

**BEFORE THE NATIONAL GREEN TRIBUNAL**

**WESTERN ZONE BENCH AT PUNE**

**ORIGINAL APPLICATION NO. 37 OF 2023**

Sushant Subhash More

...Applicant

Versus

M/s Hotel Sayadri Puspa & Ors.

...Respondents

**INDEX**

<b>Sr. No.</b>	<b>Exhibit</b>	<b>Particulars</b>	<b>Page No.</b>
1.		Additional Affidavit on behalf of Respondent No. 105.	<b>1768 – 1776</b>
2.	<b>A</b>	Copy of Notification dated 13 <sup>th</sup> September 2019.	<b>1777 – 1782</b>
3.	<b>B</b>	Copies of Notification dated 4 <sup>th</sup> May 2023.	<b>1783 – 1788</b>
4.	<b>C</b>	Copy of Commencement Certificate dated 3 <sup>rd</sup> July 2025 issued to Respondent No. 91.	<b>1789 – 1792</b>
5.	<b>D</b>	Copies of Compliance letters issued by Respondent No. 105 to Respondent Nos. 71, 92, 94 and 97.	<b>1793 – 1802</b>
6.	<b>E</b>	Copies of the Letters dated 16 <sup>th</sup> /15 <sup>th</sup> October 2025 issued to Respondent Nos. 71, 92, 94 and 97 along with English translation.	<b>1803 – 1821</b>
7.	<b>F</b>	Copy of the Notification dated 27 <sup>th</sup> March 2025.	<b>1822 – 1834</b>
8.	<b>G</b>	Copy of Letters dated 4 <sup>th</sup> June 2025 and 30 <sup>th</sup> June 2025 along with English translations.	<b>1835 – 1839</b>

9.	<b>H</b>	Copy of Panchnama and English translation with the photographs.	<b>1840 – 1844</b>
10.	<b>I</b>	Copy of building permission of Respondent No. 21 dated 24 <sup>th</sup> October 2024 along with English translation.	<b>1845 – 1867</b>
11.	<b>J</b>	Copy of a specimen notice dated 1 <sup>st</sup> August 2025 along with English translation.	<b>1868 – 1870</b>
12.	<b>K</b>	Copy of Panchnama dated 8 <sup>th</sup> August 2025 along with English translation.	<b>1871 – 1872</b>
13.	<b>L</b>	Copy of the receipt of online application payment of Respondent No. 30.	<b>1873</b>
14.	<b>M</b>	Copy of tabular chart showing details/status regarding all 100 structures.	<b>1874 – 1880</b>
		<b>Last Page</b>	<b>1880</b>

BEFORE THE NATIONAL GREEN TRIBUNAL  
WESTERN ZONE BENCH AT PUNE  
ORIGINAL APPLICATION NO. 37 OF 2023

Sushant Subhash More

... Applicant

Vs.

M/s. Hotel Sayadri Puspa & Ors.

...Respondents

**ADDITIONAL AFFIDAVIT ON BEHALF OF RESPONDENT**

**NO. 105-MSRDC:**

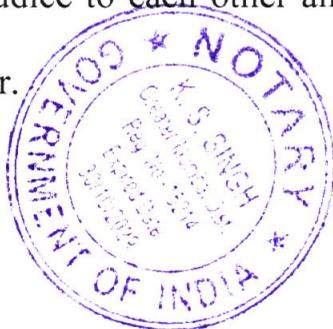
I, PRASHIL PAZARE, aged 38 years an Indian Inhabitant, the Authorised Representative of Respondent No.105, having my office at MSRDC, BELAPUR do hereby solemnly state on oath and affirm as under:

1. I am the Authorised Signatory of Respondent No. 105, Maharashtra State Road Development Corporation (“MSRDC”), having my address as mentioned above. I have gone through the captioned Original Application and the documents filed along with the Original Application by the Applicant. I am familiar with the facts of the case from personal knowledge as well as from office records available with Respondent No.105-MSRDC and I am competent to depose to the facts in this Additional Affidavit.



*[Handwritten Signature]*

2. I am filing the present Additional Affidavit for the limited purpose of placing on record certain additional facts, circumstances and documents for the consideration of this Hon'ble Tribunal in the present matter. I have filed Affidavit in Reply dated 4<sup>th</sup> July 2024 which may be deemed to be part and parcel of the present Additional Affidavit. I crave leave of this Hon'ble Tribunal to file further affidavit/s and/or additional affidavit along with supporting documents if the circumstances so warrant.
3. At the outset, I deny all the allegations, contentions and submissions made in the Original Application which are contrary to or inconsistent with what is stated in the present Additional Affidavit. Further, I oppose the reliefs prayed for, if any, in the Original Application against the Respondent No. 105-MSRDC. None of the allegations, contentions or submissions in the Original Application which have not been specifically dealt with or denied by me should be deemed to be admitted for want of specific traverse. Each ground, contention, averment and pleading which is being taken by the Respondent No.105-MSRDC are without prejudice to each other and are to be read independently of each other.



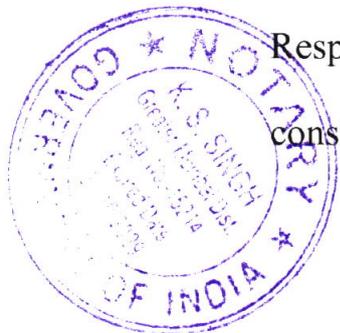
*K.S. Singh*

4. I say that on 13<sup>th</sup> September 2019, the Government of Maharashtra appointed Respondent No. 105, as “Special Planning Authority” for 52 villages of Jaoli, Patan and Satara Tehsil in Satara District under Section 40(1B) of Maharashtra Regional Town Planning Act, 1966 (“**MRTP Act**”), subject to conditions stipulated therein. Hereto annexed and marked as “**Exhibit-A**” is a copy of the Notification dated 13<sup>th</sup> September 2019.
5. On 15<sup>th</sup> March 2023, the present Original Application was filed *inter alia*, challenging 100 (hundred) purported illegal structures/constructions carried out in Yavateshwar to Kaas Road, more particularly the Kaas Plateau which is situated 25 kilometres from Satara, Maharashtra.
6. On 4<sup>th</sup> May 2023, Respondent No. 105-MSRDC was appointed as “Special Planning Authority” for 177 villages of Satara Jaoli, Patan and Satara and Mahabaleshwar including villages, Parambewadi and Atali under Section 40(1B) of the MRTP Act, subject to conditions stipulated therein. Hereto annexed and marked as “**Exhibit-B**” is a copy of the Notification dated 4<sup>th</sup> May 2023.



*K. S. SINGH*

7. I say that as per the Government Notification dated 4<sup>th</sup> May 2023, out of the total 100 (hundred) structures arraigned in the present Original Application, 17 (seventeen) structures came under the jurisdiction of Respondent No. 105 and the remaining 83 (eighty-three) structures were under the jurisdiction of Satara Revenue Department, under the Collector, Satara, i.e., Respondent No. 101.
8. It is submitted that Respondent No. 105-MSRDC carried out site survey of each of the 17 (seventeen) structures to ascertain the allegations made in the present Original Application and accordingly on 29<sup>th</sup> February 2024, Respondent No. 105-MSRDC issued Notices under Section 52 to 56 of the MRTP Act to the owners of the said 17 (seventeen) structures for carrying out construction without valid building permission.
9. Out of the 17 (seventeen) structures, owners of 5 (five) structures i.e., Respondent Nos. 71, 91, 92, 94 and 97 applied for permission for development under Section 44 of the MRTP Act.
10. Out of the 5 (five) Respondents that had applied for permission with Respondent No. 105-MSRDC, proposals of 4 (four) Respondents i.e., Respondent Nos. 71, 92, 94 and 97 were considered and due to want of documents, said Respondents were



*Lanjare*

called upon to comply with the requirements. On 15<sup>th</sup> October 2025, Respondent No. 105-MSRDC has issued a Final Reminder Letter to the said 4 Respondents to submit the requisite documents and comply with the requirements by 14<sup>th</sup> November 2025 failing which the application for building permission would be rejected under Section 45(3) of the MRTP Act. The remaining 1 (one) structure/construction of Respondent No. 91 has been regularised and Commencement Certificate dated 3<sup>rd</sup> July 2025 has been issued by Respondent No.105-MSRDC. Hereto annexed and marked as “**Exhibit-C**” is copy of the Commencement Certificate dated 3<sup>rd</sup> July 2025 issued to Respondent No. 91, “**Exhibit-D**” are copies of the Compliance letters issued by Respondent No. 105 to Respondent Nos. 71, 92, 94 and 97 and “**Exhibit-E**” are copies of the Letters dated 15<sup>th</sup> October 2025 issued to Respondent Nos. 71, 92, 94 and 97.

11. On 27<sup>th</sup> March 2025, Respondent No. 105-MSRDC was appointed as “Special Planning Authority” for 294 villages of Satara, Jaoli, Patan Tehsil in Satara District under Section 40(1B) of the MRTP Act, subject to conditions stipulated therein. Hereto annexed and marked as “**Exhibit-F**” is a copy of the Notification dated 27<sup>th</sup> March 2025.



*[Handwritten Signature]*

12.I say that as per the Notification dated 27<sup>th</sup> March 2025, all 100 (hundred) structures arraigned in the present OA are now under the jurisdiction of Respondent No.105, MSRDC. Out of the total 100 (hundred) structures, 83 (eighty-three) structures that were under the jurisdiction of Respondent No.101, are also now under the jurisdiction of Respondent No. 105-MSRDC. On 4<sup>th</sup> June 2025 and 30<sup>th</sup> June 2025, handover of charge of the subject matter was received from ADTP Satara and Tehsildar Satara to Respondent No. 105-MSRDC. Hereto annexed and marked as "**Exhibit-G**" is copy of Letters dated 4<sup>th</sup> June 2025 and 30<sup>th</sup> June 2025.

13.Out of 83 (eighty-three) structures that were previously under the jurisdiction of Respondent No.101 and is now with Respondent No. 105-MSRDC, 3 (three) structures of Respondent Nos. 14, 18 and 60 have been demolished. Hereto annexed and marked as "**Exhibit-H**" is copy of Panchnama along with photographs.

14.Out of the 83 (eighty-three) structures, 33 (thirty-three) structures of Respondents out of the aforesaid (Respondent Nos. 2, 4, 7, 11, 13, 15, 21, 25 to 27 , 29, 30, 33, 46, 48 to 50, 56, 63, 65, 67 to 69, 72, 75, 77 to 80, 83 to 85 and 95) had made an application for permission for development under section 44 of the MRTP Act



*L. Langare*

with Respondent No. 101. Out of these 33 Respondents, one structure of Respondent No. 21 has been issued sanctioned building permission dated 24<sup>th</sup> October 2024 by the Tahsildar, Satara. Hereto annexed and marked as "**Exhibit-I**" is a copy of the building permission of Respondent No. 21 dated 24<sup>th</sup> October 2024.

15. On 1<sup>st</sup> August 2025, Respondent No.105-MSRDC issued fresh notices to the owners of 91 structures (12 structures that were previously under MSRDC and 79 structures that were previously under Respondent No.101 jurisdiction) for carrying out construction without valid building permission and directed the said Respondents to furnish the requisite documents and information regarding the said structures. Hereto annexed and marked as "**Exhibit-J**" is a copy of a specimen notice dated 1<sup>st</sup> August 2025.

16. I say that Respondent Nos. 8 and 78 were not traceable and accordingly, on 8<sup>th</sup> August 2025, Respondent No.105-MSRDC prepared a Panchnama bringing the relevant facts on record with respect to the same. Hereto annexed and marked as "**Exhibit-K**" is a copy of Panchnama dated 8<sup>th</sup> August 2025.



*L. Jangar*

17. After issuance of Notice dated 1<sup>st</sup> August 2025, Respondent No. 30 made an application for building permission through online portal and the same is pending. Respondent Nos. 5, 76, 79 and 98 approached Respondent No. 105-MSRDC after issuance of Notice dated 1<sup>st</sup> August 2025, however, the said Respondents have not made any application for building permissions for the respective structures. Hereto annexed and marked as "Exhibit-L" is a copy of the receipt of online application payment of Respondent No. 30.

18. It is submitted that out of the total 100 (hundred) structures, 38 Respondents (5 to MSRDC-R-105 and 33 to Collector, Satara-R101) made an application to the concerned authorities for permission for development under the MRTP Act and out of which 2 Respondents (R-21 and R-91) have received building permissions for their structures. 3 structures of Respondent Nos. 14, 18 and 60 have been demolished. R105-MSRDC has issued total 91 notices to the Respondents on 1<sup>st</sup> August 2025, out of which 4 Respondents (R71, 92, 94, 97) have been issued Final Reminder Letters to comply with the respective requirements till 14<sup>th</sup> November 2025 failing which the application for building permission would be rejected. After issuance of notice dated 1<sup>st</sup>

*[Signature]*



August 2025, one Respondent No. 30 has made an application through online portal for building permission which is presently pending. Hereto annexed and marked as "Exhibit-M" is a copy of the tabular chart showing details/status regarding all 100 structures.

19.It is submitted that the Respondent No.105-MSRDC is in the process of carrying out necessary action under law as regards the 100 (hundred) structures in the present Original Application.

Solemnly affirmed at )  
This day of October 2025. )

28 Oct 2025

*Langer*  
Deponent **Asst. Director MSRDC**

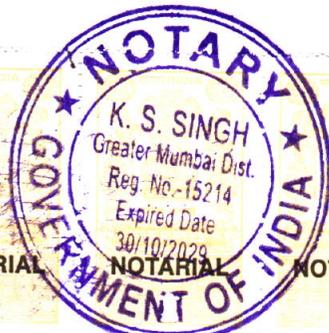
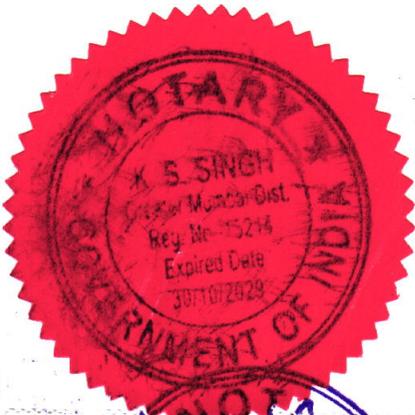
Identified by me:

*Adai*

Advocates for Respondent No. 105

Before me

**BEFORE ME**  
*K S SINGH*  
NOTARY  
Government of India  
Greater Mumbai Distt  
28/10/25  
28 OCT 2025



**NOTED & REGISTERED**  
Sr No 600 P No 28  
Notary Register 94 Date  
28 OCT 2025

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

**1777**  
**NOTIFICATION**

**Exhibit-A**

**Government of Maharashtra**  
**Urban Development Department**  
**Mantralaya, Mumbai-32**  
**Date:13/09/2019**

**Maharashtra Regional And Town Planning Act, 1966**

**No.TPS-1817/1652/CR-335/18/UD-13:** Whereas, the Regional Plan for Satara (hereinafter referred to as the "said Regional Plan") has been sanctioned by the Government in the Urban Development Department under sub-section (1) of section 15 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as the "said Act") vide Notification No.TPS-1917/1585/CR-150/17/UD-13, dated 08/01/2018 (hereinafter referred to as the "said Notification");

And whereas, Maharashtra State Road Development Corporation Limited, commonly abbreviated as MSRDC has prepared Pre-Feasibility Report through expert consultants and as per this report, it is proposed to develop New Mahabaleshwar Hill-Station in the 52 villages of Jaoli, Patan and Satara Tehsils in Satara District (hereinafter referred to as the "said area") and the Vice Chairman and Managing Director, MSRDC vide letter bearing no.978, dated 06/10/2017 and letter bearing no.394, dated 11/04/2019 has requested to appoint MSRDC as Special Planning Authority for the said area;

And whereas, the MSRDC is an Indian Public limited company fully owned by the Government of Maharashtra and the roles of the MSRDC are New Town Development, responsibility of planning, designing, constructing and managing the road projects, flyovers, bridges, light rail transit, sea links and water transport etc. in Maharashtra and integrated road development projects in select cities of the State. It also provides roadside amenities and any other infrastructure tasks specifically assigned to it and were under the control of the Public Works Department;

And whereas, after considering the request of MSRDC and after making necessary enquires, Government is of opinion that the MSRDC shall be appointed as Special Planning Authority for the said area subject to certain condition;

Now therefore, in exercise of the powers conferred under sub section (1B) of section-40 of the said Act, and all other powers enabling it in this behalf, the Government of Maharashtra hereby,

a) appoints the **Maharashtra State Road Development Corporation Limited, (MSRDC)** to be the **Special Planning Authority** for the area in the 52 villages of Satara, Jaoli and Patan Tehsils in Satara District as specified in Schedule-A appended herewith and as shown specifically on plan attached herewith, subject to following conditions;

**Conditions:-**

- 1) The development in the said notified area shall be permissible as per the DCPR meant for the area of Core Zone of Conservation Zone and Buffer Zone of Conservation Zone and also for the area above 1000 meter height from Mean Sea Level in Satara Regional Plan.
- 2) Restrictions as per provisions of Environment Act, 1986 and rules made thereunder from time to time shall be applicable for the Environmentally Sensitive Area.



- 3) No construction shall be permissible on the land having slope 20<sup>0</sup> or more, as applicable for Mahabaleshwar and Panchgani Municipal Council.
- 4) Villages falling in the Eco-Sensitive Region, if any, as per Ministry of Environment, Forest and Climate Change, Government of India notification dated 17/01/2001 for Mahabaleshwar and Panchgani Eco-Sensitive Region, all the provisions of this notification shall be applicable for such villages.
- 5) All the provisions of draft notification dated 03/10/2018 of Ministry of Environment, Forest and Climate Change, Government of India in respect of Western Ghats Ecologically Sensitive Area shall be applicable as per final sanction by MoEFCC.
- 6) Development and works within the villages of this area i.e. New Mahabaleshwar Hill Station which includes in Sahyadri Tiger Reserve Notified Area, shall be as per Tiger Conservation Plan sanctioned by National Tiger Conservation Authority, New Delhi for Sahyadri Tiger Reserve.
- 7) Procedure as per Office Memorandum dated 08/08/2019 of Ministry of Environment, Forest and Climate Change, Government of India shall be followed for new development project located around Sahyadri Tiger Reserve.

b) The Special Planning Authority i.e. MSRDC shall prepare and publish the planning proposals along with Development Control Regulations for the said area and submit the same to the Government for sanction after following due procedure prescribed in the said Act,

02. Copy of the plan showing the boundaries of the said SPA shall be available for inspection for the general public during an office hours on all working days at the following offices for period of one month.

- (1) Commissioner, Pune Division, Pune.
- (2) Collector, Satara.
- (3) Vice Chairman and Managing Director, MSRDC, Bandra (W), Mumbai.
- (4) Joint Director of Town Planning, Pune Division, Pune.
- (5) Assistant Director of Town Planning, Satara Branch, Satara.

**By Order and in the Name of Governor of Maharashtra,**



*Rokhale*  
(Kishor Gokhale)

**Under Secretary to Government**

**1779**  
**SCHEDULE -A**

(Accompaniment to the Government in Urban Development Department Notification  
bearing No.TPS-1817/1652/CR-335/18/UD-13, dated 13/09/2019.)

**List of villages within the boundaries of the  
Notified Special Planning Authority Area**

**District -Satara**

Sr. No.	Tehsil	Name of Village	Approx. Area (ha.)
1	Satara	Chalkewadi	1321
2		Thoseghar	1446
3		Dhavali	450
4		Alawadi	176
5		Jambhe	542
6		Navali	414
7		Chikali	866
8		Kelavali	480
9	Jaoli	Umbarewadi	481
10		Vele	2114
11		Vasota	391
12		Sawari	341
13		Kasbe Bamnoli	510
14		Andhari	331
15		Kas	850
16		Mhavshi	313
17		Majare Shevandi	105
18		Mauje Shevandi	204
19		Phalani	303
20		Deur	2140
21		Waghali	312
22		Munawale	1195
23		Jambruk	528
24		Patan	Ambeghar Tarf Patan
25	Chirambe		272
26	Gadhavkhop		406
27	Karvat		852
28	Nahimbe		618
29	Dastan		193
30	Kusavade		3076
31	Rasati		770
32	Devghar Tarf Helwak		23
33	Goshatwadi		573
34	Aral		1189
35	Kushi		719
36	Bharsakhale		1169
37	Baje		313
38	Ghanbi		993
39	Bondri		690
40	Vanzole		416
41	Chafoli		200
42	Divashi Kh		1154
43	Kathi		354
44	Nanel		335



1780

45	Sawarghar	598
46	Vatole	911
47	Gojegaon	2104
48	Khivashi	396
49	Vajegaon	1627
50	Bhambe	660
51	Gheradategad	351
52	Ker	260
<b>Total Area</b>		<b>37258</b>

By Order and in the Name of Governor of Maharashtra,



*Pokhale*  
(Kishor Gokhale)  
Under Secretary to Government

# 1781 CORRIGENDUM

GOVERNMENT OF MAHARASHTRA  
Urban Development Department  
Mantralaya, Mumbai 400032.  
Date: 15/11/2019

**Maharashtra Regional and Town Planning Act, 1966**

**No.TPS-1817/1652/CR-335/18/Corrigendum/UD-13 :-** Whereas, in accordance with the provisions of Section 40(1B) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the Said Act"), the Government of Maharashtra in Urban Development Department has appointed the Maharashtra State Road Development Corporation Limited, (MSRDC) to be the Special Planning Authority for the area in the 52 villages of Satara, Jaoli and Patan Tehsils in Satara District as specified in Schedule-A appended thereto, subject to conditions, vide Notification No.TPS-1817/1652/CR-335/18/UD-13, Dt.13/09/2019 (hereinafter referred to as "the said Notification");

And whereas, after due verification with Regional Plan of Satara District, it is found that, some large villages (i.e.Kusavade, Divashi kh., Sawarghar, Gojegaon in Patan Tehsil) have been split into new Revenue villages which resulted in addition of names and numbers of villages, also the village Kargaon is erroneously mentioned as village Vasota in Jaoli Tehsil, therefore these errors are needed to be corrected in the said Notification and for that purpose it is necessary to issue Corrigendum for the same as mentioned in Annexure attached hereto;

Now therefore, this Corrigendum is being issued in respect of such corrections to the said Notification as per Annexure attached hereto.

Copy of this Corrigendum and the plan showing the boundaries of the said SPA shall be available for inspection for the general public during an office hours on all working days at the following offices for period of one month.

- (1) Commissioner, Pune Division, Pune.
- (2) Collector, Satara.
- (3) Vice Chairman and Managing Director, MSRDC, Bandra (W), Mumbai.
- (4) Joint Director of Town Planning, Pune Division, Pune.
- (5) Assistant Director of Town Planning, Satara Branch, Satara.

This Corrigendum shall also be published on the Government web-site at [www.maharashtra.gov.in](http://www.maharashtra.gov.in) (Acts / Rules)

By order and in the name of the Governor of Maharashtra.



