

NATIONAL GREEN TRIBUNAL, WZ, PUNE

ORIGINAL APPLICATION NO.38/2020

IA No. 48/2020

Tanaji B. Gambhire **Applicant**

Versus

Union of India & Ors. **Respondent**

SUBMISSIONS BY

RESPONDENT NO. 12

PARANJAPE SCHEMES (CONSTRUCTION) LTD.

(PSCL)

TO PLACE THE DOCUMENTS ON RECORD

RELATED TO OLD EC 25/06/2007

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MOST RESPECTFULLY SUBMITTED:

1. Respondent No.12 (PSCL) submits that as per the Circular of MOEFCC dated 13th October 2006 it was directed that –

“1.2 New applications (under EIA 1994) for EIA Appraisal received on or after 14th September 2006 and up to 30th June, 2007: All such complete applications with Public Hearing proceedings where it was necessary under EIA ,1994 and provided the activity is included in Schedule of EIA Notification 2006, will continue to attract action under the relevant provisions of the Environment Protection Act 1986. Otherwise, they would undergo EIA Appraisal by Central Government as per the procedure of EIA (1994)”

2. PSCL had applied for EC vide letter dated 30/11/2006 (PB 383) as per requirements of **EIA Notification 07/07/2004** as PSCL were proposing to construct 270 tenements thereby exceeding 1000 person criteria as also were estimating sewage generation 160 cu.m/day thereby exceeding criteria of 50 cu.m/day.

3. From our records, PSCL could locate the following documents submitted along with our application dated **30/11/2006 – Questionnaire and Schedule-II (Application)**, as also the layout plan. The questionnaire didn't have any mention of non-FSI in it, as per the Notification requirement of 07/07/2004.

4. It is clear from these documents that BUA was not a concept/requirement of EC granted under 2004 Notification. **There is neither any query**

regarding BUA neither in the questionnaire nor in Schedule-II-Application.

5. EC issued by MOEF on 25/6/2007 which is at PB 41 clearly states that –

“I am directed to refer to your application seeking prior environmental clearance for the above project under the EIA Notification 2004 including amendments.”

(EIA Notification 2006 was brought in supersession of the notification number S.O. 60 (E) dated the 27th January, 1994, except in respect of things done or omitted to be done before such supersession. Hence, it was not an amendment to 2004 Notification).

“The above proposal has been appraised as per prescribed procedure on the basis of the mandatory documents enclosed with the application viz. the Questionnaire, EIA, EMP and the additional clarifications furnished in response to the observations of the Expert Appraisal Committee (EAC) constituted by the competent authority in its 14th meeting held on April 27-29, 2007 .”

“2. The project proponent is proposing for Construction of residential complex at Plot bearing S.No. 136/2, Baner Pashan Link Road, Pune. The project involves construction of one building for residential purpose. The total plot & area is 17,400 sq. m. The total built up area as indicated is 22,592.86 sq. m. Total water requirement will be 190 cu. m. /day (including recycled water). Total wastewater generation from the complex will be 152 cu. m/day. The wastewater generated from the project will be treated in STP having capacity of 160 cu.m per day. The total solid waste generated will be

540 kg/day. The biodegradable waste will be composted and inert material will be disposed of for landfilling.”

6. PSCL submitted six monthly compliance reports, which are available even today, on https://environmentclearance.nic.in/writereaddata/Compliance/44_16-112-2007-I-Dec-08.pdf. It is clear from these reports, as also MOEFCC inspection report dated 20/03/2023, that the project was in complete compliance with EC conditions stipulated in EC dated 25/6/2007. PSCL wish to confirm that as per EC Compliance Report, an advertisement in newspapers was given, but we could not locate a copy of the same at the time of inspection by MOEFCC RO Nagpur officer on 09/02/2023.

7. Hence, there is no violation in the terms of EC dated 25/6/2007, either in the terms of BUA or in the terms of EC conditions.

8. As regards Consent, we wish to state that EC dated 25/6/2007 did not direct obtain consent from SPCB. Till 2016, there was no specific regulatory requirement for obtaining 'Consent to Operate' for residential projects. We applied for and got the same as a matter of responsible developer as an abundant precaution. Hence, there is no question of penalty on account of consent.

Place: **Pune**
Date: **24/04/2023**



Advocate for
Respondent No. 12

No J-11013/41/2006-IA.II (I)
Government of India
Ministry of Environment and Forests
(IA Division)

Paryavaran Bhavan
CGO Complex, Lodhi Road
New Delhi 110003

13th October 2006

CIRCULAR

Subject: EIA Notification 14 September 2006 – Interim Operational Guidelines till 13 September 2007 in respect of applications made under EIA 1994.

