अटीवर हे संमतीपत्र देण्यात येत आहे.
- ज्या फ्लॉर्सवर नवीन इमारत बांधण्यात आली आहे त्या इमारतीचे भोगवटापत्र मागण्यापूर्वी प्रत्येक भालकाने इमारतीसमोर सोमा भितीच्या आत व बाहेर किमान चार झाडे लावून ती व्यवस्थित वाढविल्याच्या दृष्टीने योग्य ती व्यवस्था व खबरदारी घ्यावी. त्याशिवाय ऑक्जुपन्सी सर्टिफिकेट (भोगवटा पत्र) मिळवणार नाही. रस्त्यावरील झाडांना जरूर ते संरक्षण कुंपण अर्जदाराचे व त्याच्याचे आहे.
- इमारतीचे भोगवटापत्र देणे / ... आतील वाजूस टाकण्यात आलेले इमारतीचे अविशिष्ट सामान व राडरोडा उचलून जागा साफ केल्याशिवाय अर्जाचा विचार केला जाणार नाही. राडरोडा कोठे टाकावा याबाबत परपाडी विभागामार्फत मार्गदर्शन केले जाईल.
- काम सुरु करण्यापूर्वी मा. नगर उपअभियंता (जलोत्सारण) व (पाणीपुरवठा) यांच्याकडे नकाशे दाखल करून संबंधित कामाकरिता पुर्वमान्यता घेतल्याखेरीज जागेवर कोणतेही काम सुरु करू नये.
- नवीन बांधकाम सुरु करताना संबंधित जागेमध्ये झाडे असल्यास ती ट्री ऑर्थोरीची पुर्वपरवानगी घेतल्याशिवाय तोडू नयेत; अन्यथा कायदेशीर कारवाई करण्यात येते. याची नोंद घ्यावी.
- बांधकाम नियंत्रण खात्याने जरी सेप्टिक टॅन्कासाठी परवानगी दिली असली तरी ड्रेनेजशिवाय मा. नगर उपअभियंता (जलोत्सारण विभाग) यांच्याकडे नकाशे दाखल करून त्याची मंजुरी घेतल्याखेरीज सेप्टिक टॅन्क अगर ड्रेनेजसंबंधी बांधकाम सुरु करू नये व भोगवटा पत्र मागण्यापूर्वी ड्रेनेज कामाचा पुर्णत्वाचा दाखला हजर करण्यात यावा.
- जे बांधकाम नकाशात पाडणार म्हणून दर्शविले आहे. ते प्रथम पाडून मग नवीन कामास सुरुवात करणार.
- मालकी हक्काबाबत व इतर कोणत्याही हक्काबाबत व हद्दीबाबत वाद निर्माण झाल्यास त्यास अर्जदार जबाबदार राहणार.
- कामगारांच्या सोयीसाठी जागेवर किमान एक संडास व एक मुतारी तालपुरत्या स्वरूपाची बांधली पाहिजे. जुने संडास व मोरी असल्यास याप्रमाणे संडास, मुतारी बांधण्याची गरज नाही.
- भोगवटा पत्र मागण्यापूर्वी मनरचे व्रद भरल्याचे दाखला सादर करणार.

वरील संमतीपत्राप्रमाणे काम करताना नगररचना अधिनियम अगर त्यास अनुसरून केलेले नियम व पोटनियम यांचा भंग होता कामा नये.
 वरील संमतीपत्राविषयी काही शंका येत असेल तर कामास आरंभ करण्यापूर्वी महानगरपालिकेकडे तसे कळवून स्पष्टीकरण करून घ्यावे.

Signature
 बांधकाम विकास विभाग
 पुणे, मा. पुणे.

Signature
 उप अभियंता
 बांधकाम विकास विभाग
 पुणे महानगरपालिका

TOTAL BUILD. F.S.I. STATEMENT in smt.

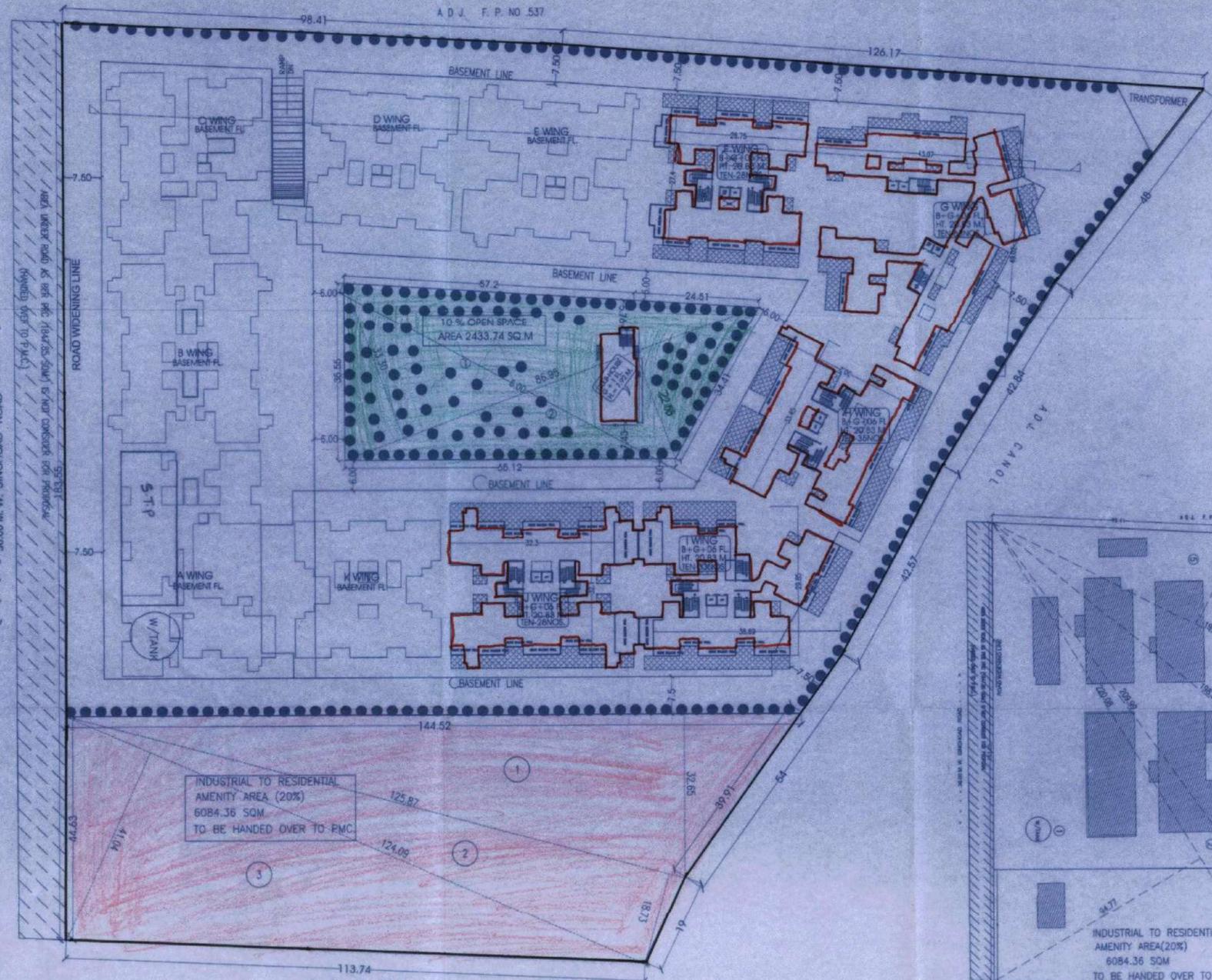
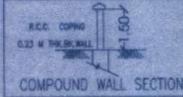
FLOORS	A-WING	B-WING	C-WING	D-WING	E-WING	F-WING	G-WING	H-WING	I-WING	J-WING	K-WING	TOTAL AREA
GROUND FLOOR	---	---	---	---	---	447.78	623.82	529.38	480.89	586.35	---	2,668.02
FIRST FLOOR	---	---	---	---	---	384.67	528.86	451.47	405.43	495.98	---	2,264.41
SECOND FLOOR	---	---	---	---	---	403.01	528.86	451.47	448.93	552.23	---	2,384.40
THIRD FLOOR	---	---	---	---	---	411.80	528.86	451.47	456.01	558.84	---	2,406.98
FOURTH FLOOR	---	---	---	---	---	411.80	528.86	451.47	456.01	558.84	---	2,406.98
FIFTH FLOOR	---	---	---	---	---	411.80	528.86	451.47	456.01	558.84	---	2,406.98
SIXTH FLOOR	---	---	---	---	---	411.80	528.86	451.47	456.01	558.84	---	2,406.98
TOTAL AREA	---	---	---	---	---	2,883.56	3,796.98	3,238.20	3,159.09	3,869.92	---	16,947.75

TOTAL BUILD. BALCONY, PASSAGE STATEMENT in smt.

NOS.	WING	BALCONY PER FLOOR	BALCONY PRO.	PASSAGE BALCONY	PASSAGE PRO.	EXCESS PASSAGE	STAIRCASE AREA	LIFT LOBBY	LIFT AREA	LIFT W/C RM AREA	GROUND COVERAGE	NO. OF TENEMENT	HTS	TERRACE AREA
1	A-WING	---	---	---	---	---	---	---	---	---	---	---	---	---
2	B-WING	---	---	---	---	---	---	---	---	---	---	---	---	---
3	C-WING	---	---	---	---	---	---	---	---	---	---	---	---	---
4	D-WING	---	---	---	---	---	---	---	---	---	---	---	---	---
5	E-WING	---	---	---	---	---	---	---	---	---	---	---	---	---
6	F-WING	16,947.75	432.38	16,947.75	158.34	---	95.72	152.88	03.42	12.60	706.45	28 NOS.	20.83 M.	464.16
7	G-WING	15%	589.80	10%	736.96	---	100.10	130.06	06.85	20.34	900.61	63 NOS.	20.83 M.	553.58
8	H-WING	---	485.88	---	312.16	---	94.10	120.40	03.42	12.60	761.76	35 NOS.	20.83 M.	452.44
9	I-WING	---	469.07	---	272.93	---	94.24	125.58	03.42	12.60	727.89	33 NOS.	20.83 M.	453.58
10	J-WING	---	581.70	---	140.40	---	94.95	173.19	03.42	12.60	854.11	28 NOS.	20.83 M.	493.35
11	K-WING	---	---	---	---	---	---	---	---	---	---	---	---	---
TOTAL		2,542.16	2,538.92	1,694.76	1,620.79	---	479.11	702.11	20.53	70.74	3,950.82	187 NOS.		2,417.11
COVERED PARKING AREA												---	---	
TOTAL GROUND COVERAGE												3,950.82	---	

GROUND COVERAGE AREA CALC.
 PERMISSIBLE COVERAGE = 10,926.84 SQ.M.
 AREA (21,853.68 X 50%)
 TOTAL PROP. COVERAGE = 3,950.82 SQ.M.

TREES PROVIDED STATEMENT
 PLOT AREA = 21,853.68 SQ.M.
 REQUIRED NO. OF TREES = 21,853.68 SQ.M./90.00 = 243.93 NO.
 S.W. = 273.00 NO. OF TREES PROVIDED NO. OF TREES = 285.00 NO. OF TREES



WATER STORAGE TANK CAP. CALCUL.

NOS.	BUILD.	O/H WATER TANK	U/G WATER TANK
1	A-WING	---	---
2	B-WING	---	---
3	C-WING	---	---
4	D-WING	---	---
5	E-WING	---	---
6	F-WING	39,000.00 LIT.	48,500.00 LIT.
7	G-WING	63,000.00 LIT.	84,500.00 LIT.
8	H-WING	44,000.00 LIT.	56,000.00 LIT.
9	I-WING	43,000.00 LIT.	54,500.00 LIT.
10	J-WING	39,000.00 LIT.	48,500.00 LIT.
11	K-WING	---	---
TOTAL		2,28,000.00 LIT.	2,92,000.00 LIT.

PARKING STATEMENT in smt.

NOS.	WING	CAR	SCOOTER	CYCLE
1	A-WING	---	---	---
2	B-WING	---	---	---
3	C-WING	---	---	---
4	D-WING	---	---	---
5	E-WING	---	---	---
6	F-WING	56	84	112
7	G-WING	42	133	140
8	H-WING	39	84	96
9	I-WING	51	79	102
10	J-WING	56	84	112
11	K-WING	---	---	---
TOTAL		244	464	564

PARKING AREA STATEMENT

AREA REQUIRED	AREA PROPOSED
CAR 244 NOS. X 12.50 SQ.M.	3050.00
SCOOTER 464 NOS. X 03.00 SQ.M.	1392.00
CYCLE 564 NOS. X 00.70 SQ.M.	394.80
TOTAL	4836.80

PLOT AREA STATEMENT BY TRIGULATION METHOD

1.	0.5 X 220.08 X 94.77	= 10428.49 SQ.M.
2.	0.5 X 220.08 X 15.71	= 1728.73 SQ.M.
3.	0.5 X 209.99 X 50.89	= 5343.20 SQ.M.
4.	0.5 X 198.57 X 41.69	= 4139.19 SQ.M.
5.	0.5 X 194.46 X 40.67	= 3954.34 SQ.M.
6.	0.5 X 112.46 X 40.89	= 2299.24 SQ.M.
7.	0.5 X 126.17 X 40.21	= 2536.65 SQ.M.
TOTAL ADDITIONS =		30,429.84 SQ.M.
AS PER TRIANGULATION =		30,429.84 SQ.M.
AS PER DOCUMENT =		30,421.78 SQ.M.

10% OPEN SPACE AREA BY TRIGULATION METHOD

1.	0.5 X 86.95 X 33.30	= 1447.72 SQ.M.
2.	0.5 X 86.95 X 22.68	= 986.02 SQ.M.
TOTAL =		2433.74 SQ.M.

AMENITY SPACE AREA =

1.	0.5 X 144.52 X 32.65	= 2359.29 SQ.M.
2.	0.5 X 125.87 X 12.73	= 1178.77 SQ.M.
3.	0.5 X 124.09 X 41.04	= 2546.32 SQ.M.
TOTAL ADDITIONS =		6084.38 SQ.M.
REQUIRED AMENITY SPACE AREA =		6084.36 SQ.M.
PROPOSED AMENITY SPACE AREA =		6084.38 SQ.M.

PLOT AREA CALC. BY TRIGULATION METHOD



B. P. LAYOUT 01/19

सविन त्रिवाणी दि. २९/१२/२०१२
 APPROVED SUBJECT CONDITION APPROVED UNDER COMMENCEMENT CERTIFICATE NO. २८१३८५७/१२
 Building Inspector Assistant Engineer P.M.C.