*Kishor Gokhale*  
(Kishor Gokhale)

Under Secretary to Government

# 1782

## Annexure

(Accompaniment to the Government in Urban Development Department's Notification bearing No.TPS-1817/1652/CR-335/18/Corrigendum/UD-13, dated 15/11/2019)

### District -Satara

List of villages within the boundaries of the Notified Special Planning Authority Area					
instead of			read as		
Sr. No. as per Notification Dt.13/09/2019	Tehsil	Name of Village	Sr. No. as per Corrigendum	Tehsil	Name of Village
11	Jaoli	Vasota	11	Jaoli	Kargaon
30	Patan	Kusavade	30	Patan	Van Kusavade
--		----	53		Van
42		Divashi Kh.	42		Divashi Kh.
--		----	54		Jungati
--		----	55		Marathwadi
45		Sawarghar	45		Sawarghar
--		----	56		Bagalwadi
47		Gojegaon	47		Gojegaon
--		----	57		Dhailwadi
--		----	58		Gawadewadi

By Order and in the Name of Governor of Maharashtra,



*R. Gokhale*  
(Kishor Gokhale)

Under Secretary to Government

**NOTIFICATION**

**Government of Maharashtra**  
**Urban Development Department**  
**Madam Kama Marg, Hutatma Rajguru Chowk,**  
**Mantralaya, Mumbai - 400 032.**

**Date: 04.05.2023**

*The Maharashtra Regional & Town Planning Act, 1966*

**No.TPS-1817/1652/C.R.335/2018/UD-13 :-** Whereas, the Regional Plan for Satara has been sanctioned by the Government in the Urban Development Department under sub-section (1) of section 15 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") vide Notification No.TPS-1917/1585/CR-150/17/UD-13, dated 08.01.2018;

And whereas, in accordance with the provisions of Section 40(1B) of the Maharashtra Regional and Town Planning Act, 1966, the Government of Maharashtra in Urban Development Department has appointed the Maharashtra State Road Development Corporation Limited, to be the Special Planning Authority for the area in the 52 villages of Satara, Jaoli and Patan Tehsils in Satara District as specified in Schedule appended thereto, subject to conditions, vide Notification No.TPS-1817/1652/CR-335/18/UD-13, dated 13.09.2019. Subsequently, Maharashtra in Urban Development Department has been designated as Special Planning Authority for the area in the 58 villages by issuing the Corrigendum, as some of the earlier notified large villages have been split and converted into new Revenue villages and also it was necessary to change the name of some villages, vide Notification No.TPS-1817/1652/C.R.335/18/Corrigendum/UD-13, dated 15.11.2019;

And whereas, Maharashtra State Road Development Corporation Limited has requested the Government, vide Marathi letter No.जा.क्र.मरारविम/विनिप्रा/२०२०/३८९/३२१६, dated 04.09.2020, to appoint them as a Special Planning Authority for some new villages to develop the New Mahabaleshwar Hill Station;

And whereas, after considering the request of Maharashtra State Road Development Corporation Limited and after making necessary enquires, Government is of opinion that the Maharashtra State Road Development Corporation Limited shall be appointed as Special Planning Authority for the said area subject to certain condition;

Now therefore, in exercise of the powers conferred under sub section (1B) of section-40 of the said Act, and all other powers enabling it in this behalf, the Government of Maharashtra hereby,

- a) appoints the **Maharashtra State Road Development Corporation Limited** to be the **Special Planning Authority** for the area in the 177 villages of Satara, Jaoli, Patan and Mahabaleshwar Tehsils in Satara District as specified in **Schedule-A** appended herewith and as shown specifically on plan attached herewith, subject to following conditions;

**Conditions:-**

- 1) The development in the said notified area shall be permissible as per the DCPR meant for the area of Core Zone of Conservation Zone and Buffer Zone of Conservation Zone and also for the area above 1000 meter height from Mean Sea Level in Satara Regional Plan.



2) Restrictions as per provisions of The Environment (Protection) Act, 1986 and rules made there under from time to time shall be applicable for the Environmentally Sensitive Area.

3) No construction shall be permissible on the land having slope 20° or more, as applicable for Mahabaleshwar and Panchgani Municipal Council.

4) Villages falling in the Eco-Sensitive Region, if any, as per Ministry of Environment, Forest and Climate Change, Government of India notification dated 17.01.2001 for Mahabaleshwar and Panchgani Eco-Sensitive Region, all the provisions of this notification shall be applicable for such villages.

5) All the provisions of draft notification dated 03.10.2018 of Ministry of Environment, Forest and Climate Change, Government of India in respect of Western Ghats Ecologically Sensitive Area shall be applicable as per final sanction by MoEF&CC.

6) Development and works within the villages of this area i.e. New Mahabaleshwar Hill Station which includes in Sahyadri Tiger Reserve Notified Area, shall be as per Tiger Conservation Plan sanctioned by National Tiger Conservation Authority, New Delhi for Sahyadri Tiger Reserve.

7) Procedure as per Office Memorandum dated 08.08.2019 of Ministry of Environment, Forest and Climate Change, Government of India shall be followed for new development project located around Sahyadri Tiger Reserve.

8) The provisions of the approved Regional Plan of Satara will continue to be applicable for this area. Also, the Buffer zone restrictions within 2.50 km from the boundary of Mahabaleshwar Panchgani Regional Plan will continue to be applicable

b) The Special Planning Authority i.e. Maharashtra State Road Development Corporation Limited shall prepare and publish the planning proposals along with Development Control Regulations for the area of earlier notified 58 villages and the 177 villages as specified in **Schedule-A** appended herewith and submit the same to the Government for sanction after following due procedure prescribed in the said Act.

Copy of the plan showing the boundaries of the said Special Planning Authority shall be available for inspection for the general public during an office hours on all working days at the following offices for period of one month.

(1) Commissioner, Pune Division, Pune.

(2) Collector, Satara

(3) Vice Chairman and Managing Director, MSRDC, Bandra (W), Mumbai.

(4) Joint Director of Town Planning, Pune Division, Pune.

(5) Assistant Director of Town Planning, Satara Branch, Satara.

*By order and in the name of the Governor of Maharashtra,*



*Pranav*

(Pranav Karpe)

Under secretary to Government

## Appendix -A

(Accompaniment to the Government in Urban Development Department's Notification bearing  
No.TPS-1817/1652/CR-335/18/UD-13, dated 04.05.2023)

Sr.No.	Tahsil	Village Name	Approx. Area (Ha)
1	Satara Tahsil - 26 Villages	Parambe	309
2		Atali	299
3		Savali	265
4		Kurultijai	67
5		Kasani	239
6		Kurulbaji	269
7		Ghatawan	480
8		Katavadi Kh.	263
9		Venekhol	249
10		Nitral	484
11		Nigudamal	94
12		Didhavale	165
13		Khadegaon	414
14		Kus bk.	325
15		Takawali	275
16		Palsavade	320
17		Pangare	532
18		Borne	443
19		Raighar	98
20		Rajapuri	500
21		Morewadi	195
22		Karanjoshi	268
23		Sandavali	568
24		Boposhi	
25		Kusu kh.	
26		Boposhi	
1	Jaoli Tahsil- 31 Villages	Khilarmura	
2		Bahule	145
3		Mukavale	146
4		Vatambe	139
5		Rengadiwadi	177
6		Kuraloshi	472
7		Vakhawadi	179
8		Vadgare	195
9		Gondemal	234
10		Waki	296
11		Nipani	361
12		Apti	396
13		Manti	194
14		Kelghar T. Solshi	212
15		Tetli	527
16		Koleghar	181



17		Yekiv	608
18		Dund	337
19		Kusumbi	875
20		Sahyadrinagar	165
21		Sangvi T. Medha	107
22		Ganje	864
23		Bhogavali T. Medha	348
24		Kelghar T. Medha	325
25		Nandgane	127
26		Varoshi	213
27		Valanjwadi	79
28		Gadhavali	
29		Galdev	
30		Mhatemura	
31		Furus	
1	Patan Tahsil- 60 Villages	Humbarli	597
2		Deshmukhwadi	597
3		Kamargaon	597
4		Kisurule	597
5		Ghatmatha	597
6		Shivandeshwar	531
7		Bopoli	180
8		Kemase	348
9		Thankal	531
10		Helwak	64
11		Mendeghar	373
12		Nechal	857
13		Kondhavale	409
14		Patharpunj	516
15		Valawane	299
16		Govare	568
17		Kadoli	499
18		Nav	436
19		Dakhavane	195
20		Kolane	475
21		Risawad	779
22		Waghane	782
23		Mala	1669
24		Gothane	1158
25		Atoli	1726
26		Humbarne	1168
27		Panchgani	755
28		Bahe	335
29		Guteghar	140
30		Dikshi	104
31		Kodal	164
32		Ambeghar T. Marli	437
33		Karale	669
34		Satar	887



35		Modakwadi	246
36		Jinti	1016
37		Nigade	258
38		Ghotil	943
39		Mendh	306
40		Kasani	955
41		Nivi	649
42		Kahir	635
43		Gawalinagar	382
44		Paneri	
45		Karate	
46		Marul T.Patan	
47		Giraswadi	
48		Vithalwadi	
49		Shiral	
50		Jyotibachiwadi	
51		Yerad	
52		Palashi	
53		Tamine	
54		Umarkanchan	
55		Retharekarwadi	
56		Marathwadi	
57		Jadhavwadi	
58		Dhavade	
59		Gokul t. Patan	
60		Jaichiwadi	
1	Mahabaleshwar Tahsil- 60 Villages	Dabhe Turk	104
2		Dabhe Mohan	752
3		Dabhe Dabhekar	856
4		Shirnar	284
5		Kharoshi	954
6		Zadani	296
7		Kandat	1396
8		Dodani	160
9		Solashi	246
10		Renoshi	623
11		Rule	498
12		Kalamgaon Kalamkar	413
13		Kotroshi	524
14		Amshi	367
15		Harchandi	372
16		Yerne Bk	190
17		Achali	57
18		Yerne kh	804
19		Yerandal	143
20		Majarewadi	190
21		Devasare	285
22		Soundari	473



23	Kuroshi	527
24	Lakhwad	358
25	Galdev	251
26	Varsoli Koli	176
27	Varsoli Dev	120
28	Rameghar	226
29	Sonat	351
30	Khambil Pokale	222
31	Khambil chorge	269
32	Gogave	375
33	Vengale	458
34	Velapur	300
35	Pali T. Ategaon	144
36	Vanavli T.Solashi	165
37	Vanavli T.Ategaon	173
38	Tapola	139
39	Gadhavali	226
40	Dare Tamb	524
41	Pimpri T. Tamb	1152
42	Ahire	637
43	Walne	817
44	Alawan	322
45	Gavdhoshi	461
46	Akalpe	1206
47	Revandi	270
48	Mhalunge	838
49	Morni	294
50	Araw	644
51	Met Shindi	140
52	Shindi	648
53	Chakdev	162
54	Valawan	1210
55	Nivali	728
56	Lamaj	940
57	Parvat T. wagawale	173
58	Uchat	1132
59	Parvat	403
60	Dare Inam	55



*Pranav*

(Pranav Karpe)

Under secretary to Government

# 1789 Maharashtra State Road Development Corporation Limited



NO. MSRDC/SPA/NMB/Atali/BP-73/CC/2025/2341  
Date: 03/07/2025

## 'Commencement Certificate'

To,  
**Mr. Vinit Kiran Sabale,**  
**Survey no.39/2+3,**  
**Plot no.5,**  
**Sabale Plaza,**  
**Godoli, Satara-415001**

With reference to your application dated 20/03/2024 for granting a '**Commencement Certificate**' under section 44 of the Maharashtra Regional and Town Planning Act 1966 to carry out Development permission of Health Resort on land bearing **Survey No.322 (Part), Village-Atali, Taluka- Satara, Dist.-Satara.**

- 1) This permission is limited to only for **Survey No.322 (Part)** admeasuring to **4949.00 Sq.m.**, Village- **Atali**, Tehsil- **Satara**, Dist.-**Satara** and does not entitle you to develop any other land.
- 2) The applicant shall obtain tree cutting NOC from the concern department. If required. In case of any dispute arises in future regarding tree cutting, applicant is totally responsible to resolve the same.
- 3) The conditions stipulated in approvals/NOC from various Authorities shall be strictly adhered to. The Applicant shall apply for permission, if this approval is in contravention to any condition stipulated in approvals/NOC from any other department.
- 4) The land vacated in consequence of the enforcement of the setback rule shall form part of the public street.
- 5) This commencement certificate/building permit shall remain valid for a period of one year commencing from the date of its issue. If the construction is not commenced within a period of one year, this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of Maharashtra Regional and Town Planning Act 1966.
- 6) This commencement certificate is issued for total built up area of **865.821 sq.m.** as mentioned in the approved plans attached to this Commencement Certificate.
- 7) The Applicant / Developer shall strictly adhere the **Unified Development Control and Promotion Regulations for Maharashtra State** sanctioned vide Notification No: TPS-1818/CR-236/18/Sec.37 (1AA)UD-13 dtd. 02.12.2020 as amended from time to time which are applicable to land under reference.
- 8) This permission is liable to be revoked by the MSRDC, as per the Reg. no. 2.15 of **Unified Development Control and Promotion Regulations for Maharashtra State** sanctioned vide Notification No: TPS-1818/CR-236/18/Sec.37 (1AA)UD-13 dtd. 02.12.2020 as amended from time to time, if there is misrepresentation of material fact in the application on the basis of which this Commencement Certificate is issued. Further,

Page 1 of 4

Project Office : Project Office: Special Planning Authority Expressway Smart City Project-1, 11th Floor, A-Wing, Shelton Sapphire, Plot No. 18 & 19, Behind Croma, Near Sessions Court, Sector 15, C.B.D. Belapur, Navi Mumbai-400614 Tel: [022] 2757 5777 / 4500 2077

Registered Office: Nepean Sea Road Besides Priyadarshini Park, Mumbai 400036  
Tel: [022] 2368 5909 / 2361 3789 / 2369 1030

CIN: U45200MH1996SGC101586 GST: 27AAACM6833C1ZP www.msrdc.in

this Commencement Certificate shall be revoked, if any of the restrictions imposed by the MSRDC are contravened or not complied with.

- 9) Pay to the Authority the costs, as may be determined by the Authority for provision and/or up gradation of infrastructure. The Applicant/Developer must pay Infrastructure development charges whenever MSRDC-SPA finalised and demand the same. The Applicant/Developer shall strictly follow the Prevailing Rules / Orders / Notification issued by the Labour Department, GoM from time to time, for labours working on site.
- 10) The amount of **Rs. 26,000/- (Rupees Twenty Six Thousand only)** deposited at MSRDC vide receipt No: **7543 dtd. 03/07/2025** as Security Deposit for whole project shall be forfeited either in whole or in part at the absolute discretion of the Authority for breach of any of the conditions stipulated in this Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right to the Authority.
- 11) Neither the granting of this permission nor the approval of the drawings and specification, nor the inspection made by the officials during the development shall in any way relieve Applicant/Developer/Architect/Structural Engineer/ Supervisor or any licensed technical person of such development from full responsibility for carrying out the work in accordance with the requirement of all applicable Acts/Rules/Regulations. The Applicant / Developer shall permit the Authority to enter the building or premises for which the permission has been granted at any reasonable time for the purpose of enforcing these Acts/Rules/Regulations. The responsibility of Authenticity of the documents vests with the Applicant and his appointed licensed Architect/Engineer.
- 12) Applicant/Developer shall make arrangement and provision for Rain Water Harvesting in accordance with the Regulation No. 13.3 of the Unified Development Control and Promotion Regulations for Maharashtra State dtd. 02.12.2020 as amended from time to time.
- 13) The Applicant/Developer is required to provide a RWH Tank, Septic tank, UG Tank, OHT Tank etc., sufficient capacity in accordance with Unified Development Control and Promotion Regulations for Maharashtra State dtd. 02.12.2020 as amended from time to time. Occupancy Certificate will be granted only if all above mentioned services are in working condition and made up to the satisfaction of the Authority.
- 14) The Applicant/Developer is required to install Installation of Solar Assisted Water Heating (SWH) System/ Roof Top Photovoltaic (RTPV) System as per Regulation No. 13.2 of the Unified Development Control and Promotion Regulations for Maharashtra State dtd. 02.12.2020 as amended from time to time.
- 15) The Applicant/Developer shall not change the use, alter/amended the building plans, sub-divide or amalgamate the plots etc. without obtaining prior approvals from the Authority.
- 16) The Applicant/Developer shall get the approved layout demarcated on the site by the land record department. The measurement plan showing respective areas of plots, roads, open space, Amenity spaces or other reservations shall be certified by the Dy. Superintendent of Land Records. The demarcation of approved layout on the site shall be carried out without altering the dimensions and area of the roads, open space or other reservations. The demarcated layout measurement plan certified by Land Records department shall be submitted at the time of Part/Full Occupancy Certificate of any structure.

- 17) This Commencement Certificate is based on the documents submitted by the Applicant / Developer. This Commencement Certificate doesn't absolve the applicant any legal matter pending against him. The Authority shall not be held liable for any legal matter that may arise in future and the Applicant / Developer is solely responsible for settling for the same at his own cost and risk.
- 18) The Applicant/Developer shall ensure permanent potable water connection and permanent power connection to the consumer / occupier of tenements / units for perpetuity. The occupancy certificate will be granted only after verifying the provision of potable Water Supply & Power Supply to the occupiers.
- 19) The Applicant/Developer shall provide at his own cost, the Infrastructural facilities (Such as Internal Access, channelization of water, arrangements of drinking water, arrangements for commutation, arrangement of collection of solid waste etc.) within the plot, before applying for Occupancy Certificate. Occupancy Certificate will be granted only after all these arrangements are made up to the satisfaction of the Authority.
- 20) As per Fire remarks extinguishers as per IS:2190 and IS:15683 shall be provided in the entire premises.
- 21) The Applicant/Developer shall develop at his own cost, the 9m wide (ROW) Right of way as per the registered agreement no.4775/2024 u/r before applying for the Part/ Full Occupancy Certificate, whichever is earlier.
- 22) The Existing structure, as shown in the attached drawing, needs to be demolished before applying for the Part/Full Occupancy Certificate, whichever is earlier.
- 23) The Applicant/Developer shall pay all the dues before seeking the Occupancy Certificate.
- 24) The Applicant shall take occupancy certificate from this Authority before occupying the premises. No building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until Occupancy Certificate is granted by the Authority. If the Occupancy in the building is reported before grant of Occupancy Certificate, the security deposit of the said building shall be forfeited, and the Authority may impose/levy penalty, as may be determined, to regulate such occupancies.
- 25) Where lighting and ventilation requirements are not met through day-lighting and natural ventilation, they shall be ensured through artificial lighting and ventilation in accordance with the provisions of Part 8, Building Services- Section 1, Lighting and Ventilation, National Building Code of India.
- 26) The Owner shall establish effective sewage disposal and recycling system during the construction and operational phase of the development. No amount of sewage shall go into the natural stream.
- 27) This Commencement Certificate is granted under discretionary power as per regulation no.2.4 for concession in side margin in Unified Development Control and Promotion Regulations for Maharashtra State (UDCPR).
- 28) Dumping of construction material should be outside the property, in forest or in natural water course is strictly prohibited.



29) The Provision of Sewage Treatment Plant (STP) & Organic Waste Converter (OWC) are mandatory for land u/r before applying for the Part/Full Occupancy Certificate, whichever is earlier.

30) The conditions stipulated by various Authorities shall be strictly adhered to.

Failure to comply with above conditions would result in the revocation of this commencement certificate. A Set of certified Plans (5 Set – 3 Nos. Drawings) are enclosed herewith.

Office Stamp

Date 03 JUL 2025



*[Handwritten Signature]*  
03/07/25

**Deputy Director  
SPA, MSRDC (Ltd.)**

CC to:

1. The District Collector Office ,Satara
2. Hon. Secretary cum CEO, Maharashtra Building and Other Construction Workers' Welfare Board, 5th Floor, MMTC House, Plot C-12, E-Block, BKC, Bandra (E), Mumbai - 400051
3. Dy. Superintendent of Land Records Satara, Tal –Satara , Dist.-Satara.
4. The Village Development Officer, Atali Grampanchayat, Taluka-Satara, Dist. Satara.
5. Ankita Arinjay Kanakdhar, Lucky Plaza, Shop no.04, Z.P. Chowk,Sadarbazar, Satara-415001.



4/215



1794  
**Maharashtra State  
Road Development  
Corporation Limited**



MSRDC/SPA-NMB/BP-45/ATALI/CC/2024/1224

Date: 08 JUL 2024

O/C  
send by  
post

To,  
**Sahajram Narayandas Chhabda,**  
**Plot No. 30, Gulmohar Colony,**  
**Gendamal, Shahupuri ,**  
**Satara- 415001**

Sub: Compliance letter for Commencement Certificate for Residential & Commercial Development on Gut no. 294, Village-Atali, Tahsil-Satara, Dist.-Satara.

Ref: UDD,GoM vide letter क्रमांक: टिपीएस-1815/527/प्र.क्र.139/15/नवि-13, दिनांक 22/03/2024.

This is in reference to your application dated 15/01/2024. You are requested to please submit all required plans for scrutiny, in Hard and soft copies & all required remaining documents as mentioned in the checklist enclosed herewith.

Till the compliance mentioned in the checklist is fulfilled, the proposal put up for approval is refused under section 45 (1) (iii) of the Maharashtra Regional and Town Planning Act 1966.

Thanking You.

Encl.: Checklist of Documents for Development Permission

  
08/07/24  
**Associate Planner**  
**MSRDC-SPA,**

CC: Ar.Sagar Nimbalkar, Dwaraka Chambers, Rajpath, 28, Guruwar Peth,Satara-415002

**Project Office :** Special Planning Authority Expressway Smart City Project-1, 11th Floor, A-Wing, Shelton Sapphire, Plot No. 18 & 19, Behind Croma, Near Sessions Court, Sector 15, C.B.D. Belapur, Navi Mumbai - 400614 Tel: (022) 2757 5777

**Registered Office:** Nepean Sea Road, Besides Priyadarshini Park, Mumbai 400036  
Tel: (022) 2368 5909 / 2361 3789 / 2369 1030

CIN: U45200MH19965GC101586

GST: 27AAACM6833C1ZP

www.msrdc.in

MSRDC/SPA-NMB/BP-46/ATALI/CC/2024/134-

Date: 23 JAN 2024

To,  
Yogesh Ghanshyam Chhabda,  
Plot No. 30, Gulmohar Colony,  
Gendamal, Shahupuri,  
Satara- 415001

O/C

**Sub:** Compliance letter for Commencement Certificate for Residential & Commercial Development on Gut no. 296/2, Village- Atali, Tahsil- Satara, Dist.- Satara.

**Ref:** 1) Your application received on 15/01/2024.

2) UDD, GoM vide letter क्रमांक:टिपीएस-१८१५/५२७/प्र.क्र.१३९/१५/नवि-१३,दिनांक-२६/०५/२०२३ व दिनांक-०१/०९/२०२३.