Pursuant to the new Environment Impact Assessment Notification of 14 September 2006 ("EIA 2006") replacing the EIA Notification of 27 January 1994 and its various amendments ("EIA 1994"), and in terms of the provisions of Section (Para) 12 of EIA 2006, the following Interim Operational Guidelines are issued for the period up to 13 September 2007, with the approval of the Competent Authority:

1.0 Applications involving violation of EIA 1994:

- 1.1 Applications which were pending consideration for EIA Appraisal as on 14 September 2006:** All such applications, provided the activity is included in Schedule of EIA Notification 2006, are to be considered as per the provisions of EIA 1994; and will continue to attract action under the relevant provisions of the Environment (Protection) Act (EPA) 1986. For those applications which are not covered under EIA 2006 only action under the relevant provisions of the EP Act, 1986 for violation of EIA 1994, will be pursued.
- 1.2 New applications (under EIA 1994) for EIA Appraisal received on or after 14 September 2006 and up to 30th June, 2007:** All such complete applications with Public Hearing proceedings where it was necessary under EIA, 1994 and provided the activity is included in Schedule of EIA Notification 2006, will continue to attract action under the relevant provisions of the Environment

Protection Act 1986. Otherwise, they would undergo EIA Appraisal by Central Government as per the procedure of EIA (1994)

2.0 Applications NOT involving violation of EIA 1994: No NOC will be required from the SPCB/State Government/UT Administration in such cases for consideration for EIA Appraisal. The following are further specific instructions:

2.1 Applications for EIA Appraisal were pending with MOEF as on 14 September 2006:

2.1.1 Activity requires EIA Appraisal as per Schedule of EIA 2006: There are several sub cases:

- (i) **EIA has already been prepared, and PH conducted as per EIA 1994:** The EIA would be evaluated by the Expert Appraisal Committee (EAC), without insistence on the submission of FORM I/IA required under EIA 2006. In case the EIA document is considered complete and accurate, the EC would consider the same, together with the PH proceedings, even if PH is not required under EIA 2006, and furnish its recommendations. In case the EIA document is considered incomplete and/or inaccurate, the EAC would specify ALL the additional Terms of Reference (TORs) to be undertaken by the project sponsor. In case PH is required under EIA 2006, the proceedings of the PH conducted as per EIA 1994 would be considered along with the EIA by the EAC, which would provide its recommendations.

- (ii) **EIA has already been prepared, but PH NOT conducted:** The EIA would be evaluated by the Expert Appraisal Committee (EAC), without insistence on the submission of a FORM I/IA required under EIA 2006. In case the EIA document is considered complete and accurate, and PH if required under EIA 2006, the same would be conducted as per the provisions of EIA 2006. In case the EIA document is considered incomplete and/or inaccurate, the EAC would specify ALL the additional Terms of Reference (TORs) to be undertaken by the project sponsor. If required under EIA 2006, the PH would be conducted as per the provisions of EIA 2006. When a complete and accurate EIA document is available, together with the PH proceedings, if required under EIA 2006, the EAC would consider the same and furnish its recommendations.

- (iii) **Neither has EIA been prepared nor PH conducted:** In such cases, the project proponent would be advised to follow the procedure of EIA 2006 in its entirety.

2.1.2 Activity does NOT require EIA Appraisal as per EIA 2006: In all such cases, the applicant shall be informed that the activity does not require EIA Appraisal as per EIA 2006, and the application may be returned to him.

2.2 New applications for EIA Appraisal received on or after 14 September 2006 up to 30th June, 2007: No NOC from SPCB/State Government/UT Administration is necessary in such cases. Such cases may be considered as follows:

2.2.1 Activity requires EIA Appraisal by the MoEF as per Schedule of EIA 2006: The EIA Appraisal applications will be dealt with as follows:

- (i) **EIA document has been submitted:** The EAC would not request the submission of the FORM I/IA as per EIA 2006, and evaluate the EIA for completeness and accuracy. In the event that it is found to be incomplete and/or inaccurate, the EAC would specify ALL the additional TORs to be accomplished by the proponent. Upon receipt of the revised EIA, the same would be considered further. In case (or as and when) the EIA as submitted is found to be in order, the same would be considered further by the EAC. In addition if the activity requires PH as per EIA 2006:

- (a) In case PH has been conducted as per the procedure of EIA 1994, it would be considered along the EIA by the EAC, which would provide its recommendations.
- (b) In case PH has not been conducted at all, it would be conducted as per the procedure of EIA 2006.

2.2.2 Activity requires EIA Appraisal/Clearance by the SEIAA /SEAC as per Schedule of EIA 2006, but SEIAA/SEAC has not yet been notified: The EIA Appraisal applications will be processed/evaluated by MoEF as per the procedure above, till such time as the concerned SEIAA/SEAC is notified. Upon such notification, the papers will be promptly transferred to the SEIAA for further consideration as above.