AREA STATEMENT	SQ.M.
1) AREA OF PLOT	30,421.78
2) DEDUCTIONS FOR	
a) AREA UNDER ROAD	---
b) AREA UNDER RESERVATION	6084.36
3) NET AREA (1-2c)	24,337.42
4) DEDUCTIONS FOR	
a) 10% OPEN SPACE AREA	2433.74
b) 15% AMENITY SPACE AREA	---
c) ADD T.D.R. AREA FOR RESERVATION (TO BE HANDED OVER TO PMC. = 6084.36)	---
d) AREA UNDER INTERNAL ROAD	---
e) TRANSFORMER & SERVICES	50.00
f) TOTAL	2483.74
5) NET AREA OF PLOT (3-4e)	21,853.68
6) ADDITIONS FOR	
a) AREA UNDER 12.00 M. W. D. P. ROAD	---
b) 15% AMENITY SPACE AREA	---
c) ADD T.D.R. AREA FOR RESERVATION	---
d) AREA UNDER INTERNAL ROAD	---
e) TRANSFORMER & SERVICES	50.00
f) ADD T.D.R. AREA	---
g) TOTAL	50.00
7) PERMISSIBLE F.S.I. (5+6g)	21,903.68
8) EXISTING RESI. FL. SPACE AREA	---
9) PROPOSED COMM. AREA	---
10) PROPOSED RESI. AREA	16,947.75
11) EXCESS BALC. AREA TAKEN IN FAR	---
12) TOTAL B/UP AREA	16,947.75
13) PERMISSIBLE COVERAGE AREA (50%)	10,926.84
14) PROPOSED COVERAGE AREA	3,950.82
15) EXCESS COVERAGE AREA FOR PERM. CHAR	---

TENANT STATEMENT	
TENANT PERMISSIBLE @ 250 T/HA	546 NOS.
TENANT PROPOSED	187 NOS.
PARKING STATEMENT	CAR SCOOTER CYCLE
PARKING REQUIRED BY RULE	244 464 564
PARKING PROVIDED	442 930 564
GARAGE PERMISSIBLE	---
GARAGE PROPOSED	---

LEGEND	
PLOT BOUNDARY	THICK BLACK
PROPOSED WORK	RED
WATER LINE	BLACK DOTTED
DRAINAGE LINE	RED DOTTED
SPECIFICATIONS	
R.C.C. FRAMED STRUCTURE	
0.15M THK. BLOCK WALL & 0.10M THK. SAND FACED PLASTER EXTERNALLY.	
NEERU FINISHED PLASTER INTERNALLY.	
M.M.TILE FLOORING	
T.W.DOORS & M.S.WINDOWS.	

ARCHITECT: PRAKASH KULKARNI
 OWNER (P.A.H.): MR. SANJAY K. LINHAD, ROHAN BUILDERS & DEVELOPERS PVT. LTD.
 PROPOSED RESIDENTIAL BUILDING LAYOUT ON OR S. NO. 1174/1, 1178, F. P. NO. 538/A, AT PARVATI, SINGHAD ROAD, PUNE.
 ARCHITECT: PRAKASH KULKARNI, ANKUR ASSOCIATES ARCHITECTS
 TEJANILAYA, OFF. NO. 101, 1ST FL., CTS. NO. 1187/1, SHOLE ROAD, SHIVAJINAGAR, PUNE - 411 002. PHONE - 25514700, 25514751 / FAX - 25514752
 DATE: 04/08/2012 SCALE: 1:500 DFN BY: Ankur Associates

शासकीय माहिती अधिकार-अधिनियम २००५

अति.नगर अभियंता कार्यालय, लि-११

बांधकाम विकास विभाग,

पुणे महानगरपालिका,

जा.क्र.३५७८१/६७१/५२००४

दि. : २८/५/१२.

प्रति,
मा.महापालिका आयुक्त,
पुणे महानगरपालिका.

यांचकडेसू.....

विषय:- पुणे पेठ पर्वती स.नं. ११७ अ/१+११७ बी, फा.प्लॉट क्र. ५३८ अ या मिळकतीचा औद्योगिक झोनमध्ये निवासी वापर अनुज्ञेय करणेबाबत.

संदर्भ:- १) ला.आर्कि.श्री.प्रकाश कुलकर्णी यांचा आ.क्र.८७६ दि. १५/१२/२०११ रोजीचा प्रस्ताव.

२) मा.अति.नगर अभियंता यांचे आक्षेपाबाबत जा.क्र. झोन क्र.३/७६५ दि. २४/२/२०१२ चे पत्र.

३) विकसक मे.रोहन बिल्डर्स यांचा खुलासा आ.क्र. १०३९ दि.२९/२/२०१२ चे पत्र.

विषयांकित पुणे पेठ पर्वती ११७ अ/१+११७ बी, फा.प्लॉट क्र. ५३८ अ या मिळकतीचे मिळकतदार रोहन बिल्डर्स अँड डेव्हलपर्स प्रा.लि. यांचे तर्फे ला.आर्कि.श्री.प्रकाश कुलकर्णी पुणे पेठ पर्वती ११७ अ/१+११७ बी, फा.प्लॉट क्र. ५३८ अ या मिळकतीचा औद्योगिक झोनमध्ये निवासी वापर अनुज्ञेय करणेबाबत प्रस्ताव दाखल केलेला आहे.

प्रस्तुत मिळकत सन १९८७ च्या मान्य विकास आराखड्यानुसार औद्योगिक झोनमध्ये समाविष्ट आहे.मिळकतीस अस्तित्वातील ३६.०० मी. सिंहाड रोडवरून अॅक्सेस उपलब्ध आहे. मिळकतीमधील मे.दिपक नायट्राईट लि. सह्याद्री डायस्टफ्स अँड केमिकल्स डिव्हीजन ही कंपनी यापूर्वी चालू होती. सदरची कंपनी दि. ५/६/२००९ रोजी बंद करण्यात आली आहे. कामगार आयुक्त महाराष्ट्र राज्य, मुंबई यांच्याकडून जा.क्र. काआ/नाहप्र/प्रक्र. २२५/कार्यासन-७ दि. २२/१/२०१० अन्वये शासनाने क्र. नाहप्र१२०१०/प्र.क्र.१७/काम-२ दि. १८/१/२०१०च्या आदेशान्वये न्यायालयात प्रलंबित असलेल्या कामगारांच्या पुर्नस्थापित करण्याबाबतच्या प्रकरणी व इतर न्यायालयीन नियमाप्रमाणे पुर्नस्थापित करावयाच्या कामगारांना व्यवस्थापनाच्या इतरत्र असलेल्या आस्थापनांमध्ये सामावून घेण्यात येईल व कायदेशिर देणी न स्विकारलेल्या २ कामगारांना न्यायालयीन निर्णयाप्रमाणे त्यांची देणी अदा करण्यात येतील या अटीच्या, तसेच व्यवस्थापनाने सादर केलेल्या हमीपत्राच्या अधिन राहून मे. दिपक नायट्राईट लि. सह्याद्री डायस्टफ्स अँड केमिकल्स डिव्हीजन, ११७ ,पर्वती, विठ्ठलवाडी रोड, पुणे या आस्थापनेतील "कामगाराची देणी प्रलंबित नसल्याबाबतचे ना हरकत प्रमाणपत्र" देण्यात आलेले आहे. सदर नाहरकत प्रमाणपत्र प्रकरणी समाविष्ट करण्यात आलेले आहे. मिळकतीवर सद्यःस्थितीत कोणत्याही स्वरूपाची इंडस्ट्रीज नाही. सदर मिळकतीचे लागत कोणत्याही रुजार्डस इंडस्ट्रीज नाहीत. मिळकतीच्या भोवतालच्या क्षेत्राचा स्थळ दर्शक नकाशा, गुगल अर्थ वरील साईट इमेज प्रस्तावासोबत जोडलेले आहे. सदर मिळकतीच्या आजू बाजूच्या मिळकतीचे ब्रिक कील झोनमध्ये निवासी वापराचे प्रस्ताव यापूर्वी मान्य आहेत.

प्रकरणी टायटल सर्च रिपोर्ट जोडलेला असून त्यानुसार सफोटेल सॉफ्टवेअर सर्व्हीसेस प्रा.लि. यांचेकडून खरेदीखत करून सदरचे मिळकतीचे टायटल मे. रोहन बिल्डर्स अँड डेव्हलपर्स प्रा.लि. यांचे मालकीची आहे. प्रस्तावासोबत अद्यावत ७/१२,पी.आर.सी, बी फॉर्म, डिमार्केशन,झोनिंग डिमार्केशन,

टॅक्स एन.ओ.सी., लवाद अभिप्राय, भुमीप्रापण अभिप्राय व इतर कागदपत्रे समाविष्ट आहेत. तसेच यु.एल.सी.केस नं.यू.एल.सी./एम-७२/एम सी /आय.सी/जी.ओ.डी./११९ दि.३१/३/१९८० ची झेरॉक्स कॉपी प्रकरणी समाविष्ट केलेली आहे. तसेच यू.एल.सी कार्यालयाकडील पत्र क्र. यू.एल.सी/का-३/४७-एम-पब्लिक /१२६२ कंपनी/२०११, दि. १/१०/२०११ चं पत्रान्वये नागरी जमिन (कमाल धारणा व विनियमन) अधिनियम १९७६ कलम २० खाली औद्योगिक प्रयोजनार्थ सुट दिलेल्या जमिनीचा विकास करण्यास परवानगी देण्याकरिता सरप्लस ठरलेल्या १९६४.२७ चौ.मी. क्षेत्राची सन २०११ चे शिप्रसिध्दगणकानुसार होणारी रक्कम रु. १,९९,९६,५००/- भरण्याचे आदेश दिलेले होते. सदर रकमेचे चलन क्र. ३२६ दि. ९/१२/११ रोजी दिलेले चलन २०/१२/२०११ रोजी कोषागारात भरलेले आहे. याबाबत लेआऊट मान्य करणेपूर्वी यू.एल.सी.ची कलम २० अन्वये चे आदेशाची सर्टिफाईड प्रत दाखल करणार या अटीवर औद्योगिक झोनमध्ये निवासी वापराचा प्रस्ताव मान्य करावा. याबाबत आ.क्र. ना/९२५ दि.३१/१२/११ चे पत्राने जागा मालक /विकासक यांनी विनंती केली आहे. गाव नकाशा, डी.पी नकाशा व प्रायमुक्त नकाशानुसार व प्रत्यक्ष मिळकतीमधून नाला जात नाही. मिळकतीमधून नाला जात नाही. मिळकतीच्या पूर्वेस फा.प्लॉट क्र. ५३७ (एम.एस.ई.बी सब स्टेशन) पश्चिमेस फा.प्लॉट नं. ५३८ बी निवासी व व्यापारी वापराच्या इमारती, उत्तरेस सिंहाड रस्ता, दक्षिणेस लागून कॅनॉल आहे. समदर् ~~मिळकतीच्या नैऋतिक पाण्याचा स्त्रोत आहे. यातून येत नाही.~~ सुधारीत विकास नियंत्रण नियमावलीमधील अपेंडिक्स आर -७ चे तरतुदीनुसार सदर मिळकतीवरील औद्योगिक झोनचे निवासी झोन मध्ये रूपांतर करणेबाबत विकासक यांनी ला.आर्कि. श्री. प्रकाश कुलकर्णी यांचे मार्फत प्रस्ताव दाखल केला आहे. याबाबत प्राप्त महाराष्ट्र शासन अधिसूचना टी.पी.एस.१८०६/सीआर-८७/०६ नवि-१३ दि.०६/०९/२००७ नुसार एम.आर.टी.पी.अधिनियम १९६६ चे कलम ३७(१अे अे) अन्वये फेरबदल केल्याप्रमाणे औद्योगिक झोनमध्ये निवासी/वाणिज्य वापर अनुज्ञेय करण्यासाठी राजपत्र मुद्दा क्र.एम ६.८ (बी)(III) २.० हेक्टर ते ५.० हेक्टर क्षेत्राकरीता २०% अॅमिनिटी स्पेसचे क्षेत्र सोडून घेणे विषयी तरतुद आहे. सदर अधिसूचनेची प्रत प्रकरणी समाविष्ट करण्यात आलेली आहे.

शासकीय माहिती अधिकार-अधिनियम २००५

मिळकतीचे ७/१२ नुसार क्षेत्र ३१६३२.२० चौ.मी., प्रॉपर्टी कार्ड नुसार क्षेत्र ३०४२१.७८ चौ.मी., बी फॉर्म नुसार क्षेत्र ३२२६९.६३ चौ.मी. व मोजणी नकाशा नुसार क्षेत्र ३०४२१.८४ चौ.मी. असून पैकी कमीत कमी प्रॉपर्टी कार्डचे क्षेत्रानुसार एकूण ३०४२१.७८ चौ.मी. क्षेत्रासाठी २०% अॅमिनिटी ६०८४.३६ चौ.मी. क्षेत्र पुणे मनपास दयावयाचे दर्शविलेले आहे. प्रस्तुत अॅमिनिटी स्पेस ३६.०० मी. सिंहाड रस्त्यालागत दर्शविलेली आहे. सदर मिळकतीवर निवासी वापर प्रस्तावित केलेला आहे. विषयांकित प्रस्तावामध्ये २०% क्षेत्र ६०८४.३६ चौ.मी. दर्शवून औद्योगिक झोनमध्ये निवासी वापर अनुज्ञेय करणेस खात्याची शिफारस आहे.

संदर्भ क्र.२ नुसार विषयांकित मिळकतीबाबत आक्षेप कळविले होते. त्यासाठी संदर्भ क्र.३ आ.क्र. १०३९ दि.२९/२/२०१२ अन्वये रोहन बिल्डर्स अॅन्ड डेव्हलपर्स प्रा.लि. यांचेकडून खुलासा खालील प्रमाणे केलेला आहे.

१) सद्यस्थितीत सदर मिळकतीमध्ये बांधकाम परवानगीचा प्रस्ताव दाखल केलेला नाही, परंतु पर्यावरण विभागाचे नाहरकत प्रमाणपत्र मिळणेसाठी दि.२१/२/२०१२ रोजी अर्ज केलेला आहे. परंतु अद्याप पर्यावरण विभागाचे नाहरकत प्रमाणपत्र मिळालेले नाही. तरी सदरचे नाहरकत प्रमाणपत्र बांधकाम परवानगीचे वेळी आपले विभागाकडे दाखल करू.

२) कामगार आयुक्तांचे अटी संदर्भात या पूर्वी Indemnity bond दि.२३/१२/२०११ रोजी आपले विभागाकडे दाखल केलेला आहे. तरी कामगार आयुक्तांच्या अटीची पूर्तता करण्याची संपूर्ण जबाबदारी आमचेवर बंधनकारक राहिल. यास्तव विकसकाने इंडीमिनिटी बॉन्ड दाखल केलेला आहे.

३) मे. सोफोटेल सर्व्हिसेस प्रा.लि. यांना महाराष्ट्र शासनाने दि.१०/४/२००७ रोजी दिलेल्या पत्रान्वये (पत्र क्र. युएलसी २००५/४७३/नाजकधा२) मध्ये नमुद केलेप्रमाणे या मिळकतीचा विकास पुणे म.न.पा.च्या पुर्व परवानगीने करणेस ना.ज.क.घा.अधिनियमाच्या कलम २० अन्वये सुट दिली

आहे. सदर सुटीच्या आदेशानुसार या क्षेत्रावर अनुज्ञेय असलेल्या वापराबाबत पुणे म.न.पा.च्या विकास नियंत्रण नियमावलीच्या अधिनतेने व परवानगीने या क्षेत्राचा विकास करावयाचा आहे. शासनाने प्रस्तुत मिळकतीचे हस्तांतरण व वापर करण्यास यापूर्वीच कलम २० अन्वये सुट दिली असल्याने नव्याने ना.ज.क.धा.अधिनियमांतर्गत परवानगी घेण्याची आवश्यकता नाही असे मान्य केले आहे.

