

पिंपरी चिंचवड महानगरपालिका, पिंपरी-४११०१८.
(नियोजित विकसन दाखला)



नागरी व प्रशासकीय सेवेसाठी आयएसओ ९००१:२००८ प्राप्त संस्था

पिंपरी चिंचवड महानगरपालिका
बांधकाम परवानगी विभाग
क्र.बीपी/पर्यावरण/वाकड/३/२०१७
दिनांक - २९/७/२०१७

प्रति,

मे.परांजपे स्किम्स कन्स्ट्रक्शन लि.तर्फे
श्री.एस.पी.परांजपे श्री. अरुण फनसळकर,
श्री.श्रीराम बापट, श्री. परशुराम कलाटे

द्वारा ला.आर्कि. श्री. संभाजी पाटील
सि.स.नं ११०८ फाईनल प्लॉट नं
४८७ मनसरा ८ तिसरा मजला गणेश
खिंड रोड शिवाजी नगर पुणे- १६

विषय-नियोजित विकसन दाखला.

संदर्भ- १. मा.प्रधान सचिव पर्यावरण विभाग महाष्ट्र शासन मुंबई यांचेकडील परिपत्रक

क्र.एसईआयएए-२०१४/सीआर, ०२/टीसी-३ दि.३०/०१/२०१४

२. मा. आयुक्त यांचेकडील दि.०८/०५/२०१४ चा मान्य प्रस्ताव

३. मे.परांजपे स्किम्स कन्स्ट्रक्शन लि.तर्फे श्री.एस.पी.परांजपे श्री. अरुण फनसळकर
श्री.श्रीराम बापट, श्री. परशुराम कलाटे यांचे ला.आर्कि.श्री.संभाजी पाटील यांचा
दिनांक २९/७/२०१७ चा अर्ज.

महाशय,

मा.शहर-अभियंता पिंपरी चिंचवड महानगरपालिका यांसकडून - पिंपरी चिंचवड
महानगरपालिका, हद्दीतील गांव - वाकड तालुका - मुळशी, जि. पुणे, स.नं.५५/१, ५५/२, ५५/३,
५६/२, ५७/१, ५७/२, ५७/३, ५७/४, ६०/१/१, ६०/१/२, ६०/२/१, ६०/२/२ मधील भुखंडावर नियोजित
विकसनासाठी आपण अर्ज केलेला आहे. त्यास अनुसरून खालील अटीस अधिन राहून आपल्या वरील
प्रस्तावास नियोजित विकसन दाखला देणेत येत आहे.

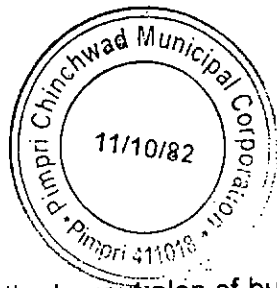
१. सदर दाखल्याचा वापर फक्त पर्यावरण विभागाची मंजूरी (मा.SEACS व SEIAA पर्यावरण व वनविभाग, भारत सरकार) प्राप्त करण्यासाठी करावयाचा आहे.
२. सदरचा दाखला हा अर्जदारास कुठल्याही प्रकारचे बांधकाम सुरु करण्याची परवानगी नसून अर्जदाराने त्यासाठी स्वतंत्रपणे परवानगी घेणे बंधनकारक राहील.
३. अर्जदाराने उप अधिक्षक भुमी अभिलेख मुळशी पौड, यांचेकडील मोजणी नकाशानुसार भुखंडाच्या हद्दी कायम करणे आवश्यक राहील.
४. सोबतचा नकाशा व त्यावरील क्षेत्रफळाचा तक्ता हा या दाखल्याचा भाग आहे.

स्थळ प्रतीवर मा. सह शहर
अभियंता यांची स्वाक्षरी असे

सहशहर अभियंता
पिंपरी चिंचवड महानगरपालिका
पिंपरी पुणे-१८

- ✓ प्रत- १. अर्जदार श्री.संभाजी पाटील
२. उपसंचालक नगररचना, पि.चिं.म.न.पा.
३. उप अधिक्षक भुमी अभिलेख मुळशी पौड,

टोकन नं ७१००६९७७८०६६३७४२



Office of the
PimpriChinchwad Municipal Corporation,
Pimpri, Pune - 411018
No.: BP/ Layout/ **ENVIRONMENT/Wakad/3/2017** /201
Date: **29 / 07 / 2017**

LAYOUT ORDER

Sub.- Sanctioning of the Layout plan of buildings at **S no. 55/1, 55/2, 55/3, 56/2, 57/1, 57/2, 57/3, 57/4, 60/1/1, 60/1/2, 60/2/1, 60/2/2** Village- **WAKAD**, Taluka-MULSHI, Pune.