This is with reference to your application received on 15/01/2024 for Commencement Certificate for Residential & Commercial development on Gut no. 296/2, Village- Atali, Tahsil- Satara, Dist.- Satara.

This is to inform you that, as per instruction given by UDD, GoM vide letter dated 26/05/2023, the offline scrutiny process of building permission proposals was allowed for proposal received till 30/06/2023.

You are requested to please apply for Commencement Certificate through online system only. Proposals submitted to this office through offline mode are not being scrutinised for Development permissions.

Thanking You.

Yours Faithfully,

  
Associate Planner  
SPA, MSRDC Ltd.

CC TO: Ar. Sagar Nimbalkar, Dwaraka Chambers, Rajpath, 28, Guruwar Peth, Satara-415002



1796  
**Maharashtra State  
 Road Development  
 Corporation Limited**



MSRDC/SPA-NMB/BP-46/ATALI/CC/2024/ 1223

Date: 08 JUL 2024.

To,

**Yogesh Ghanshyam Chhabda,  
 Plot No. 30, Gulmohar Colony,  
 Gendamal, Shahupuri,  
 Satara- 415001**

O/C  
 send by  
 post

Sub: Compliance letter for Commencement Certificate for Residential & Commercial Development on Gut no. 296/2, Village-Atali, Tahsil-Satara, Dist.-Satara.

Ref: UDD,GoM vide letter क्रमांक: टिपीएस-1815/527/प्र.क्र.139/15/नवि-13, दिनांक 22/03/2024.

This is in reference to your application dated 15/01/2024. You are requested to please submit all required plans for scrutiny, in Hard and soft copies & all required remaining documents as mentioned in the checklist enclosed herewith.

Till the compliance mentioned in the checklist is fulfilled, the proposal put up for approval is refused under section 45 (1) (iii) of the Maharashtra Regional and Town Planning Act 1966.

Thanking You.

Encl.: Checklist of Documents for Development Permission

  
 08/07/24  
**Associate Planner  
 MSRDC-SPA,**

CC: Ar.Sagar Nimbalkar, Dwaraka Chambers, Rajpath, 28, Guruwar Peth,Satara-415002

**Project Office :** Special Planning Authority Expressway Smart City Project-1, 11th Floor, A-Wing, Shelton Sapphire, Plot No. 18 & 19, Behind Croma, Near Sessions Court, Sector 15, C.B.D. Belapur, Navi Mumbai - 400614 Tel: (022) 2757 5777

**Registered Office:** Nepean Sea Road, Besides Priyadarshini Park, Mumbai 400036  
 Tel: (022) 2368 5909 / 2361 3789 / 2369 1030

CIN: U45200MH1996SGC101586

GST: 27AACM6833C1ZP

www.msrdc.in

MSRDC/SPA-NMB/BP-47/ATALI/CC/2024/133

Date: 23 JAN 2024

To,  
Ghanshyam Narayandas Chhabada,  
Plot No. 30, Gulmohar Colony,  
Gendamal, Shahupuri,  
Satara- 415001

o/c

**Sub:** Compliance letter for Commencement Certificate for Residential & Commercial Development on Gut no. 302, Village- Atali, Tahsil- Satara, Dist.- Satara.

**Ref:** 1) Your application received on 15/01/2024.

2) UDD, GoM vide letter क्रमांक:टिपीएस-१८१५/५२७/प्र.क्र.१३९/१५/नवि-१३,दिनांक-२६/०५/२०२३ व दिनांक-०१/०९/२०२३.

This is with reference to your application received on 15/01/2024 for Commencement Certificate for Residential & Commercial development on Gut no. 302, Village- Atali, Tahsil- Satara, Dist.- Satara.

This is to inform you that, as per instruction given by UDD, GoM vide letter dated 26/05/2023, the offline scrutiny process of building permission proposals was allowed for proposal received till 30/06/2023.

You are requested to please apply for Commencement Certificate through online system only. Proposals submitted to this office through offline mode are not being scrutinised for Development permissions.

Thanking You.

Yours Faithfully,

  
Associate Planner  
SPA, MSRDC Ltd.

CC TO: Ar. Sagar Nimbalkar, Dwaraka Chambers, Rajpath, 28, Guruwar Peth, Satara-415002



**1798  
Maharashtra State  
Road Development  
Corporation Limited**



MSRDC/SPA-NMB/BP-47/ATALI/CC/2024/ 12.2.2

Date: 08 JUL 2024

To,  
Ghanshyam Narayandas Chhabada,  
Plot No. 30, Gulmohar Colony,  
Gendamal, Shahupuri,  
Satara- 415001

send by  
post O/C

Sub: Compliance letter for Commencement Certificate for Residential & Commercial  
Development on Gut no.302, Village-Atali, Tahsil-Satara, Dist.-Satara.

Ref: UDD,GoM vide letter क्रमांक: टिपीएस-1815/527/प्र.क्र.139/15/नवि-13, दिनांक 22/03/2024.

This is in reference to your application dated 15/01/2024. You are requested to please  
submit all required plans for scrutiny, in Hard and soft copies & all required remaining  
documents as mentioned in the checklist enclosed herewith.

Till the compliance mentioned in the checklist is fulfilled, the proposal put up for  
approval is refused under section 45 (1) (iii) of the Maharashtra Regional and Town Planning  
Act 1966.

Thanking You.

Encl.: Checklist of Documents for Development Permission

  
08/07/24  
**Associate Planner  
MSRDC-SPA,**

CC: Ar.Sagar Nimbalkar, Dwaraka Chambers, Rajpath, 28, Guruwar Peth,Satara-415002

**Project Office :** Special Planning Authority Expressway Smart City Project-1, 11th Floor, A-Wing, Shelton Sapphire, Plot No. 18 & 19,  
Behind Croma, Near Sessions Court, Sector 15, C.B.D. Belapur, Navi Mumbai - 400614 Tel: (022) 2757 5777

**Registered Office:** Nepean Sea Road, Besides Priyadarshini Park, Mumbai 400036  
Tel: (022) 2368 5909 / 2361 3789 / 2369 1030

CIN: U45200MH1996SGC101586

GST: 27AAACM6833C1ZP

www.msrdc.in

MSRDC/SPA-NMB/BP-51/ATALI/CC/2024/ 392

Date: 01 MAR 2024

To,  
Firoz Habibkhan Pathan,  
Gut No 319, At-Aatali,  
Tal-Satara, Dist- Satara

**Sub:** Regarding application for Commencement Certificate for Residential & Commercial Development (Motel) on Gut no. 319, Village- Atali, Tehsil- Satara, Dist.- Satara.

**Ref:** 1) Letter received from Tehsildar, Satara, Land & Forest Dept., Tehsil office, Satara issued vide no. क्र. जमीन/ कवि -३९४/२०२३ dated २१.०२.२०२४  
2) UDD, GoM vide letter क्रमांक: टिपीएस-१८१५/५२७/प्र. क्र. १३९/१५/नवि-१३, दिनांक- २६/०५/२०२३ व दिनांक-०१/०९/२०२३

This is with reference to application received on 22/02/2024 for issuance of Commencement Certificate for Residential & Commercial development (Motel) on Gut no. 319, Village- Atali, Tehsil- Satara, Dist.- Satara.

This is to inform you that, as per instruction given by UDD, GoM vide letter dated 26/05/2023, the offline scrutiny process of building permission proposals was allowed for proposal received till 30/06/2023.

You are requested to please apply for Commencement Certificate through online system only. Proposals submitted to this office through offline mode are not being scrutinised for Development permissions.

Thanking You.

Yours Faithfully,

o/c

  
01/03/24

(Preeti Jadhav)  
Associate Planner  
SPA, MSRDC Ltd.

CC TO: Ar. Sumit Bagade, SANS Architects & Interior Designers, 29/A, "Mihir Bunglow"  
Manmohan CHS, Karve Nagar, Pune 411052

**Project Office :** Special Planning Authority Expressway Smart City Project-1, 11th Floor, A-Wing, Shelton Sapphire, Plot No. 18 & 19, Behind Croma, Near Sessions Court, Sector 15, C.B.D. Belapur, Navi Mumbai - 400614 Tel: (022) 2757 5777

**Registered Office:** Nepean Sea Road, Besides Priyadarshini Park, Mumbai 400036  
Tel: (022) 2368 5909 / 2361 3789 / 2369 1030

CIN: U45200MH199656C101586

GST: 27AAACM6833C12P

www.msrdc.in

Letter No. MSRDC/SPA-NMB/BP-51/CC/2024/1196

Date: 04 JUL 2024

To,  
Mr. Firoz Habibkhan Pathan,  
Gut No.319, At-Aatali,  
Tal-Satara, Dist-Satara

**Sub.:-** Regarding Application for issuance of Commencement Certificate for Residential and Commercial Development (Motel) on Gut no. 319 of Village-Atali, Taluka-Satara, District-Satara.

**Ref.:-** UDD,GoM vide letter क्रमांक: टिपीएस-1815/527/प्र.क्र.139/15/नवि-13, दिनांक:26/05/2023 व दिनांक 01/09/2023

This has reference to your application cited above regarding subject matter. In this regard, it is to inform you that, your proposal has been examined by our office and on scrutiny following deficiencies are observed in the proposal-

- Form of application under MR & TP Act 1966 as per Appendix : A-1 of UDCPR
- Appointment letter, Acceptance letter, Supervision memo and valid licensed copy of Architect, Structural Engineer, Plumber as per Appendix B of UDCPR
- Form giving Particulars of Development as per Item (iv) of Appendix : A1 of UDCPR
- NA Remarks/NA tax receipt
- Copy of 7/12 Extract (Not more than 3 months)
- Consent from other two Owners (Mr. Sampat Jadhav & Mr. Shreeniwas Awasre)
- Registered ROW executed between Mr. Sampat Jadhav and Mr. Vinit Sable & Mrs. Sheetal sable for accessing Gut no. 322 for area 270.00 sq.mts.
- Original Measurement Plan from TILR indicating ownership of applicant with all existing structures along with location of Registered ROW
- Search Report and Title Clearance Certificate for last 30 years certified from advocate w.r.t. references of Mutation Entries

**Project Office :** Special Planning Authority Expressway Smart City Project-1, 11th Floor, A-Wing, Shelton Sapphire, Plot No. 18 & 19, Behind Croma, Near Sessions Court, Sector 15, C.B.D. Belapur, Navi Mumbai - 400614 Tel: (022) 2757 5777

**Registered Office:** Nepean Sea Road, Besides Priyadarshini Park, Mumbai 400036  
Tel: (022) 2368 5909 / 2361 3789 / 2369 1030

CIN: U45200MH1996SGC101586

GST: 27AAACM6833C1ZP

www.msrdc.in

- j. Affidavit and Indemnity Bond as per MSRDC Format
  - k. Image/Drawing indicating access to the sanctioned Layout from Public street or Road  
Remarks from Concerned Department
  - l. Certified Contour Plan indicating existing structures (if any), contour levels, physical features etc. certified by Surveyor agency and Owner (In soft and hard copy)
  - m. Superimposition of Measurement Plan from TILR and Contour Plan (In soft and hard copy)
  - n. Gross Built-up area statement certified by architect after finalization of drawings
  - o. Certified copy of Google image indicating plot u/r
  - p. Earthquake stability Certificate and Structural Stability Certificate from Structural Engineer
  - q. NOC for provision of water and electric supply
  - r. NOC from Chief Fire Officer
  - s. Certified copy of village map
  - t. MEP report from MEP consultant
  - u. Completion Certificate as per Format mentioned in Appendix "G" certified by all Owners and Licensed Architect/Engineer and Licensed Plumber
  - v. Drainage Completion Certificate from Licensed Plumber
- (Other requisite NOC's, documents and drawings may be insisted by our office whenever required after completion of Scrutiny of Drawings & the same shall be informed to applicant/architect.)*

In order to further proceed with the application, above deficiencies in documents needs to be complied. As the requisite documents are not submitted; hence the application on above mentioned plot u/r is hereby refused under section 45 of MR & TP Act 1966, which may please be noted.

  
(Preeti Jadhav)  
Associate Planner  
MSRDC-SPA

C. C. To: Ar. Sumit Bagade, SANS Architects & Interior Designers, 29/A, "Mihir Bunglow"  
Manmohan CHS, Karve Nagar, Pune 411052

1802 Maharashtra State  
Road Development  
Corporation Limited



MSRDC/SPA/NMB/NMB-74/CC/2025/2351  
Date: 07/07/2025

To,  
Mr. Vikram Lalasaheb Pawar,  
Post Satara, Dist. Satara.

**Sub:** Compliance letter for Regularisation of Motel on Gut No. 315 (Part) Village Parambewadi, Tehsil-Satara, Dist.-Satara.

This is with reference to your proposal received from Tehsildar, Satara. It is to inform you that, the documents submitted by you are incomplete. Please submit the following documents to further process your application.

- 1) Covering letter (List of enclosures)
- 2) Application duly signed by Applicant and Architect in prescribed format of UDCPR.
- 3) Form Giving Particular of Development.
- 4) Appointment letter, Acceptance letter, supervision memo and valid license of appointed Architect, Structural Engineer, Plumber and Supervisor.
- 5) Detailed RCC design and structural/Earthquake stability certificates from the Structural Engineer.
- 6) MEP report.
- 7) Latest Title & Search report for past 30 years showing all mutation entries therein with clear title and without any encumbrances.
- 8) NA remarks from revenue department.
- 9) Physical Survey drawing certified by license Surveyor showing contours, existing features etc. (Submitted but plot boundary not shown on map)
- 10) Latest original Dy.SLR measurement map for survey numbers under reference showing demarcated land (Hissa) under ownership.
- 11) Zone Certificate/DP remarks.
- 12) Gross built up area statement from Architect/Engineer.
- 13) NOC from access road authority for access and building/control line.
- 14) NOC for electric power supply from appropriate Authority.
- 15) NOC for water supply from appropriate Authority.
- 16) NOC from Chief Fire Officer.
- 17) Tree cutting NOC, if required.
- 18) Affidavit/ undertaking by Owner in the format of Annexure 1
- 19) Indemnity Bond by the Owner in the Format of Annexure 2
- 20) Consent to establish from MPCB.
- 21) All required plans for scrutiny, in Hard and Soft copies.
- 22) Any other documents, as may be Necessary at the time of detail scrutiny.

Till the compliance mentioned as per above are fulfilled, the proposal put for approval is refused under clause no. 45 (1) (iii) of Maharashtra Regional & Town Planning Act 1966.

Thanking You.

Your's Faithfully,

*Prashil Pazare*  
07/07/2025.  
(Prashil Pazare)  
Assistant Director  
SPA, MSRDC Ltd.

CC:

Ar. Sumit Bagade (CA/2010/47800)  
29/A, "Mihir Bunglow", Manmohan Hsg. Soc., Karve Nagar, Pune 411052.

Project Office : Project Office: Special Planning Authority Expressway Smart City Project-1. 11th Floor. A-Wing. Shelton Sapphire. Plot No. 18 & 19. Behind Croma. Near Sessions Court. Sector 15. C.B.D. Belapur. Navy Mumbai-400614 Tel: (022) 2757 5777 / 4500 2077

Registered Office: Nepean Sea Road Besides Priyadarshini Park. Mumbai 400036  
Tel: (022) 2368 5909 / 2361 3789 / 2369 1030

CIN: U45200MH1996SGC101586 GST: 27AAACM6833C1ZP www.msrdc.in



जा.क्र. मरारविम/विनिप्रा/सातारा/बां.प.४५/२०२५/ ३३५८

दिनांक : 16 OCT 2025

प्रति,

श्री सहजराम नारायणदास छाबडा

प्लॉट नंबर ३०, गुलमोहर कॉलनी,

गोंडामाळ, सातारा - ४१५००१

**विषय: मौजे-आटाळी, ता.सातारा, जि.सातारा येथील स.नं. २९४ या जमिनीवर वाणिज्य प्रयोजनार्थ बांधकाम परवानगी मिळणेबाबत.**

**संदर्भ :-** १. तहसीलदार सातारा यांच्या कडील पत्र दि. २९/१२/२०२३ प्राप्त दि.१५/०१/२०२४

२. या कार्यालयाचे पत्र MSRDC/SPA-NMB/BP-४५/ATALI/CC/२०२४/१२२४, दि.०८/०७/२०२४

उपरोक्त संदर्भीय विषयान्वये, आपण मौजे-आटाळी, ता.सातारा, जि. सातारा येथील स.नं. २९४ क्षेत्र या जमिनीमध्ये वाणिज्य बांधकाम परवानगी मिळणेबाबत संदर्भीय क्र. १ नुसार प्रस्ताव सादर केलेला आहे. प्रस्तावांतर्गत सादर केलेल्या कागदपत्रांची प्राथमिक छाननी केली असता, त्यामध्ये त्रुटी आढळून आल्याने त्रुटीच्या पूर्ततेबाबत आपणास या कार्यालयाचे पत्र संदर्भ क्र.२ अन्वये कळविण्यात आले होते.

या अनुषंगाने आपण सादर केलेल्या प्रस्तावाची पडताळणी केली असता आपल्याकडून खालील कागदपत्रांची पूर्तता न झाल्याची आढळून आलेले आहे.

- १) विकासाचा तपशील देणारा फॉर्म (परिशिष्ट A-१ ची बाब (IV) UDCPR २०२०)
- २) संरचना अभियंता यांचे नियुक्तीपत्र आणि स्विकृती पत्र
- ३) वास्तुविशारद व संरचना अभियंता, यांचे पर्यवेक्षण प्रमाणपत्र (परिशिष्ट 'बी' फॉर्म नुसार)
- ४) संबंधित प्राधिकरणाकडून रस्ता उपलब्धतेचे प्रमाणपत्र
- ५) अग्निशमन विभागाचा ना हरकत दाखला
- ६) आवश्यक परवानगीसाठीचे सर्व नकाशे (Hard & Soft copies)
- ७) महाराष्ट्र प्रदुषण नियंत्रण विभागाचे नाहरकत दाखला.
- ८) अर्जदाराच्या नावाने बिगर अर्जदार जमीन मालकांकडून नोंदणीकृत पॉवर ऑफ अॅटर्नी / विकास करार (गरजेप्रमाणे)

**निगम कार्यालय :** विशेष नियोजन प्राधिकरण एक्सप्रेसवे स्मार्ट सिटी प्रकल्प-१, ११ वा मजला, ए-विंग, शेल्टन सफायर, भूखंड क्र. १८ आणि १९, क्रोमाच्या मागे, सत्र न्यायालयाजवळ, सेक्टर १५, सी.बी.डी. बेलापुर, नवी मुंबई ४००६१४. **दूरध्वनी :** (०२२) २७५७ ५७७७ / (०२२) ४५००२०७७

**नोंदणीकृत कार्यालय :** नेपियन्सी रोड, प्रियदर्शनी पार्क जवळ, मुंबई - ४०० ०३६  
**दूरध्वनी :** (०२२) २३६८ ५९०९ / (०२२) २३६१ ३७८९ / (०२२) २३६९ १०३०

९) भूमिअभिलेख कार्यालयाकडून प्राप्त सुस्पष्ट मोजणी नकाशा (६ महिन्याच्या आतला)

तरी आपणास विनंती करण्यात येते की, विषयांकित प्रस्तावाच्या अनुषंगाने आपण दि. १४.११.२०२५ पावेतो या कार्यालयात कागदपत्रांची पूर्तता करावी अन्यथा आपला प्रस्ताव महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम ४५ (३) नुसार ना मंजूर करून कार्यालयाचे दफ्तरी दाखल करण्यात येईल.

योग्य ती नोंद घ्यावी.

  
१५/१०/२०२५.  
(प्रशिल पाझार)

सहायक संचालक

विनिप्रा, मरारविम (मर्या.)

प्रत : १. उपनियंत्रक (अ.बां.नि.वि.), म.रा.र.वि.म.,वि.नि.प्रा.

२. सागर निंबाळकर, द्वारका चेंबर्स, राजपथ, २८, गुरुवार पेठ, सातारा-४१५००२

**MAHARASHTRA STATE ROAD DEVELOPMENT  
CORPORATION LIMITED**

---

O. W. No. MSRDC/SPA/Satara/C.P. 45/2025/3258

Date : 16<sup>th</sup> October 2025

To,  
Mr. Sahajaram Narayandas Chhabra  
Plot No. 30, Gulmohar Colony,  
Gendamal, Satara - 415001

Subject : Regarding obtaining construction  
permission for commercial purposes on land bearing  
Survey No. 294 situated at village Atali, Tal.  
Satara, Dist. Satara.

Reference : 1. Letter from Tehsildar Satara  
dated 29/12/2023 received on dated 15/01/2024  
2. Letter of this office MSRDC/SPA-NMB/BP-  
45/ATALI/CC/2024/1224, dated 08/07/2024

As per the above referenced subject, you have submitted a proposal vide Reference No. 1 for obtaining construction permission for commercial purpose on the land bearing Survey No. 294 area situated at village Atali, Tal. Satara, Dist. Satara. During the preliminary scrutiny of the documents submitted under the proposal, errors were found in it and hence, you

were informed by this office vide Letter Reference No. 2 about the rectification of the errors.

In this regard, when the proposal submitted by you was verified, it has been found that the following documents have not been completed by you.

- 1) Development Details Form (Item (IV) of Appendix A-1 UDCPR 2020)
- 2) Appointment Letter and Acceptance Letter of Structural Engineer
- 3) Supervision Certificate of Architect and Structural Engineer (as per Appendix 'B' Form)
- 4) Road Availability Certificate from the concerned authority
- 5) No Objection Certificate from Fire Department
- 6) All maps for necessary permission (Hard & Soft copies)
- 7) No Objection Certificate from Maharashtra Pollution Control Department.
- 8) Power of Attorney/Development Agreement registered in the name of the applicant from the non-applicant landowners (as required)
- 9) Clear Measurement Map obtained from the Land Records Office (within 6 months)

**1807**

However, you are hereby requested that, you should submit the following documents to this office in accordance with the subjected proposal by dated 14/11/2025. Otherwise your proposal will be rejected under Section 45 (3) of the Maharashtra Regional Planning and Town Planning Act, 1966 and filed in the office.

Please note accordingly.

**(Prashil Pazare)**  
**Assistant Director,**  
**SPA, MSRDC (Ltd.)**

Copy : 1. Deputy Controller (A.B.N.V.), M.S.R.D.C., SPA

2. Sagar Nimbalkar, Dwarka Chambers, Rajpath, 28,  
Gurwar Peth, Satara - 415002

जा.क्र. मरारविम/विनिप्रा/सातारा/बां.प.४६/२०२५/३२९०

दिनांक : 1 C OCT 2025

प्रति,

श्री योगेश घनश्याम छाबडा

प्लॉट नंबर ३०, गुलमोहर कॉलनी,

गेंडामाळ, सातारा - ४१५००१

**विषय:** मौजे-आटाळी, ता.सातारा, जि.सातारा येथील स.नं. २९६/२ या जमिनीवर एकूण क्षेत्र १६९०० चौ.मी. क्षेत्रामध्ये वाणिज्य प्रयोजनार्थ बांधकाम परवानगी मिळणेबाबत.