3.0 Applications in respect of category of Thermal Power projects pending with the State Government under EIA 1994 (delegated powers): The above applications will fall in two categories:

3.1.1 EIA has already been prepared, and PH conducted as per EIA 1994:

All such pending applications should be transferred to concerned SEIAA. In the absence of a duly notified SEIAA the applications should be forwarded to MoEF

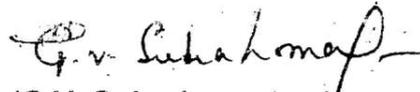
3.1.2 EIA has already been prepared, but PH NOT conducted:

The SPCB concerned should be directed to conduct and complete PH as in EIA 2006. Thereafter action should be taken as in 3.1.1 above.

4.0 Applications pending with SPCB's for PH:

In all such cases SPCB's will conduct PH as per procedure prescribed in EIA 2006 and the proceedings should be forwarded to the MOEF /SEIAA.

5.0 No application made as per EIA 1994 will be accepted after 1st July, 2007 for appraisal and clearance under EIA 2006


G.V. Subrahmanyam
Director

To:

All officers of IA Division/SPCBs/State Governments/UT Administrations
MoEF website

Copy to:

1. PPS to Secretary E&F
2. PPS to AS (CC)
3. PS to JS (CC-II)



PSC House, CTS No. 111+111/2 Anand Colony, Near Suvamarekha Dinning Hall,
Old Karnatak High School Lane, Off Prabhat Road, Pune 411 004.
Tel.: 91-20-30223344/25440986/25462128 ■ Fax : 91-20-25460986
E-mail : paranjpe@bom3.vsnl.net.in ■ Visit us at : www.paranjapeschemes.com

PARANJAPE
SCHEMESTM
Paranjape Schemes (Construction) Ltd.
A legacy... of integrity and quality!
AN ISO 9001:2000 COMPANY

File No: 21-670/06-IA-III
(Magnolia)

To,

Date- 24-11-06

The Additional Director-IA-III
Ministry of Environment & Forest,
5th Floor, Paryavaran Bhavan,
CGO Complex, Lodi Road
New Delhi-110014

Kind Attn:- Dr. K.C. Rathore, Additional Director-IA

Sub: Submission of EIA/EMP report along with Questionnaire & Schedule-II form

Dear Sir,

Please enclosed the following documents for your kind perusal

1. EIA/EMP Report
2. Executive Summary
3. Questionnaire & Schedule-II(Fully filled)
4. Site plan/Layout Plan/Location map of the project
5. Master Plan
6. Topographic Map
7. Development plan

We kindly request you to enlist the project for presentation to get Environmental Clearance.

Thanking you,

For:- PARANJAPE SCHEMES (CONSTRUCTION) LTD.

(AUTHORISED SIGNATORY)

APPLICATION FORM (SCHEDULE – II)

(See Sub-para I(a) of Para 2 of The EIA Notification dt. 27.1.94)

- I A. Name and address of the project proposed: **Magnolia,**
Plot bearing S. No. 136/2,
Baner-Pashan Link Road, Pune.
- B. Location of the project: **Baner-Pashan Link Road,**
Name of the Place: **Magnolia**
District, Tehsil: **Pune**
Latitude/Longitude: Latitude: **18° 31' N** Longitude: **73° 51' E**
Nearest Airport/Railway Station: **Pune Railway station -8 Km**
Viman nager – 10 Km
- C. Site Selection
- | | |
|--|--|
| Alternate Sites examined | NA |
| Reason for selecting the proposed site | Proximity to Major roads and Other Facilities |
- D. Does the site conform to stipulated land use as per local land use plans: **Yes**

II. Objectives of the project :

- III. A. Land Requirement:
1. Agricultural Land:
 2. Forest Land and Density of vegetation:
 3. Other (specify):
- B. 1. Land use in the catchment/within 10 kms. Radius of the proposed site:
Residential / Commercial / Industrial
2. Topography of the proposed area indicating gradient, aspects and altitude:
 3. Erodability classification of the proposed land:
- C. Pollution sources existing within 10 km. radius and their impact on the quality of air, water and land: **NA**
- D. Distance of the nearest Park/Sanctuary/Biosphere:
Reserve/Monuments/heritage site/Reserve Forest:
- E. Rehabilitation plan for quarries/borrow areas : **NA**

- F. Green belt plan: **Along the boundary & in RG**
- G. Compensatory afforestation plan: **NA**

IV. Climate and Air Quality:

- A. Windrose at site: **Enclosed in REIA Report**
- B. Max./Min./Mean annual temperature: **Detail Data enclosed in REIA report**
- C. Frequency of inversion: **NA**
- D. Frequency of cyclones/tornadoes/cloudburst: **NA**
- E. Ambient air quality data: **Enclosed in REIA**
- E. Nature & concentration of emission of SPM, Gas, (CO,CO₂,,NO₂,CH_n etc.)
from project.: **Ambient Air Quality Analysis was conducted for parameters such as SPM,SO₂ and NO_x and the results were found within the limits prescribed by PCB.**

