

BP/ Dudulgoan/ 19/2018 Dt 21/7/2018



Office of the
Pimpri Chinchwad Municipal Corporation.
Pimpri, Pune - 411 018.

No. : BP / Layout / Dudulgoan/ 42 / 2018
Date : 16 / 10 / 2019

ORDER

Sub : Layout's No 105(P) Survey No —

Village Dudulgoan Tal. Haveli / Mulshi —

Sanctioning of the —

Ref:1) Application dated 1/10/2019 from L.A. Ar. Manik Buchade

The applicant Mr./Mrs./Smt. Nayur Alias Malhari Kaishna Alias Babu Kaishade

Behalf of Smt. Sachin Kaishna Alias Babu has requested sanctioning the
Kaishade through M/s. Kushi Enterprises through Partner
Mr. Manoj Kumar Patel, Mr. Mahesh Kumar Patel 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 / vinishchti 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. Manik Buchade (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.	Concrate Roads	MOST - 600

All this work should be carried out to be satisfaction of the Licenced 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.