तसेच अप्पर जिल्हाधिकारी व समक्ष प्राधिकारी पुणे नागरी समूह पुणे यांचे दि.१५/३/२०१२ पु.प. 262 ची ऑर्डर क्र. यु.एल.सी./४७ एम पब्लिक कंपनी/१२/१६३२ नुसार सरप्लस ठरलेल्या १९६४.२७ चौ.मी. लि. जमिनीचे सन २०११ चे शीघ्रसिध्दगणनकानुसार होणारी रक्कम रु. १,९९,९६,५००/- (रूपये एक कोटी नव्यात्रव लाख शहाभ्रव हजार पाचशे फक्त) भरून घेतली असलेले सर्व्हे नं. ११७ अ व ११७ ब पर्वती, पुणे चे संपूर्ण क्षेत्र ३३४८८.०० चौ.मी.बंधमुक्त (फ्रिहोल्ड) झाले असून सदर क्षेत्राचा विकास पुणे म.न.पा.च्या विकास नियंत्रण नियमावलीनुसार विकास करण्यास परवानगी देण्यात आली आहे. सदर ३३,४८८.०० चौ.मी. या क्षेत्रापैकी स.नं. १७७ अ/१ व ११७ ब (सध्या फायनल प्लॉट नं. ५३८ ए)पर्वती, पुणे चे क्षेत्र ३०,४२९.७८ चौ.मी. हे मे. रोहन बिल्डर्स अॅण्ड हेव्हलपर्स प्रा.लि. यांच्या मालकी वहिवाटीचे आहे.

यु.एल.सी. बाबत सद्यस्थितीमध्ये यु.एल.सी. कायदा हा रद्द झालेला असले कारणाने यु.एल.सी. ऑर्डर मध्ये फेरबदल करू शकत नाही. तरी त्याबाबत यापूर्वी दि.२१/१२/२०११ रोजी पत्र प्रस्तावामध्ये समाविष्ट केलेले आहे. " दि. १५/३/२०१२ ची यु.एल.सी. ऑर्डरची सर्टिफाईड प्रत सोबत जोडली आहे.

शासकीय माहिती अधिकार-अधिनियम २००५

तरी उपरोक्त निवेदनाचे व दाखल खुलाशाचे अवलोकन होऊन विषयांकित ठिकाणी एकूण क्षेत्राचे २०% इतके अॅमिनिटी स्पेस क्षेत्र ६०८४.३६ चौ.मी. दर्शवून निवासी वापर अनुज्ञेय करणेस एम.आर.टी.पी.अधिनियम १९६६ चे कलम ३७(१अे अे) अन्वये महाराष्ट्र शासन राजपत्र दि.०४/१०/२००७ नियम क्र.एम ६.८ नुसार मा.महापालिका आयुक्त यांची खालील अटींवर मान्यता मिळणेस विनंती आहे.

- १) इमारतीचे लेआऊट मंजूरी वेळेस पर्यावरण ना हरकत प्रमाणपत्र दाखल करणार.
- २) पुणे म.न.पा.स द्यावयाचे २०% अॅमिनिटी क्षेत्र लेआऊट मंजूरीनंतर ३ महिन्यांचे आत पुणे म.न.पा.चे ताब्यात देणार.
- ३) कामगार आयुक्त यांचे ना हरकत दाखल्यानुसार अटींची पूर्तता करणार.
- ४) इमारतीचा लेआऊट मान्य करणेपूर्वी यु.एल.सी.विभागाकडून औद्योगिक वापराचा रहिवासी वापरात रूपांतर करण्यात येत असल्या कारणाने आवश्यक ते सुधारित आदेश प्राप्त करून घेणार.
- ५) मिळकत पर्वती या पेटेमध्ये येत असल्याकारणाने विकास नियंत्रण नियमावलीतील उंच इमारतींना परवानगी देणेसाठी नियम क्र. २१.६.५ नुसार पर्वतीच्या नमुद क्षेत्रामध्ये बाधित होणाऱ्या मिळकतीस लागू होत आहे. त्यानुसार नकाशे मान्य करून घेणार.

मा.स.कळावे,

सोमंत:- संपूर्ण प्रकरण. पाने १ ते २६२
दि. १३/११/१३

अतिरिक्त नगर अभियंता
महापालिका आयुक्त कार्यालय
आयुक्त क्रमांक : ६४४
२६/०५/२०१२
पुणे महानगरपालिका

Vehal 2525
अतिरिक्त नगर अभियंता
बांधकाम विकास विभाग
पुणे महानगरपालिका
23/5/2012

- १) मा.विशेष कार्यधिकारी (दक्षता), पुणे मनपा.
 - २) मा.अति.महापालिका आयुक्त (विशेष) पुणे मनपा.
- यांचे मार्फत सादर ---

आवक क्र. - २/११३ दिनांक १/६/२०१२

२/११३८

मा. अतिरिक्त महापालिका आयुक्त (वि)

पुणे महानगरपालिका

यांजकडेस-----

विषय :- पर्वती स नं ११७ अ/१ + ११७ ब फा. प्लॉ.नं. ५३८ अ येथील औद्योगिक झोनमध्ये निवासी वापर अनुज्ञेय करणेबाबत

विषयांकित प्रकरणी मा. अतिरिक्त नगर अभियंता (बांधकाम विकास) खात्यामार्फत सादर करण्यात आलेल्या निवेदनाची माहिती खालीलप्रमाणे

विषयांकित मिळकतीवरील झोन व आरक्षणे	पर्वती स नं ११७ अ/१ + ११७ ब फा. प्लॉ.नं. ५३८ अ झोनिंग डिमार्केशननुसार काही भाग औद्योगिक झोन, काही ३६ मी डी पी रस्त्याने बांधित आहे. (३६ मी डीपी रस्त्याचे क्षेत्र पुणे मनपाच्या ताब्यात दिले आहे.)
विषयांकित मिळकतीवर औद्योगिक वापर अस्तित्वात आहे अथवा नाही ?	होय.
औद्योगिक वापर अनुज्ञेय असल्यास मा. कामगार आयुक्त यांचे नाहरकतपत्र समाविष्ट केले आहे अगर कसे ?	का आ/नाहप्र/प्र.क्र.२२५/२००९/कार्यासन दिनांक २२/१/२०१०अन्वये कामगारांची देणी प्रलंबित नसल्याबाबत नाहरकत प्रमाणपत्र दिले आहे. (प.क्र. ७८-८०)
सदर मिळकतीस लागू आरोग्य विघातक औद्योगिक वापर (Hazardous Industries) चालू आहे का ?	आरोग्य विघातक औद्योगिक वापर चालू नाही. लगतच्या ब्रीक किल्ले झोनमध्ये निवासी वापर अनुज्ञेय केला आहे.
यु. एल.सी. चे नाहरकतपत्र अथवा यु एल सी ऑर्डर दाखल केली आहे का ?	युएलसी/४७-एम पब्लिक कंपनी/१२/१६३२ दिनांक १५/३/२०१२ अन्वये आदेश प्रकरणी समाविष्ट आहेत. (प.क्र. २५९-२६२)
सदर मिळकतीमधून नाला जात आहे का ?	गाव नकाशा , विकास आराखडा व प्रायमूळ नुसार सदर मिळकतीमधून नाला जात नाही.
सदर मिळकतीमध्ये पाण्याचे स्रोत आहे का ?	नाही. <i>Yes</i>
मिळकतीचे क्षेत्र	एकूण क्षेत्र - ३०४२१.७८ चौ मी (सर्व क्षेत्र औद्योगिक झोनमध्ये समाविष्ट)
महाराष्ट्र शासन अधिसूचना टीपीएस १८०६/सी आर ८७/०६/नवि१३ दिनांक ६ सप्टेंबर २००७ मधील M 6.8 (b) (iii) अन्वये २-५ हेक्टर पर्वत क्षेत्राकरीता २०% अॅमेनिटी क्षेत्र	६०८४.३६ चौ मी अॅमेनिटी स्पेसचे क्षेत्र ३६ मी सिंहाड रस्त्यालागत दर्शविण्यात आले आहे.

दक्षता विभागाने खालील अटीसह प्रस्ताव मान्यतेस सादर केला आहे.

शासकीय माहिती अधिकार-अधिनियम २००५

नवीन हद्दवाढ प्रमाणे धायरी, नहें, इत्यादी भागांना पाणीपुरवठा करण्यासाठी सदरची जागा अत्यंत योग्य असून पाण्याची साठवण टाकी बांधण्यासाठी योग्य आहे. त्यासाठी सदर जागेचा वापर आरक्षित करणे आवश्यक आहे. यामुळे सिंहाड रस्ता व नदी यामधील भागाला पाणीपुरवठा करण्यासाठी सदर जागेचा उपयोग होणार आहे. शासन निर्णय क्र. TPS-1806/CR-87/06/UD-13 दिनांक ६/९/२००७ अन्वये लागू Regulation no. M 6.8 (b) (iii) ला अनुसरून सदर जागेचे विकसन करता येईल.

तरी प्रस्तुत प्रस्तावातील २०% Amenity क्षेत्र पाणी पुरवठा विभागासाठी आरक्षित करून त्याचे विकसन शासन निर्णय TPS-1806/CR-87/06/UD-13 दिनांक ६/९/२००७ अन्वये लागू Regulation no. M 6.8 (b) (iii) ला अनुसरून करणे या अटीसह खात्याचा नि-१३ वरील क्ष प्रस्ताव मान्यतेस्तव सादर.

तरी उपरोक्त बाबींचे अवलोकन करता प्रस्ताव मान्य कारणेस हरकत नाही.

for approval
M.

अतिरिक्त नगर अभियंता (बांधकाम विकास)
पुणे महानगरपालिका

[Signature]

उप अभियंता

अतिरिक्त महापालिका आयुक्त (वि) कार्यालय

पुणे महानगरपालिका

[Signature]

मा. महापालिका आयुक्त (वि) कार्यालय

Annexure-2 (05/06)

अति. महापालिका आधुनिक (वि.) कार्यालय आवक क्र. 3/3028 दिनांक 19/06/2022 पुणे महानगरपालिका

पुढील कार्यवाहीसाठी

अतिरिक्त महापालिका आधुनिक (वि.)

पुणे महानगरपालिका

अतिरिक्त नगर अभियंता
आयोजना विकास

शासकीय माहिती अधिकार-अधिनियम २००५

शेत क्र. ३

E.E.3(BD)

अतिरिक्त नगर अभियंता
आयोजना नियंत्रण / विकास योजना
पुणे महानगरपालिका

अति. नगर अभियंता कार्यालय

आयोजना विकास विभाग

आवक क्र: अ./न.अ./अ./वि/२९३

दिनांक: 19/06/2022.

नगर अभियंता कार्यालय आयोजना विकास विभाग पुणे महानगरपालिका आवक क्र: 31429 दिनांक: 19/06/2022

32
16/06/22

वे. का. नं. १५,००,०००-१-२००९-बीएच- (एच) ३३
गा. प. वित्त विभाग क. संकीर्ण १००२/
प्र. क्र. १४५/को.न. प्र. ५, दिनांक १ सप्टेंबर २००४.]

नमुना म. को. नि. ६
(नियम ११२ पहा)

मूळप्रत/दुसरी प्रत/तिसरी प्रत

कोषागार संकेतांक [] [] [] []
उपकोषागार

आहरण व संवितरण अधिकारी [] [] [] [] [] []

चलन क्रमांक - 327

संकेतांक [] [] [] []
विभाग/उपविभाग [] [] [] []

संकेतांक

स्टेट बँक पुणे या ठिकाणच्या कोषागारात/उपकोषागारात भरण्यात आलेल्या रोख रकमेचे चलन
भारतीय स्टेट बँकेत/भारतीय रिझर्व्ह बँकेत

भरणा करणाऱ्याने भरावयाचे	विभागीय अधिकार्याने किंवा कोषागाराने भरावयाचे	कोषागाराने/उपकोषागाराने/भारतीय स्टेट बँकेने/ भारतीय रिझर्व्ह बँकेने/मुंबई/कोलकाता/दिल्ली/चेन्नई/पुणे/राजकोट/वाराणसी/दिसावा/भारतवाड/भारतवाड बँकेने भरावयाचे
जिच्या वतीने रक्कम भरण्यात आली आहे त्या व्यक्तीचे नाव / पदनाम आणि पत्ता श्री. नरमन पांडे मुंबई २०	लेखाचे वर्गीकरण नगर विकास विभाग 0298 236 नि.मि.व. प्रधान शीर्ष : 02 नगरीय विकास उप प्रधान शीर्ष : 500 शहर विकास गौण शीर्ष :	रक्कम (मिळाली) रुपये (अक्षरद्वारात) शेकडे (अक्षरी)
या करण्यासंबंधीच्या प्राधिकार पत्राचा तपशील आणि भरणाच्या उद्देशाचा तपशील 0 945 936-41968	संगणक संकेतांक 002980082-	कोषपाल मुख्यालय कोषागार/उपकोषागार/विभागाच्या व्यवस्थापक चलन क्रमांक [] [] [] [] [] []
भरणा केलेली रक्कम रु. 9,००,००,००० (अक्षरी) रुपये नव्या पुणे नगरीय विकास या करण्याची स्वाक्षरी	सरील माहिती बरोबर आहे. पैसे स्वीकारावे व पावती द्यावी.	दिनांक 9/12/17
दिनांक 1/12/2017	*स्वाक्षरी पदनाम Tahsilgaar	दिनांक

20 DEC 2017
Tahsilgaar
Chief Manager
Tahsilgaar

1724

*(येथे कोषागारात/बँकेत रक्कम भरणा करण्याबाबित आदेश देणाऱ्या अधिकार्याची रबरी शिक्का ठसवावा.) [कृपया मागे पहा



पुणे महानगरपालिका

(यापुढील प्रत्येक वाखलासह कामांचे व दिनांक यांच्या उद्देशासह करावा)
(जागेच्या वा इमारतीच्या कायदेशीर मालकी हक्कांचे संदर्भ लक्षात न घेता अर्जदारास हे
संमतीपत्र देण्यात येत आहे.)

बांधकाम विकास विभाग
पुणे महानगरपालिका
शिवाजीनगर,
पुणे-४११ ००५

बांधकाम चालू करण्याकरिता दाखला (संमती नकाशासह) कमेन्समेंट सर्टिफिकेट

सदरचा बांधकाम चालू करण्याचा दाखला आणि बांधकामाचे संमतीपत्र महाराष्ट्र नगररचना अधिनियम, १९६६ चे कलम ४४/४५/५८/६९ यातील आणि महाराष्ट्र प्लानिंग विभाग अधिनियम, १९६६ चे कलम ४४/४५/५८/६९ च्या अटींवर देण्यात येत आहे

प्रकरण दिनांक : pvn/0014/11

क्रमांक : CC/1119/18

Proposal Type : Residential

दिनांक : 18/07/2018

Case Type : Revised

Project Type : Proposed Building



श्री / श्रीमती **ROHAN BUILDERS AND DEVELOPERS PVT LTD THROUGH SANJAY K LUNKAD** व्हाय आर्किटेक्ट / सा. स. श्री Prakash N. Kulkarni यांस राहणार पुणे, पेट महाराष्ट्र नगररचना अधिनियम, १९६६ चे कलम ४४/४५/५८/६९ च्या अटींवर पुणे महानगरपालिका, अधिनियम सन १९४९ चे कलम २५३ व २५४ प्रमाणे पुणे महानगरपालिकेच्या सीमेंटल पेट **Parvel North** सहायक सर्वे न ११७A/117B सी. सं. न. _____ हिस्सा नं _____ फायनल प्लॉट क्र 538/A प्लॉट क्र _____ सोसायटी येथे विकास करण्यासाठी आपण महानगरपालिकेकडे दिनांक 26/06/2018 रोजी प्रस्ताव दाखला केला आहे.