V. Water balance:

- A. Water balance at site: **Enclosed in REIA Report**
- B. Lean season water availability:
- C. Source to be tapped with Competing users
(River, Lake, Ground, Public Supply): **Enclosed in REIA Report**
- D. Water quality: **Within the norms prescribed by PCB.**
- E. Changes observed in quality and quantity
of ground water in the last 15 years and present
charging and extraction details:
- F. 1. Quantum of waste water to be released with treatment details: **136 m³/day**
2. Quantum of quality of water in the receiving body before and after disposal
of waste: **enclosed in REIA Report**
3. Quantum of waste water to be released on land and type of land:
- G. 1. Details of reservoir water quality with necessary Catchment Treatment Plan: **NA**
2. Command Area Development Plan: **NA**

VI. Solid wastes:

- A. Nature and quantity of solid wastes generated: **Household Garbage, Paper
and other domestic waste – 476 Kg/day**

- B. Solid waste disposal method: **MCGM Solid Waste Network, Paper Waste: Waste Recyclers, STP Sludge: will be used as manure for gardens and greenbelt. Excess quantity will be given to nearby gardens and farmers free of cost.**

VII. Noise and Vibrations:

- A. Sources of noise and vibrations: **D. G. Set**
 B. Ambient noise level: **75 dB at 1 meter**
 C. Noise and Vibration control measures
Proposed: Acoustic Enclosures will be provided
 D. Subsidence problem, if any, with
 Control measures: **NA**

VIII. Power requirement-indicating source of supply: **M.S.E.D.C.L.**

Complete environmental details to be furnished
 Separately, if captive power unit proposed: **NA**

IX. Peak Labour force to be employed giving details of:

Endemic health problems in the area due to waste water/air/soil-borne disease	NA
Health care system existing and proposed	NA

- X. A. Number of villages and population to be displaced: **NA**
 B. Rehabilitation master plan: **NA**

XI Risk Assessment Report and Disaster Management Plan: **Risk is very low and enclosed in REIA**

XII Reports prepared as per guidelines of MOEF issued from time to time:

- A. Environmental Impact Assessment: **Enclosed**
 B. Environment Management Plan: **Enclosed**
 C. Detailed feasibility report: **Enclosed**
 D. Duly filled questionnaire: **Enclosed**

XIII. Details of Environmental Cell :

I hereby give an undertaking that the data and information given above are true to the best of my knowledge and belief and I am aware that any if any part of the data/information submitted is found to be false or misleading at any stage, the project be rejected and the clearance given, if any, to the project is likely to be revoked at our risk and cost:



Signature of the applicant
With name and full address

Date:
Place :

PAJUNTA CONSULTANTS (CONSTRUCTION) LTD.
PSC House, CTS No. 111/1+111/2
Anand Colony, Off. Prabhat Road.
Pune - 411 004.

Given under the seal of
Organization on behalf of
Whom the applicant is signing

Note : In respect to item for which data are not required or is not available as per the declaration of the project proponent, the project would be considered on that basis.

QUESTIONNAIRE FOR THE ENVIRONMENTAL IMPACT ASSESSMENT OF NEW CONSTRUCTION PROJECT

I. BACKGROUND INFORMATION OF THE PROPOSED PROJECT

- State clearly the objective of the project : **Magnolia**
- Location of the project (attach map to a suitable scale) : **Baner-Pashan link road**
Town/ Tehsil: **Pune** District: **Pune** State: **Maharashtra**

Latitude: **18° 31' N**

Longitude: **73° 51' E**

- Names & distances from the nearest :

State/National highway:: **Baner- Pashan link road.**

Railway Station: **Pune Railway Station-8 km** Air port: **Viman Nagar-10 Km**

Name of the agency proposing the new construction project:

M/S. Paranjape Schemes (construction)

- Name of the chief executive & postal address :

Mr. S. P. Parunjape.
Shri-Krishna Kunj,
112/2 Anand colony,
49/2 Erandwane
Pune-04.

Contact particulars (Tel/ Fax /e - mail): Tel: - **91-20-25440986,**

E-mail- **paranjpe@bom3.vsnl.net.in**

Types of the project: **Housing project**

- Estimated cost of the project : **Crores**

II. SITUATION WITHIN 10 KM RADIOUS FROM PROJECT SITE

- General topography **Flat terrain**
- Specific general future of land **This land is plain terrain and some**
- Tree covers prominent species **trees around site.**
Fauna- wildlife/ domesticated Avifauna is very limited in the region.
Avifauna **Soil analysis report enclosed.**
Soil characteristics
Natural drainage pattern
Flood prone areas
- Geological features including seismic zone **Falls under Seismic Zone III**
- Existing land use (area & percentages) map **Residential & Commercial**
(To include agricultural & non agricultural uses, No forest and water body nearby
commercial, industrial dense/ open forest,
fallow land, human settlement,
water bodies, ransport system etc.
- Predominant activities **Residential**
residential, industrial, commercial etc.