**संदर्भ :-** १. तहसीलदार सातारा यांच्या कडील पत्र दि. २९/१२/२०२३ प्राप्त दि.१५/०१/२०२४

२. या कार्यालयाचे पत्र MSRDC/SPA-NMB/BP-४६/ATALI/CC/२०२४/१२२३,  
दि.०८/०७/२०२४

उपरोक्त संदर्भीय विषयान्वये, आपण मौजे-आटाळी, ता.सातारा, जि. सातारा येथील स.नं. २९६/२ क्षेत्र १६९०० चौ.मी. या जमिनीवर एकूण क्षेत्र १६९०० चौ.मी. मध्ये वाणिज्य बांधकाम परवानगी मिळणेबाबत संदर्भीय क्र. १ नुसार प्रस्ताव सादर केलेला आहे. प्रस्तावांतर्गत सादर केलेल्या कागदपत्रांची प्राथमिक छाननी केली असता, त्यामध्ये त्रुटी आढळून आल्याने त्रुटीच्या पूर्ततेबाबत आपणास या कार्यालयाचे पत्र संदर्भ क्र.२ अन्वये कळविण्यात आले होते.

या अनुषंगाने आपण सादर केलेल्या प्रस्तावाची पडताळणी केली असता आपल्याकडून खालील कागदपत्रांची पूर्तता न झाल्याची आढळून आलेले आहे.

- १) विकासाचा तपशील देणारा फॉर्म (परिशिष्ट A-१ ची बाब (IV) UDCPR २०२०)
- २) संरचना अभियंता यांचे नियुक्तीपत्र आणि स्विकृती पत्र
- ३) वास्तुविशारद व संरचना अभियंता, यांचे पर्यवेक्षण प्रमाणपत्र (परिशिष्ट 'बी' फॉर्म नुसार)
- ४) संबंधित प्राधिकरणाकडून रस्ता उपलब्धतेचे प्रमाणपत्र
- ५) अग्निशमन विभागाचा ना हरकत दाखला
- ६) आवश्यक परवानगीसाठीचे सर्व नकाशे (Hard & Soft copies)
- ७) महाराष्ट्र प्रदुषण नियंत्रण विभागाचे नाहरकत दाखला.
- ८) अर्जदाराच्या नावाने बिगर अर्जदार जमीन मालकांकडून नोंदणीकृत पॉवर ऑफ अॅटर्नी / विकास करार

(गरजेप्रमाणे)

**निगम कार्यालय :** विशेष नियोजन प्राधिकरण एक्सप्रेसवे स्मार्ट सिटी प्रकल्प-१, ११ वा मजला, ए-विंग, शेल्टन सफायर, भूखंड क्र. १८ आणि १९, क्रोमाच्या मागे, सत्र न्यायालयाजवळ, सेक्टर १५, सी.बी.डी. बेलापुर, नवी मुंबई ४००६१४. **दूरध्वनी :** (०२२) २७५७ ५७७७ / (०२२) ४५००२०७७

नोंदणीकृत कार्यालय : नेपियन्सी रोड, प्रियदर्शनी पार्क जवळ, मुंबई - ४०० ०३६  
दूरध्वनी : (०२२) २३६८ ५९०९ / (०२२) २३६९ ३७८९ / (०२२) २३६९ १०३०

९) पूर्वीचे वास्तुविशारद यांचा राजीनामा

१०) भूमिअभिलेख कार्यालयाकडून प्राप्त सुस्पष्ट मोजणी नकाशा (६ महिन्याच्या आतला)

तरी आपणास विनंती करण्यात येते की, विषयांकित प्रस्तावाच्या अनुषंगाने आपण दि. १४.११.२०२५ पावेतो या कार्यालयात कागदपत्रांची पूर्तता करावी अन्यथा आपला प्रस्ताव महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम ४५ (३) नुसार ना मंजूर करुन कार्यालयाचे दफ्तरी दाखल करण्यात येईल.

योग्य ती नोंद घ्यावी.

  
१५/१०/२०२५  
(प्रशिल पाझारे)

सहायक संचालक

विनिप्रा, मरारविम (मर्या.)

प्रत : १. उपनियंत्रक (अ.बां.नि.वि.), म.रा.र.वि.म.,वि.नि.प्रा.

२. प्रणय पशीलकर, ऑफिस नंबर ०६, अमृत गार्डन, प्लॉट नंबर १०३, सेक्टर १७, खांदा कॉलनी, नवी मुंबई

४१०२०९

1810  
महाराष्ट्र राज्य रस्ते विकास  
महामंडळ मर्यादित



जा.क्र. मरारविम/विनिप्रा/सातारा/बां.प.४७/२०२५/३२५६

दिनांक : 1 Oct 2025

प्रति,

श्री घनश्याम नारायणदास छाबडा

प्लॉट नंबर ३०, गुलमोहर कॉलनी,

गेंडामाळ, सातारा - ४१५००१

विषय: मौजे-आटाळी, ता. सातारा, जि. सातारा येथील स.नं. ३०२ या जमिनीवर एकूण क्षेत्र १०७०० चौ.मी. क्षेत्रामध्ये वाणिज्य प्रयोजनार्थ बांधकाम परवानगी मिळणेबाबत.

संदर्भ :- १. तहसीलदार सातारा यांच्या कडील पत्र दि. २९/१२/२०२३ प्राप्त दि. १५/०१/२०२४  
२. या कार्यालयाचे पत्र MSRDC/SPA-NMB/BP-४७/ATALI/CC/२०२४/१२२२,  
दि. ०८/०७/२०२४

उपरोक्त संदर्भीय विषयान्वये, आपण मौजे-आटाळी, ता. सातारा, जि. सातारा येथील स.नं. ३०२ क्षेत्र १०७०० चौ.मी. या जमिनीवर एकूण क्षेत्र १०७०० चौ.मी. मध्ये वाणिज्य बांधकाम परवानगी मिळणेबाबत संदर्भीय क्र. १ नुसार प्रस्ताव सादर केलेला आहे. प्रस्तावांतर्गत सादर केलेल्या कागदपत्रांची प्राथमिक छाननी केली असता, त्यामध्ये त्रुटी आढळून आल्याने त्रुटीच्या पूर्ततेबाबत आपणास या कार्यालयाचे पत्र संदर्भ क्र. २ अन्वये कळविण्यात आले होते.

या अनुषंगाने आपण सादर केलेल्या प्रस्तावाची पडताळणी केली असता आपल्याकडून खालील कागदपत्रांची पूर्तता न झाल्याची आढळून आलेले आहे.

- १) विकासाचा तपशील देणारा फॉर्म (परिशिष्ट A-१ ची बाब (IV) UDCPR २०२०)
- २) संरचना अभियंता यांचे नियुक्तीपत्र आणि स्विकृती पत्र
- ३) वास्तुविशारद व संरचना अभियंता, यांचे पर्यवेक्षण प्रमाणपत्र (परिशिष्ट 'बी' फॉर्म नुसार)
- ४) संबंधित प्राधिकरणाकडून रस्ता उपलब्धतेचे प्रमाणपत्र
- ५) अग्निशमन विभागाचा ना हरकत दाखला
- ६) आवश्यक परवानगीसाठीचे सर्व नकाशे (Hard & Soft copies)
- ७) महाराष्ट्र प्रदुषण नियंत्रण विभागाचे नाहरकत दाखला.
- ८) अर्जदाराच्या नावाने बिगर अर्जदार जमीन मालकांकडून नोंदणीकृत पॉवर ऑफ अॅटर्नी / विकास करार (गरजेप्रमाणे)

९) पूर्वीचे वास्तुविशारद यांचा राजीनामा

निगम कार्यालय : विशेष नियोजन प्राधिकरण एक्सप्रेसवे स्मार्ट सिटी प्रकल्प-१, ११ वा मजला, ए-विंग, शेल्टन सफायर, भूखंड क्र. १८ आणि १९, क्रोमाच्या मागे, सत्र न्यायालयाजवळ, सेक्टर १५, सी.बी.डी. बेलापुर, नवी मुंबई ४००६१४. दूरध्वनी : (०२२) २७५७ ५७७७ / (०२२) ४५००२०७७

नोंदणीकृत कार्यालय : नेपियन्सी रोड, प्रियदर्शनी पार्क जवळ, मुंबई - ४०० ०३६  
दूरध्वनी : (०२२) २३६८ ५९०९ / (०२२) २३६१ ३७८९ / (०२२) २३६९ १०३०

सीआयएन : U45200MH1996SGC101586

जीएसटी : 27AAACM6833C1ZP

www.msrdc.org

तरी आपणास विनंती करण्यात येते की, विषयांकित प्रस्तावाच्या अनुषंगाने आपण दि. १४.११.२०२५ पावेतो या कार्यालयात कागदपत्रांची पूर्तता करावी अन्यथा आपला प्रस्ताव महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम ४५ (३) नुसार ना मंजूर करुन कार्यालयाचे दफ्तरी दाखल करण्यात येईल.

योग्य ती नोंद घ्यावी.

  
१५/१०/२०२५  
(प्रशिल पाडारे)

सहायक संचालक

विनिप्रा, मरारविम (मर्या.)

प्रत : १. उपनियंत्रक (अ.बां.नि.वि.), म.रा.र.वि.म.,वि.नि.प्रा.

२. प्रणय पशीलकर, ऑफिस नंबर ०६, अमृत गार्डन, प्लॉट नंबर १०३, सेक्टर १७, खांदा कॉलनी, नवी मुंबई

४१०२०९

MAHARASHTRA STATE ROAD DEVELOPMENT CORPORATION  
LIMITED

---

O.W.No.MSRDCL/SPA/Satara/C.P. 46/2025/3260

Date: 16<sup>th</sup> October 2025

To,

Mr. Yogesh Ghanshyam Chhabra

Plot No. 30, Gulmohar Colony,

Gendamal, Satara - 415001

**Subject : Regarding obtaining construction permission for commercial purposes on land bearing Survey No. 296/2, area 16900 Sq. Mtr. situated at village Atali, Tal. Satara, Dist. Satara.**

**Reference: 1. Letter from Tehsildar Satara dated 29/12/2023 received on dated 15/01/2024**  
**2. Letter of this office MSRDC/SPA-NMB/BP-46/ ATALI/CC/2024/1223, dated 08/07/2024**

As per the above referenced subject, you have submitted a proposal vide Reference No. 1 for obtaining construction permission for commercial purpose on the land bearing Survey No. 296/2 area 16900 Sq. Mtr. situated at village Atali, Tal. Satara, Dist. Satara. During the preliminary scrutiny of the documents submitted under the proposal, errors were found in it and hence, you were informed by this office vide Letter Reference No. 2 about the rectification of the errors.

In this regard, when the proposal submitted by you was verified, it has been found that the following documents have not been completed by you.

- 1) Development Details Form (Item (IV) of Appendix A-1 UDCPR 2020)
- 2) Appointment Letter and Acceptance Letter of Structural Engineer
- 3) Supervision Certificate of Architect and Structural Engineer (as per Appendix 'B' Form)
- 4) Road Availability Certificate from the concerned authority
- 5) No Objection Certificate from Fire Department
- 6) All maps for necessary permission (Hard & Soft copies)
- 7) No Objection Certificate from Maharashtra Pollution Control Department.
- 8) Power of Attorney/Development Agreement registered in the name of the applicant from the non-applicant landowners (as required)
- 9) Resignation of the previous Architect
- 10) Clear Measurement Map obtained from the Land Records Office (within 6 months)

However, you are hereby requested that, you should submit the following documents to this office in accordance with the subjected proposal by dated 14/11/2025. Otherwise your proposal will be rejected under Section 45 (3) of the Maharashtra Regional Planning and Town Planning Act, 1966 and filed in the office.

Please note accordingly.

**(Prashil Pazare)**  
**Assistant Director,**  
**SPA, MSRDC (Ltd.)**

Copy : 1. Deputy Controller (A.B.N.V.),  
M.S.R.D.C.L, SPA

2. Pranay Pashilkar, Office No. 06, Amrut Garden, Plot No. 103, Sector 17, Khanda Colony, Navi Mumbai - 410209

MAHARASHTRA STATE ROAD DEVELOPMENT CORPORATION  
LIMITED

---

O. W. No. MSRDC/SPA/Satara/C.P. 47/2025/3259

Date : 16<sup>th</sup> October 2025

To,

Mr. Ghanshyam Narayandas Chhabra

Plot No. 30, Gulmohar Colony,

Gendamal, Satara - 415001

Subject : Regarding obtaining construction permission for commercial purposes on land bearing Survey No. 302, area 10700 Sq. Mtr. situated at village Atali, Tal. Satara, Dist. Satara.

Reference:1. Letter from Tehsildar Satara dated 29/12/2023 received on dated 15/01/2024

2. Letter of this office MSRDC/SPA-NMB/BP-47/ATALI/CC/2024/1222, dated 8/07/2024

As per the above referenced subject, you have submitted a proposal vide Reference No. 1 for obtaining construction permission for commercial purpose on the land bearing Survey No. 302 area 10700 Sq. Mtr. situated at village Atali, Tal. Satara, Dist. Satara. During the preliminary scrutiny of the documents submitted under the proposal, errors were found in it and hence, you were informed by this office vide Letter Reference No. 2 about the rectification of the errors.

In this regard, when the proposal submitted by you was verified, it has been found that the

following documents have not been completed by you.

- 1) Development Details Form (Item (IV) of Appendix A-1 UDCPR 2020)
- 2) Appointment Letter and Acceptance Letter of Structural Engineer
- 3) Supervision Certificate of Architect and Structural Engineer (as per Appendix 'B' Form)
- 4) Road Availability Certificate from the concerned authority
- 5) No Objection Certificate from Fire Department
- 6) All maps for necessary permission (Hard & Soft copies)
- 7) No Objection Certificate from Maharashtra Pollution Control Department.
- 8) Power of Attorney/Development Agreement registered in the name of the applicant from the non-applicant landowners (as required)
- 9) Resignation of the previous Architect

However, you are hereby requested that, you should submit the following documents to this office in accordance with the subjected proposal by dated 14/11/2025. Otherwise your proposal will be rejected under Section 45 (3) of the Maharashtra Regional Planning and Town Planning Act, 1966 and filed in the office.

Please note accordingly.

**(Prashil Pazare)**  
**Assistant Director,**  
**SPA, MSRDC (Ltd.)**

Copy : 1. Deputy Controller (A.B.N.V.),  
M.S.R.D.C.L, SPA

2. Pranay Pashilkar, Office No. 06, Amrut Garden, Plot No. 103, Sector 17, Khanda Colony, Navi Mumbai - 410209

जा.क्र. मरारविम/विनिप्रा/बां.प.५१/२०२५/३२५६

दिनांक : 15 OCT 2025

प्रति,  
श्री. फिरोज हबीबखान पठाण,  
सर्वे न. ३१९, अटाळी,  
ता. सातारा, जिल्हा- सातारा.

### स्मरण पत्र

विषय — मौजे- अटाळी, ता. सातारा, जि. सातारा येथील स.नं. ३१९ या जमिनीवर रहिवासी आणि वाणिज्य प्रयोजनार्थ (मोटेल) या कारणासाठी बांधकाम परवानगी मिळणेबाबत.

संदर्भ :- १. तहसीलदार सातारा यांचेकडील पत्र दि. २१/०२/२०२४ प्राप्त दि. २२/०२/२०२४.  
२. या कार्यालयाचे पत्र क्र.मरारविम/विनिप्रा-नमहा/बां.प-५१/प्रा. प्र./२०२४/११९६, दि.०४/०७/२०२४.

उपरोक्त संदर्भीय विषयान्वये, आपण मौजे- अटाळी, ता. सातारा, जि. सातारा येथील स.नं. ३१९ या जमिनीवर रहिवासी आणि वाणिज्य प्रयोजनार्थ (मोटेल) बांधकाम परवानगी मिळणेबाबत संदर्भीय क्र. १ नुसार प्रस्ताव सादर केलेला आहे. प्रस्तावांतर्गत सादर केलेल्या कागदपत्रांची प्राथमिक छाननी केली असता, त्यामध्ये त्रुटी आढळून आल्याने त्रुटीच्या पूर्ततेबाबत आपणास या कार्यालयाचे पत्र संदर्भ क्र.२ अन्वये कळविण्यात आले होते.

या अनुषंगाने आपण सादर केलेल्या प्रस्तावाची पडताळणी केली असता आपल्याकडून अद्याप कागदपत्रांची पूर्तता करण्यात आलेली नाही. तरी आपणास विनंती करण्यात येते की, विषयांकित प्रस्तावाच्या अनुषंगाने आपण दि. १४.११.२०२५ दिनांकपर्यंत या कार्यालयात आवश्यक कागदपत्रांची पूर्तता करावी अन्यथा आपला प्रस्ताव महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम ४५ (३) नुसार ना मंजूर करून कार्यालयाचे दफ्तरी दाखल करण्यात येईल.

योग्य ती नोंद घ्यावी.

*L. Jangare*  
१५/१०/२०२५

(प्रशिल पाझारे)

सहायक संचालक

विनिप्रा, मरारविम (मर्या.)

प्रत : १. उपनियंत्रक (अ.बां.नि.वि.), म.रा.र.वि.म., वि.नि.प्रा. .

२. वास्तुविशारद सुमित बगाडे, २९/अ, 'मिहिर बंगाला, कर्वे नगर, पुणे- ४११ ०५२.

निगम कार्यालय : विशेष नियोजन प्राधिकरण एक्सप्रेसवे स्मार्ट सिटी प्रकल्प-१, ११ वा मजला, ए-विंग, शेल्टन सफायर, भूखंड क्र. १८ आणि १९, क्रोमाच्या मागे, सत्र न्यायालयाजवळ, सेक्टर १५, सी.बी.डी. बेलापुर, नवी मुंबई ४००६१४. दूरध्वनी : (०२२) २७५७ ५७७७ / (०२२) ४५००२०७७

नोंदणीकृत कार्यालय : नेपियन्सी रोड, प्रियदर्शनी पार्क जवळ, मुंबई - ४०० ०३६  
दूरध्वनी : (०२२) २३६८ ५९०९ / (०२२) २३६१ ३७८९ / (०२२) २३६९ १०३०

**MAHARASHTRA STATE ROAD DEVELOPMENT CORPORATION  
LIMITED**

---

**O. W. No. MSRDC/SPA/C.P. 51/2025/3256**

Date : 15<sup>th</sup> October 2025

**To,**

**Mr. Firoz Habibkhan Pathan**

Survey No. 319, Atali,

Tal. Satara, Dist. Satara

**REMINDER LETTER**

**Subject : Regarding obtaining construction permission for residential and commercial (Motel) purposes on land bearing Block No. 319 situated at village Atali, Tal. Satara, Dist. Satara.**

**Reference: 1. Letter from Tehsildar Satara dated 21/02/2024, received on dated 22/02/2024**

**2. Letter of this office MSRDC/SPA-NMHA/C.C.-51/Pra.Pra./2024/1196, dated 04/07/2024**

As per the above-mentioned referenced subject, you have submitted a proposal vide Reference No. 1 for obtaining construction permission for residential and commercial purposes (Motel) on the land bearing Survey No. 319, situated at village Atali, Tal. Satara, Dist. Satara. During the preliminary scrutiny of the documents submitted under the proposal, errors were found in it and therefore, you were informed vide letter of this office vide Reference No. 2 to submit that documents.

**1818**

In this regard, when the proposal submitted by you was verified, the documents have not been submitted by you yet. However, you are requested that in accordance with the subject proposal, you should complete the necessary documents in this office by dated 14/11/2025, otherwise your proposal will be disapproved as per section 45 (3) of the Maharashtra Regional Planning and Town Planning Act, 1966 and filed in the office.

Please note accordingly.

**(Prashil Pazare)**  
**Assistant Director,**  
**SPA, MSRDC (Ltd.)**

Copy : 1. Deputy Controller (A.B.N.V.),  
M.S.R.D.C.L, SPA

2. Architect Mr. Sumit Bagade, 29/A, Mihir  
Bungalow, Manmohan Housing Society, Karve Nagar,  
Pune - 411052



जा.क्र. मरारविम/विनिप्रा/न.म.बां.प.७४/२०२५/३२५७

दिनांक: 15 OCT 2025

प्रति,

श्री. विक्रम लालासाहेब पवार,

पोस्ट सातारा, जिल्हा सातारा.

विषय - मौजे पारंबेवाडी, ता. सातारा, जि.सातारा येथील ग.नं. ३१५(भाग) या जमिनीवर एकूण क्षेत्र ४००० चौ.मी. क्षेत्रामध्ये रहिवास व वाणिज्य (मोटेल) कारणास्तव बांधकाम परवानगी देणेबाबत...

संदर्भ :- १. आपला अर्ज तहसीलदार सातारा यांचे मार्फत प्राप्त दि. २२/०२/२०२४.

२.या कार्यालयाचे पत्र क्र. MSRDC/SPA/NMB/NMB-७४/CC/२०२५/२३५१,  
दि.०७/०७/२०२५.

उपरोक्त संदर्भीय विषयान्वये, आपला मौजे पारंबेवाडी, ता. सातारा, जि.सातारा येथील ग.नं. ३१५(भाग) या जमिनीवर एकूण क्षेत्र ४००० चौ.मी. क्षेत्रामध्ये रहिवास व वाणिज्य (मोटेल) कारणास्तव बांधकाम परवानगी मिळणेबाबत संदर्भीय क्र. १ नुसार प्रस्ताव तहसीलदार सातारा यांचे मार्फत प्राप्त झाला आहे. प्रस्तावांतर्गत सादर केलेल्या कागदपत्रांची प्राथमिक छाननी केली असता, त्यामध्ये त्रुटी आढळून आल्याने त्रुटीच्या पूर्ततेबाबत आपणास या कार्यालयाचे पत्र संदर्भ क्र.२ अन्वये कळविण्यात आले होते.

या अनुषंगाने आपण सादर केलेल्या प्रस्तावाची पडताळणी केली असता आपल्याकडून कागदपत्रांची पूर्तता न झाल्याची आढळून आलेले आहे. तरी आपणास विनंती करण्यात येते की, विषयांकित प्रस्तावाच्या अनुषंगाने आपण दि. १४.११.२०२५ पर्यंत या कार्यालयाच्या दि.०७/०७/२०२५ रोजीच्या पत्राच्या अनुषंगाने कागदपत्रांची पूर्तता करावी अन्यथा आपला प्रस्ताव महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम ४५ (३) नुसार ना मंजूर करून कार्यालयाचे दफ्तरी दाखल करण्यात येईल.

योग्य ती नोंद घ्यावी.

*Prashil Patil*  
१५/१०/२०२५.

(प्रशिल पाझारे)

सहायक संचालक

विनिप्रा, मरारविम (मर्या.)

प्रत : १. उपनियंत्रक (अ.बां.नि.वि.), म.रा.र.वि.म.,वि.नि.प्रा.

२. वास्तुविशारद श्री. सुमित बागडे,

२९/अ, मिहीर बंगलो, मनमोहन हौ. सो.,कर्वे नगर, पुणे- ४११ ०५२.