-: अटी :-

१. सदर प्रस्तावातील दर्शविण्यात आलेली दर्शनी अंतरे / रस्ता प्रमाणेचा परवानचे क्षेत्र पुणे म.न.पा. च्या सुचविलेला भविष्यतः सार्वजनिक रस्त्याचा भाग राहणार आहे.
२. कोणत्याही नवीन इमारतीचा अथवा बांधीव/दुरुस्त इमारतीचा बांध अथवा बांधण्यासाठी परवानगी वा तांबा हा कोणत्याही व्यक्तीद्वारे पुणे म.न.पा. च्या भोगवटापत्र प्राप्त झाल्याशिवाय करण्यात येऊ नये.
३. सदर संमतीपत्राची/विकास परवानगीची मुदत (काम सुरु झालेले नसल्यास) संमतीपत्राचे दिनांकापासून १ वर्षांची राहिल. (सोबतचा संमती नकाशा ह्या संमतीपत्राचा अविभाज्य भाग समजण्यात येईल.)
४. सदर संमतीपत्र हे मुदत संपल्यानंतर प्रत्येक वर्षी नवीनीकरण करणे आवश्यक आहे असे नवीनीकरण सलग तीन वेळा करता येईल. तसे न झाल्यास महाराष्ट्र प्रादेशिक आणि नगररचना अधिनियम, १९६६ चे कलम ४४ अन्वये नवीन अर्ज करून संमती पत्राची लागेल. एम.आर.टी.पी. कलम ४८ अन्वये संमतीपत्राची वैधता राहिल.
५. सदरचे संमतीपत्र हे पुढील अटींचा भंग झाल्यास रद्द करण्यास पात्र राहिल.
 - (अ) जागेवरील विकसन बांधकाम हे ग्राह्य नकाशाप्रमाणे दर्शविलेल्या/संगत केलेल्या वापरानुसार होत नसल्यास अथवा सदर ठिकाणी अनधिकृत बांधकाम/अनधिकृत बांधकाम चालू असल्यास अटीचा भंग समजण्यात येईल.
 - (आ) सदर बांधकाम प्रस्तावावरील संदर्भातील नमुद केलेल्या अटींचे उल्लंघन होत असल्यास/झाले असल्यास, पुणे म.न.पा.चे पाहिलेलेल्या निर्बंधांचे उल्लंघन झाले असल्यास, अटीचा भंग झाला आहे असे समजण्यात येईल.
 - (इ) अर्जदाराने सदरची परवानगी ही वैध करून पुणे म.न.पा.चे दिशाभूल करून घेतलेली आहे, असे निदर्शनास आल्यास अटीचा भंग झाला आहे असे समजण्यात येईल. विकास नियंत्रण निगमाव्वली नियम क्र. ६.१० महाराष्ट्र प्लानिंग विभाग अधिनियम, १९६६ चे कलम ४२ व ४५ अन्वये असलेल्या तरतुदींचे उल्लंघन करून किंवा विकसन अथवा बांधकाम करत असल्याचे निदर्शनास आल्यास सदरची परवानगी दिशाभूल करून घेण्यात आली आहे असे समजण्यात येईल.
६. सदर संमतीपत्रावर/लागत असलेल्या अटी व सुचना या केवळ अर्जदारास नव्हे तर भविष्यातील अर्जदारांचे सर्व बालीवारस, सुखत्याघारक, व्यवस्थापक, प्रशासक, वारसदार आणि प्रत्येक इतर जो अर्जदाराच्या द्वारे मालकी हक्क सिद्ध करेल त्या सर्वांस कायमस्वरूपी बंधनकारक राहिल.

७. काम सुरुकरणेपूर्वी एन. ए. ऑर्डर दाखल करणार.
 ८. अकृषिक दाखला (एन. ए. ऑर्डर), यु.एल.सी. आदेश, महाराष्ट्र प्रकल्प नियामक मंडळ, औद्योगिक संचालनालय, कामगार विभा आद्युक्त यांचे अदेशातील अटी व शर्ती बंधनकारक राहतील.
- वरील संमतीप्रमाणे काम करताना म्युनिसिपल कॉर्पोरेशन अॅक्ट, महाराष्ट्र प्रादेशिक व नगररक्षणा अधिनियम, १९६६ अगर त्यास अनुसरून 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 संमतीपत्रविषयी 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 उपसुची बंधनकारक राहतील.
२. मा. शासनाकडील शासन निर्णय क्र. टीपीएस-१८०७/२५२/सी.आर.६३०/०७/युडी-१३ मधील अतिरिक्त अग्रिम व्यवस्था, विशेष कार्यकारीमधील स्ट्रक्चरल इंजिनियर यांची नेमणूक, सर्व्हिस व फायर लिफ्ट याबाबत नमुद केलेल्या अटी बंधनकारक राहतील.
३. हायराइज इमारतीचे सर्व्हिस/सुपर ऑडिटिंग हे प्रत्येक वर्षी सक्षम प्राधिकृत अधिकाऱ्याकडून करून घेणे बंधनकारक राहिल. व म.न.पा. मागणीनुसार उपलब्ध करून देणे बंधनकारक राहिल.
४. इमारतीतील उद्याहनाचे (लिफ्टचे)दरजाचे लिफ्ट मधील स्थिती दिसण्याच्या दृष्टिने पारदर्शक असावेत.
५. जलसंधर्भकारिता नियोजित इमारतीमध्ये पर्जन्यजलाचे पुर्नभरण, दुहेरी फ्लश यंत्रणा, नियंत्रित दाब यंत्रणा सोलर सिस्टिमची यंत्रणा बसविणार.
- ६.

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 विल्डिंग मधील सर्व अटी बंधनकारक राहतील.
३. कमेन्समेंट सर्टिफिकेटचे दिनांकपासून १ (एक) वर्षांच्या आत अथवा कोणतेही भोगवटापत्र मागणीपूर्वी (जे अगोदर) एकत्रित/ स्वतंत्र असत ७/१२ उतारा व भोगवटीचा सिटी सर्व्हे कडील नकाशा दाखल करणार.
४. ओसा व सुक्या कचऱ्याकारिता मिळकतीमध्ये कंटेनरची सोय करणार.
५. काम सुरु करण्यापूर्वी मान्यताप्राप्त दर्जाच्या परवानाधारक स्ट्रक्चरल इंजिनियर/इंजिनियर यांची नेमणूक करणारे फर्म व जोते तपासणी दाखला तसेच कोणतेही भोगवटापत्र मागणेपूर्वी त्यांचे स्ट्रक्चरल स्ट्रिक्टरी सर्टिफिकेट/रिपोर्ट दाखल करणार. वाढीव बांधकाम स्ट्रक्चरल इंजिनियरसोबत नियमित मार्गदर्शन व देखरेखीखाली पूर्ण करणार.
६. बांधकामाचे नकाशांस परवानगी मिळाल्यावर विकासकर्ता/मालक यांनी जागेवर फलक लावून खालील प्रमाणे माहिती दर्शवावी. अ) मालकाचे, विकसकाचे, सा. आर्कि. व कॉन्ट्रक्टर यांची नावे व पत्ता व संपर्क दुरुवनी / भ्रमणे दुरुवनी क्रमांक.
७. कुटलेही वाढीव/तुफत प्रस्ताव मान्यता मागणेपूर्वी सुधारित डी.पी.लेआऊट मान्य करून घेणार. (आवश्यकतेनुसार)
८. रस्तावरील अतिरिक्त बटई क्षेत्र बांधण्यापूर्वीसदर रस्त्याची जागा म.न.पा. च्या ताब्यात देणार.
९. जागेवर अस्तित्वातील म.न.पा. मीटर कनेक्शन असल्यास काम सुरु करण्यापूर्वी पाणी पुरवठा विभागाचे ना इतरकत पत्र दाखल करणार.
१०. भाडेकरू पुनर्वसन योजनेकरिताच्या अटी :- १) नविन इमारतीमध्ये जागा देण्यासोबतच एकमत झाले असल्याबाबत व त्याबाबत तक्रार नसल्याबाबत रजिस्टर करत जोते संधारणीपूर्वी दाखल करणार. २) कुलमखत्यासंधारक अगर मालक यांच्याकडून त्यांनी कबूल केलेल्याप्रमाणे जागेचा ताबा मिळाला/मिळणार आहे व त्याबाबत कोणतेही तक्रार नसल्याचे सर्वभाडेकरूंचे नोटलाईज ना इतरकत पत्र, भोगवटापत्र मागणेपूर्वी दाखल करणार. ३) भाडेकरू व विकसक दोघे दरम्यान याच निर्माण झाल्यास त्यास म.न.पा. जबाबदार राहणार नाही. ४) सुधारित नकाशे दाखल करण्यापूर्वी पुणे म.न.पा. ने निर्धारित केलेले नोटलाईज हमीपत्र करणार.
११. सार्वजनिक वहिवाटीचे व समाईक वापराचे रस्ता/बोळ/प्रवेशमार्गाचे वहिवाटीबाबत याच निर्माण झाल्यास अर्जदार जबाबदार राहतील.
१२. अस्तित्वातील जुनी बांधकाम पाडताना शोचारील मिळकत/मिळकतीतील इमारतीस धोका/तुकसान होणार नाही याची खबरदारी घेणार.
१३. सदर प्रस्तावातील इमारतीचा वापर हा कामपरस्वरुपी मान्य नकाशांमध्ये दर्शविलेल्या वापरासाठीच करणार. सदरचे वापरात म.न.पा.च्या पूर्वीपरवानगीशिवाय व
१४. संरक्षक भितीचे प्रस्ताव मान्य करून घेऊनच बांधकाम पूर्ण करणार.
१५. व्यापारी वापराच्या इमारतीचे दर्शनी भागातील ६.०० मी. सामासिक अंतरापेकी ३.० मी. रुंदीचे विन्डोव्हॉस पार्किंगची रस्ता / फुटपाथ वरून अॅक्सेस् व्यवस्था करणार.
१६. जुन्या अस्तित्वातील बांधकामाच्या कोणत्यावरील भितीचा भंगा, कॉर्नर फार्ट रस्ताव्हॉस/सेटबॅक पडताळणीसाठी जोवे तपासणी होणे पर्यंत राखून ठेवा व



Annexure 3- (03/05)

- नंतर
१७. भविष्यात मान्य नकारा व्यतिरिक्त कोणतेही बांधकाम (उदा. सर्वे मॉनिटर अंतरात व टेरेसरील थोड, पार्टीशन बॉल करून अगर ग्रील लावून
 १८. प्रकल्पामधील सर्व वापराच्या इमारतींमध्ये युरिनल व डब्ल्यूसी कांता ३ लि.(हाफप्लवा) आणि २. प्रकल्पामधील सर्व वापराच्या इमारती पाण्याचे नळ (बिन कॉक, बेसिन टॉप इ. नळ) ६ लि.(पुल फ्लॉश) असे प्रकारचे फ्लॉश असे प्रकारचे फ्लॉश टँक यंत्रणा प्रत्येक ठिकाणी बसविणे व त्याप्रमाणे प्रति मिनिट इतक्या कमी दबावाचे 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 सिमाभित्तिसाथ रिटेनिंग वॉल बाबत कार्यालयीन परिपत्रक क्र. अन अ/ वा/ म आ/ ४८३ दि. ५/८/२०१३ च्या अटी बंधनकारक राहतील.

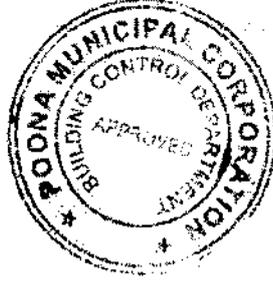
-: अटी:-

१. विाळ बस्ती भागामध्ये भोगवटापत्र मागणीपूर्वी प्लॉट आवारात गांढूळ व्रत निर्मितसाठी व्यवस्था करणार.
 २. बांधकाम जागेचा वनार सुरू करण्यापूर्वी भोगवटापत्र मागणेपूर्वी अतिशामक विभागाकडील ना-हरकत पत्र / वाखला त्यानुसार आवश्यक ती सर्व यंत्रणा जागेवर कार्यान्वित ठेवणार. सदर यंत्रणेची कार्यपत्ररूपी देखभाल/दुरुस्ती करून यंत्रणा निश्चित ठेवणार.
 ३. आवश्यकतेप्रमाणे लिफ्ट (उद्वाहन)परवाना संबंधित प्राधिकारीकडून प्राप्त करून घेतले नंतरच वापर करणे बंधनकारक राहिल.
 ४. मा. र्वावरण विभागाकडील दि. १२ डिसेंबर २०१२ रोजीचे आदेशानुसार नमुद केव्हाप्रमाणे २०००० चौ.मी.पेक्षा जास्त एकूण बांधकाम क्षेत्र नियोजन प्रस्तावात मा. केंद्र शासन यांचेकडील र्वावरण विभागाकडील ना-हरकत पत्र घेणे बंधनकारक राहिल. आवश्यक तेथे महापट्ट प्रदुषण नियंत्रण बोर्डाचे ना-हरकत पत्र बांधकाम पत्रातही घेऊन दाखल करणे बंधनकारक राहिल.
 ५. इतर महत्वाचे अटी :
-
६. संबंधित सुधारित विकास योजना आराखडा महाराष्ट्र सरकारने दि.०५/०२/१९८७, 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 त्याप्रतिस्पर्ध कोणत्याही प्रकारची भरपाई मागणार नाही व ती घेण्याची जबाबदारी महानगरपालिकेवर नाही.
 ७. यामुळे अदा करण्यात आलेले विकसनाचे दाखले/संमतीपत्रे रद्द समजाण्यात यावीत.
 ८. सोबतच्या नवीन/दुरुस्त नकाशात दाखविल्याप्रमाणे काम केले पाहिजे.
 ९. सोबतपैकी काम आल्यावर सेट-बॅक, मॉनिटर ओपन स्पेस इ. बाबी बांधकाम नियंत्रण कार्यालयाकडून तपसून घ्याव्यात, सोते संपासणी दाखला प्राप्त झाल्याशिवाय जोत्यावरील काम सुरू करू नये.
 १०. भूमीप्रापण कार्यालयामार्फत व बांधकाम विकास विभागाकडून रस्ताकटो प्रमाणरेषा जागेवर आखून घेणार व मग बांधकाम सुरू करणार या अटीवरच हे संमतीपत्र देण्यात येत आहे. (आवश्यक असल्यास)
 ११. सोबतच्या नकाशावर भागे लिहिलेल्या/चिटकवलेल्या अटींवर संमतीपत्र देण्यात येत आहे.
 १२. ज्या भूखंडावर नवीन इमारत बांधण्यात आली आहे त्या इमारतीचे भोगवटापत्र मागण्यापूर्वी प्रत्येक मालकाने इमारतीसमोर सिमा भित्तीच्या आत व बाहेर उद्यान विभागाचे तत्तुनुसार झाडे लावून ती व्यवस्थित वाढविल्याच्या दृष्टीने कोणतीही व्यवस्था व खबरदारी घ्यावी. त्याशिवाय (ऑब्युपन्सी 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 देणाना रस्त्यावरील व आतील बाजूस टाकण्यात आलेले इमारतीचे अवशिष्ट सामान व राबारोडा उचलून काढा साककेल्याशिवाय अर्जाचा विचार केला जाणार नाही. राबारोडा कोठे टाकला याबाबत बांधकाम विकास विभागामार्फत मार्गदर्शन केले जाईल.
 १५. भोगवटापत्र मागणीचे अर्जापूर्वी मा. कार्यकारी अभियंता (ड्रेनेज) यांचेकडील ड्रेनेज कनेक्शनचे मान्य नकारो दाखल करणार.
 १६. बांधकाम विकास विभाग, खात्याने जरी सेटिक टँकसाठी परवानगी दिली असली तरी कार्यकारी अभियंता(जलोत्सर्ग विभाग) यांच्याकडे नकारो दाखल करून त्याची मंजूरी घेतल्याखेरीज सेटिक टँक अगर ड्रेनेजसंबंधी बांधकाम सुरू करू नये व भोगवटा पत्र मागण्यापूर्वी ड्रेनेज कामाचे, ड्रेनेज जोडसह नकारो व दाखला हजर करण्यात यावा.
 १७. जे बांधकाम नकाशात पाडणार म्हणून दर्शविले आहे ते वेध मागने पाडून त्यांतर्तच नवीन कामास सुरुवात करणार.



