



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

पिंपरी चिंचवड महानगरपालिका
बांधकाम परवानगी विभाग
क्र.बीपी/पर्यावरण/च-होली/०१/२०१७
दिनांक - १२/१२/२०१७

नागरी व प्रशासकीय सेवेसाठी आयएसओ ९००१:२००८ प्राप्त संस्था

प्रति,

मे. मिर्थ प्रॉपर्टीज तर्फे

मे. एक्झरबिया मिर्थ प्रॉपर्टीज एल.एल.पी. (कु.मु.धा.)

द्वारा ला.आर्कि. शशांक फडके

आयन ७ स्टर्लिन होंडा समोर
मोरवाडी पिंपरी पुणे-१८

विषय-नियोजित विकसन दाखला.

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

परिपत्रक क्र.एसईएसी-२२१२ / सीआर, ४३५/टीसी-२दि.१६/०२/२०१४

२. मे. मिर्थ प्रॉपर्टीज तर्फे मे. एक्झरबिया मिर्थ प्रॉपर्टीज एल.एल.पी. (कु.मु.धा.)

यांचे ला.आर्कि. श्री.शशांक फडके यांचा दि.२७/०९/२०१७ चा अर्ज.

महाशय,

मा.सहशहर-अभियंता पिंपरी चिंचवड महानगरपालिका यांसकडून - पिंपरी चिंचवड महानगरपालिका, हद्दीतील गांव - च-होली तालुका-हवेली, जि. पुणे, स.नं. ३०९/१, ३०९/२ मधील भूखंडावर नियोजित विकसनासाठी आपण अर्ज केलेला आहे. सदर भूखंडाचे क्षेत्र ४८४६०.०० चौ.मी. असून सदर भूखंडावर होणारे प्रस्तावित बांधकाम क्षेत्र - ७९८७१.५९ चौ.मी. (एफ.एस.आय. क्षेत्र) व स्लॅब क्षेत्र ११९२४०.९० चौ.मी. (एफ.एस.आय.+नॉन एफ.एस.आय. क्षेत्र) होत आहे. आपण संदर्भ क्र. २ अन्वये मागणी केलेनुसार खालील अटीस अधिन राहून आपल्या प्रस्तावास नियोजित विकसन दाखला देणेत येत आहे.

१. सदर दाखल्याचा वापर फक्त पर्यावरण विभागाची मंजूरी (मा.SEACS व SEIAA

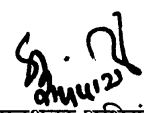
पर्यावरण व वनविभाग, भारत सरकार) प्राप्त करण्यासाठी करावयाचा आहे.

२. सदरचा दाखला हा अर्जदारास कुठल्याही प्रकारचे बांधकाम सुरु करण्याची परवानगी नसून अर्जदाराने त्यासाठी स्वतंत्रपणे परवानगी घेणे बंधनकारक राहील.

३. अर्जदाराने नगर भुमापन कार्यालय पिंपरी चिंचवड, पुणे यांचेकडील मोजणी नकाशानुसार भूखंडाच्या हद्दी कायम करणे आवश्यक राहील.

४. सोबतचा नकाशा व त्यावरील क्षेत्रफळाचा तक्ता हा या दाखल्याचा भाग आहे.

स्थळ प्रतिनिधित्व मा. सह शहर
अभियंता यांची स्वाक्षरी असे


सहशहर अभियंता करिण
पिंपरी चिंचवड महानगरपालिका
पिंपरी पुणे ४११०१८

अर्जदार श्री.शशांक फडके

२. उपसंचालक नगररचना, पि.चिं.म.न.पा.

३. नगर भुमापन कार्यालय पिंपरी चिंचवड, पुणे.



Office of the
PimpriChinchwad Municipal Corporation,
Pimpri, Pune – 411018.
No.: BP/ENV/Charoli/ 01 /2017
Date: 12 / 12 /2017

LAYOUT ORDER

Sub.: -Sanctioning of the Layout plan of buildings a S.No.309/1, 309/2 Village-Charoli,Taluka-Haveli, Pune.

- Ref.: - 1) Application dated 27/09/2017 From the applicant M/S XRBIA MIRTH PROPERTIES LLP
- 2) Circular No. SEAC – 2212/CR.435/TC.2, dated 16/02/2014, from The Principal Secretary, Environment Department & MS, SEIAA, Government of Maharashtra, MantralayaAnnexe, Mumbai – 400 032.

The applicant M/S MIRTH PROPERTIES Through M/S XRBIA MIRTH PROPERTIES LLP (P.A.H.) requested for sanctioning the layout plan of the buildings at S.No. .309/1, 309/2 Village Charoli Taluka- Haveli,Pune in light of the circular referred above Sr. No.2 The Commissioner, Pimpri-Chinchwad Municipal Corporation, is therefore pleased tosanction 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) 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.
- 8) 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.
- 9) 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.
- 10) 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.
- 11) 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
- 12) That the dustbins are provided as per instructions and to the satisfaction of the chief Health officer of PimpriChinchwad Municipal Corporation.
- 13) That electric poles with street light are provided as per instructions and to the satisfaction of the City Engineer.
- 14) 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.
- 15) 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.
- 16) 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 satisfaction 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 -18