Ref.- 1) Application dated **29 / 07 / 2017** From the applicant **M/S. PARANJAPE SCHEMES, CONSTRUCTION LTD. THROUGH MR.S.P.PARANJAPE MR.ARUN PHANSALKAR, MR.SHRIRAM BAPAT & MR. PARSHURAM KALATE**
2) Circular No. SEIAA - 2014/CR.02/TC.3, dated 30th January, 2014, from The Principal Secretary, Environment Department & MS, SEIAA, Government of Maharashtra, Mantralaya Annexe, Mumbai - 400 032.
The **M/S. PARANJAPE SCHEMES, CONSTRUCTION LTD. THROUGH MR.S.P.PARANJAPE MR.ARUN PHANSALKAR, MR.SHRIRAM BAPAT & MR. PARSHURAM KALATE** requested for sanctioning the layout plan of the buildings at **S no. 55/1, 55/2, 55/3, 56/2, 57/1, 57/2, 57/3, 57/4, 60/1/1, 60/1/2, 60/2/1, 60/2/2** Village - **WAKAD**, Taluka-MULSHI, Pune, in light of the circular referred above Sr. No. 2.

The Commissioner, PimpriChinchwad Municipal Corporation, is therefore pleased to sanction the layout plan of buildings subject to the conditions mentioned below and as amendment shown in red on the layout plan.

- 1) This layout is sanctioned only for the purpose of submission to the State level Expert Appraisal Committees (SEACs) and submission to the State level Environment Assessment Authority (SEIAA) constituted by The Ministry of Environment and Forests, Government of India, for obtaining environmental clearance, and for submission to the Collector, Pune for obtaining N. A. Permission.
- 2) This sanction does not entitle the applicant to carry out any development of the said land.
- 3) The sanction to the layout plan with building plans and commencement certificate shall be obtained by the applicant from the PimpriChinchwad Municipal Corporation, after obtaining the above said environmental clearance and before starting any development on the said land.
- 4) No sale or lease of the plot /land / tenements in the layout shall be permitted and no building permission in any plot in the layout shall be granted unless the environmental clearance is obtained.
- 5) The applicant shall not construct any building thereon prior to obtaining environmental clearance, although the N A permission under section 44 of Maharashtra Land Revenue Code 1966 is obtained.
- 6) Infringements of any of the above said conditions shall render the applicant liable to such penalties as may be fixed in this behalf by the Municipal Corporation under the provisions of Maharashtra Municipal Corporation Act. 2012 and M. R. T. P Act 1966, or to their corresponding law as for the time being in force.
- 7) Scrutiny fees and land development charges shall be paid at the time of sanctioning this layout. Building development charges and other charges, as applicable will be recovered at the time of getting sanction to the layout plan with building plans and commencement certificate.

- 8) The layout should be demarcated on the site with boundary stones by the occupant and got measured through the L.R. Department/City Survey Office.
- 9) All the plots in the layout shall be used for specified purpose only and the use shall be as per development Control rule of PimpriChinchwad Municipal Corporation.
- 10) No Plots should admeasure less than the minimum area prescribed as per the Table No. 27 in development Control rule of PimpriChinchwad Municipal Corporation after actual measurement.
- 11) The open space in the layout shall admeasure not less than 10% of the total area after for any other purpose other than playground, garden etc.
- 12) All the roads in the layout shall be constructed on site before disposing any of the plots to the satisfaction of City Engineer and according to the specification attached herewith vide Appendix-1
- 13) That the dustbins are provided as per instructions and to the satisfaction of the chief Health officer of PimpriChinchwad Municipal Corporation.
- 14) That electric poles with street light are provided as per instructions and to the satisfaction of the City Engineer.
- 15) That the open spaces mentioned in the layout will not be taken in possession by Municipal Corporation unless the same are properly leveled planted with trees and properly fenced and developed.
- 16) Infringements of any of the above condition shall render the holder liable to such penalties as may be fixed in this behalf by the Municipal Corporation under the provision of Maharashtra Municipal Corporation Act. 2012 and M.R.T.P. Act 1966, or to their corresponding law as for the time being in force.
- 17) The existing approach road shown on layout plan shall be owned and constructed on site to the satisfaction of City Engineer and according to the specification attached herewith vide Appendix-I before applying for the building permission.

O. C. Signed by
Joint City Engineer

For Joint City Engineer
Building permission Dept
PCMC, Pimpri, Pune - 411018.

CC with copy of layout plan to - -

- 1) The applicanr ARCH. SAMBHAJI PATIL
- 2) The Deputy Director of Town Planing, P.C.M.C., Pimpri, Pune -18
- 3) The collector, Pune (R.B) Pune.