349
Annexure 3 - (04/05)

१८. मासकी हक्काबाबत व इतर कोमत्याही हक्काबाबत व हरीबाबत बाव निर्माण झाल्यास त्यास अर्जाद्वारे पूर्णपणे जबाबदार राहणार.
१९. कामगारांच्या सोयीसाठी जमोकर किमान एक संडास व एक मुतारी शातपुरत्या स्वरूपाची बांधणी पाहिजे. बुने संडास व मोरी असल्यास याप्रमाणे संडास, मुतारी बांधण्याची गरज नाही.
२०. भोगवटापत्र मागण्याची पुणे महानगरपालिकेकडील कर आकारणी व करसंकलन पथी पुरवठा, जलोत्सारण, पय विभाग, अतिक्रमण इ. विभागाचे रकम व थकवाकी रकम पूर्णपणे भरणार.
२१. अंशतः भोगवटापत्रासाठी रु. २२०/- चे स्टॅम्प पेपरचा इडेन्टिटी बॉन्ड दाखल करणे आवश्यक आहे.
२२. भोगवटापत्रासाठी स्ट्रक्चरल इंजिनियरचा दाखला (स्ट्रक्चरल सर्टीफिकेट) दाखल करणार.



Gangaprasad C Dandina

Sd/-
Gangaprasad C
Dandina
इमारत निरीक्षक
बांधकाम विकास विभाग
पुणे व न न

Jayant Joshi

Jayant Joshi
नय अभियंता
बांधकाम विकास विभाग
पुणे व न न

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

TOTAL BUILD. F.S.I. STATEMENT in smt.

FLOOR'S	EXISTING BUILDING										TOTAL AREA
	A-WING	C-WING	D-WING	E-WING	F-WING	G-WING	H-WING	I-WING	J-WING	K-WING	
GROUND FLOOR	140.20+754.17 = 903.37 sq.m	589.78	456.61	559.52	470.52	628.02	538.47	488.25	599.58	472.22	5,745.31
FIRST FLOOR	659.16	517.52	394.13	518.68	439.47	531.71	454.06	445.03	522.23	417.57	4,899.70
SECOND FLOOR	682.61	504.47	411.36	562.69	441.16	548.30	464.36	410.35	582.67	426.36	5,054.33
THIRD FLOOR	1190.97	517.52	417.15	579.32	441.16	531.77	459.42	488.37	578.96	432.14	5,617.78
FOURTH FLOOR	1199.04	504.47	411.36	579.32	441.16	548.30	463.71	470.35	578.96	426.13	5,622.86
FIFTH FLOOR	1173.35	517.52	418.52	578.32	441.16	531.77	459.42	488.37	578.96	432.14	5,801.53
SIXTH FLOOR	1188.12	504.47	412.73	579.32	441.16	548.30	463.71	470.35	578.96	426.13	5,613.25
TOTAL AREA	6976.82	3655.75	2921.86	3,998.45	3,118.79	3,898.23	3,303.15	3,283.07	4,000.29	3,032.45	38,168.70

TOTAL AREA = 38,155.70 + 0.00 (EXCSS. BALC.) = 38,155.70 SQ.M

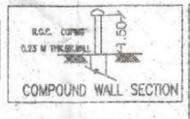
TOTAL BUILD. BALCONY, PASSAGE STATEMENT in smt.

NOS.	WING	BALCONY PER.	BALCONY PRO.	PASSAGE PRO.	EXCESS BALCONY	STAIRCASE AREA	LIFT LOBBY	LIFT AREA	GROUND COVERAGE	NO. OF TENEMENT	HTS OF BUILD	TERRACE AREA
1	A-WING		928.90		628.59	198.12	195.58	08.84	1145.94	72 NOS.	20.83 M.	799.04
2	C-WING		599.86		319.76	92.82	79.92	03.42	824.19	35 NOS.	20.83 M.	494.67
3	D-WING		495.11		269.46	94.10	90.09	03.42	729.71	38 NOS.	20.83 M.	384.37
4	E-WING		599.28		147.98	99.89	109.20	03.42	1,045.38	28 NOS.	20.83 M.	589.93
5	F-WING	38,155.70 X 15%	454.30		153.51	97.82	109.20	03.42	837.61	28 NOS.	20.83 M.	472.44
6	G-WING	15%	500.02		625.04	100.10	132.86	06.85	981.42	63 NOS.	20.83 M.	661.28
7	H-WING		486.90		277.35	96.62	109.20	03.42	857.27	35 NOS.	20.83 M.	514.66
8	I-WING		486.82		292.87	92.82	70.98	03.42	855.57	33 NOS.	20.83 M.	502.45
9	J-WING		599.28		148.66	98.18	109.20	03.42	1,066.09	28 NOS.	20.83 M.	647.27
10	K-WING		467.93		138.05	94.10	109.20	03.42	772.75	28 NOS.	20.83 M.	452.91
TOTAL		5723.36	5688.25	3052.46	3002.27	1065.67	1,115.43	41.05	9,115.92	388 NOS.		5,519.22

COVERED PARKING AREA ---
TOTAL GROUND COVERAGE 9,115.92

GROUND COVERAGE AREA CALC.
PERMISSIBLE COVERAGE = 10,629.52 SQ.M.
AREA (21,259.04 X 50%)

TREES PROVIDED STATEMENT
KEY PLOT AREA = 21,259.04 SQ.M./80.00
= 265.74 NO.
SAY = 286.00 NO. OF TREES
PROVIDED NO. OF TREES = 286.00 NO. OF TREES



T.D.R. STATEMENT

T.D.R. ORIGINATED FROM = PUNE, HADAPSAR, S. NO. 216+217A+279 AMENITY SPACE, TELEPHONE EXCHANGE (TE-10), DISPENSARY(D-22)

T.D.R. USED ON = ON S. NO. 117A/1, 117B, F. P. NO. 538/A, AT PARVATI, SINHGAD ROAD, PUNE.

T.D.R. AREA TO BE USED = 5855.76 SQ.M.

HEIGHT OF BUILDING = 20.83 M

WORK STAGE PROGRESS = WORK UNDER PROGRESS

PREVIOUS COMMENCEMENT CERTIFICATE NO. = 2803/14
DATE = 17/12/2014
PROP. TOTAL FLOOR AREA = 38,127.56 SQ.M.
PREVIOUS AREA APPROVED = 32,234.07 SQ.M.

DRC NO. = 005008 AREA = 5866.76 SQ.M.

ZONE OF LAND SURRENDERED = PUNE, HADAPSAR, S. NO. 216+217A+279 AMENITY SPACE, TELEPHONE EXCHANGE (TE-10), DISPENSARY(D-22)

T.D.R. USED ON FOLLOWING BUILDING

NOS.	WING	FLOORS	TENEMENT
1	A-WING	6TH FLOOR	07
		2ND, 3RD, 4TH, 5TH, 6TH FLOOR	23
2	C-WING	2ND, 3RD, 4TH, 5TH, 6TH FLOOR	25
TOTAL			55

WATER STORAGE TANK CAP. CALC.

NOS.	BUILD.	Q/H. WATER TANK	U/C. WATER TANK
1	A-WING	70,000.00 LIT.	95,000.00 LIT.
2	C-WING	44,000.00 LIT.	56,000.00 LIT.
3	D-WING	48,000.00 LIT.	59,000.00 LIT.
4	E-WING	38,000.00 LIT.	48,500.00 LIT.
5	F-WING	38,000.00 LIT.	48,500.00 LIT.
6	G-WING	63,000.00 LIT.	84,500.00 LIT.
7	H-WING	43,000.00 LIT.	54,500.00 LIT.
8	I-WING	39,000.00 LIT.	48,500.00 LIT.
9	J-WING	39,000.00 LIT.	48,500.00 LIT.
10	K-WING	39,000.00 LIT.	48,500.00 LIT.
TOTAL		4,65,700.00 LIT.	5,89,500.00 LIT.

PARKING STATEMENT in smt.

NOS.	WING	CAR	SCOOTER	CYCLE
1	A-WING	97	140	140
2	C-WING	70	70	70
3	D-WING	38	76	38
4	E-WING	56	56	56
5	F-WING	56	56	56
6	G-WING	70	126	70
7	H-WING	70	112	70
8	I-WING	48	86	56
9	J-WING	56	56	56
10	K-WING	50	56	50
TOTAL		607	814	660

PLOT AREA STATEMENT BY TRIGULATION METHOD

- 0.5 X 65.89 X 25.00 = 821.12 SQ.M
- 0.5 X 52.57 X 3.90 = 99.88 SQ.M
- 0.5 X 86.27 X 12.27 = 529.27 SQ.M
- 0.5 X 138.75 X 11.34 = 775.37 SQ.M
- 0.5 X 208.79 X 10.95 = 1143.13 SQ.M
- 0.5 X 208.79 X 24.01 = 2506.52 SQ.M
- 0.5 X 199.66 X 34.22 = 3416.18 SQ.M
- 0.5 X 198.53 X 36.70 = 3643.03 SQ.M
- 0.5 X 200.87 X 16.79 = 1686.30 SQ.M
- 0.5 X 206.80 X 23.84 = 2465.06 SQ.M
- 0.5 X 209.17 X 6.44 = 673.53 SQ.M
- 0.5 X 209.98 X 7.37 = 773.78 SQ.M
- 0.5 X 220.67 X 18.25 = 1989.14 SQ.M
- 0.5 X 220.67 X 44.91 = 4955.14 SQ.M
- 0.5 X 196.21 X 42.50 = 4169.46 SQ.M
- 0.5 X 76.37 X 32.86 = 1254.76 SQ.M
- 0.5 X 45.75 X 4.47 = 102.25 SQ.M

TOTAL = 30,873.92 SQ.M
AS PER TRIANGULATION = 30,873.92 SQ.M
AS PER DOCUMENT = 30,421.78 SQ.M

AREA UNDER 45.00 M.W. PROPOSED D.P. ROAD BY TRIGULATION METHOD

- 0.5 X 183.55 X 4.50 = 412.99 SQ.M
- 0.5 X 183.51 X 4.50 = 412.90 SQ.M

TOTAL = 825.89 SQ.M

AMENITY SPACE AREA =

- 0.5 X 147.79 X 42.965 = 3174.90 SQ.M
- 0.5 X 147.79 X 15.51 = 1146.11 SQ.M
- 0.5 X 129.18 X 5.07 = 327.47 SQ.M
- 0.5 X 124.62 X 4.16 = 259.21 SQ.M
- 0.5 X 118.53 X 8.54 = 506.12 SQ.M
- 0.5 X 84.42 X 15.59 = 655.37 SQ.M

