

पिंपरी चिंचवड महानगरपालिका, पिंपरी - 411018

(यापूर्वील पत्र व्यवहारात खालील क्रमांक व दिनांक यांचा उल्लेख करावा.)

(जागेच्या व इगरतीच्या कायदेशीर मालकी हक्कांचे संदर्भ लक्षात न घेता अर्जदारास हे संपतीपत्र देण्यात येत आहे.)

(कमेन्समेंट सर्टिफिकेट)

-बांधकाम चालू करणेकरिता दाखला -

सदर बांधकाम चालू करण्याचा दाखला आण बांधकामाचे संपतीपत्र महाराष्ट्र प्रादेशक व नगर रचना अधिनियम, सन 1966 चे कलमे 45 यातील तरतुदीप्रमाणे अटीवर देण्यात येत आहे. आण मुंबई महानगरपालिका अधिनियम 1949 ची कलमे (सेक्युरिस्ट) 253 व 254 यातील तरतुदीप्रमाणे खालील अटीवर देण्यात येत आहे.

पिंपरी चिंचवड महानगरपालिका,

पिंपरी - 411018.

क्रमांक - INWDMVDA/RVT/PRB19/0053/19

CC No BP/LAYOUT/RAVET/61/2020

CC Date 20/8/2020

श्री./श्रीमती/ मे M/s. Krishala Associates Through
Partner Shri. Aakash Omprakash Agarwal व्यारा सा. स. श्री. vishwas sadashiv kulkarni
पत्ता 73/2, BHAKTI MARG LAW COLLEGE ROAD PUNE 411004

यांना,

मा. शहर अभियंता

पिंपरी चिंचवड महानगरपालिका यांजकडून-

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 चे कलम 45 आणि मुंबई प्रांतिक महानगरपालिका अधिनियम 1949 कलमे 253 व 254 अन्वये पिंपरी चिंचवड महानगरपालिकेच्या Ravet येथील सर्वांने, नं. 74/1A/1B, 74/1A/1B/1, सिटी सर्वांने, 74/1A/1B/2, 74/1B, 74/1A/1B/4, 74/1A/1B/3

प्लॉट नं.

मधील बांधकाम करण्यासाठी महानगरपालिकेला त्रस्मी नोटीस दिली ती दिनांक 6/5/2019

या दिवशी योहचली त्यावरून काम करण्यास खाली लिहिलेल्या अटीवर व जादा अट क्रमांक ते नुसार तुम्हास संपतीपत्र देण्यात येत आहे.

- सोबतच्या नविन दुरुस्त नकाशात दाखविल्याप्रमाणे काम केले पाहिजे.
- संकलिपित बांधकाम रस्त्याच्या प्रभारेरेत येत असल्यास महानगरपालिकेचे अधिकारी सांगीतील त्यावेळी सदर काम स्व खर्चाने आणि बिन तकार काढून टाकले पाहिजे
- जोत्या पर्यंत काम आल्यानंतर सेटबैंक नगर नियोजन कार्यालयाकडून तपासून घ्यावे. त्याशिवाय जोत्यावरील काम सुरु करू नये.
- सोबतच्या नकाशावर मागे लिहीलेल्या / अटीवर हे संपतीपत्र देण्यात येत आहे
- ज्या प्लॉटवर नविन इमारत बांधकाम करण्यात आले आहे, त्या इमारतीचे कंमप्लिशन सर्टिफिकेट मागायापूर्वी प्रत्येक मालकाने इमारतीसगोर कंपाऊंड बॉलच्या आत व बाहेर झाडे लावून ती व्यवस्थित बाहविण्याच्या दृष्टीने योग्य ती व्यवस्था, खबरदारी घ्यावी, त्याशिवाय कंमप्लिशन सर्टिफिकेट मिळणार नाही. रस्त्यावरील झाडांना जऱर ते संरक्षण कुंपन अर्जदाराने करावयाचे आहे. तसेच महानगरपालिकेच्या प्रचलित नियमानुसार योग्य ती अनामत रक्कम कोणारात भरणे बंधनकारक आहे.
- इमारतीचे कंमप्लिशन सर्टिफिकेट देताना रस्त्यावरील व आतील बाजूस टाकण्यात आलेले इमारतीचा राडारोडा उचलून जागा साफ केल्याशिवाय अर्जांचा विचार केला जाणार नाही.
- नविन बांधकाम सुरु करताना संबंधित जागेसध्ये झाडे असल्यास ती टी अंथोरिटीची पूर्व परवानगी घेतल्याशिवाय तोदू नये, अन्यथा कायदे शिर काटवाई करण्यात येते, याची नोंद घ्यावी.
- आपण संबंधित बांधकाम हे मुंबई प्रांतिक महानगरपालिका अधिनियम 1949 व महाराष्ट्र प्रादेशिक नगर रचना अधिनियम 1966 मधील तरतुदीचा भंग करून सक्षम अधिकार्याची पूर्व परवानगी न घेता सुरु केल्याबदल / तसेच इकडील मंजूर नकाशाप्रमाणे बांधकाम न करता त्यात बदल व केरफार करून या बांधकामाचे सुधारित नकाशात पूर्व परवानगी न घेता बांधकाम केल्याबदल इमारतीचे भोगवटापत्रक न घेता बांधकाम केल्याबदल आपणा विरुद्ध वरील नियमानुसार दंडात्मक कार्यवाही करण्याचा पिं.चि.म.न.पा. चा हक्क राखून ठेवला आहे.