निगम कार्यालय : विशेष नियोजन प्राधिकरण एक्सप्रेसवे स्मार्ट सिटी प्रकल्प-१, ११ वा मजला, ए-विंग, शेल्टन सफायर, भूखंड क्र. १८ आणि १९, क्रोमाच्या मागे, सत्र न्यायालयाजवळ, सेक्टर १५, सी.बी.डी. बेलापुर, नवी मुंबई ४००६१४. दूरध्वनी : (०२२) २७५७ ५७७७ / (०२२) ४५००२०७७

नोंदणीकृत कार्यालय : नेपियन्सी रोड, प्रियदर्शनी पार्क जवळ, मुंबई - ४०० ०३६  
दूरध्वनी : (०२२) २३६८ ५९०९ / (०२२) २३६९ ३७८९ / (०२२) २३६९ १०३०

MAHARASHTRA STATE ROAD DEVELOPMENT CORPORATION  
LIMITED

---

O. W. No. MSRDC/SPA/N.M.B.C.P. 74/2025/3257

Date : 15<sup>th</sup> October 2025

To,

Mr. Vikram Lalasaheb Pawar

Post Satara, Dist. Satara

**Subject : Regarding obtaining construction permission for residential and commercial (Motel) purposes on land bearing Block No. 315 (Part), area 4000 Sq. Mtr. situated at village Parambewadi, Tal. Satara, Dist. Satara.**

**Reference : 1. Letter from Tehsildar Satara received on dated 22/02/2024**

**2. Letter of this office MSRDC/SPA/NMB/NMB-74/CC/2025/2351, dated 07/07/2025**

As per the above referenced subject, your proposal has been received through the Tahasildar, Satara vide Reference No. 1 for obtaining construction permission for residential and commercial (Motel) purposes on the land bearing Block No. 315 (Part), area 4000 Sq. Mtr. situated at village Parambewadi, Tal. Satara, Dist. Satara. During the preliminary scrutiny of the documents submitted with the proposal, errors were found in it and hence, you were informed by this office vide Letter Reference No. 2 about the rectification of the errors.

In this regard, when the proposal submitted by you was verified, it has been found that some documents have not been submitted by you.

**1821**

However, in accordance with the letter from this office dated 07/07/2025, you are hereby requested that, you should submit the said documents to this office in accordance with the subjected proposal by dated 14/11/2025. Otherwise your proposal will be rejected under Section 45 (3) of the Maharashtra Regional Planning and Town Planning Act, 1966 and filed in the office.

Please note accordingly.

**(Prashil Pazare)**  
**Assistant Director,**  
**SPA, MSRDC (Ltd.)**

Copy : 1. Deputy Controller (A.B.N.V.),  
M.S.R.D.C.L, SPA

2. Architect Mr. Sumit Bagade, 29/A, Mihir  
Bungalow, Manmohan Housing Society, Karve Nagar,  
Pune - 411052

# 1822

## NOTIFICATION

Government of Maharashtra  
Urban Development Department  
Madam Kama Marg, Hutatma Rajguru Chowk,  
Mantralaya, Mumbai – 400 032.  
Date: 27.03.2025

*The Maharashtra Regional & Town Planning Act, 1966*

**No.TPS-1817/1652/C.R.335/2018/UD-13 :-** Whereas, the Regional Plan for Satara has been sanctioned by the Government in the Urban Development Department under sub-section (1) of section 15 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") vide Notification No.TPS-1917/1585/CR-150/17/UD-13, dated 08.01.2018;

And whereas, in accordance with the provisions of Section 40(1B) of the Maharashtra Regional and Town Planning Act, 1966, the Government of Maharashtra in Urban Development Department has appointed the Maharashtra State Road Development Corporation Limited, to be the Special Planning Authority for the area in the 52 villages of Satara, Jaoli and Patan Tehsils in Satara District as specified in Schedule appended thereto, subject to conditions, vide Notification No.TPS-1817/1652/CR-335/18/UD-13, dated 13.09.2019. Subsequently, Maharashtra in Urban Development Department has been designated as Special Planning Authority for the area in the 58 villages by issuing the Corrigendum, as some of the earlier notified large villages have been split and converted into new Revenue villages and also it was necessary to change the name of some villages, vide Notification No.TPS-1817/1652/C.R.335/18/Corrigendum/UD-13, dated 15.11.2019;

And whereas, Maharashtra State Road Development Corporation Limited has requested the Government, vide Marathi letter No.जा.क्र.मरारविम/विनिप्रा/२०२०/३८९/३२१६, dated 04.09.2020, to appoint them as a Special Planning Authority for 177 villages to develop the New Mahabaleshwar Hill Station;

And whereas, after considering the request of Maharashtra State Road Development Corporation Limited, Government has appointed the Maharashtra State Road Development Corporation Limited as a Special Planning Authority for the 177 villages subject to certain conditions;

And whereas, Maharashtra State Road Development Corporation Limited has requested the Government, vide Marathi letter No.जा.क्र. मरारविम/सातारा/न.म./शुध्दीपत्रक/2024/1933, dated 30.10.2024, to appoint them as a Special Planning Authority for 294 villages to develop the New Mahabaleshwar Hill Station; (hereinafter referred to as "the said Area")

And whereas, after considering the request of Maharashtra State Road Development Corporation Limited, Government is of opinion that the Maharashtra State Road Development Corporation Limited shall be appointed as Special Planning Authority for the said area subject to certain conditions;

Now therefore, in exercise of the powers conferred under sub section (1B) of section- 40 of the said Act, and all other powers enabling it in this behalf, the Government of Maharashtra hereby,

- a) appoints the Maharashtra State Road Development Corporation Limited to be the Special Planning Authority for the area in the 294 villages of Satara, Jaoli and Patan Tehsils in Satara District as specified in Schedule-A appended herewith and as shown specifically on plan attached herewith, subject to following conditions;



Conditions:-

1) The development in the said notified area shall be permissible as per the DCPR meant for the area of Core Zone of Conservation Zone and Buffer Zone of Conservation Zone and also for the area above 1000 meter height from Mean Sea Level in Satara Regional Plan.

2) Restrictions as per provisions of The Environment (Protection) Act, 1986 and rules made there under from time to time shall be applicable for the Environmentally Sensitive Area.

3) No construction shall be permissible on the land having slope 20<sup>0</sup> or more, as applicable for Mahabaleshwar and Panchgani Municipal Council.

4) Villages falling in the Eco-Sensitive Region, if any, as per Ministry of Environment, Forest and Climate Change, Government of India notification dated 17.01.2001 for Mahabaleshwar and Panchgani Eco-Sensitive Region, all the provisions of this notification shall be applicable for such villages.

5) All the provisions of draft notification dated 03.10.2018 of Ministry of Environment, Forest and Climate Change, Government of India in respect of Western Ghats Ecologically Sensitive Area shall be applicable as per final sanction by MoEF&CC.

6) Development and works within the villages of this area i.e. New Mahabaleshwar Hill Station which includes in Sahyadri Tiger Reserve Notified Area, shall be as per Tiger Conservation Plan sanctioned by National Tiger Conservation Authority, New Delhi for Sahyadri Tiger Reserve.

7) Procedure as per Office Memorandum dated 08.08.2019 of Ministry of Environment, Forest and Climate Change, Government of India shall be followed for new development project located around Sahyadri Tiger Reserve.

8) The provisions of the approved Regional Plan of Satara will continue to be applicable for this area. Also, the Buffer zone restrictions within 2.50 km from the boundary of Mahabaleshwar Panchgani Regional Plan will continue to be applicable

b) The Special Planning Authority i.e. Maharashtra State Road Development Corporation Limited shall prepare and publish the planning proposals along with Development Control Regulations for the area of earlier Notified villages and the 294 villages as specified in **Schedule-A** appended herewith and submit the same to the Government for sanction after following due procedure prescribed in the said Act.

Copy of the plan showing the boundaries of the said Special Planning Authority shall be available for inspection for the general public during an office hours on all working days at the following offices for period of one month.

- (1) Commissioner, Pune Division, Pune.
- (2) Collector, Satara
- (3) Vice Chairman and Managing Director, MSRDC, Bandra (W), Mumbai.
- (4) Joint Director of Town Planning, Pune Division, Pune.
- (5) Assistant Director of Town Planning, Satara Branch, Satara.

*By order and in the name of the Governor of Maharashtra,*



(Dr. Pratibha Bhadane)  
Joint secretary to Government

## 1824

## Appendix -A

(Accompaniment to the Government in Urban Development Department's Notification bearing No.TPS-1817/1652/CR-335/18/UD-13, dated 27.03.2025)

Sr.No.	Taluka Name	Village Name	Approx. Area (Ha.)
1	Jaoli	Adoshi	850.42
2		Agalavewadi	131.10
3		Ambeghar t medha	509.24
4		Asani	175.09
5		Bhamghar	197.53
6		Bhanang	425.15
7		Bibhvi	325.63
8		Chorambe	82.27
9		Dangreghar	209.25
10		Dhanakwadi	182.10
11		Divdevwadi	63.58
12		Gavdi	407.49
13		Jawalwadi	169.87
14		Jungti	1458.15
15		Kaloshi	248.89
16		Karandi t.medha	186.14
17		Karanje	369.76
18		Kedambe	303.64
19		Kenjal	200.88
20		Kesakarwadi	111.43
21		Khirkhandi	496.14
22		Kumbhargani	81.21
23		Kusapur	502.18
24		Kusawade	783.20
25		Madoshi	505.53



# 1825

26		Malchoundi	65.77	
27		Maldev	705.43	
28		Moleshwar	40.47	
29		Mamurdi	262.77	
30		Met indawli	1212.44	
31		Mhate bk	197.40	
32		Mohat	429.55	
33		Morawale	220.77	
34		Narfdev	238.40	
35		Nizare	393.55	
36	Jaoli	Ozare	351.37	
37		Pali t. tamb	1230.02	
38		Pimpri t. medha	150.96	
39		Punavadi	161.80	
40		Ritkawali	207.26	
41		Savali	229.28	
42		Sawrat	287.21	
43		Sayali	163.45	
44		Takawli	1173.05	
45		Tambi	856.65	
46		Tambi t. medha	176.83	
47		Vagheshwar	220.78	
48		Vahite	82.39	
49		Vasota	378.47	
50		Patan	Aadev Kh.	156.45
51			Abdarwadi	70.00
52			Acharewadi	164.79
53			Adadev	171.85
54			Adul	201.64



# 1826

55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83

Patan

Ambavade kh.	520.13
Ambavane	272.50
Ambrag	451.35
Ambrule	424.07
Asawalewadi	295.21
Bacholi	338.84
Bagalwadi	134.58
Bahule	462.27
Bamanwadi	75.59
Banpethwadi	244.47
Banpuri	889.77
Belavade kh.	447.35
Bambavade	373.83
Bharewadi	148.24
Bhilarwadi	15.74
Bhosgaon	476.98
Bibi	485.07
Boragewadi	223.18
Borgewadi	90.61
Chafer	694.24
Chalkewadi	486.54
Chavanwadi (dhamani )	372.98
Chawaliwadi	99.46
Chikhalewadi	27.91
Chiteghar	138.51
Chopadi	382.63
Chopdarwadi	107.25
Chougulewadi	337.43
Chougulewadi	107.12



# 1827

84		Dakewadi (kalgaon)	186.79
85		Dakewadi (wazoli)	131.22
86		Dangistewadi	187.94
87		Daphalwadi	75.38
88		Davari	373.81
89		Devghar taraf patan	49.94
90		Dhajgaon	173.14
91		Dhamani	654.84
92		Dhebewadi	140.84
93		Dhokawale	626.02
94		Dicholi	877.11
95		Digewadi	476.90
96		Divashi Bk.	894.33
97	Patan	Dongarobachiwadi	186.97
98		Donglewadi	166.88
99		Ekavadewadi	56.69
100		Galmewadi	376.85
101		Garawade	411.56
102		Gavhanwadi	128.61
103		Gaymukhwadi	98.90
104		Ghanav	288.42
105		Ghatewadi	190.19
106		Girewadi	145.24
107		Gokul taraf helwak	682.11
108		Gorewadi	59.05
109		Gudhe	510.78
110		Gujarwadi	308.86
111		Gunjali	118.32
112		Harugdewadi	45.16



# 1828

113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141

Patan

Humbarwadi	143.24
Jalv	336.21
Jambhalwadi	51.37
Jambhekarwadi	243.70
Jamdadwadi & chaugulewadi	80.36
Janugdewadi	115.92
Jarewadi	789.39
Kadhane	423.91
Kalambe	330.26
Kalgaon	546.17
Kalkewadi	122.16
Kaloli	167.50
Karanjvade	1279.18
Karapewadi	371.69
Karpewadi	104.62
Kasrund	463.45
Katvadi	155.34
Kavadewadi	130.45
Kavarwadi	270.92
Khale	251.20
Khilarwadi	141.86
Killemorgiri	489.48
Kokisare	249.34
Kolagewadi	94.88
Kolekarwadi	413.22
Korivale	375.82
Kumbhargaon	336.86
Kuthare	312.70
Lendhori	392.16



## 1829

142	Letamewadi	276.99
143	Loharwadi	95.92
144	Lotalewadi	99.77
145	Lugadewadi	141.11
146	Mahind	586.17
147	Maldan	298.86
148	Malharpeth	408.09
149	Maloshi	250.65
150	Manainagar	210.51
151	Mandrulkole	411.54
152	Mandrulkole Kh.	254.76
153	Maneri	594.61
154	Manewadi	392.04
155	Manyachiwadi	145.30
156	Manyachiwadi	104.56
157	Marali	883.60
158	Marekarwadi	158.70
159	Marloshi	313.15
160	Marul Haveli	499.83
161	Maskarwadi	204.08
162	Maskarwadi	467.74
163	Maskarwadi No. 1	39.73
164	Mastewadi	84.53
165	Matrewadi	309.86
166	Maundrul haveli	151.04
167	Mhavashi	827.64
168	Mirgaon	558.09
169	Morewadi (kuthare)	109.86
170	Morgiri	136.78

Patan



# 1830

171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199

Patan

Mulgaon	164.92
Murud	510.21
Muttalwadi	132.87
Nade	168.49
Nadoli	369.83
Naralwadi	153.11
Natoshi	891.19
Navadi	241.45
Navasarwadi	133.02
Nawaja	1878.77
Nerale	285.96
Nisare	638.57
Nivade	574.10
Pachupatewadi	86.11
Padekarwadi	342.87
Padharwadi Telewadi	222.45
Pagewadi	41.01
Paparde Bk	229.59
Paparde Kh.	296.58
Pawarwadi	258.63
Pawarwadi	192.42
Petekarwadi	22.93
Pethshivapur	74.39
Pimpaloshi	184.74
Punvali	395.09
Ramishtewadi	146.79
Rohine	613.28
Ruvale	435.50
Sabalewadi	242.18



# 1831

200		Saikade	157.17
201		Salave	757.28
202		Sanbur	779.79
203		Sangwad	227.04
204		Shedgewadi	180.90
205		Shendewadi (kumbhargaoon)	123.47
206		Shibewadi	59.77
207		Shidrukewadi	367.02
208		Shindewadi	418.96
209		Shirshinge	1916.57
210		Shitapwadi	122.43
211		Siddheshwar Nagar	91.64
212		Sonaichiwadi	382.85
213	Patan	Sonavade	310.94
214		Subhashnagar	120.04
215		Sulewadi	251.38
216		Supugadewadi	62.23
217		Surul	232.18
218		Sutarwadi	142.49
219		Taliye	367.35
220		Taloshi	421.10
221		Tamkade	262.69
222		Tamkane	294.10
223		Taygadewadi	179.23
224		Telewadi	322.88
225		Tolewadi	265.66
226		Tondoshi	260.29
227		Torane	1004.61
228		Tripudi	575.31



# 1832

229	Patan	Tupewadi	109.71
230		Udhavane	280.20
231		Vadi kotawade	162.92
232		Vaichalwadi	184.45
233		Varekarwadi	128.28
234		Varpewadi	111.38
235		Vetalwadi	192.57
236		Vihe	789.07
237		Wazoli	299.93
238		Yelavewadi	85.26
239		Yeradwadi	213.47
240		Yerphale	526.95
241		Zadoli	333.12
242		Zakade	543.82
243	Satara	Agudewadi	387.71
244		Akale	293.51
245		Ambale	284.95
246		Ambavade bk	535.54
247		Anavale	163.17
248		Argadwadi	124.25
249		Ashte	241.14
250		Banghar	237.75
251		Bhambavali	285.74
252		Bhondavade	223.67
253		Chinchani	533.26
254		Chorgewadi	290.56
255		Dahivad	111.88
256		Dare Bk.	424.36
257	Dhawadshi	467.00	



## 1833

258		Gajawadi	235.23
259		Gavadi	282.18
260		Gogavalewadi	256.95
261		Jotibachiwadi	105.72
262		Kalambe	438.16
263		Kaloshi	380.39
264		Kamathi t.parali	197.48
265		Kamathi t.satara	815.04
266		Kanher	522.38
267		Karanje t.parali	300.70
268		Kari	800.91
269		Kasarthal	45.22
270	Satara	Katavadi bk	262.52
271		Kudeghar	97.22
272		Kurun	154.10
273		Lavanghar	235.49
274		Lumanekhol	148.03
275		Malyachi Wadi	60.55
276		Mhaskarwadi	142.79
277		Nune	409.56
278		Parali	402.66
279		Pateghar	537.24
280		Petri	113.29
281		Punavadi	215.97
282		Revali	176.52
283		Rohot	393.61
284		Sabalewadi	116.68
285		Saigaon	171.71
286		Sambarwadi	185.24



1834

287	Satara	Sarkhal	336.53
288		Sayali	211.21
289		Shindewadi	211.37
290		Sonavadi	188.41
291		Vele	249.40
292		Wadgaon	199.50
293		Wavadare	223.54
294		Yavateshwar	309.03
<b>Total</b>			<b>94404.74</b>





महाराष्ट्र शासन  
महसूल व वन विभाग  
तहसिल कार्यालय सातारा

Email-tahsilsatara@gmail.com

फोन नं- ०२१६२-(२३०६८१)

क्र.जमिन/कावि-११४८/२०२५

दिनांक- ०४/०६/२०२५

प्रति,

नगर रचनाकार,  
(विशेष नियोजन प्राधिकारी),  
महाराष्ट्र राज्य रस्ते विकास महामंडळ,  
नवीन महाबळेश्वर गिरीस्थान,  
शिबीर कार्यालय, नागठाणे ता. सातारा.

विषय:- कास पठार परिसरातील अनाधिकृत बांधकामाचेबाबत..

संदर्भ:- मा. उपविभागीय अधिकारी सो सातारा यांचेकडील पत्र क्रमांक जमीन/कावि-६१८/२५,  
दिनांक २३/५/२०२५

उपरोक्त संदर्भीय विषयान्वये आपणास कळविणेत येते की, उपरोक्त संदर्भीय पत्रान्वये प्राप्त झालेल्या सूचनांनुसार आपले कार्यालयाकडे कास पठारावरील अनाधिकृत बांधकाम केलेल्या धारकांचे बाबतच्या सर्व संचिका तसेच मा. राष्ट्रीय हरीत लवाद (पश्चिम विभाग) यांचे न्यायालयात क्रमांक ३७/२०२३ दाव्यामधील आस्थापना बाबत प्राप्त प्रलंबित निर्गत अर्जाच्या मूळ संचिका व दाव्याचे अनुषंगाने उपलब्ध अभिलेख तात्काळ आपले कार्यालयास उपलब्ध करून देणेबाबत कळविले आहे. तरी सोबत याबाबतच्या संचिकांचे ७ गठठे आपणाकडे यादीसह देत आहे, तरी याबाबतची पोहोच देणेत यावी.

तहसिलदार सातारा

OFFICE OF THE SPA  
M.S.R.D.C. SATARA  
12 JUN 2025  
INWARD NO. 12  
SIGN. ....

1836

GOVERNMENT OF MAHARASHTRA  
REVENUE AND FOREST DEPARTMENT  
TEHSIL OFFICE SATARA

Email-tahsilsatara@gmail.com Phone No.- 02162-  
(230681)

---

No. Jamin/Kavi-1148/2025

Date : 04/06/2025

To,  
The Town Planning Officer,  
(Special Planning Authority),  
Maharashtra State Road  
Development Corporation,  
New Mahabaleshwar Giristhan,  
Camp Office, Nagthane Tal. Satara.

**Subject:-Regarding unauthorized construction  
on Kas Plateau area...**

**Reference:- Letter No. Jamin/Kavi-618/25  
from the Hon. Sub-Divisional Officer,  
Satara, dated 23/05/2025**

Pursuant to the above mentioned referenced subject, it is hereby informed to you that, as per the instructions received vide the above reference letter, it has been informed to your office that all the files regarding the unauthorized constructions on the Kas plateau have been made available to your office as well as the original files of the pending disposed application received in the court of Hon. National Green Tribunal (Western Division) regarding the establishment in OA No. 37/2023 and the records available in connection with the matter immediately.

**Tehsildar Satara**



महाराष्ट्र शासन

नगर रचना आणि मूल्यनिर्धारण विभाग,

सहायक संचालक, नगर रचना, सातारा शाखा

जिल्हा परिषद, विस्तारीत इमारत, कक्ष क्र.२२ व २४, पहिला मजला, सातारा-४१५ ००१

दुरध्वनी क्र. ०२१६२ / २३९२४१

इमेल :- adtp.satara@maharashtra.gov.in

का.प्र.

जा.क्र.नवीन महाबळेश्वर समाविष्ट गावे/धारिका हस्तांतरण/ससंसा/१५८२  
प्रति,

दि.३०/०५/२०२५

नगर रचनाकार, महाराष्ट्र राज्य रस्ते विकास महामंडळ, (मर्या.),  
विशेष नियोजन प्राधिकरण, नवीन महाबळेश्वर, गिरिस्थान क्षेत्र,  
शिविर कार्यालय, नागठाणे, ता.जि.सातारा

विषय :- महाराष्ट्र राज्य रस्ते विकास महामंडळ, (मर्या.), विशेष नियोजन प्राधिकरण, नवीन महाबळेश्वर  
गिरिस्थान क्षेत्रामध्ये समाविष्ट झालेल्या गावांच्या या कार्यालयाकडील उपलब्ध विविध प्रकरणांच्या  
धारिका हस्तांतरीत करणेबाबत.

संदर्भ :- १) शासन नगर विकास विभागाकडील शासन निर्णय क्र. टीपीएस-१८१७/१६५२/प्र.क्र.३३५/१८/  
नवि-१३, दि.१३/०९/२०१९.  
२) शासन नगर विकास विभागाकडील महाराष्ट्र शासन राजपत्र, आसाधारण भाग-२, सूचना क्र.  
मरारविम/विनिप्रा/नवीन महाबळेश्वर/ २०२४/१७८९, दि.१०/१०/२०२४.  
३) आपलेकडील पत्र क्र.३६, दि.०५/०५/२०२५.