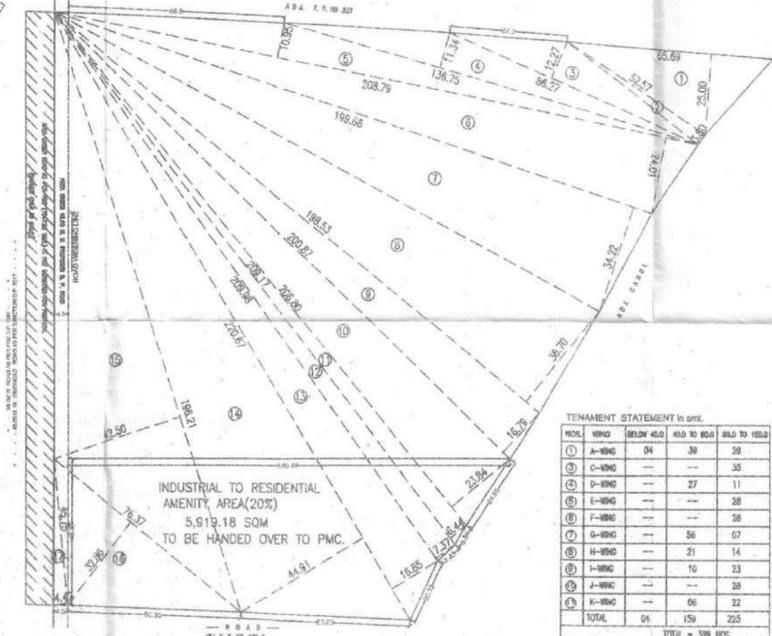
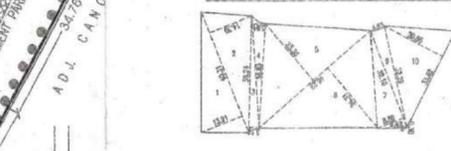
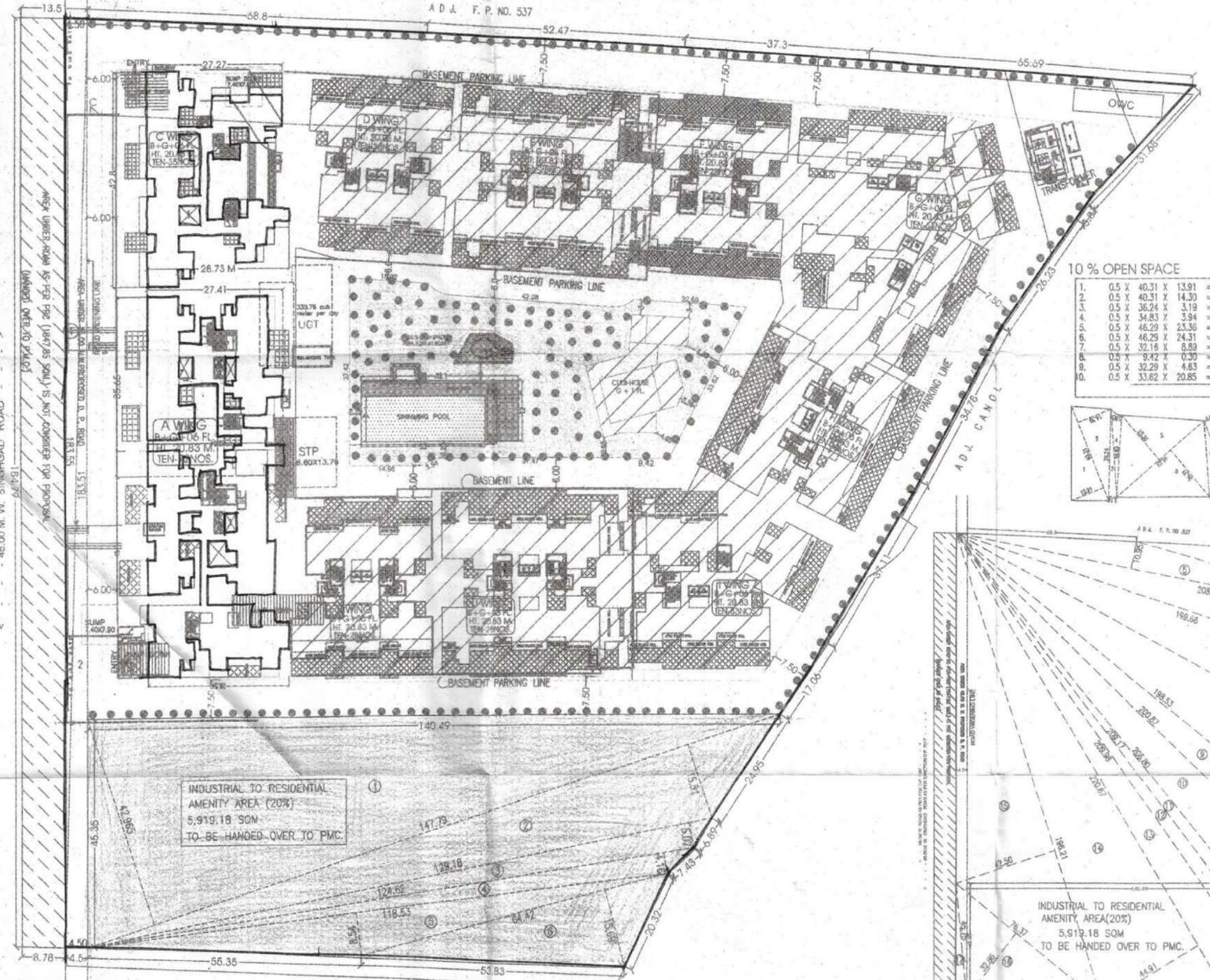
TOTAL = 5,919.18 SQ.M

B. P. LAYOUT 01/15

Revised D-2-17/3/18
APPROVED SUBJECT TO CONDITION APPROVED UNDER COMMENCEMENT CERTIFICATE NO. 2803/14
Building Inspector Assistant Engineer P.M.C.

AREA STATEMENT

DESCRIPTION	SQ.M.
1) AREA OF PLOT	30,421.78
2) AREA UNDER 45.00 M.W. PROPOSED D. P. ROAD	825.89
3) NET AREA (1-2)	29,595.89
4) AREA UNDER RESERVATION (20%)	5,919.18
5) NET PLOT AREA (3-4)	23,676.71
DEDUCTIONS FOR	
a) 10% OPEN SPACE AREA	2,367.67
b) 15% AMENITY SPACE AREA (TO BE HANDED OVER TO PMC. = 5,919.18)	---
c) AREA UNDER INTERNAL ROAD	---
d) TRANSFORMER & SERVICES	50.00
e) TOTAL	2,417.67
7) NET AREA OF PLOT (5-6a)	21,259.04
ADDITIONS FOR	
a) AREA UNDER 45.00 M.W. PROPOSED D.P. ROAD	825.89
b) 15% AMENITY SPACE AREA	5,919.18
c) ADD T.D.R. AREA	5855.76
d) AREA UNDER INTERNAL ROAD	---
e) TRANSFORMER & SERVICES	50.00
f) ADD T.D.R. AREA (20%)	4,251.81
g) TOTAL	16,902.64
9) PERMISSIBLE F.S.I. (71.8g)	38,161.68
10) EXISTING RESI. FL. SPACE AREA	27523.33
11) PROPOSED COMM. AREA	149.20
12) PROPOSED RESI. AREA	10483.17
13) EXCESS BALC. AREA TAKEN IN FAR	0.00
14) TOTAL B/UP AREA (EXIS.+PROPOSED)	38,155.70
15) PERMISSIBLE COVERAGE AREA (50%)	10,629.52
16) PROPOSED COVERAGE AREA	9,119.22
17) EXCESS COVERAGE AREA FOR PERM. CHAR	---
TENEMENT STATEMENT	
TENEMENT PERMISSIBLE @ 250 T/Ha.	532 NOS.
TENEMENT PROPOSED (EXIS.+PROP.) (107+261)	388 NOS.
PARKING STATEMENT	
PARKING STATEMENT	CAR SCOOTER CYCLE
PARKING REQUIRED BY RULE	607 814 660
PARKING PROVIDED	726 814 660
GARAGE PERMISSIBLE	
GARAGE PROPOSED	---
LEGEND	
PLOT BOUNDARY	THICK BLACK
PROPOSED WORK	RED
WATER LINE	BLACK DOTTED
DRAINAGE LINE	RED DOTTED
SPECIFICATIONS	
R.C.C. FRAMED STRUCTURE.	
0.15M THK BLOCK WALL & 0.10M. THK. SAND FACED PLASTER EXTERNALLY.	
NEERU FINISHED PLASTER INTERNALLY.	
M.M.TILE FLOORING	
T.W.DOORS & M.S.WINDOWS.	
ARCHITECT	OWNER (P.A.H.)
MR. PRAKASH KULKARNI	MR. SANJAY K. LUNKAD,
CA/98/2908	ROHAN BUILDERS & DEVELOPERS PVT. LTD
PROPOSED RESIDENTIAL BUILDING LAYOUT ON	
ON S. NO. 117A/1, 117B, F. P. NO. 538/A, AT PARVATI, SINHGAD ROAD, PUNE.	
ARCHITECT	
PRAKASH KULKARNI	
ankur associates	
ARCHITECTS	
TELEKAWA OFF. NO.-01, 1ST FL., CTS NO.-187/9, GIGLE ROAD, BHAVNAGAR,	
PUNE-411 008. PHONE- 2654799, 2654791 FAX- 020 2654797	
E-MAIL: prakash@ankurassociates.in	
DATE	SCALE
18/07/2018	1 : 500
DRN BY	599/11
EX/Plan/PROJECT/ROHAN builder/curved/ymd/vm/18.07.2018/AHC	DRN



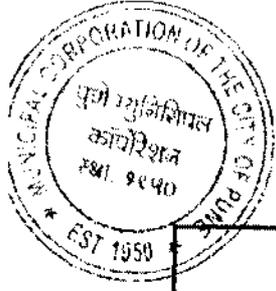
TENEMENT STATEMENT in smt.

NOS.	WING	BRDV. NO.	ADD TO BLD.	BLD TO HOLD
1	A-WING	04	39	29
2	C-WING	---	---	35
3	D-WING	---	27	11
4	E-WING	---	---	28
5	F-WING	---	---	28
6	G-WING	---	56	07
7	H-WING	---	21	14
8	I-WING	---	10	33
9	J-WING	---	---	38
10	K-WING	---	06	22
TOTAL	OK	159	223	---

TOTAL = 388 NOS.

ADJ. F. P. NO. 538 B
LAYOUT PLAN

PLOT AREA CALC. BY TRIGULATION METHOD



पुणे महानगरपालिका

बांधकाम विकास विभाग, शिवाजीनगर, पुणे ४११००५

(महाराष्ट्र महानगरपालिका अधिनियम २०१२ कलम २६३(१) अन्वये)

भोगवटा पत्र

Full,

भोगवटा क्र मांक: OCC/1205/18

Proposal No.: pvn/0014/11

दिनांक : 21/12/2018

श्री./श्रीमती ROHAN BUILDERS AND DEVELOPERS PVT LTD THROUGH SANJAY K LUNKAD राहणार PUNE द्वारा ला. आर्किटेक्ट/ इंजिनियर PRAKASH N. KULKARNI आपणांस महाराष्ट्र महानगरपालिका अधिनियम २०१२, कलम २५३/२५४ व एम्.आर.टी.पी. अॅक्ट १९६६, कलम ४५/६९ प्रमाणे पुणे, पेठ PARVATI NORTH, SURVEY NO :117A/1,117B FINAL PLOT NO :538/A इकडील संमती पत्र/ कमेन्समेंट सर्टीफिकेट क्रमांक CC/2856/18 दिनांक १४/१२/२०१८ अन्वये बांधकाम करण्यास परवानगी देण्यात आली आहे. सदरील संमती पत्र/ कमेन्समेंट सर्टीफिकेट प्रमाणे सर्व काही भागाचे काम पुरे झाल्याबद्दल व सदर न विन बांधलेल्या इमारतीची जागा उपयोगात आणावयास संमती भोगवटा पत्र अदा करण्यात येत असलेल्या भागाचे भोगवटा पत्र मिळण्याबाबत क्रमांक OCN/1406/18 दिनांक 14/12/2018 रोजी अर्ज केल्यावरून आपणांस महाराष्ट्र महानगरपालिका अधिनियम २०१२ कलम २६३ (१) प्रमाणे कळवण्यात येते की, खालील नमुद केलेल्या अटीवर पुढील वर्णनाचा इमारतीचा भाग उपयोगात आणण्यास संमती देण्यात येत आहे.

मान्य नकाशानुसार उपयोगात आणावयाच्या बांधकामाचे वर्णन:-

मजले	इमारत 'ए'
तळ मजला	०१०
१ ला मजला	११०
२ रा मजला	२१०
३ रा मजला	३०९, ३१०
४ था मजला	४०९, ४१०
५ वा मजला	५०९, ५१०
६ वा मजला	६०९, ६१०
एकुण	११ सदनिका

मान्य नकाशानुसार इमारत 'ए' चे एकुण ११ सदनिका.



Gangaprasad C Dandime
Gangaprasad C Dandime
कनिष्ठ/शाखा अभियंता
बांधकाम विकास विभाग
पुणे महानगरपालिका

Jayant Joshi
Jayant Joshi
उप अभियंता
बांधकाम विकास विभाग
पुणे महानगरपालिका

अट धरिण्यात मान्य नकाशा स्थानिक कोणतीही बांधकाम (२०००) सर्व पारिभ्रम अंतर्गत ५ टेरिअरिअल सेड, पारिभ्रम वॉल्व् कॅअर अणर ग्रॉन्ड स्वॉन्ग पारिभ्रम अंतर्गत (६) कोन्वर्स, कोणतेच पूर्व सुचना न देता सदरती घेणुं क्रमिकृत बांधकामे पाडर १०० वॉलीव स्वॉन्ग/वॉल्व् देणाम रांपुण स्वॉन्ग पारिभ्रम/मान्य नकाशा नमुद करणाम घईस.

पुणे महानगरपालिका

शिवाजीनगर, पुणे ४११००५.

6745

बांधकाम नियंत्रण कार्यालय

क्रमांक : 000/1144/17

दिनांक : 25/09/2017

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

(स्विमिंग टॅक व क्लब हाऊस) भोगवटा पत्र (संपूर्ण)

श्री. / श्रीमती रोहन विलसलिया लि. तर्फे श्री संजय लुंकड

राहणार श्री प्रकाश कुलकर्णी (अर्धी)

११८७/१९, बी. ले रोड, शिवाजीनगर पुणे.

आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलमे २५३/२५४ व एम्. आर. टी. पी. अक्ट

कलमे ४५/६९ प्रमाणे पुणे, पेठ पत्तली घरांक फायनल प्लॉट क्र. / ५३८/अ

सर्वे क्र. ११७ अ/१+११७ ब. स्कीम नंबर सिंहगड रोड,

इकडील संमती पत्र / कमेन्समेंट सर्टिफिकेट क्रमांक ३२७९/१६ २६/०९/२०१७. (रिव्हिज्ड नकाशे)

अन्वये बांधकाम करण्यास परवानगी देण्यात आली आहे. सदरील संमती पत्र / कमेन्समेंट सर्टिफिकेटप्रमाणे सर्व /

काही भागाचे काम पुरे झाल्याबद्दल व सदर नवीन बांधलेल्या इमारतीची जागा उपयोगात आणावयास संमती

मिलण्याबाबत दिनांक १४/७/२०१७, रोजी अर्ज केल्यावरून आपणांस मुंबई प्रांतिक महानगरपालिका

अधिनियम १९४९, कलम २६३ (१) प्रमाणे कळविण्यात येते की, खालील नमूद केलेल्या अटीवर पुढील वर्णनाचा

इमारतीचा भाग उपयोगात आणण्यास संमती देण्यात येत आहे.

मान्य नकाशानुसार उपयोगात आणावयाच्या बांधकामाचे वर्णन :-

स्विमिंग पुल सह.

तळ मजला :- तळ मजल्यावरील स्क्वॅश कोर्ट, मल्टीपरपज हॉल, स्टोअर रूम व टॉयलेटस् चे बांधकाम फक्त.

पहिला मजला:- पहिल्या मजल्यावरील जिम्नॅशियम, जेन्टस् व लेडीज टॉयलेटस् चे बांधकाम फक्त.

असे एकुण मान्य नकाशानुसार स्विमिंग पुल सह व तळ मजल्यावरील स्क्वॅश कोर्ट, मल्टीपरपज हॉल, स्टोअर रूम व टॉयलेटस् तसेच पहिल्या मजल्यावरील जिम्नॅशियम, जेन्टस् व लेडीज टॉयलेटस् सह संपूर्ण क्लब हाऊसचे बांधकाम फक्त.

कोर्ट, मल्टीपरपज हॉल, स्टोअर रूम व टॉयलेटस् (पुणे).
 मल्टीपरपज हॉल, स्टोअर रूम व टॉयलेटस् (पुणे).
 पहिला मजला व तळ मजला संपूर्ण जिम्नॅशियम व टॉयलेटस्
 व लेडीज टॉयलेटस् चे बांधकाम फक्त. बांधकाम
 फक्त. बांधकाम फक्त. बांधकाम फक्त.

B. S. Sahas

सहायक अभियंता

बांधकाम नियंत्रण विभाग
पुणे महानगरपालिका.