103319200010331



Office of the
Pimpri Chinchwad Municipal Corporation.
Pimpri, Pune - 411 018.
No. : BP / Layout / *Pawet* / 6/1/2020
Date : 20 / 8 / 2020

ORDER

Sub : Layout's No _____ Survey No 741A1B, 741A1B1, 741A1B2
Village *Pawet* Tal. Haveli / Mulshi *Haveli*
Sanctioning of the _____

Ref: 1) Application dated 14/8/2020 from L.A. Vishwanath Kulkarni
The applicant Mr./Mrs./Smt. M/S Meisala Associates through partners
Behalf of Akash Agarwal has requested sanctioning the layout of the mentioned land.

The Joint city Engineer, Pimpri Chinchwad Municipal Corporation, is therefore pleased to sanction the layout plan subject to the conditions mentioned below and as amendment shown in red on the plan.

- 1) The layout should be demarcated on the site with boundary stones by the occupant got measured through the L.R. Department/City Survey Office.
- 2) That the occupant shall complete the construction of roads and make the plots ready for development within a period of one year from the date of this order.
- 3) That on sale or lease of plot in layout will be permitted and no building permission in any plot in the layout will be granted unless the construction work of internal roads, approach roads and open space is completed.
- 4) That the purchasers/occupant of the land shall not construct any building thereon unless N.A. permission / vinishchiti from revenue department under section 44 of maharashtra Land Revenue Code 1968 is obtained and building plans are got approved.
- 5) All the plots in the layout shall be used for residential purpose or the use shall be as per D.C.R. of P. C. M. C.
- 6) No. Plots should admeasure less than the minimum area prescribed as per the Table No. 27 in D.C.R. of P.C.M.C. after actual measurement.
- 7) 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. as per D.C. rule No. 11.3 and as per 11.3.1.5 shall be handed over to P.C.M.C.
- 8) All the roads in the layout shall be constructed on site before disposing any of the plots to the satisfaction of Joint City Engineer and according to the specification attached herewith vide Appendix- I, Appendix - II & Appendix - III

- 9) That the rain water disposal arrangement shall be provided as sanctioned / Directed by Joint City Engineer.
- 10) That the water lines are held as per specifications enclosed as Appendix II herewith and to the satisfaction of the Joint City Engineer.
- 11) That the drainage is connected to the Municipal drainage system when the same will be available in the vicinity of the colony (As per instructions in Appendix III enclosed herewith)
- 12) That the dustbins are provided as per instructions and to the satisfaction of the Sanitary inspector.
- 13) That electric poles with street light are provided as per instructions and to the satisfaction of the Joint City Engineer.
- 14) That the open spaces mentioned in the layout will not be taken in possession by the Municipal corporation unless the same are properly leveled, planted with trees and properly compound and developed.
- 15) Infringements of any of the above condition shall render the holder liable for such penalties as may be fixed in this behalf by the Municipal Corporation under the provision of B.P.M.C. Act 1949 and M.R.T.P. Act 1966, or to there corresponding law as for the time being in force.
- 16) The existing approach road shown on layout plan shall be owned and constructed on site to the satisfaction of Joint City Engineer and according to the satisfaction attached herewith vide Appendix - I before applying for the building permission.
- 17) Development charges of land building will be recovered at the time of sanctioning of building plans.