विषयांकित प्रकरणी या कार्यालयाच्या अभिलेखतील नवीन महाबळेश्वर गिरिस्थान क्षेत्रात समाविष्ट गावांच्या  
यादीमधील धारिका संदर्भित पत्र क्र.३ अन्वये अपेक्षिलेल्या आहेत. त्यानुसार या कार्यालयाच्या अभिलेखामधील सोबत  
जोडलेल्या यादीप्रमाणे नवीन महाबळेश्वर गिरिस्थान क्षेत्रात समाविष्ट गावांच्या धारिका या पत्रासोबत आपल्या  
कार्यालयाकडे हस्तांतरीत करण्यात येत आहेत.

सोबत :- वरीलप्रमाणे.

(मसुदा मा.स.सं.न.र.यांनी मान्य केला असे)

Pat.

(हर्षली पाटील)

नगर रचनाकार

का.प्र.

सहायक संचालक, नगर रचना,  
सातारा यांचे कार्यालय.

प्रत :- मा.सहसंचालक, नगर रचना, पुणे विभाग, पुणे यांना माहितीस्तव सादर.

पाहिली १ ते १२

गावांची १ ते १० व १३ ते १७ = (१५)

सातारा १ ते १३

H:\avale\अभिलेख हस्तांतरण पत्र म.स.र.वि.म..docx

7 of 8

पुणे = १६ (का.प्र.)

Received

(Vijay Patil)

(Gaitkard Vijay)

MAHARASHTRA STATE  
TOWN PLANNING AND VALUATION DEPARTMENT,  
ASSISTANT DIRECTOR, TOWN PLANNING, SATARA BRANCH  
Zilla Parishad, Extended Building, Room No. 22 &  
24, First Floor, Satara - 415 001  
Tel. No. 02162 / 239241 Email :-  
adtp.satara@maharashtra.gov.in

---

O.W.No.New Mahabaleshwar Included Villages/Files  
Transfer/ADS/1582

Date: 30/06/2025

To,  
The Town Planning Officer,  
Maharashtra State Road  
Development Corporation(Ltd.),  
Special Planning Authority,  
New Mahabaleshwar, Giristhan Area,  
Camp Office, Nagthane, Tal. Dist. Satara

Subject :- Regarding transfer of various  
cases available with this office of the  
villages included in the New Mahabaleshwar  
Giristhan Area.

Reference : 1) Government Decision No. TPS-  
1817/1652/ Pr.Kr. 335/18/Navi-13 of  
the Government Urban Development  
Department, dated 13/09/2019.

2) Maharashtra Government Gazette,  
Ordinary Part-2, Notification No.  
MSRDCL/SPA/Navin Mahabaleshwar/2024  
/1789, dated 10/10/2024.

3) Your letter No. 36, dated  
05/05/2025.

Pursuant to the subject matter, the files of the villages included in the list of the New Mahabaleshwar Giristhan area in the records of this office are expected vide the Reference Letter No. 3. Accordingly, the files of the villages included in the New Mahabaleshwar Giristhan area as per the attached list in the records of this office are being transferred to your office along with this letter.

Encl. :- As above.

(Draft approved by M.S.S.N.R.)

**(Harshali Patil)**  
**Town Planning Officer**  
**Office of the Assistant**  
**Director, Town Planning,**  
**Satara.**

Copy submitted for information to the Hon. Joint Director, Town Planning, Pune Division, Pune.

19

पंचनामा

आम्ही वार्षिक दृष्ट्या करणार पंचायत  
 या वर्षीय ल. जि सातार आम्हां पंचायत  
 ल. जि यशोवर्ष यांनी बोलावून सांगितले  
 की मीने यशोवर्ष येशीळ अनाधिकृत बांधकाम  
 धोरण इंद्रायणी पुढिप जाधव यांना मा. त. व. लि. व. र.  
 को. सातार यांचेकडिले वृ. जमिन/कार्. 9 ए. 10 / 2023  
 दि. 9/10/2023 रोजीचा कोदेश बजावयाचा आहे सांगिते  
 वरून आम्ही पंचलयाठी यांच्यासोबत पुस्तक जागेवर  
 गेलो विसता अ. नं. 99 ए. 9 अ मध्ये इंद्रायणी पुढिप जाधव  
 यांचे बांधकाम पाहिले विसतपणे समजले व अदर इतर  
 ह्या फरवावी राहते विसतपणे समजले परंतु त्यांच  
 पत्ता माहित नसतपणे सांगण्यात आले त्यामुळे अदर  
 नोटीस बसला न विसतपणे अदरची नोटीस अदर जमी.  
 न इतर पुढिप कुठरी हा पंचनामा लिहून दिले  
 दि. 29/10/2023

समोर  
Sally  
 ल. जि यशोवर्ष  
 ल. जि सातार

पंच  
Prakash B.  
 श्री. ल. जि यशोवर्ष जोरवार  
 श्री. यशोवर्ष माली पवार  
 जो. पो. पतील (यशोवर्ष)

## PANCHNAMA

We the undersigned Panchas, Res. Yavateshwar, Tal. Dist. Satara, we Panchas were called by Talathi, Yavateshwar and told that the unauthorized construction holder Indrayani Pradeep Jadhav, residing at village Yavateshwar has to execute the order No. Land/Kavi - 1971/2023 of the Hon. Tehsildar Satara, dated 14/08/2023. When we Panchas went at the said place with Talathi, we found that the construction work of Indrayani Pradeep Jadhav made on land bearing Survey No. 119/1A was demolished and that the said person lives out of village. But it was said that his address is not known. Therefore, since the said notice could not be served, the said notice was published by attaching it to the said land. Thus the said Panchnama was conducted.

Dated 21/08/2023

**In the presence of Panchas**

**Talathi Yateshwar  
Mr. Baban Dashrath Patekar  
Mrs. Sonam Amol Pawar  
Po. Po. Patil (Yavateshwar)**

मुद्दा क्र० २८१५) श्री. इंद्रायणी जाधव गट नं ११९/१३३ मधील बाधकाम  
पाडलेबाबत. तपाठी यांच्याकडून १८४२ गा झालेला. फीटरी.



1843



मुळां नं=2(18) वावासे खिवाजीशय कवम थपतेश्वर ला.नि. शातरा  
गट नं=47/2 (NGT List) वांधकाम पाडलेबाबत मीमा तपाठी थोच्चाडून  
प्राप्त झालेला कीटो.



सांभुडेवाडी येथील लक्ष्मण शिंदे यांचे वांधकाम  
 भुय्याक्षपाट केल्याबत. गट नं. 24/12 क्षेत्र 200 चौ.मी.  
 मुददा रु = 2 (60)

वाचले :

- 1) श्री. फारुख नरीमन कूपर रा. मे फेअर गार्डन, होमाई कूपर मार्ग, सदरबझार सातारा यांचा दिनांक 13/03/2024 रोजीचा विनंती अर्ज
- 2) मा.आयुक्त पुणे यांचेकडील पत्र क्र मह/2/जमिन/जनरल/आरआर-772/03 दिनांक 22/9/2003 अन्वये दिलेल्या विहित नमुन्यात अर्जदार यांनी सामील केलेले दिनांक 04/10/2024 रोजीचे कार्यकारी दंडाधिकारी यांचेसमोरील केलेले प्रतिज्ञापत्र व क्षतीपत्र.
- 3) मा. जिल्हाधिकारी सातारा यांचेकडील आदेश क्र. मह/3/जमीन/बिसे/497/07 दि. 21/8/2007 व आदेश क्र. मह/3/जमिन/नभू/बिसे/463/09 दि. 8/5/2009.
- 4) मा. जिल्हाधिकारी सातारा यांचेकडील आदेश क्र. मह/3/जमिन/नभू/कावि-2781/13 दि. 14/10/2013
- 5) मा. जिल्हाधिकारी सातारा यांचेकडील आदेश क्र. मह/3/जमिन/नभू/कावि-1471/2023 दि. 14/06/2023.
- 6) मंडल अधिकारी दहिवड यांचेकडील पत्र क्र. र.नं 442/2024 दिनांक 04/10/2024 रोजीचा अहवाल.
- 7) कार्यकारी अभियंता, म.रा.वि.वि.कं.मर्या सातारा विभाग यांचेकडील पत्र जा.क्र.का.अ /सातारा / तांत्रिक/ 2024-25 / नं 03046 दिनांक 03/05/2024.
- 8) जिल्हा आरोग्य अधिकारी, जिल्हा परिषद सातारा यांचेकडील पत्र जा.क्र.आरोग्य / तांत्रिक -1 / बिनशेती 201/2112/2024 दिनांक 03/05/2024.
- 9) उपजिल्हाधिकारी पुनर्वसन सातारा यांचेकडील पत्र क्र. पुनर्व / उरमोडी / कावि /282/2024 दि. 06/06/2024.
- 10) उपवनसंरक्षक, सातारा वनविभाग सातारा जा.क्र ब / कक्ष -11/सर्वे /2024-25 /2182 दि. 10/09/2024.
- 11) उपजिल्हाधिकारी (भूसंपादन) क्र. 2 यांचेकडील पत्र क्र. भूसं/2/एसआर- 111/2024, दिनांक 04/04/2024.
- 12) उपजिल्हाधिकारी (भूसंपादन) क्र. 4 यांचेकडील पत्र क्र. भूसं/4/एसआर-144/2024, दिनांक 05/04/2024.
- 13) उपजिल्हाधिकारी (भूसंपादन) क्र. 9 यांचेकडील पत्र दिनांक 24/04/2024
- 14) उपजिल्हाधिकारी (भूसंपादन) क्र. 16 यांचेकडील पत्र क्र. भूसं/16/एसआर-171/2024, दिनांक 18/04/2024.
- 15) उपजिल्हाधिकारी (भूसंपादन) क्र.21 (कृखो) यांचेकडील पत्र क्र.भूसं/21/कृखो/बिसे/कावि-150/24 दिनांक 29/04/2024.
- 16) कार्यकारी अभियंता, सा.बां.विभाग(पश्चिम) सातारा यांचेकडील पत्र क्र. रेशा / का-2/ 952/ सन 2024 दिनांक 23/09/2024.
- 17) सहायक संचालक नगररचना सातारा यांचेकडील पत्र क्र.जा.क्र. रेखांकन /बां.प / मौ. अनावळे, ता.जि. सातारा / ग.नं . 284/1/ ससंसा / 2383 दिनांक 04/09/2024.
- 18) महाराष्ट्र जमिन महसूल अधिनियम 1966 चे कलम 42 क
- 19) महाराष्ट्र शासन राजपत्र सन 2017 चा महाराष्ट्र अध्यादेश क्र. 2, दि. 5/1/2017
- 20) महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 चे कलम 18

तहसिलदार सातारा यांचे कार्यालय  
क्र.जमिन/बिनशेती/एसआर-01 /2024  
सातारा दिनांक :-24/10/2024

विषय : मौ. अनावळे ता.जि.सातारा, येथील ग.नं. 284/1 एकूण क्षेत्र 18912 चौ.मी क्षेत्रास महाराष्ट्र जमीन महसूल अधिनियम 1966 चे कलम 42 क नुसार हेल्थ रिसॉर्ट, या वाणिज्य कारणास्तव रेखांकनास तात्पुरती परवानगी व यामधील 950.16 चौ.मी बांधकाम आराखड्यास महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम 1966 चे कलम 18 अंतर्गत बांधकाम परवानगी मिळणेबाबत.

महाराष्ट्र जमीन महसूल अधिनियम 1966 चे  
कलम 42 क अन्वये कर आकारणी व महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 चे कलम 18 नुसार विकास  
परवानगी आदेश



मौ. अनावळे ता.जि.सातारा, येथील ग.नं. 284/1 एकूण क्षेत्र 18912 चौ.मी क्षेत्रास महाराष्ट्र जमीन महसूल अधिनियम 1966 चे कलम 42 क नुसार हेल्थ रिसॉर्ट या वाणिज्य कारणास्तव रेखांकनास तात्पुरती परवानगी व यामधील 950.16 चौ.मी बांधकाम आराखड्यास महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम 1966 चे कलम 18 अंतर्गत बांधकाम परवानगी मिळणेबाबत अर्जदार श्री. फारुख नरीमन कूपर रा. मे फेअर गार्डन, होमाई कूपर मार्ग, सदरबझार सातारा यांनी दिनांक 13/03/2024 रोजीचे अर्जांन्वये विनंती केलेली आहे.

अर्जदार यांनी सादर केलेल्या हेल्थ रिसॉर्ट या वाणिज्य रेखांकनास व बांधकाम आराखड्यास सहाय्यक संचालक नगर रचना सातारा यांनी पत्र क्र.जा.क्र. रेखांकन/बां.प / मौ. अनावळे, ता.जि. सातारा / ग.नं . 284/1/ ससंसा / 238 दिनांक 04/09/2024 रोजीचे पत्रान्वये शिफारस केलेली आहे.

सहाय्यक संचालक नगररचना सातारा यांचेकडील दिनांक 04/09/2024 रोजीचे शिफारसपत्रानुसार मौ. अनावळे ता. जि. सातारा येथील गट नं 284/1 ही जमीन दिनांक 08/01/2018 रोजी मंजूर प्रादेशिक योजना सातारा प्रदेशाच्या जमिन वापर प्रस्तावानुसार शेती वापर विभागात तसेच Conservation झोन हददीमधील बफर झोन हददीमध्ये समाविष्ट असून समुद्र सपाटीपासून सरासरी 1000 मी. उंचीच्या वर स्थित असलेले समुद्र सपाटीपासून सरासरी 1000 मी. उंचीच्या वर स्थित क्षेत्रासाठी सातारा प्रदेशासाठी दिनांक 03/12/2020 पासून लागू झालेल्या एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीमधील कलम 20 (4) या नियमावलीतील विनियम भाग -2 मधील बी मधील "ओ" च्या तरतूदीनुसार हेल्थ रिसॉर्ट हा वापर जी +1 किंवा स्टील्ट + 2 बेसिक 0.10 व जास्तीत जास्त 0.20 चटई क्षेत्र निर्देशांकाच्या मर्यादेत अटीसापेक्ष अनुज्ञेय करण्यात आलेला असलेचे नमूद करून अर्जदार यांनी विषयांकीत जागेत हेल्थ रिसॉर्ट हा वापर अपेक्षित असलेने उक्त विनियमातील तरतूदीनुसार सदर वापर 0.10 चटई क्षेत्र मर्यादेत अनुज्ञेय असलेने अर्जदार यांनी सादर केलेल्या नकाशांची नगर रचनेच्या दृष्टीकोनातून छाननी करून विद्यमान रस्ता व रस्ता रुंदीकरणाने बाधित होणारे क्षेत्र तसेच तीव्र उताराने बाधित होणारे क्षेत्र असे एकूण 7481.17 चौ.मी क्षेत्र वजा जाता निव्वळ रेखांकनांतर्गत क्षेत्र 11430.83 चौ.मी क्षेत्रामधील नियोजित अभिन्यासास सिमांकनासाठी अटी व शर्तीवर तात्पुरती मंजूरीची शिफारस व विषयांकीत जागेतील प्रस्तावित बांधकाम 950.16 चौ.मी इतक्या बांधकाम क्षेत्राच्या नकाशांना मंजूरीकामी व अशा मंजूर होणा-या नकाशासापेक्ष महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम 1966 चे कलम 18 नुसार नियोजित बांधकाम सुरु करणेस प्रारंभ प्रमाणपत्र देण्यासाठी शिफारस करणेत आलेली आहे.

मौजे मौ. अनावळे ता. जि. सातारा येथील विषयांकित मिळकतीचे सादर अभिलेखांवरून खालीलप्रमाणे क्षेत्र हक्क नोंदणीस दाखल असल्याचे दिसून येत आहे.

अ.क्र.	गावाचे नाव	तालुका	ग.नं.	
1	अनावळे	सातारा	284/1	
अ.क्र.	जमीन मालकाचे नाव	स.नं.	7/12 नुसार एकूण क्षेत्र (चौ.मी.)	रेखांकन परवानगी द्यावयाचे क्षेत्र (चौ.मी)
1	फारुख नरीमन कूपर महारुख फारुख कूपर मनिषा फारुख कूपर	284/1	18912.मी.चौ 00	18912.मी.चौ 00
2.	एकूण		18912.00 चौमी.	
3	अर्जदार यांनी रेखांकन नकाशात समाविष्ट केलेले क्षेत्र 7/12 नुसार			18912.00 चौमी.
4	मोजणी नकाशानुसार क्षेत्र			18912.00 चौमी.
5	रस्ता रुंदीकरणाने बाधित होणारे क्षेत्र			18912.00 चौमी.
6	नाला पट्ट्या क्षेत्र			1542.57 चौमी.
7	पाऊस पाणी निचरा क्षेत्र			-
8	मनोरंजन क्षेत्र			-
9	अंतर्गत रस्ते क्षेत्र			-
10	सुविधा क्षेत्र			1186.59 चौमी.
11	तीव्र उताराने बाधित होणारे क्षेत्र			-

12	एकूण वजा क्षेत्र	7481.17 चौमी.
13	प्लॉट अंतर्गत निवळ क्षेत्र	11430.83 चौमी.
14	सद्यस्थितीमध्ये अकृषिक परवानगी द्यावचे क्षेत्र	18912.00 चौमी.
15	प्रस्तावित बांधकाम क्षेत्र	950.16 चौमी.
16	रेखांकनाचे प्रयोजन	वाणिज्य (हेल्थ रिसॉर्ट) (Health Resort)

महाराष्ट्र जमीन महसूल अधिनियम 1966 चे कलम 42 क नुसार कराची आकारणी

अ.क्र.	अकृषिक बाबतची माहिती	तपशील
1	बिनशेती करावायाचे क्षेत्र (चौ/मी.)	18912.00 चौमी.
2	बिनशेती आकारणीचा दर रुपये (चौ/मी.)	20 पैसे (वाणिज्य)
3	बिनशेती करावयाच्या क्षेत्रावरील वार्षिक आकारणी रक्कम रुपये	3,782/-
4	रुपांतरीत कराची आकारणी रक्कम रुपये	18,912/-
5	जिल्हा परिषद कर रक्कम रुपये	26,477/-
6	ग्रामपंचायत कर रक्कम रुपये	3,782/-
7	950.16 चौमी. अनाधिकृत अकृषिक वापराबाबत 40 पट दंड रक्कम रुपये	29,835/-
8	एकूण रक्कम रुपये	82,788/-

अर्जदार यांनी अर्जासोबत सादर केलेले सर्व हक्कनोंद उतारे, मंडल अधिकारी दहिबड ता. सातारा यांचा स्थळपाहणी अहवाल यावरून दिसून येते,

- विषयांकित जमिन अर्जदार यांचे मालकीची असून, त्याबाबत फेरफार क्रमांक 335 अन्वये नोंद होऊन अर्जदार मालक झाले आहेत. त्यानुसार वाणिज्य (हेल्थ रिसॉर्ट) प्रयोजनासाठी विकास आराखडा व बांधकाम परवानगी मिळणेकामी विनंती अर्ज केलेला आहे.
- मंडल अधिकारी दहिबड यांचेकडील पत्र क्र.जा. र.नं 442/2024 दिनांक 04/10/2024 नुसारचे अहवालामध्ये विषयांकित जमीनीमध्ये अर्जदार यांची मालकी वहीवाट असून सदर जमीनीत जाणे येणेसाठी सातारा - कास रस्ता उपलब्ध आहे. सदर जमीनीमध्ये 950.16 चौ.मी क्षेत्रामध्ये सन 2011 सालापासून अनाधिकृत अकृषिक वापर सुरु असून सदर जागेमधून विद्युत वाहीनी गेलेली नसून सदर जागेजवळ, स्मशानभूमी दफनभूमी नाही, शाळा दवाखाना वगैरे नाही, रेल्वेलाईन टेलिफोनची तार गेलेली नसलेचे दिसून येत आहे. सदर जमीनीतून पाण्याची पाईप व अथवा ड्रेनेज लाईन गेलेली नाही. तसेच प्रश्नाधिन जमीनीत उभी झाडे अगर झुडपे नाहीत असे स्थळपाहणी पंचनाम्यात दिसून येत आहे. प्रश्नाधिन जमीन मंजूर विकास आराखड्यात आरक्षित केलेली नाही. प्रश्नाधिन जमीन प्रस्तावित रेखांकन आराखड्यामुळे / बांधकामामुळे रिबन डेव्हलपमेंट रुल्सचा भंग होत नाही. सदरचे क्षेत्र बफर झोनमध्ये समाविष्ट आहे तसेच सदरचे क्षेत्र समुद्रसपाटीपासून सरासरी 1000 मी. उंचीवर स्थित असून सदर जमीनीमध्ये पिण्यासाठी अगर वापरासाठी लागणारे पाण्याची सोय अर्जदार स्वतः बोरवेलाच्या माध्यमातून करणार आहेत. असे नमूद करणेत आलेले आहे.  
मा. विभागीय आयुक्त पुणे विभाग पुणे यांचेकडील परिपत्रक क्र. मह/2/जमीन/जनरल/आरआर /772/2003, दि.22/9/2003 मधील तरतुदीनुसार विहित नमुन्यात अर्जदार यांनी दि. 04/10/2024 रोजीचे कार्यकारी दंडाधिकारी यांचेसमोरील केलेले प्रतिज्ञापत्र व क्षतिपत्र दाखल केले आहे. सदर प्रतिज्ञापत्रात विषयांकित जमिनीचे बाबत खालील नमूद केलेल्या कोणत्याही कायद्याच्या तरतुदींचा भंग झालेला नसलेचे विषद केले आहे.

- मुंबई कूळ वहीवाट व शेतजमिन अधिनियम 1948
- महाराष्ट्र जमीन महसूल अधिनियम 1966
- महाराष्ट्र शेत जमीन (जमीन धारणा कमाल मर्यादा ) अधिनियम 1976
- इनाम जमीनी खालसा करण्यासाठीचे निर्गमित केलेले विविध कायदे.

5. मुंबई तुकडे पाडण्यास प्रतिबंध करणे व जमीन एकत्रिकरण करणे अधिनियम 1947
6. महाराष्ट्र अनुसूचित जमातीच्या जमीनी प्रत्यावित्त अधिनियम 1974
7. महाराष्ट्र खाजगी वने (भूसंपादन ) अधिनियम 1975
8. नागरी जमीन कमाल धारणा अधिनियम 1976
9. महाराष्ट्र प्रकल्प बाधीत व्यक्तीचे पुनर्वसन अधिनियम 1986

उपरोक्त नमूद कायद्यातील तरतुदींचा भंग होत नसलेचे तसेच विषयांकित जमीन भोगवटादार वर्ग 2 पैकी नसलेचे प्रतिज्ञापत्रात नमूद केलेले आहे.