- Specific features : **NA**
(such as tourist spots, monuments/ archeological sites, hospitals, school, institutions, religious places, heritage areas and places for other interests)
- Specific environmental problems, if any : **NA**
(such as water and air pollution, land spoliation by natural and man made factors, endemic diseases, traffic congestion spots in the vicinity of project site, loss of tree cover, open spaces etc.)
- Ground level concentrations (major parameters) **Enclosed in REIA Report**
SPM/ RSPM, SO₂, NO_x, HC, Noise
- Furnish wind rose diagram **Enclosed in REIA Report**
- General meteorological data (wind direction, speed, rainfall, temperature) **Enclosed**
Details if any of the of heat island, inversions, venturi effect **in REIA Report**
Impacts on the conceptualization of the proposal
- Human Resources
 - i. population of the study area (10 km radius) **Enclosed in REIA Report**
 - ii. Decadal growth rate, settlement pattern and growth,
 - iii. socio- economic conditions
 - iv. health: Endemic diseases, mortality, epiademics.
- Environmental assessment and suitability of the proposed **site located on highway &**
Development (specifically identifying the limits) **land use around site is commercial**

III. PROMINENT FEATURES WITHIN ABOUT 100 METERS RADIOUS FROM THE SITE BOUNDARY (LOCAL AND IMMEDIATE VICINITY)

- General description The site is located at **Baner-Pashan link road** (Contours at 1 m intervals)
- natural resources
 - i. Water : **This site going to have Assured Water supply from PMC**
 - Ground water table, rate of recharge
Present restrictions on drawl, available yield,
Quality of water (physical, chemical, biological)
 - Surface water location, source and yield, **there is no any nalla nearby.**
Present use (for agricultural, human consumption, industry, etc.)
 - ii. Ambient air quality levels(standard parameters including noise)
Ambient Air Analysis has been conducted for SPM, SO₂ and NO_x and the limits are within the norms of PCB.
 - iii. Minerals : types, location, quantum(estimated)
 - iv. Energy : Consumption pattern for hydrocarbons, **MSEB Energy &**
Gas, electricity and any other non conventional **D.G. Sets**
energy source
- Details of new construction **FSI Permissible – 1.60**
Plot coverage, height, FSI (permissible/ proposed)
Building material for construction

(may cover the quantities, source, processes involved, special attribute such as life cycle costs, effects towards greening the supply chain)

- Details of public utilities required for the project during
(May be indicated separately for
Construction & operation phases)
 - i. Water supply :
 - a. Source of water supply and quantities to be drawn. **PMC**
20 m³/day (during construction); 170m³/day
Type of treatment, if any. **NA**
 - b. Continuous / intermittent supply **Continuous**
 - c. Storage capacity in kiloliters **Requirement Provided**
 - ii. Sewage, collection, treatment & disposal
 - a. Mode of collection of domestic effluent **STP**
 - Surface drains
 - Underground
 - System and capacity
 - b. Mode of treatment **STP details are enclosed in REIA Report**
 - Septic tanks and filters (capacity)
 - Biological treatment capacity & other details
 - c. Mode of disposal **Treated sewage Reuse in Toilet flushing, Gardening and excess will be discharged into PMC network.**
 - Soak peas / disposal to local sewer /water bodies(specify)
 - Use for cultivation
 - iii. Solid wastes :
 - Estimated quantity of each types of solid waste :
Solid Waste 476Kg/day
 - Mode of collection and disposal :
 - Recycling to be instituted, if any :
 - iv. Power system :
 - Sources of power and supply capacity **MSEB Energy – Full Supply**
 - Distribution system
 - Alternate supply for essential services
 - DG set :type of fuel used and capacity : **2 X 160 KVA**
 - Impacts of the new development on the surrounding areas
1. Traffic management at peak hour **Wide roads are provided to avoid traffic**
 2. Provision of service roads
 3. Buffer One planned, if so, details
 4. Activities likely to come up in the surrounding areas
From the project during construction and operation phases
 5. Agencies and the measures proposed to regulate **NA**

Unplanned developments like slums, shops, etc.