4

Annexure - 4 (03/03)



पुणे महानगरपालिका

बांधकाम विकास विभाग, शिवाजीनगर, पुणे ४११००५

(महाराष्ट्र महानगरपालिका अधिनियम २०१२ कलम २६३(१) अन्वये)

भोगवटा पत्र

Part No. : Third, Building Desc.: WING A(PART) & WING C FULL,

भोगवटा क्र मांक: OCC/0716/18

Proposal No.: pvn/0014/11

दिनांक : 31/08/2018

श्री./श्रीमती ROHAN BUILDERS AND DEVELOPERS PVT LTD THROUGH SANJAY K LUNKAD राहणार PUNE द्वारा ला. आर्किटेक्ट/ इंजिनियर PRAKASH N. KULKARNI आपणांस महाराष्ट्र महानगरपालिका अधिनियम २०१२, कलम २५३/२५४ व एम्.आर.टी.पी. अॅक्ट १९६६, कलम ४५/६९ प्रमाणे पुणे, पेठ PARVATI NORTH, SURVEY NO : 117A/1, 117B FINAL PLOT NO : 538/A इकडील संमती पत्र/ कमेन्समेंट सर्टीफिकेट क्रमांक CG/1119/18 दिनांक 19/07/2018 अन्वये बांधकाम करण्यास परवानगी देण्यात आली आहे. सदरील संमती पत्र/ कमेन्समेंट सर्टीफिकेट प्रमाणे सर्व काही भागाचे काम पुरे झाल्याबद्दल व सदर न विन बांधलेल्या इमारतीची जागा उपयोगात आणावयास संमती भोगवटा पत्र अदा करण्यात येत असलेल्या भागाचे भोगवटा पत्र मिळण्याबाबत क्रमांक OCN/0777/18 दिनांक 14/08/2018 रोजी अर्ज केल्यावरून आपणांस महाराष्ट्र महानगरपालिका अधिनियम २०१२ कलम २६३ (१) प्रमाणे कळवण्यात येते की, खालील नमुद केलेल्या अटीवर पुढील वर्णनाचा इमारतीचा बांधकाम प्रमाणे आपणास संमती देण्यात येत आहे.

उपयोगात आणावयाच्या बांधकामाचे वर्णन

मजले	इमारत 'ए'	इमारत 'सी'
बेसमेंट	सपुर्ण पार्किंग	सपुर्ण पार्किंग
१ ला मजला	००१, ००२, ००३, ००४, ०११, ०१२ आणि बॅंडमिटन कोर्ट	००१, ००२, ००३, ००४, ००५
२ रा मजला	१०१, १०२, १०३, १०४, १११, ११२	१०१, १०२, १०३, १०४, १०५
३ रा मजला	२०१, २०२, २०३, २०४, २११, २१२	२०१, २०२, २०३, २०४, २०५
४ था मजला	३०१, ३०२, ३०३, ३०४, ३०५, ३०६, ३०७, ३०८, ३११, ३१२, ३१३, ३१४, ३१५	३०१, ३०२, ३०३, ३०४, ३०५
५ था मजला	४०१, ४०२, ४०३, ४०४, ४०५, ४०६, ४०७, ४०८, ४११, ४१२	४०१, ४०२, ४०३, ४०४, ४०५
६ वा मजला	५०१, ५०२, ५०३, ५०४, ५०५, ५०६, ५०७, ५०८, ५११, ५१२	५०१, ५०२, ५०३, ५०४, ५०५
एकूण	६१ सदनिका व बॅंडमिटन कोर्ट	३५ सदनिका

भाष्य नकाशानुसार इमारत 'ए' व इमारत 'सी' चे एकूण ९६ सदनिका, बॅंडमिटन कोर्ट व बेसमेंट पार्किंगसह.

Gangaprasad C Dandime
कनिष्ठ/शाखा अभियंता
बांधकाम विकास विभाग
पुणे महानगरपालिका

Jayant Joshi
उप अभियंता
बांधकाम विकास विभाग
पुणे महानगरपालिका

Annexure -5 (01/01)

DCPR-2017 FOR PUNE MUNICIPAL CORPORATION

17.2.3 Marginal distances for Buildings of Higher Heights**(a) Front Margin - Front margin shall be as given below with reference to height of building**

i)	Height above 18 m. & upto 24 m.	4.5 m and 6.00 m. for residential with mix use
ii)	Height above 24 m. & upto 36 m.	6.0 m.
iii)	Height above 36 m. & upto 50 m.	9.00 m.
iv)	Height above 50 m. & upto 70 m.	12.00 m.
v)	Height above 70 m. & upto 100 m.	14.00 m.
v)	Height above 100 m.	16.00 m.

Provided that, in case of group housing scheme where building abuts on internal road, the minimum 3.0 m. set back from internal road or distance between two buildings whichever is more shall be provided. For Development plan road or classified road or through road, passing through Group Housing Scheme, the setback as prescribed in the regulations shall be provided.

(b) Side or rear marginal distance - Side or rear marginal distance in relation to the height of the building for light and ventilation shall be as below

The marginal distance on all sides shall be as per Table No.6 for building height 15.0 m. and below. For height more than 15.0 m., the marginal distance on all sides except the front side of a building shall be minimum $H/4$ (Where H = Height of the building above ground level) subject to a minimum of 3.0 m. for residential building, 4.5 m. for commercial building and 6.0 m. for special building mentioned in definition no. 2.77.13. Provided that such marginal distance shall be subject to maximum of 16.0 m. If the land owner wishes to keep higher margins he may be allowed to do so.

Provided further that the building height for the purposes of this regulation and for calculating the marginal distances shall be exclusive of height of parking floors upto 6.0 m.

Provided also that, for building having shops / commercial user on any floor, 50% of front marginal distances shall be made available exclusively for pedestrians.

(c) Provision for Step Margin: - Step margins may be allowed to be provided on upper floor at height 24 m. and above to achieve required marginal distances as mentioned in these regulations subject to structural stability and fire protection norms as prescribed from time to time. If building height 24 m. and above minimum side margin at ground level shall be 7.5 m. and if building height 50 m. and above the minimum side margin shall be 9.00 m. In congested area minimum side margin at ground level shall be 6.00 m.

17.2.4 In case of layout of two or more buildings of any users:-

i) **Distance between two buildings-** The distance between two buildings shall be the side/rear marginal distance required for the taller building between the two adjoining buildings.

ii) Provided that, the path way / internal road may be allowed to be proposed in such marginal distance by keeping 3.0 m. distance on both side from such internal road.

Provided also that, where rooms do not derive light and ventilation from the exterior open space, the distance between the two buildings may be reduced by 1 m. subject to a minimum of 3 m. (if necessary 6.0 m. in case of special building) and maximum of 8.0 m. No projections shall be



Annexure 5a. (0402)

DCPR-2017 FOR PUNE MUNICIPAL CORPORATION

period as may be specified in commencement letter / development permission, for which nominal amount of Re 1/- shall be paid by the Planning Authority.

Provided that, in case the development plan road is incorporated in the layout then, the width of road for which grant of TDR is not permissible, shall be handed over as prescribed above.

- 15.2.11 Intersection of Roads** - At junctions of roads meeting at right angles, the rounding off at the intersection shall be done, with the tangent length from the point of intersection to the curve being $1/2$ the road width across the direction of tangent as given below. The building shall also set back at required marginal distance from this rounding off.

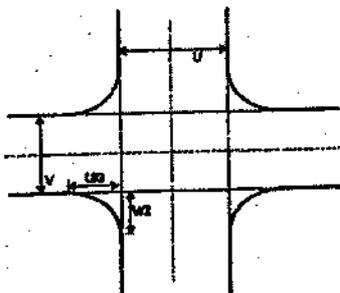


Fig. 1 - Rounding off intersections at junctions

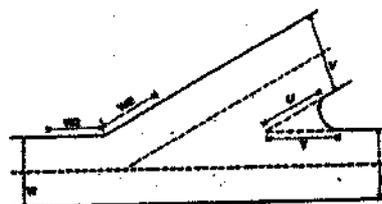


Fig. 2 - Rounding off intersection at junctions.

- 15.2.12** For junctions of roads meeting at less than 60 degree, the rounding off or cut or similar treatment shall have tangent length of U and V from the intersections point as shown in fig.2. The tangent length at obtuse angle junction shall be equal to half the width of the road from which the vehicle enters as shown in fig.2. Provided however, that the radius for the junction rounding shall not be less than 6 m.

15.2.13 Land Locked Plot :-

In case of a plot surrounded on all sides by other plots or reservation if any, i.e. a land locked plot which has no access to any street or road, the Commissioner may require access through an adjoining plot or plots shall, as far as possible be nearest to the street or road, to the land locked plot, at the cost of owner of the land-locked plot and such other conditions as the Commissioner may specify. If the Plot is land locked by any reservation, then access may be made available by shifting of reservation (within owners land). In such cases such land locked plot is considered to be fronting on the main road from which the access is made available irrespective of the width of internal road / access.

15.3 RECREATIONAL OPEN SPACES

- 15.3.1** In any layout or subdivision or any development of land for any use/zone admeasuring 0.20 Ha. or more (after deducting area under D.P. road, D.P. Reservation including deemed reservation under these regulations, if any, from gross plot area) 10% of the area under layout shall be earmarked as recreational open space which shall as far as possible be provided in one place. In case of land admeasuring more than 0.8 Ha., such recreational open space may be allowed to be earmarked at different locations in the same layout, provided that the size and other dimensions conform to the provisions herein below.

- i) The above-mentioned area of 0.2 Ha. shall be measured with reference to original holding as on 11th January 1967 and not with reference to sub-divided holding in revenue / city survey record thereafter without the permission under the Maharashtra Regional & Town Planning Act, 1966. However, this provision shall not be applicable to plots compulsorily got



subdivided below 0.2 hec due to the DP reservations / Roads/ Road widening/deemed reservations or any other proposal of the Planning Authority.

For the land which are sub-divided after 11th January 1967 without taking prior permission from the Planning Authority and having plot area below 0.20 hectare, prior to the coming in to force of these regulations, the applicant may adopt any option of -

- a) providing 10% open space subject to minimum 200 sq.m., or
 - b) availing the reduced FSI on such land to 75% of the basic FSI as otherwise permissible. In such cases premium FSI or loading of TDR shall be permissible on such plot proportionately.
- (ii) For the plots having area upto 0.20 Ha., regularised under the Maharashtra Gunthewari Development (Regularisation, Upgradation and Control) Act, 2001, no such open space shall be required for the development permission on such plot having area upto 0.20 Ha.
- (iii) Notwithstanding anything contained in the definition of "Open Space" in this regulation, such recreational open space may be permitted on podium in congested / non congested area subject to Regulation no.18.12

Provided that, in case of lands declared surplus or retainable under Urban Land (C & R) Act, 1976, if the entire retainable holding or entire surplus holding independently admeasures 0.2Ha., or more, then 10% recreational open space shall be necessary in respective holding.

Provided further that such recreational open space shall also be necessary for group housing scheme or campus/ cluster planning for any use / zone.

Provided further that, no such open space shall be necessary in case of layout or subdivision of plots from already sanctioned layout by the Authority where the requisite recreational open space has already been left in the sanctioned layout.

Provided further that no such open space shall be necessary for development of the reservations in the development plans designated for the purpose other than residential.

In case of development of land for educational purpose, in lieu of 10% recreational open space, atleast 40% of the gross area, excluding the area under Development Plan road and reservations in Development Plan, (or as decided by the Government from time to time) shall be earmarked for playground. Notwithstanding anything contained in this regulation, the shape and location of such open space shall be such that it can be properly used as playground. Provided that, the area of such playground shall not be deducted for computation of FSI.

15.3.2 The owner shall give an undertaking that the recreational open space shall be for the common use of all the residents or occupants of the layout / building unit.

- a) On sanction of the development permission, the recreational open space shall deemed to have vested in the society / association of the residents / occupants except otherwise specified. In case such society or association is yet to be formed, the owner shall give undertaking to the Municipal Commissioner that he will transfer the recreational opens pace to the society/ association whenever it is formed. The recreational open space shall not be sold / leased out / allotted/ transferred for any purpose, to any other person and it shall not be put to any other user except for the common use of residents/ occupants as mentioned in Regulation no.15.3.7.

If the Municipal Commissioner is convinced that, such open space is being used in violation of the provisions as prescribed in these regulations, then, he shall take over possession of such land of recreational open space for maintaining it for the uses permissible in these regulation, subject to condition that it shall not be further handed over or allotted to any



Annexure - 6



पुणे महानगरपालिका
वृक्ष प्राधिकरण विभाग
सिंहगड रोड क्षेत्रिय कार्यालय
जा.क्र.वृ.प्रा.जा ८३२९
दिनांक ४/१०/२०१८

प्रति

मा. उप अभियंता

बांधकाम विकास विभाग झोन क्र.५

पुणे महानगरपालिका

यांजकडेस.....

विषय :- स.नं. ११७ अ/१, ११७ बी, फा. प्लॉट क्र. ५३८/अ, पर्वती, पुणे. येथील बांधकामास
पूर्णत्वाचा दाखला देणेबाबत.

संदर्भ :- १) रोहन बिल्डर्स अँड डेव्हलपर्स प्रा. लि. तर्फे श्री. संजय खुशालचंद लुंकड, यांचा
दि. २१/१२/२०१७ चे पत्र.

२) महापालिका आयुक्त यांचे कार्यालयीन परिपत्रक जा.क्र.न.अ.जा./ज/२३३,
दि. २६/११/२००७.

३) मिळकतीचे एकूण क्षेत्रफळ ३०४२१.७८ चौ.मी.

४) मान्य बांधकाम परवाना क्र.सी.सी/२५६१/१६, दि. ११/११/२०१६

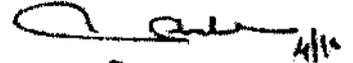
संदर्भाकित क्र. १ च्या पत्रानुसार विषयाकित ठिकाणी असलेल्या जागेची समक्ष पाहणी करण्यात आली.

सदर जागेचे क्षेत्रफळ ३०४२१.७८ चौ.मी. असून सदर ठिकाणी ४४२ वृक्षांचे यशस्वीरित्या संवर्धन केले आहे.

सबब विषयाकित ठिकाणच्या बांधकामास पूर्णत्वाचा दाखला देण्यास खात्याची शिफारस आहे.

मा.स.कळाये,


प्र.सहा उद्दाम अधिकारी
पुणे महानगरपालिका


महापालिका सहा आयुक्त तथा
वृक्ष अधिकारी
सिंहगड रोड क्षेत्रिय कार्यालय
पुणे महानगरपालिका

टिप:- १) मिळकतीत असलेल्या वृक्षाभोवती माती टाकणेसाठी २×२ आकाराची जागा सोडण्यात यावी.