अर्जदार यांनी मागणी केलेल्या मौ. अनावळे ता.जि.सातारा, येथील ग.नं. 284/1 एकूण क्षेत्र 18912 चौ.मी क्षेत्रासाठी वाणिज्य (हेल्थ रिसॉर्ट) प्रयोजनार्थ 20 प्रती चौमी प्रमाणे रेखांकन करावयाच्या क्षेत्रावरील रुपांतरित कर, विकास परवानगी वार्षिक आकारणी, जिल्हा परिषद, ग्रामपंचायत उपकर व 950.16 चौ.मी क्षेत्राचे अनाधिकृत अकृषक वापराबाबत 40 पट दंडाची आकारणी असे एकूण रक्कम रुपये 82,788/- दिनांक 11/10/2024 रोजीचे चलनाव्दारे स्टेट बँक ऑफ इंडिया सातारा येथे भरणा करून अर्जदार यांनी चलनाची प्रत या कार्यालयास सादर केली आहे. तसेच महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम 1966 चे कलम 124 अन्वये होणारे जमीनीचे विकासशुल्क र.रु. 1,96,474/- , बांधकामासाठीचे विकास शुल्क 41,047/- असे एकूण विकास शुल्क 2,37,521/- दिनांक 11/10/2024 रोजी स्टेट बँक ऑफ इंडिया सातारा येथे जमा केले आहे. तसेच महाराष्ट्र शासन उद्योग ऊर्जा व कामगार विभाग, शासन परिपत्रक क्रमांक बीसीए 2007/प्र.क्र. 788/कामगार 7-अ दिनांक 26 ऑक्टोबर 2009 मधील सूचनांनुसार व इमारत व इतर बांधकाम कामगार कल्याण उपकर नियम 1998 मधील तरतुदींनुसार होणारी इमारत बांधकामाच्या (जमीनीचे मूल्य वगळून ) एक टक्का उपकराची रक्कम रुपये 37,101/- इतकी महाराष्ट्र इमारत व इतर बांधकाम कामगार कल्याण मंडळ या नावे मंडळाचे बँक ऑफ इंडिया ताडदेव शाखा मुंबई येथील खाते क्र.004220110000153 मध्ये बँक ऑफ इंडिया या बँकेचा खातेवर दिनांक 11/10/2024 रोजी जमा केली आहे. तसेच जागेवरील 950.16 चौ.मी क्षेत्राचे विना परवाना बांधकामाचे अनुषंगाने सहाय्यक संचालक नगर रचना सातारा यांचेकडील शिफारस पत्रामध्ये नमूद केलेप्रमाणे होणारी तडजोड शुल्काची रक्कम 3,71,101/- (तीन लाख एकाहत्तर हजार एकशे एक रु. फक्त) अर्जदार यांनी दिनांक 11/10/2024 रोजीचे विहित चलनाव्दारे शासन जमा केलेली आहे.

वरील परिस्थिती विचारात घेता, अर्जदार यांना मौ. अनावळे ता.जि.सातारा, येथील ग.नं. 284/1 एकूण क्षेत्र 18912 चौ.मी क्षेत्रास महाराष्ट्र जमीन महसूल अधिनियम 1966 चे कलम 42 क नुसार वाणिज्य (हेल्थ रिसॉर्ट) कारणास्तव रेखांकनासास व त्यामधील 950.16 चौ.मी चे बांधकाम आराखड्यास महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम 1966 चे कलम 18 अन्वये खालील अटी व शर्तीवर मंजूरी देणेत येत आहे.

#### विकास परवानगी द्यावयाच्या जमिनीचे वर्णन

अ.क्र	जमीनीचे मुद्दे	जमीनीबाबत तपशील
1	गावाचे नाव तालुका	मौजे अनावळे ता. जि. सातारा
2	सर्व्हे नंबर/गट नंबर	ग. नं. 284/1
3	मालकी हक्कानुसार असलेले एकूण क्षेत्र (चौ.मी.)	18912.00 चौ.मी
4	रेखांकनात समाविष्ट केलेले क्षेत्र (चौ.मी.)	18912.00 चौ.मी
5	प्लॉट अंतर्गत निव्वळ क्षेत्र	11430.83 चौ.मी
7	विकास परवानगी द्यावयाचे क्षेत्र (चौ.मी.)	18912.00 चौ.मी
8	विकास परवानगीचे प्रयोजन	वाणिज्य (हेल्थ रिसॉर्ट)

#### अटी व शर्ती :-

1. प्रस्तुतची विकास परवानगी ही महाराष्ट्र जमीन महसूल अधिनियम 1966 चे कलम 42 क व महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 चे कलम 18 अन्वये व तदन्वये केलेले नियम यांचे उपबंधास अधीन असेल.

2. सदर भूखंडाचा वापर नकाशावर सविस्तर दर्शनानुसार फक्त वाणिज्य (हेल्थ रिसॉर्ट) या वापरासाठीच करणेचा आहे. जागेच्या नकाशात नमूद केलेल्या कारणाव्यतिरिक्त अन्य वापर बदलावयाचा झाल्यास अशा वापर बदलास विहितरित्या पूर्व परवानगी घेणे अर्जदार/जमिनमालक/विकासकर्ते यांचेवर बंधनकारक राहिल.
3. विकास परवानगी वापर या आदेशाचे दिनांकापासून सुरु झाला असे समजणेत येत आहे.
4. जमीनीचा विकास वापर परवानगीपूर्वी सुरु केलेचे निदर्शनास आलेस अर्जदार महाराष्ट्र जमीन महसूल अधिनियम 1966 चे कलम 45 चे तरतुदीस पात्र राहतील.
5. अर्जदार यांनी प्रतिवर्षी वाणिज्य प्रयोजनासाठी अनुक्रमे रुपये 0.10 प्रती चौमी या दराने विकास परवानगी कर शासनास भरावा. सदर आकारणी तात्पुरत्या स्वरुपाची असून दिनांक 1/8/2006 ते सुधारित अकृषिक प्रमाणदर अंमलात आल्यानंतर फरकाची रक्कम असलेस ती शासनास जमा करणे अर्जदार यांचेवर बंधनकारक राहिल.
6. प्रस्तुत जमीनीवर शासनाने वेळोवेळी निश्चित केलेल्या दराने कर आकारणी दरवर्षी भरणे अर्जदार यांचेवर बंधनकारक राहिल.
7. सदरच्या आदेशातील विकास परवानगी क्षेत्र व सारा यामध्ये उपअधिक्षक भूमी अभिलेख सातारा यांचेकडून प्रत्यक्ष मोजणी नंतर जो फेरबदल होईल तो करण्यास पात्र राहिल.
8. जागेवर इमारती मध्ये जिऱ्याची पहिल्या मजल्यावरील टोपी 9. मी उंचीपेक्षा जास्त उंचीची येत असल्याने सदरचे जिऱ्याच्या टोपीचे बांधकाम नकाशावर दर्शविलेप्रमाणे जादाचे बांधकाम पाडून टाकावे.
9. रेखांकन व बांधकाम नकाशावर दर्शविलेप्रमाणे एक मुख्य इमारत व दोन लहान इमारती असून सदरच्या नियंत्रण रेषेतील दोन इमारती पाडणे अर्जदार यांचेवर बंधनकारक राहिल.
10. बांधकाम नकाशावर दर्शविलेप्रमाणे पहिल्या मजल्यावरील काही क्षेत्रात उतरते छप्पर स्लॅब असून काही क्षेत्रामध्ये समतल स्लॅब आहे सदरचा समतल स्लॅबचे क्षेत्रावरील उतरते छप्पर करणे अर्जदार यांचेवर बंधनकारक राहिल.
11. अधिसूचित नैसर्गिक नाला/नदी ही प्रस्तुतच्या क्षेत्रातून गेलेली आहे किंवा नाही याबद्दलची खातरजमा सहायक संचालक नगररचना सातारा यांचे स्तरावरून करून सदरचे रेखांकन/बांधकाम आराखडे मंजूरी दिली असल्याचे गृहीत धरण्यात येऊन सदरची विकास परवानगी देणेत येत आहे.
12. विषयाधीन जमीनीचे वहिवाटीचे/हद्ददीचे अनुषंगाने काही वाद/न्यायालयीन वाद उद्भवलेस त्यांची सर्वस्वी जबाबदारी ही अर्जदार/मालक/विकासक यांची राहिल. प्रकरणी सादर मोजणी नकाशाबाबत कोणत्याही प्रकारचा वाद निर्माण झाल्यास सदरची विकास परवानगी आपोआप रद्द होईल.
13. प्रश्नाधीन मिळकतीबाबत कोणत्याही प्रकारचा न्यायालयीन दावा दाखल झाल्यास सदरचा विकास परवानगी आदेश रद्द होईल.
14. प्रस्तुत जमिनीवर भविष्यात नजराना रक्कम, अकृषिक साऱ्याची फरकाची रक्कम, तडजोड शुल्क अशी काही शासकीय रकमेची बाकी उद्भवल्यास उपरोक्त रकमा भरणे अर्जदार यांचेवर बंधनकारक राहिल.
15. सदर आदेशातील अटी व शर्तीचा भंग केल्यास अर्जदार महाराष्ट्र जमीन महसूल अधिनियम 1966 व त्याखालील नियमानुसार दंडास पात्र राहिल. तसेच दिलेली विकास परवानगी रद्द समजणेत येईल.
16. अर्जदार यांनी सादर केलेली कोणतीही माहिती, तसेच दिनांक 04/10/2024 रोजी केलेल्या क्षतीपत्र व प्रतिज्ञापत्रात नमूद केलेली बाब अथवा कागदपत्रे ही चुकीची अथवा दिशाभूल करणारी आढळल्यास भारतीय न्याय संहिता कायदा 2023 मधील कलम 236, 237 चे शिक्षेस पात्र ठरविणेत येईल व प्रस्तुतची परवानगी रद्द समजणेत येईल.
17. सदरची परवानगी ज्या प्रयोजनासाठी देण्यात आली आहे, त्या प्रयोजनासाठी जमीनीचे वापरात बदल करण्यात सुरुवात केली असेल तर अशा तारखेपासून तीस दिवसांचे आत ती माहिती ग्रामअधिकाऱ्यामार्फत तलाठी/तहसिलदार यांना लेखी कळविली पाहिजे. यात कसूर केल्यास महाराष्ट्र जमीन महसूल (जमीनीच्या वापरात बदल व अकृषिक आकारणी) नियम 1969 चे नियम 6 नुसार दंडात्मक कार्यवाही करणेत येईल.
18. विषयांकित जमीनीत अनधिकृत बांधकाम केल्यास विकास परवानगी आपोआप रद्द होईल.
19. प्रस्तुतची परवानगी उक्त अधिनियमांच्या व्यतिरिक्त परवानगी देणेच्या वेळी अस्तित्वात असलेल्या या जमीनीशी संबंधित अन्य अधिनियमातील कायद्यातील तरतुदीस अधीन आहे. उदा. मुंबई कूळ कायदा आणि शेत जमीन अधिनियम, महाराष्ट्र ग्रामपंचायत अधिनियम, म्युनिसिपल अँक्ट इत्यादी.
20. रेखांकनातील भूखंडाची विभागणी पूर्व परवानगीशिवाय करता येणार नाही.

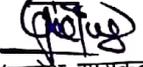
21. मंजूर रेखांकनाप्रमाणे भूखंड, अंतर्गत रस्ते, खुली जमीन 1850 एक्य आखणी करुन ती उपअधिक्षक भूमि अभिलेख, सातारा यांच्याकडून मोजणी करुन घेण्याची आहे. सदरहू मोजणी नकाशा पडताळणीसाठी या व सहाय्यक संचालक नगररचना सातारा यांचे कार्यालयास सादर करणे आवश्यक आहे.
22. नकाशावर दर्शविलेनुसार जागेवर प्रत्यक्ष आखणीनंतरचा भूखंड अभिन्यासात नमूद क्षेत्रापेक्षा कमी क्षेत्राचा भरता कामा नये तसेच अभिन्यास नकाशावर सविस्तर दर्शविल्यानुसार व अनुज्ञेय चटई क्षेत्र निर्देशांक 0.10 इतक्या मर्यादेत परंतु नियोजित बांधकामाच्या क्षेत्राव्यतिरिक्तची उर्वरित जागा खुली जागा म्हणून कायमरित्या खुली ठेवणे अर्जदार/जमिनमालक/विकासकर्ते यांचेवर बंधनकारक राहिल.
23. जागेवर आखणी करताना जागेच्या लगतच्या जमिनधारकांचे हितसंबंध बाधित होत असल्यास व त्याबाबत कोणताही वाद उद्भवल्यास व अशा वादामध्ये तथ्य आढळल्यास सदरची परवानगी तात्काळ व आपोआप रद्द समजणेत येईल.
24. रेखांकनातील जागेची प्रत्यक्ष आखणी झाल्यानंतर त्यातील रस्ते, आजूबाजूच्या जमीनीतील रेखांकने मंजूर झालेली असतील तर त्यातील रस्त्याच्या समन्वय (को-ऑर्डिनेशन) उपअधिक्षक भूमि अभिलेख सातारा यांच्या अभिलेखाप्रमाणे साधणे आवश्यक आहे.
25. सदरहू अभिन्यासालगतच्या सर्व मंजूर अभिन्यासातील रस्त्याचा आणि विषयांकित अभिन्यासातील रस्त्याचा योग्य समन्वय साधण्यात यावा व रस्त्याचे खडीकरण व इतर पायाभूत सुविधा करण्यात याव्यात. प्रस्तुत प्रकरणांमधील नियोजित अभिन्यासाच्या जागेमधील सांडपाणी/पावसाचे पाणी इत्यादीचे योग्यप्रकारे नियोजन करुन निचरा होणे आवश्यक असल्यास त्याबाबतची सर्वकष दक्षता घेण्याची जबाबदारी अर्जदार /जमिनमालक /विकासकर्त्यांची राहिल.
26. सदरहू रेखांकनास दिलेली परवानगी तात्पुरत्या स्वरूपाची आहे. अर्जदार यांनी जागेवर रेखांकनाची प्रत्यक्ष आखणी करुन अशा आखणीचा उपअधिक्षक, भूमि अभिलेख, सातारा यांनी प्रमाणित केलेल्या नकाशाचे आधारे तयार करण्यात आलेले रेखांकन नकाशे अंतिम मंजूरीसाठी विहित मार्गाने सहाय्यक संचालक नगर रचना सातारा यांचेकडे सादर करणे आवश्यक आहे.
27. अर्जदारांवर ट्री अॅक्टचे नियम बंधनकारक राहतील. तसेच रेखांकन हद्दीतील विकास करताना, कोणत्याही प्रकारची झाडे तोडली जाणार नाहीत याची दक्षता घेणे आवश्यक आहे. तसेच अर्जदाराने स्वदेशी प्रजातीची किमान प्रति आर 5 याप्रमाणे किमान 946 झाडे लावून त्यांचे संगोपन करणे अर्जदार यांचेवर बंधनकारक राहिल.
28. अर्जदार यांना प्रस्तावित क्षेत्रातील 20 अंशापेक्षा जास्त उताराच्या क्षेत्रामध्ये कोणत्याही प्रकारचे बांधकाम अनुज्ञेय होणार नाही / करता येणार नाही.
29. प्रस्तावित बांधकामामुळे जमिनीच्या भौगोलिक रचनेमध्ये कोणत्याही स्वरूपाचा बदल करण्यात येऊ नये. बांधकाम सुरक्षेबाबत व जमिनीचे भुसखलन होवू नये याबाबत योग्य ती दक्षता घेणेत यावी.
30. अर्जदार यांचेवर वीज नियम बंधनकारक राहतील. विकास परवानगी द्यावयाचे क्षेत्रामध्ये विद्यमान विद्युत वाहिनी असल्यास ती एकतर रस्त्याच्या कडेला स्थलांतरित करण्यात यावी अथवा काढून टाकण्यात यावी अन्यथा नियमाप्रमाणे अशा विद्युत वाहिनीपासून योग्य ती सुरक्षा अंतरे विचारात घेऊनच विकासकामे नियोजित करणे अर्जदार/विकासकर्ते यांचेवर बंधनकारक राहिल.
31. प्रकरणासोबत सादर करणेत आलेल्या 7/12 उताऱ्यानुसार विषयांकित जागेचे एकूण क्षेत्र 18912.00 चौमी इतके असून, त्यापैकी अर्जदार यांचे मागणीप्रमाणे 18912.00 चौ.मी क्षेत्र विषयांकीत प्रयोजनासाठी विचारात घेणेत आलेले आहे. अर्जदार यांनी अभिन्यास व बांधकाम नकाशावर स्वाक्षरी केलेली आहे. त्यानुसार सहाय्यक संचालक नगररचना सातारा यांनी तांत्रिकदृष्ट्या मंजूरीची शिफारस केली आहे. मात्र 7/12 उताऱ्यावरील इतर अधिकार/बँकाचा बोजा इत्यादी बाबत तसेच मालकी हक्काबाबत काही अडचण उद्भवल्यास सर्वस्वी जबाबदारी अर्जदार यांचेवर राहिल, तसेच सदरची परवानगी रद्द समजणेत येईल.
32. जागेवर आखणी करताना जागेच्या लगतच्या जमिनधारकांचे हितसंबंध बाधित होत असल्यास व त्याबाबत कोणताही वाद उद्भवल्यास व अशा वादामध्ये तथ्य आढळल्यास सदरची सिमांकनाची शिफारस तात्काळ व आपोआप रद्द समजणेत येईल.

33. सदर प्रकरणात अभिन्यास नकाशांना मंजूरीकामी शिवाय 1851 करताना अर्जदार जमिनमालक/विकासकर्ते यांनी प्रकरणासोबत दाखल केलेली मालकी हक्काची कागदपत्रे व मोजणी नकाशा इत्यादी कागदपत्रे ग्राह्य धरण्यात आली आहेत. सदर कागदपत्रे बोगस व दिशाभूल करणारी आढळल्यास सदर सिमांकनासाठी शिफारस तात्काळ व आपोआप रद्द समजण्यात येईल. त्याचबरोबर भविष्यकाळात या अनुषंगाने कोणतीही तक्रार वा न्यायालयीन वाद उद्भवल्यास त्याची सर्वस्वी जबाबदारी अर्जदार/जमिनमालक/विकासकर्ते यांचेसह सर्व संबंधित भूखंडधारक यांचेवर बंधनकारक राहिल.

34. प्रस्तुत प्रकरणी प्रस्तावित इमारत बांधकाम नकाशांच्या मंजूरीअंती व प्रारंभ प्रमाणपत्र दिल्यानंतर अर्जदार /भूखंडधारक/विकासकर्ते यांनी प्रत्यक्ष जागेवर बांधकाम सुरु केल्यानंतर जोत्यापर्यंतचे बांधकाम पूर्ण होताच या कार्यालयात जोता तपासणी प्रस्तावासोबत प्रत्यक्ष जागेवर आखणी केल्यानंतरच जरूरीप्रमाणेच्या दुरुस्त्यांसह भूमी अभिलेख विभागाने प्रमाणित केलेल्या सिमांकनाचा मूळ नकाशासह अर्ज करणे अभिप्रेत व आवश्यक आहे. तत्पूर्वी प्रस्तुत मिळकतीच्या कुंपनभिंतीचे बांधकाम जमीन पातळीपर्यंत बांधून पूर्ण होणे आवश्यक राहिल. तसेच या कार्यालयाकडून जोता तपासणी दाखला घेतल्याशिवाय पुढील काम अर्जदार /जमिनमालक/विकासकर्ते यांनी सुरु करू नये.
35. विषयांकित जागेत पिण्याचे पाण्याचे उपलब्धतेबाबत तसेच मल आणि दूषितपाणी निःसारणाच्या व्यवस्थेबाबत प्रत्यक्ष जागेवर नियोजन करून तो कायमस्वरूपी कार्यान्वित ठेवणे अर्जदार जमिनधारक/विकासकर्ते यांचेवर बंधनकारक राहिल.
36. विषयांकित जागेत वर्गीकृत रस्त्यावरून घ्यावयाच्या जोड रस्त्याचे बांधकामाबाबत स्वतंत्ररित्या कार्यकारी अभियंता, सार्वजनिक बांधकाम विभाग सातारा यांची परवानगी घेणे अर्जदार जमिनमालक /विकासकर्ते यांचेवर बंधनकारक राहिल.
37. अर्जदार /जमिनधारक /विकासकर्ते यांनी प्रस्तुत इमारतीवर सौरऊर्जा प्रणाली बसविणे आवश्यक राहिल. तसेच प्रस्तुत भूखंडावर जलसंवर्धन (रेन वॉटर हार्वेस्टिंग) प्रणाली विकसित करणे अभिप्रेत व आवश्यक राहिल.
38. उक्त जमिनीचा भोगवटादार उक्त जमिनीच्या संबंधात या अगोदर वसूली योग्य असलेल्या आकारणी ऐवजी विकास परवानगी प्राप्त झालेपासून महसूली वर्ष संपणाऱ्या हमीच्या कालावधीत शासनाला प्रत्येक वर्षी प्रचलित दराने होणारी वार्षिक आकारणी देणे आवश्यक आहे. तसेच उक्त कालावधी संपल्यानंतर शासनाने वेळोवेळी निश्चित करण्यात आलेला सुधारित आकारणी दर अर्जदार यांचेवर बंधनकारक राहिल.
39. उक्त जमिनीचा भोगवटादार उक्त जमिनीवर वसूलीयोग्य असलेले सर्व कर, दर आणि उपकर भरणे अर्जदार यांचेवर बंधनकारक राहिल.
40. प्रस्तावित अभिन्यासामध्ये राज्यमार्गाच्या मध्यापासून 40 मी अंतरावर नियंत्रण रेषा दर्शविलेली आहे. यामध्ये शासन स्तरावरून वेळोवेळी होणारे बदल निर्णय अर्जदार जमीनधारक / विकासकर्ते यांचेवर बंधनकारक राहिल.
41. विषयांकित जमिनीचे वापरामध्ये किंवा वापराचे क्षेत्रामध्ये नियोजन प्राधिकरणाच्या पूर्वमंजूरी शिवाय कोणताही बदल करून नये. सदर आदेश निर्गमित झालेनंतर नियोजन प्राधिकरणाच्या पूर्व मान्यतेने सदर जमिनीच्या वापरामध्ये किंवा वापराच्या क्षेत्रामध्ये कोणताही बदल झाल्यास त्याची माहिती असा बदल नियोजन प्राधिकरणाकडून मंजूर झालेपासून सक्षम प्राधिकारी यांचेकडे देणे अर्जदार यांचेवर बंधनकारक राहिल.
42. उक्त जमिनीच्या भोगवटादाराने पूर्वगामी शर्तीपैकी कोणत्याही शर्तीचे उल्लंघन केल्यास जिल्हाधिका-यास उक्त संहितेच्या आणि तदन्वये करण्यात आलेल्या नियमांच्या तरतूदीन्वये जी भरण्यास उपयोगकर्ता दायी असेल अशी इतर कोणत्याही शास्तीस बांधा न आणता त्यास योग्य वाटेल एवढा दंड भरलेवर उक्त जमीन भोगवटादार यांच्या वहिवाटीत असण्याचे चालू ठेवता येईल.
43. सदर भूखंडाचे 90 मी. परीघ क्षेत्रात कोणताही सार्वजनिक, निमसार्वजनिक वापर उदा. शाळा, हॉस्पिटल, थिएटर, मंगल कार्यालय, इ. अस्तित्वात असता कामा नयेत, याची जबाबदारी अर्जदार यांचेवर राहिल.
44. इमारतीमधील जल पुरवठासंबंधित कामे, सांडपाणी/पावसाचे पाणी यांचे निर्गतीकरणाचे काम त्याचप्रमाणे सांडपाणी वितरण व्यवस्थेसंबंधील सेप्टिक टँक व सोक पीट इत्यादी कामे कोणत्याही महानगरपालिका किंवा नगरपरिषद यांच्याकडे नोंदणी झालेल्या नोंदणीकृत प्लंबरकडून सुयोग्यरित्या करून घेणेचे बंधन अर्जदार भूखंडधारक/विकासकर्ते यांचेवर आहे व तसा दाखला आवश्यकतेनुसार सादर करणे आवश्यक राहिल.