- State briefly impacts predicted on the quality and quantity of natural resources from the proposed new development :
 - Air quality **Air quality analysis was conducted and everything is within the limit**
 - Vegetation **Very less vegetation at site**
 - Animal/ Aquatic life **No habitat of any type of animals**
 - Surface / Ground water **No surface water sources at site**
- State briefly impacts predicted on the quality quantity of manmade features from the proposed new development :
 - Transport linkages
 - a. Road
 - b. Rail **There is no adverse effect and the same is demonstrated in the EIA.**
 - c. Water
 - d. Air
 - e. Others
 - Heritage areas / ecologically sensitive areas
- Landscaping / Tree plantation
 - Number and types of trees to be planted inside and outside the plot :
 - a. Parks and garden
 - b. Along roads and pedestrian movement
 - c. In public areas
 - Other special features of proposed landscape design **Project**
 - Likely impacts from proposed landscaping
- Any other relevant information of environmental significance such as disabled friendly design, fly ash utilization, greening of supply chain, heat island / inversions / venturi effects, timber free construction, green rating, energy efficiency for lightning & ventilation, intelligent building, life cycle costs, measurable design impacts on human health, indoor environment related to occupational health etc.

CHECK LIST OF ENCLOSURES

1. Land purchase agreement
2. Building approval from local authority
3. Land use/ Zoning particulars relevant portions from the prevailing local regulations
4. Landscape plans with proposed tree plantation
5. Rainwater harvesting plan
6. Sewage treatment plant –details with a write up
7. Water balance statement
8. Cost estimation inclusive of land cost
9. Fire protection measures & approval obtained
10. Public hearing report
11. Incorporation of points
12. Approval of competent authorities in case of conversion of agricultural land, change of land use, DC rules.
13. Construction schedule (CPM/ PERT) chart
14. Statement on the machinery & man power during construction
15. Approval from special bodies (such as Urban Art Commission or Heritage areas)
16. Approvals if applicable from ASI, Civil Aviation, ecological sensitive areas, coastal development regulation.
17. Solid waste collection/ disposal plan
18. Vehicle parking and management
19. Storm water draining
20. Comprehensive listing of building materials for construction
21. Energy balance studies, if carried out
22. Executive summary of REIA
23. Rapid EIA of proposed project
24. Schedule – II Application form for EC

Magnolia

पुणे महानगरपालिका

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

बांधकाम चालू करण्याकरिता दाखला

(कमेन्समेन्ट सर्टिफिकेट)

सदरचा बांधकाम चालू करण्याचा दाखला आणि बांधकामाचे संमतीपत्र महाराष्ट्र नगर रचना अधिनियम, सन १९६६ ची कलमे ४४/४५/५८/६९ यांतील आणि मुंबई प्रांतिक महानगरपालिका अधिनियम, सन १९४९ ची कलमे (सेक्शन २५३ व २५४ यांतील तरतुदीप्रमाणे खालील अटीवर देण्यात येत आहे.

प्रकरण क्रमांक : PSN/0023/06 / NEW
Proposal Type : Residential

बांधकाम नियंत्रण कार्यालय
पुणे महानगरपालिका
शिवाजीनगर, पुणे - ५.

क्रमांक : CC/1325/06
दिनांक : 12/7/2006

श्री/श्रीमती S P PARANJADE
राहणारपुणे, पेट 4 dattaprasad 1206/b7 shivaji
nagar pune 411004

स्वायं. सा. श्री A. B. VAIDYE

यांस

घरांक सर्व्हे नं. -

महाराष्ट्र नगर रचना अधिनियम, सन १९६६ ची कलमे ४४/४५/५८/६९ व मुंबई प्रां. शि. महानगरपालिका अधिनियम, सन १९४९ ची कलमे २५३/२५४ प्रमाणे पुणे महानगरपालिकेच्या मालकीतील पेट Pashan घरांक सर्व्हे नं. Survey No: 136 Hissa No: 2 फायनल प्लॉट क्र. प्लॉट क्र.