प्रत:- रोहन बिल्डर्स अँड डेव्हलपर्स प्रा. लि. तर्फे

श्री. संजय खुशालचंद लुंकड

१ मोदीबाग, सिटीएस नं. २२५४, मांबुडा,

गणेशखिंड रोड, शिवाजीनगर, पुणे. १६

Annexure - 7 (02/02)

DCPR-2017 FOR PUNE MUNICIPAL CORPORATION

**PART - VI
PARKING, LOADING AND UNLOADING SPACES****20.0 PARKING, LOADING AND UNLOADING SPACES:****20.1 Parking spaces -**

Wherever a property is to be developed or redeveloped, parking spaces at the scale laid down in these Regulations shall be provided. When additions are made to an existing building, the new parking requirements shall be reckoned with reference to the additional space only and not to the whole of building but this concession shall not apply where the use is changed. The provisions for parking of vehicles shall be as given in Table No. 19

20.1.1 General space requirements

- (a) **Types:** The parking spaces mentioned below include parking spaces in basements or on a floor supported by stilts, podium or on upper floors, covered or uncovered spaces in the plot and / or lock up garages. The height of the stilt shall generally be allowed upto 3 m. and shall not be less than 2.5 m. from bottom of beam. More height may be allowed in case of shopping mall, hotels etc. as per requirements.
- (b) **Size of parking space -** The minimum sizes of parking spaces to be provided shall be as shown below in Table No.20

Sr. No.	Type of Vehicle	Minimum Size/ area of parking space
(1)	(2)	(3)
(a)	Motor vehicle	2.5 m X 5 m
(b)	Scooter, Motor Cycle.	1.0 m. x 2.0 m.
(c)	Bicycle	0.50 m x 1.4 m.
(d)	Transport vehicle	3.75 m. X 7.5 m.
Note:	In the case of parking spaces for motor vehicle, upto 50 % of the prescribed space may be of the size of 2.3 m. X 4.5 m.	

- (c) **Marking of parking spaces:** Parking space shall be paved and clearly marked for different types of vehicles.
- (d) **Manoeuvring and other ancillary spaces:** Off street parking space must have adequate vehicular access to a street and the area shall be exclusive of drives, aisles and such other provisions required for adequate manoeuvring of vehicles.
- (e) **Ramps for Basement parking:** Ramps for parking in basement should conform to the requirement of Regulation n 18.11



Annexure 7 (02/02)

DCPR-2017 FOR PUNE MUNICIPAL CORPORATION

Table No. 19
Off Street Parking Spaces

Street No.	Occupancy	One parking Space for every	Non-Congested area		Congested area			Remarks		
			Car	Scoter	Car	Scoter	Cycle			
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	
1.	Residential i) Multi-family residential	(a) for every tenement having carpet area of 150sq.m.& above (b) For every tenement having carpet area equal to or above 80 sq.m. But less than 150 sq.m. (c) For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m. (d) For every two tenements with each tenement having carpet area less than 40 sq.m. (e) in congested area, for plot area up to 200 sq.m., for tenement upto 40 sq.m.	3	2	2	3	2	2	2	In addition 5% visitor parking
			2	2	2	2	2	2	In addition 5% visitor parking	
			2	4	2	2	4	2	In addition 5% visitor parking	
			1	4	4	1	4	4	In addition 5% visitor parking	
			-	-	-	0	2	4	-	



Annexure - 8 (01/03)

DCPR-2017 FOR PUNE MUNICIPAL CORPORATION

17.2.3 Marginal distances for Buildings of Higher Heights

(a) **Front Margin** - Front margin shall be as given below with reference to height of building

i)	Height above 18 m. & upto 24 m.	4.5 m and 6.00 m. for residential with mix use
ii)	Height above 24 m. & upto 36 m.	6.0 m.
iii)	Height above 36 m. & upto 50 m.	9.00 m.
iv)	Height above 50 m. & upto 70 m.	12.00 m.
v)	Height above 70 m. & upto 100 m.	14.00 m.
v)	Height above 100 m.	16.00 m.

Provided that, in case of group housing scheme where building abuts on internal road, the minimum 3.0 m. set back from internal road or distance between two buildings whichever is more shall be provided. For Development plan road or classified road or through road, passing through Group Housing Scheme, the setback as prescribed in the regulations shall be provided.

(b) **Side or rear marginal distance** - Side or rear marginal distance in relation to the height of the building for light and ventilation shall be as below

The marginal distance on all sides shall be as per Table No.6 for building height 15.0 m. and below. For height more than 15.0 m., the marginal distance on all sides except the front side of a building shall be minimum $H/4$ (Where H = Height of the building above ground level) subject to a minimum of 3.0 m. for residential building, 4.5 m. for commercial building and 6.0 m. for special building mentioned in definition no. 2.77.13. Provided that such marginal distance shall be subject to maximum of 16.0 m. If the land owner wishes to keep higher margins he may be allowed to do so.

Provided further that the building height for the purposes of this regulation and for calculating the marginal distances shall be exclusive of height of parking floors upto 6.0 m.

Provided also that, for building having shops / commercial user on any floor, 50% of front marginal distances shall be made available exclusively for pedestrians.

(c) **Provision for Step Margin** - Step margins may be allowed to be provided on upper floor at height 24 m. and above to achieve required marginal distances as mentioned in these regulations subject to structural stability and fire protection norms as prescribed from time to time. If building height 24 m. and above minimum side margin at ground level shall be 7.5 m. and if building height 50 m. and above the minimum side margin shall be 9.00 m. In congested area minimum side margin at ground level shall be 6.00 m.

17.2.4 In case of layout of two or more buildings of any users:-

i) **Distance between two buildings**- The distance between two buildings shall be the side/rear marginal distance required for the taller building between the two adjoining buildings.

ii) Provided that, the path way / internal road may be allowed to be proposed in such marginal distance by keeping 3.0 m. distance on both side from such internal road.

Provided also that, where rooms do not derive light and ventilation from the exterior open space, the distance between the two buildings may be reduced by 1 m. subject to a minimum of 3 m. (if necessary 6.0 m. in case of special building) and maximum of 8.0 m. No projections shall be



Annexure 8 - (02/03)

DCPR-2017 FOR PUNE MUNICIPAL CORPORATION

permitted in this exterior space.

- 17.2.5 In case of group housing scheme where building abuts on internal road, the minimum 3.0 m. set back from internal road or distance between two buildings whichever is more shall be provided. For Development plan road or classified road or through road, passing through Group Housing Scheme, the setback as prescribed in the regulations shall be provided.

17.2.6 Buildings Abutting Two or More Streets

When a Building abuts two or more streets, the setbacks from the streets shall be such as if the building is fronting on each such street

17.3 PERMISSIBLE FSI:-

Permissible basic FSI, additional FSI on payment of premium, Permissible TDR Loading on a plot in non-congested area for Residential and Residential with mix uses shall be as per the following Table No.8

Sr.no.	Road width in meter	Basic FSI	Additional FSI on payment of premium	Maximum permissible TDR loading	Maximum building potential on plot
1	2	3	4	5	6
1	Below 9.0 meter	1.10	---	---	1.10
2	9.00 meter and upto 12.00 meter	1.10	0.30	0.40	1.80
3	12.00 meter and upto 18.00 meter	1.10	0.50	0.65	2.25
4	18.00 meter and upto 24.00 meter	1.10	0.50	0.90	2.50
5	24.00 meter and upto 30.00 meter	1.10	0.50	1.15	2.75
6	30.00 meter and above	1.10	0.50	1.40	3.00

Note-

- For the other Non-Residential Buildings (except Residential and Residential with mix uses), the basic FSI for such type of buildings shall be 1.25.
- Additional FSI upto 0.20 on payment of premium shall be allowed for the redevelopment of Authorised Residential buildings on roads having width below 9 mt., subject to condition that the construction/redevelopment shall be allowed only if the building is more than 30 years old.
- Maximum permissible building potential on plot mentioned at column no.6 shall be exclusive of FSI allowed for Inclusive Housing as per Regulation No.15.6. There is no priority fix to utilise FSI or TDR as mention in Col 4 and 5. Other conditions of TDR utilisation shall be applicable as per the TDR Regulations No 22.



Annexure 8 - (03)03

DCPR-2017 FOR PUNE MUNICIPAL CORPORATION

dimensions. In certain cases steeper slopes may be permitted but in no case greater than 1 in 8. Ramps shall be surfaced with approved non-slip slipping material. Provided that in the case of public offices, hospitals, assembly halls, etc. the slope of the ramp shall not be more than 1: 12.

- b) The minimum width of the ramps in hospitals shall be 2.25 m.
- c) Handrails shall be provided on both sides of the ramp.
- d) Ramps shall lead directly to outside open space at ground level or courtyards or safe place.
- e) For building above 24 m. in height access to ramps from any floor of the building shall be through smoke stop door.
- f) When there is a difference in level between connected areas for horizontal exits, ramps not more than 1 in 10 slope shall be provided; steps shall not be used.
- g) For High Rise building, if marginal open space is greater than minimum 6 m. then ramps may be permitted.

B) Ramp to basements and upper Storeys for vehicles-

For parking spaces in a basement and upper floors, at least two ramps of minimum 3.00mt. width or one ramp of 6.00 meter width and slope not more than 1:10 shall be provided preferably at the opposite ends.

C) In case of special building mentioned in Regulation No 2.77.13, ramp may be permitted in the side and rear marginal distances after leaving 6.0 mt distance from the plot boundary for movement of fire-fighting vehicles. Provided that when a building abutting 3 or more roads, then ramps may be allowed in front marginal distances facing the smaller road or less important road from traffic point of view.

18.12. Podium

Podium for parking of the vehicle may be permitted with following requirements / conditions

- i) Height of podium shall be at least 2.4 m. in height from the floor to the soffit of beam.
- ii) Podium shall not be provided in front setback space. Podium shall be allowed at a distance of 6.00 m. from the plot boundary
- iii) Podium shall only be used for parking and it shall be designed to take load of fire engine.
- iv) Podium shall be permissible for plots admeasuring 2000 sq.m. and above. However in congested area it may be permitted in plots admeasuring 1000 sq.m. or more.
- v) Podium shall be permissible for joining two or more separate buildings in a plot buildings or wings of buildings subject to availability of manoeuvring space for Fire Engine. In such case the distance between two buildings/wings of the building shall be provided as otherwise required under these regulation.
- vi) The consent from the Chief Fire Officer shall be necessary before permitting the aforesaid podium.
- vii) For the plots having area 2000Sq.m. or more, recreational open space may be permitted on Podium subject to condition that out of required open/recreational space , at least 50% shall be provided on ground .



363
Annexure - 09 (01/03)



Office of the Chief Fire Officer
Pune Municipal Corporation
Out W.No : FB/8432
Date : 26/10/2016.

(652/2012)

To,
Ankur Asso. Architects,
Ghole Road, Pune.

**Sub:- Final Fire NOC for the building at S.No. 117A/L, 117B, F.P.No. 538/A,
Parvati, Sinhagad Road, Pune. (For Wings F, G, H, I, J Only)**

Ref :- Your Office letter Dt. 12.09.2016.

Sir,

As per your request, visited the proposed site along with Mr. Khandelwal on Dt.21.10.2016 and tested the Hydrant system, Hose Reel system with equipments, portable fire extinguishers & all fire fighting system of the building as suggested in Provisional Fire N.O.C. vide No. FB/8348, Dt.20.10.2016 issued by Fire Department.

The suggestions made in Provisional N.O.C. are carried out to my satisfaction and I have No Objection to use the building for proposed purpose. M/s. Red Aire Fire Solutions(India), Pune has submitted the "FORM A" to this office for the fire prevention, protection & fire fighting system installed in the above said building as per The Maharashtra Fire Prevention & Life Safety Measures Act 2006.

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

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

This no objection is subjected to any other conditions laid by any other department.

(Prashant D. Ranpise)
Chief Fire Officer

Pune Municipal Corporation.

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

Annexure 9 - 3642/03

Kiritika



Office of the Chief Fire Officer
Pune Municipal Corporation

Out W.No : FB/ 11606

Date : 31/3/17

(652 / 2012)

To,
Prakash Kulkani Architects,
Ghole Road, Pune.

Sub :- Final Fire NOC for the buildings at S.No. 117A/1, 117B, Final Plot NO. 538/A, Parvati, Pune. (For Buildings D, E & K Only)

Ref :- Your Office letter Dt. 30.03.2017.

Sir,

As per your request, visited the proposed site along with Mr. Khandelwal on Dt.30.03.2017 and tested the Hydrant system, Hose Reel system with equipments portable fire extinguishers and all type of fire fighting system suggested in Provisional N.O.C. FB/1932, Dt.31.10.2013 issued by Fire Department.

The suggestions made in Provisional N.O.C. are carried out to my satisfaction and I have No Objection to use the building for proposed purpose. Annual Fee is paid by challan No. 60527, Dt. 31.03.2017, Rs. 3,000/- M/s. Red Air Fire Solutions (India), Pune has submitted the "FORM A" to this office for the fire prevention, protection & fire fighting system installed in the above said building as per The Maharashtra Fire Prevention & Life Safety Measures Act 2006.

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

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

This no objection is subjected to any other conditions laid by any other department.

(Prashant D. Hanpise)
Chief Fire Officer

Pune Municipal Corporation.

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



Office of the Chief Fire Officer
Pune Municipal Corporation
Out W.No : FB/ 2012
Date : 13/8/18

(652/2012)

To,
Prakash Kulkarni Architects,
Shivajinagar, Pune.

Sub :- Final Fire NOC for the Building at S.NO. 117A/1, 117/B, F.P.No. 538/A, Parvati, Pune. (For Wing A & C Only)

Ref :- Your Office letter Dt.31.07.2018.

As per your above referred request letter, visited the proposed site along with Mr. Yashwant Joshi on Dt.02.08.2018 and tested the Hydrant system, Hose Reel system with equipments portable fire extinguishers and all type of fire fighting system suggested in Provisional N.O.C.FB/1806, Dt.30.07.2018 issued by Fire Department.

The suggestions made in Provisional N.O.C. are carried out to my satisfaction and I have No Objection to use the building for proposed purpose. Annual Fee is paid by challan No.34910, Dt.26.06.2018, Rs.1250/- M/s.Red Air Fire Solution (India) Pune has submitted the "FORM A" to this office for the fire prevention, protection & fire fighting system installed in the above said building as per The Maharashtra Fire Prevention and Safety Measures Act 2006.

The fire fighting equipments and systems installed in the building should be maintained in high efficiency state and in working condition during the use of the building by owner or occupier. It will be your responsibility of this Fire NOC after due inspection from the Fire Brigade authorities. The maintenance work of the fire fighting system shall be done by the licensed contractor, having license from Director, Maharashtra Fire services or Chief Fire Officer, Pune. The list of the contractor is available on www.maharashtrafireservices.org.

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

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


(Dattatray N. Nagalkar)
Assi. Divisional Fire Officer
Pune Municipal Corporation


(Prakash D. Rumpse)
Chief Fire Officer
Pune Municipal Corporation

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

ADDRESS : 'GRIHA' 5, SHARDAUG COLONY, MITHALWADI ROAD,
PUNE - 411 030, MAHARASHTRA (INDIA)
PHONE : (91 - 020) 2433 0749 / 2432 4859
Email : mclmcp@gmail.com
CIN : U74140MH1987PTC044326

**McLIN
CONSULTANTS
PVT.LTD.**

CERTIFICATE

Certified that for Rohan Builders and Developers Pvt. Ltd. project Rohan Kritika at F.P. No. 538/A, S. No. 117A,117/B Parvati, Pune Rain Water Harvesting is done through Bore Recharge pits. The system has been executed according to the drawing provided by our office.

The details of pits are as below

No. of rainwater harvesting pits : 4
Bore Size : 6" Dia
Various size of rainwater harvesting pits : 2.0m X 2.0m X 2.0m

Expected quantity of water that will be recharged is around 4 m³ per rainy day per pit.

In addition to above it is also proposed to store rain water in UGT.

Place - Pune

Date - 22.03.2017



Mohanish Paratane
Mohanish Paratane
Sr. Consultant