O. C. Signed by
Joint City Engineer

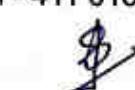


Executive Engineer

Pimpri Chinchwad Municipal Corporation,
Pimpri - 411 018.

For Joint City Engineer

Pimpri Chinchwad Municipal Corporation,
Pimpri - 411 018.



C.C.

- 1) Mr./M/s. Vishwanath Kulkarni (with Sanctioned Plan)
- 2) The Deputy Director of the Town Planning P.C.M.C. Pimpri 18.
- 3) Copy with a copy of sanctioned plan submitted to M/s.
- 4) The Collector of Pune (R.B.) Pune to Favour of information

Appendix - I

Detailed specifications for construction of GSB and WMM roads, The surfaces should be as under.
(for width of road shown on layout plan)

| S. No. | Width shown on layout plan | Width of Actual Surface | Width of Side berms |
|--------|----------------------------|-------------------------|---------------------|
| 1. | 100' 0" (30mtr.) | 62' 0" (20mtr.) | 24' 0" (8.0mtr.) |
| 2. | 80' 0" (25mtr.) | 52' 0" (17mtr.) | 52' 0" (6.5mtr.) |
| 3. | 60' 0" (18mtr.) | 42' 0" (14mtr.) | 10' 0" (3.0mtr.) |
| 4. | 50' 0" (16mtr.) | 32' 0" (11mtr.) | 10' 0" (3.0mtr.) |
| 5. | 45' 0" (14mtr.) | 32' 0" (11mtr.) | 06' 0" (2.0mtr.) |
| 6. | 40' 0" (13mtr.) | 25' 0" (08mtr.) | 06' 0" (2.0mtr.) |
| 7. | 30' 0" (10mtr.) | 22' 0" (07mtr.) | 05' 0" (1.75mtr.) |
| 8. | 25' 0" (08mtr.) | 17' 0" (05mtr.) | 04' 0" (1.25mtr.) |
| 9. | 20' 0" (07mtr.) | 13' 0" (04mtr.) | 04' 0" (1.25mtr.) |

Specification of each of sub-item stand above shall be as under vide standard specification of ministry of shipping road transport & highways.

| S. No. | Sub Item of Work | Specification No. |
|--------|--|-------------------|
| 1. | Granular sub base | MOST - 401 |
| 2. | Water mix macudorn Grade - I & II..... | MOST - 406 |
| 3. | Concrete Roads | MOST - 600 |

All this work should be carried out to be satisfaction of the Licensed Engineer competent to certify the quality of work.

Appendix - II

Additional Specification for laying water Supply

Ductile/ Cast iron pipe line of 100 mm dia. minimum should be laid for each road If any major Development plan / Regional plan road is passing, through the sanctioned layout a pilot line of 150 mm. dia. should be laid and all branches of 100 mm. dia. should be taken from such pilot line, sluice valve. Fire hydrants at suitable places as suggested by the Municipal Engineer should be provided. All pipes to be used for this purpose should be of minimum L.A. / A class confirming Indian Standard Specification No. IS./1536-1989 or IS -1537-1989. All fittings specials shall confirm to IS - 1538-1989

The item including labour & material should be carried ou as per standard specification no. BD-V-1. Page 541.

Appendix - III

Specification for laying & joining drainage lines

Wherever there are pipes / gutters constructed the municipal corporation, the house hold drainage should be joined to such gutters by providing half round or V-shape channels of suitable dia. size, before joining there should be a inspection chamber suitably covered of 2.0" x 1.6" size to intercept ground but on the ground of plot holder. Such open gutters should be constructed as per standard specification No. BD-V-43 / page 5741 Page 571 and inspection chamber as per standard specification No. BD-V-43 / page 574

Wherever there is under ground drainage provided by the municipal corporation the house drainage should be properly connected to Municipal sewerage system. This item should be carried out as per standard specification of (B & D) Department of Government of Maharashtra Specification No. BD - V43, Page 574.