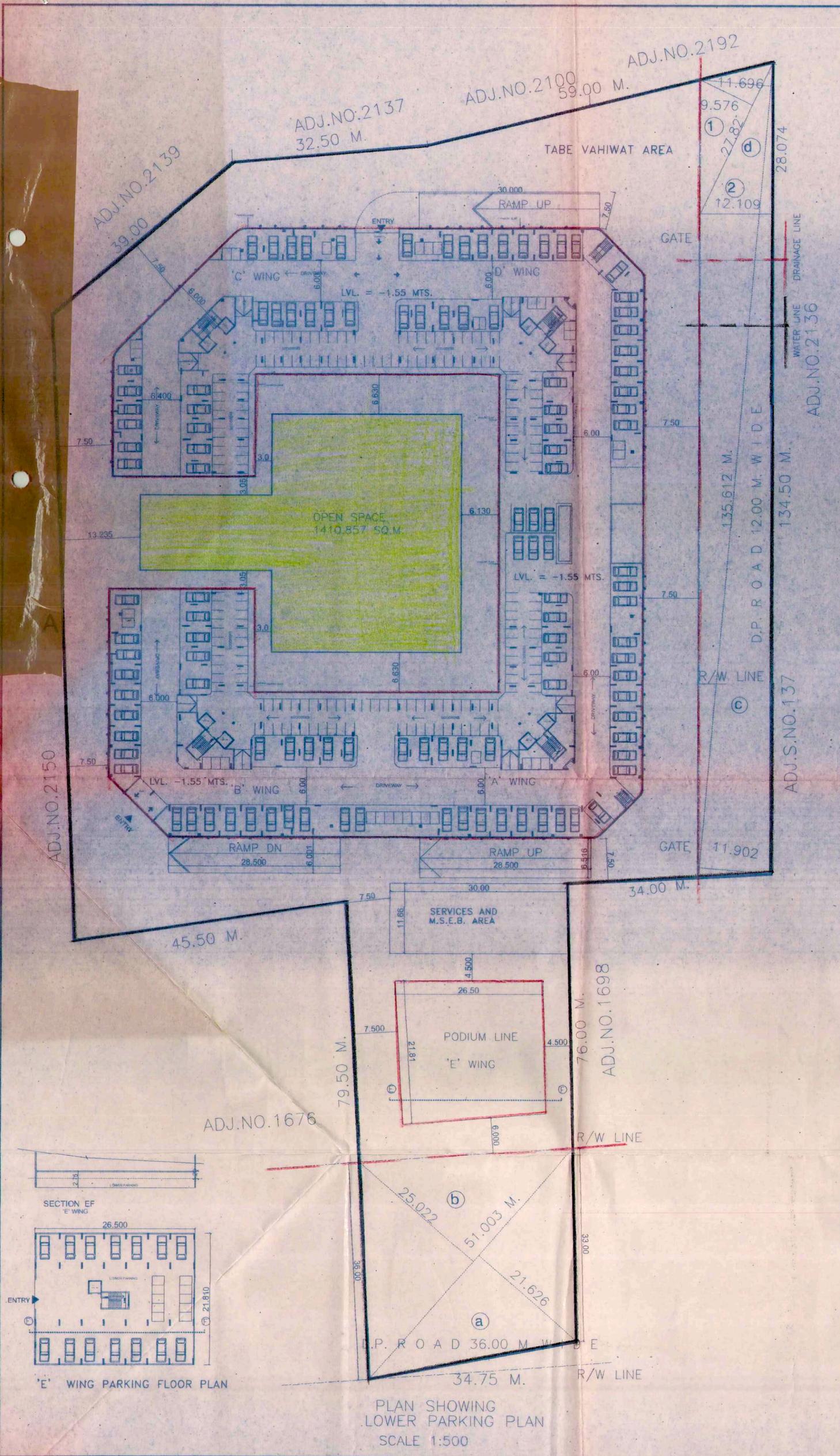
गृहीत बांधकाम करण्यासाठी महानगरपालिकेला तुम्ही नोटिस दिली ती दिनांक : 5/7/2006 या दिवशी पोहोचली त्यावरून कागद कार्यास खाली लिहिलेल्या सूचना व सर्व अटीवर संमतीपत्र देण्यात येत आहे.

- संबंधी सुधारित विकास योजना आराखडा महाराष्ट्र सरकारने दि. ५/१/१९८७ या दिवशी मान्य केला आहे. त्यास अनुसरून नवीन कामास काही उपसर्ग पोहोचत असल्यास अथवा हानी होत असल्यास त्याप्रीत्यर्थ कोणत्याही प्रकारची भरपाई मागणार नाही व ती देण्याची जबाबदारी महानगरपालिकेवर नाही.
- सोबतच्या नवीन / दुस्त नकाशात दाखविल्याप्रमाणे काम केले पाहिजे.
- जोत्यापर्यंत काम आल्यावर सेट-बॅक, मार्जिनल ओपन स्पेसिस इ. बाबी बांधकाम नियंत्रण कार्यलयाकडून तपासून घ्याव्यात. त्याशिवाय जोत्यावरील काम सुरु करू नये.
- मा. सहायक अभियंता (भूमिप्रापण) यांच्या कार्यालयामार्फत रस्त्याची प्रमाणरेषा जागेवर आखून घेणार व मगच बांधकाम सुरु करणार या अटीवरच हे संमतीपत्र देण्यात येत आहे.
- सोबतच्या नकाशावर मागे लिहिलेल्या / चिक्टवलेल्या अटीवर हे संमतीपत्र देण्यात येत आहे.
- ज्या प्लॉटसवर नवीन इमारत बांधण्यात आली आहे त्या इमारतीचे भोगवटापत्र मागण्यापुर्वी प्रत्येक मालकाने इमारतीसमोर कांपाउंड वॉलच्या आत व बाहेर किमान चार झाडे लावून ती व्यवस्थित वाढविण्याच्या दृष्टीने योग्य ती व्यवस्था व खबरदारी घ्यावी. त्याशिवाय ऑक्युपन्सी सर्टिफिकेट (भोगवटा पत्र) मिळणार नाही. रस्त्यावरील झाडंंना जरूर ते संरक्षण कुंपण अर्जदाराने करावयाचे आहे.
- इमारतीचे भोगवटापत्र देताना रस्त्यावरील व आतील बाजूस टाकण्यात आलेले इमारतीचे अवशिष्ट सामान व राहणीगट उचलून जागा साफ केल्याशिवाय अर्जाचा विचार केला जाणार नाही. राहणीगट कोठे टाकावा याबाबत घरपाडी विभागामार्फत मार्गदर्शन केले जाईल.
- काम सुरु करण्यापुर्वी मा. नगर उपअभियंता (जलोत्सारण) व (पाणीपुरवठा) यांच्याकडे नकाशे दाखल करून संबंधित कामाकरिता पुर्वमान्यात घेतल्याखेरीज जागेवर कोणतेही काम सुरु करू नये.
- नवीन बांधकाम सुरु करताना संबंधित जागेमध्ये झाडे असल्यास ती ट्री ऑथॉरिटीची पुर्वपरवानगी घेतल्याशिवाय तोडू नयेत; अन्यथा कायदेशीर कारवाई करण्यात येते. याची नोंद घ्यावी.
- बांधकाम नियंत्रण खात्याने जरी सेप्टीक टॅन्कसाठी परवानगी दिली असली तरी ड्रेनेजविषयी मा. नगरउपअभियंता (जलोत्सारण विभाग) यांच्याकडे नकाशे दाखल करून त्याची मंजूरी घेतल्याखेरीज सेप्टीक टॅन्क अगर ड्रेनेजसंबंधी बांधकाम सुरु करू नये व ऑक्युपन्सी सर्टिफिकेट मागण्यापुर्वी 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 तात्पुरत्या स्वरूपाची बांधली पाहिजे. जुने संडास व मोरी असल्यास याप्रमाणे संडास, मुतारी बांधण्याची गरज नाही.
- भोगवटापत्र मागण्यापुर्वी मनुष्ये कर भुल्याचे दाखला सादर करणार.
- Plinth checking मुनी पध्दतीवर N.O.C. दाखल करणार.

वरील संमतीपत्राप्रमाणे काम करताना नगररचना अधिनियम अगर त्यास अनुसरून केलेले नियम व पोटनियम यांचा भंग होत नाही कामा नये.
वरील संमतीपत्रविषयी काही शंका येत असेल तर कामास आरंभ करण्यापुर्वी महानगरपालिकेकडे तसे कळवून स्पष्टीकरण कळू घ्यावे.

Bansode
12/7
इमारत निरीक्षक
बांधकाम नियंत्रण कार्यालय,

Shankar
सहाय्यक अभियंता (बांधकाम नियंत्रण)
पुणे महानगरपालिका.



NEW date: 12/7/06
 APPROVED SUBJECT TO CONDITION
 APPROVED UNDER COMMENCEMENT
 CERTIFICATE No-1325/06
 Ed xxx Building Twp
 Ed xxx Assistant Eng Pmc
 P.M.C. SEAL

TRUE COPY
 This is to certify that plans at S.No.136/2,
 Pashan, Pune
 are approved subject to conditions P.M.C.
 Approved under Commencement Certificate
 No. 1325/06 dated 12/7/06.
ANIRUDDHA VAIDYA & ASSOCIATES
 A. B. Vaidya CA/81/6581
 R. A. Vaidya CA/85/8968

NAME OF OWNER		SIGN. OF OWNER	
MR. S.P. PARANJAPE SHRI- KRISHNA KUNJ, 112/2 ANAND COLONY, 49/2, ERANDAWANE, PUNE-4.		AUTHORITY LETTER HOLDER	
DESCRIPTION OF PROPOSAL AND PROPERTY			
PROPOSED LAYOUT OF BUILDINGS AT AT S.NO.136/2, PASHAN,PUNE			
JOB NO.	DRG. NO.	REVISION	SCALE
387	M_2/16		1:500
DRN/CKD.BY	NORTH.	DATE	
N.D./HARSHAL	N 45° S W	12.07.06	
SIGN. CA/81/6581			DATE
ANIRUDDHA VAIDYA & ASSOCIATES ARCHITECTS, INTERIOR DESIGNERS, TOWN PLANNERS 4, DATTAPRASAD, 1206, B/7, OFF J.M. ROAD, SHIVAJINAGAR PUNE - 411 004. TEL./FAX : 25520228, 25520229. E.MAIL:-avaso@vsnl.net&avasso@hotmail.com Visit us:- www.archvaidya.com			