45. प्रस्तावित प्रकरणातील नियोजित अभिन्यासातील 1852 आकडेमोडील चुका आढळल्यास त्या दुरुस्त करून घेणे अर्जदार/ जमिनमालक/विकासकर्त्यांसह संबंधित वास्तुविशारद /अभियंता यांचेवर बंधनकारक राहिल.
46. प्रस्तुत परवानगीप्रमाणे इमारतीचे बांधकाम पूर्ण झालेच्या तारखेपासून एक महिन्याच्या आत भोगवटा प्रमाणपत्राकरिता (Occupancy Certificate करिता) संबंधित नोंदणीकृत स्ट्रक्चरल अभियंता/ वास्तुविशारद/नोंदणीकृत अभियंता/नोंदणीकृत पर्यवेक्षकांच्या (Completion Certificate) प्रमाणपत्रासह विहित नमुन्यात लेखी अर्ज देऊन व परवानगी घेऊन तदनंतरच इमारत भोगवट्यास घेणेची आहे.
47. छाननी शुल्क, अधिमूल्य आकार व विकास शुल्क या सर्वांमध्ये किंवा कोणत्याही शुल्कामध्ये तफावत आढळून आल्यास फरकाची रक्कम भरणे अर्जदार/भूखंडधारक/विकासकर्ते यांचेवर बंधनकारक राहिल.
48. सदरहू इमारतीचे बांधकाम परवानगीची मुदत प्रथमतः वर्षासाठी राहिल आणि त्यानंतर अर्जदार भूखंडधारक/विकासकर्ते विहित कालमर्यादेत मुदतवाढ (जास्तीत जास्त तीन वेळा मुदतवाढ देय ) वाढवून घेतली नसल्यास प्रस्तुत परवानगी आपोआप रद्द झाली असे समजण्यात येईल. सदरहू मुदतीनंतर अर्जदार /भूखंडधारक /विकासकर्ते यांनी नव्याने आवश्यक कागदपत्रांसह परवानगीसाठी स्वतंत्रपणे अर्ज सादर करावा लागेल.
49. अर्जदार भूखंडधारक/विकासकर्ते यांच्या मालकीच्या/कब्ज्यात नसलेल्या जागेवर सदरहू परवानगीच्या आधारे विकास काम हाती घेता येणार नाही. इमारतीचे बांधकाम करताना दुसऱ्याच्या जागेत अतिक्रमण होणार नाही व दुसऱ्याच्या कायदेशीर हक्कास बाधा येणार नाही याची दक्षता घेणे अर्जदार यांचेवर बंधनकारक राहिल.
50. इमारतीकरिता जे साहित्य आणले जाईल त्याची शासनाने विहित केलेले शुल्क/परवाना फी/रॉयल्टी इत्यादी ज्या त्या वेळी संबंधित/महसूल कार्यालयात भरणे केलेले नसल्याचे आढळल्यास विहित प्राधिकार्याकडून अर्जदार भूखंडधारक/विकासकर्ते यांच्यासह सर्व संबंधितांविरुद्ध विहित कार्यवाही करण्यात येईल, याची अर्जदार/भूखंडधारक/विकासकर्ते यांनी दक्षता घ्यावी.
51. इमारतीचे साहित्य सार्वजनिक रस्त्यावर अगर जागेत रहदारीस अडथळा येईल अशा ठिकाणी ठेवता येणार नाही.
52. संबंधित भूखंडावरील इमारतीचे बांधकाम करताना सार्वजनिक बांधकाम विभागाच्या प्रमाणकाप्रमाणे/भारतीय मानक ब्युरो (बी. आय. एस) यांच्या मापदंडाप्रमाणे केल्या पाहिजेत. तसेच भूकंपरोधक साहित्य/पध्दतीप्रमाणे बांधकाम करणे आवश्यक असून, तसा दाखला सांधणी अभियंता यांचेकडून भोगवटा प्रमाणपत्र करिता अर्ज करताना सादर करणे आवश्यक राहिल.
53. प्रस्तावित प्रकल्पांमुळे हवा, जमीन, पाणी यांचे कोणत्याही प्रकारचे प्रदूषण होता कामा नये, यासाठी आवश्यक प्रतिबंध उपाययोजना करणे अर्जदार,जमिनमालक/विकासकर्ते यांचेवर बंधनकारक राहिल.
54. विषयांकित जागेमध्ये पिण्याच्या पाण्याच्या उपलब्धतेबाबत व मल आणि दूषित पाणी यांच्या निःस्सारणाच्या व्यवस्थेबाबत योग्य तरतूद करणे अर्जदार यांचेवर बंधनकारक राहिल.
55. नैसर्गिक नाला/नदी विषयांकित क्षेत्रातून गेलेली आहे अगर कसे, याबाबत ग्रामसेवक /तलाठी महसूल यांचेस्तरावर खातरजमा करणेत यावी. प्रस्तावित विकास करताना जमिनीच्या भौगोलिक रचनेमध्ये कोणत्याही प्रकारचा बदल करण्यात येऊ नये. तसेच तेथील नैसर्गिक प्रवाहास कोणत्याही प्रकारचा अडथळा निर्माण करण्यात येऊ नये.
56. विषयांकित जागेतील घनकचरा व्यवस्थापनाची सुयोग्य प्रकारे तरतूद अर्जदार/भूखंडधारक/विकासकर्ते यांनी करणे बंधनकारक राहिल.
57. RCC Design /Structure safety. /भूकंप प्रतिरोधक तरतूद करणे अर्जदार/भूखंडधारक/विकासकर्ते यांचेवर बंधनकारक राहिल.
58. सदर क्षेत्रासाठी लागू सुधारित नियमावलीतील तरतुदीनुसार अर्जदार यांस सुरक्षा ठेव जमा करणे आवश्यक आहे. शासनाकडून रक्कम निश्चित झालेनंतर रक्कम भरण्यास बांधील असल्याचे बंधपत्र अर्जदार/भूखंडधारक/विकासकर्ते यांनी सहायक संचालक नगररचना सातारा यांचे कार्यालयाकडे सादर केले आहे. त्यानुसार भविष्यात सुरक्षा ठेव रक्कम भरणे त्यांचेवर बंधनकारक राहिल.

69. शासनाचे विविध स्वरूपातील कामगार कल्याण 1853 अन्य कर शासनास भरणा करणे अर्जदार/भूखंडधारक/विकासकर्ते यांचेवर बंधनकारक राहिल.
60. अर्जदार यांनी प्रकरणात कोणतीही चुकीची अथवा दिशाभूल करणारी माहिती पुरविल्याचे निदर्शनास आल्यास अथवा आदेशातील कोणत्याही अटी व शर्तीचे भंग झाल्याचे निदर्शनास आलेस देणेत आलेली परवानगी रद्द समजणेत येईल.
61. प्रकरणी काम करताना महाराष्ट्र जमीन महसूल अधिनियम 1966 आणि महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 अगर त्यास अनुसरून केलेले मंजूर नियम व पोटनियम यांचा भंग होता कामा नये.
62. मंजूर नकाशावर दर्शविल्याप्रमाणे रस्ता रुंदीकरणाखालील क्षेत्र सार्वजनिक बांधकाम विभागाच्या प्रमाणकाप्रमाणे रस्त्यासाठी विकसित करून मौजे अनावळे ग्रामपंचायतीच्या नावे भूमी अभिलेखात दुरुस्ती करून ग्रामपंचायतीस रितसर कब्जेपट्टीद्वारे हस्तांतर करणे आवश्यक राहिल.
63. प्रकरणासोबत प्राप्त कागदपत्रांच्या आधारे प्रस्तावाची छाननी करण्यात आली आहे. सबब प्रस्तावित रेखांकनामध्ये/जागेच्या/इमारतीच्या दर्शविलेल्या अर्जदार यांच्या जमिनीच्या मालकी हक्काबाबत/हद्दीबाबत व पोहोच मार्गाबाबत तसेच 7/12 उतान्यावरील इतर अधिकार/बँकांचे बोजा इत्यादी बाबत तसेच मालकी हक्काबाबत काही अडचण/ कायदेशीर बाबी उद्भवल्यास त्यास अर्जदार स्वतः जबाबदार राहिल आणि त्यांचे निराकरण अर्जदार यांनी परस्पर स्वखर्चाने करावयाचे आहे. त्याबाबत या कार्यालयास कसली ही तोषिस लागू द्यावयाची नाही.
64. राष्ट्रीय हरीत लवाद पुणे यांचेकडे कास व कास परिसरातील बांधकामांबाबत जनहित याचिका दावा क्रमांक 37/2023 सुरु असून प्रस्तूत दावा अदयापी अंतीमतः निर्गत झालेला नाही, तसेच याबाबत न्यायालयाचे आदेश इकडे प्राप्त नाहीत. सबब या दाव्यामधील अंतीम निर्णयास अधिन राहून तात्पुरती विकास परवानगी व बांधकाम परवानगी देणेत येत आहे.
65. विषयांकित जागेत पिण्याचे पाण्याचे उपलब्धतेबाबत तसेच मल आणि दुषित पाणी निःसारणाच्या व्यवस्थेबाबत जागेवर नियोजन करून तो कायमस्वरूपी कार्यान्वित ठेवणे अर्जदार जमीनधारक विकासकर्ते यांचेवर बंधनकारक राहिल.
66. वरील अटी व शर्ती मान्य असलेची सनद अर्जदार यांनी तहसिलदार यांचेपुढे एक महिन्यात लिहून दिली पाहिजे.

  
(नागेश गायकवाड)

तहसिलदार सातारा

प्रति,

श्री. फारुख नरीमन कूपर रा. मे फेअर गार्डन, होमाई कूपर मार्ग, सदरबझार सातारा

प्रत :- गाव कामगार तलाठी अनावळे यांचेकडे आवश्यक त्या कार्यवाहीसाठी.

2/- प्रस्तूत आदेशाची नोंद गा. न.नं. 2 व ता. नं. नं. 2 मध्ये घेणेत येऊन दरवर्षी अर्जदार यांचेकडून अकृषिक सान्याची रक्कम वसूल करावी. अर्जदार यांनी विकास परवानगी वापर या आदेशाच्या दिनांकापूर्वी सुरु केलेचे निदर्शनास आल्यास महाराष्ट्र जमीन महसूल अधिनियम 1966 चे कलम 45 अन्वये सत्वर अहवाल सादर करावा.

प्रत :- उपअधिक्षक भूमि अभिलेख, सातारा

2 /- मंजूर रेखांकन आराखड्याची प्रत सोबत जोडली असून, सदरचे मंजूर रेखांकन आराखड्यानुसार व 7/12 प्रमाणे मोजणी करून कमी जास्त पत्रक तयार करणेत यावे व ते या कार्यालयामार्फत गांववहीवाटीस पाठवणेत यावे.

प्रत :- सहायक संचालक नगर रचना सातारा.

प्रत :- कार्यालयीन नस्ती.

  
(नागेश गायकवाड)  
तहसिलदार सातारा



**Read:**

- 1) Application of Mr. Farooq Nariman Cooper Res. May Fair Garden, Homai Cooper Marg, Sadarbazar, Satara dated 13/03/2024
- 2) Affidavit and Indemnity Bond dated 04/10/2024 filed by the Applicant before the Executive Magistrate in the prescribed form provided by the Hon. Commissioner Pune vide Letter No. Mah/2/Land/General/RR-772/03, dated 22/09/2003.
- 3) Hon. Collector, Satara's Order No. Mah/3/Land/NA/497/07, dated 21/08/2007 and Order No. Mah/3/Land/SR/NA/463/09, dated 08/05/2009.
- 4) Order No. Mah/3/Land/S.R./Kavi-2781/13 from the Hon. Collector, Satara, dated 14/10/2013
- 5) Order No. Mah/3/Land/S.R./Kavi-1471/2023 from the Hon. Collector, Satara, dated 14/06/2023.
- 6) Letter No. R. No. 442/2024, dated 04/10/2024 from the Divisional Officer, Dahiwad. Report dated 04/10/2024.
- 7) Letter O. W. No. E. O./Satara/Technical/2024-25/No. 03046 from the Executive Engineer, M.S.E.D. Co. Ltd., Satara Division, dated 03/05/2024.
- 8) Letter O. W. No. Health/Technical-1/Non-Agricultural 201/2112/2024 from the District Health Officer, Zilla Parishad, Satara, dated 03/05/2024.
- 9) Letter No. Punarv/Urmodi/Kavi/282/2024 from the Deputy District Collector, Rehabilitation, Satara, dated 06/06/2024.
- 10) Letter O. W. No. B/Room - 11/Survey/2024-25/2182 from the Deputy Conservator of Forests, Satara Forest Department, Satara, dated 10/09/2024.
- 11) Letter No. L.A./2/SR-111/2024 from Deputy District Collector (Land Acquisition) No. 2 dated 04/04/2024.
- 12) Letter No. L.A./4/SR-144/2024 from the Deputy District Collector (Land Acquisition) dated 05/04/2024.
- 13) Letter from the Deputy District Collector (Land Acquisition) No. 9 dated 24/04/2024
- 14) Letter No. L.A./16/SR-171/2024 from the Deputy District Collector (Land Acquisition) No. 16 dated 18/04/2024.
- 15) Letter No. L. A./21/Krukho/NA/Kavi-150/24 from the Deputy District Collector (Land Acquisition) No. 21 (Krukho) dated 29/04/2024.
- 16) Letter No. Resha/Ka-2/952/Year 2024 from the Executive Engineer, P.W.D. Department (West) Satara, dated 23/09/2024.
- 17) Letter No. O. W. No. Drawing/C.P./Vill. Anavale, Tal. Dist. Satara/ B. No. 284/1/ADS/2383 from the Assistant Director, Town Planning, Satara, dated 04/09/2024.
- 18) Section 42 C of Maharashtra Land Revenue Act 1966
- 19) Maharashtra Government Gazette, Year 2017, Maharashtra Ordinance No. 2, dated 05/01/2017
- 20) Section 18 of Maharashtra Regional and Town Planning Act 1966

---

**Office of Tehsildar Satara**

No. Land/Uncultivated/SR-01/2024

Satara Date : 24/10/2024

**Subject : Temporary permission for drawing up a health resort for commercial purposes on land bearing Block No. 284/1, having**

**its total area 18912 Sq. Mtr. situated at village Anavale Tal. Dist. Sataran, under Section 42 C of Maharashtra Land Revenue Act 1966 and regarding obtaining construction permission for construction plan of 950.16 Sq. Mtr. area of it under Section 18 of Maharashtra Regional Planning and Town Planning Act 1966.**

**Tax assessment under Section 42C of the Maharashtra Land Revenue Act 1966 and Development Permission Order under Section 18 of the Maharashtra Regional and Town Planning Act 1966**

The Applicant Mr. Farooq Nariman Cooper, resident of May Fair Garden, Homai Cooper Marg, Sadar Bazar Satara, has requested vide application dated 13/03/2024 for temporary permission to construct a Health Resort for commercial purposes on land bearing Block No. 284/1, having its total area 18912 Sq. Mtr. situated at village Anavale Tal. Dist. Sataran, under Section 42C of Maharashtra Land Revenue Act 1966 and regarding obtaining construction permission for construction plan of 950.16 Sq. Mtr. area of it under Section 18 of Maharashtra Regional Planning and Town Planning Act 1966.

The commercial drawing and construction plan of the Health Resort submitted by the Applicant has been recommended by the Assistant Director, Town Planning Satara vide letter No. O. W. No. Drawing/C. P./Vill. Anavale, Tal. Dist. Satara/B. No. 284/1/ADS/238 dated 04/09/2024.

As per the Recommendation Letter from the Assistant Director Town Planning Satara, dated 04/09/2024 this land bearing Block No. 284/1 situated in village Anavale, Tal. Dist. Satara, is included in the agricultural purpose section as per the land use proposal of the Regional Plan Satara Region approved on dated 08/01/2018 and is included in the buffer zone limit within the Conservation zone limit and as per the provisions of Section 20 (4) of the Integrated Development Control and Promotion Regulations for the Satara region, which came into force on dated 03/12/2020, the use of health resort is permitted subject to the limits of G + 1 or stilt + 2 basic 0.10 and maximum 0.20 carpet area index, as per the provisions of the said regulations, the Applicant has envisaged the use of health resort in the subject area and as per the provisions of the said regulations, the said use is permissible within the limit of 0.10 carpet area, and after scrutinizing the maps submitted by the Applicant from the perspective of town planning, a total area of 7481.17 Sq.Mtr., including the existing road and the area affected by road widening and the area affected by steep slopes, has been deducted. Recommendation for provisional approval subject to terms and conditions for demarcation of the planned development in the area of 11430.83 Sq. Mtr. and for approval of the maps of the proposed construction area of 950.16 Sq. Mtr. in the subject area and for issuance of Commencement Certificate for commencement of the proposed construction in accordance with such approved maps as per Section 18 of the Maharashtra Regional Planning and Town Planning Act, 1966.

# 1856

From the submitted records of the subjected property situated in village Anavale, Tal. Dist. Satara, it appears that the following area rights have been submitted for records.

Sr. No.	Name of Village	Taluka	Block No.	
1	Anavale	Satara	284/1	
Sr. No.	Name of Land Owner	Survey No.	Total area (Sq. Mtr.) as per 7/12 extract	Area (Sq. Mtr.) for which the Drawing Permission is to be granted
1	Farukh Nariman Cooper Maharukh Farooq Cooper Manisha Farooq Cooper	284/1	18912. Sq. Mtr. 00	18912. Sq. Mtr. 00
2	Total		18912. Sq. Mtr. 00	18912. Sq. Mtr. 00
3	Area included in the drawing map by the Applicant as per 7/12 extract			18912. Sq. Mtr. 00
4	Area as per the current survey map			18912. Sq. Mtr. 00
5	Area affected by road widening			1542.57 Sq. Mtr.
6	Area of drains			-
7	Rain water drainage area			-
8	Entertainment area			-
9	Internal road area			1186.59 Sq. Mtr.
10	Amenity area			-
11	Area affected by steep slopes			
12	Total minus area			7481.17 Sq. Mtr.
13	Net Area Under Plot			11430.83 Sq. Mtr.
14	Area currently to be permitted as Non-Agricultural			18912.00 Sq. Mtr.
15	Proposed Construction Area			950.16 Sq. Mtr.
16	Drawing Purpose			Commercial (Health Resort)

## Tax Assessment under Section 42C of Maharashtra Land Revenue Act 1966

Sr. No.	Information regarding Non-Agricultural	Details
1	Area to be converted as Non-Agricultural (Sq. Mtr.)	18912.00 Sq. Mtr.
2	Rate of Non-Agricultural Assessment (Sq. Mtr.) Rs.	20 paise (commercial)

3	Annual Assessment amount on Non-Agricultural area Rs.	3,782/-
4	Converted tax assessment amount Rs.	18,912/-
5	Zilla Parishad tax amount Rs.	26,477/-
6	Gram Panchayat tax amount Rs.	3,782/-
7	Penalty amount 40 times for unauthorized non-agricultural use of 950.16 Sq. Mtr. area Rs.	29,835/-
8	Total amount Rs.	82,788/-

This is evident from all the record of rights extracts submitted by the Applicant along with the application, the Site Inspection Report of Circle Officer, Dahiwad, Taluka Satara that,

1. The subjected land is owned by the Applicant and the Applicant has become the owner by registering it vide Mutation Entry No. 335. Accordingly, a request has been made for obtaining development plan and Construction Permission for Commercial (Health Resort) purposes.

2. In the report from the Divisional Officer, Dahiwad vide Letter No. S. No. 442/2024 dated 04/10/2024, it states that the subjected land is owned by the Applicant and Satara-Kaas road is available for access to the said land. The said land is using for unauthorized non-agricultural purpose and it has been going on in an area of 950.16 Sq. Mtr. since the year 2011 and no electricity has passed through the said land and there is no cemetery, no school, no hospital, no railway line, no telephone line. No water pipe or drainage line has passed through the said land. It is also seen in the site survey that there are no standing trees or shrubs on the said land in question. The land in question has not been reserved in the approved development plan. The proposed layout plan/construction of the land in question does not violate the Ribbon Development Rules. The said area is included in the buffer zone. As well as, the said area is located at an average height of 1000 meters above sea level and it has been stated that the Applicant himself will provide water for drinking or use in the said land through borewell.

The Applicant has filed an Affidavit and Indemnity Bond on dated 04/10/2024 before the Executive Magistrate in the prescribed form as per the provisions of the Circular No. Mah/2/Land/General/ RR/772/2003, issued by the Hon'ble Divisional Commissioner Pune Division Pune dated 22/09/2003.

The said affidavit has been filed that the subject land is not in violation of any of the provisions of the following Acts.

1. Maharashtra Tenancy and Agricultural Lands Act, 1948
2. Maharashtra Land Revenue Act 1966
3. The Maharashtra Agricultural Lands (Ceiling on Holdings) Act, 1976

4. Various Acts passed for the purpose of expungement of Inam Land.
5. Bombay Prevention of Fragmentation and Land Consolidation Act, 1947
6. Maharashtra Restoration of Lands to Scheduled Tribes Act, 1974
7. Maharashtra Private Forests (Acquisition) Act, 1975
8. Urban Land (Ceiling and Regulation) Act, 1976
9. Maharashtra Project Affected Persons Rehabilitation Act, 1986

It is stated in the Affidavit that the provisions of the above-mentioned Act are not violated and that the subjected land is not falls under the occupants of Class 2.

The Applicant has submitted a copy of the challan to this office by paying the converted tax on the area to be drawn as per 20 times Sq. Mtr., development permission annual assessment, Zilla Parishad, Gram Panchayat cess and 40 times penalty for unauthorized non-agricultural use of the 950.16 Sq. Mtr. area demanded by the Applicant at Block No. 284/1, situated at village Anawale, Taluka Dist. Satara, total area 18912 Sq. Mtr., total area to be drawn as per 20 times Sq. Mtr.. The Applicant has submitted a copy of the challan to this office by paying the total amount of Rs. 82,788/- through the challan dated 11/10/2024 at State Bank of India Satara. As well as, the land development fee under Section 124 of the Maharashtra Regional and Town Planning Act, 1966 is Rs. Rs. 1,96,474/- Development charges for construction Rs. 41,047/- Total development charges Rs. 2,37,521/- have been deposited with State Bank of India Satara on dated 11/10/2024. As well as, as per the instructions in Government of Maharashtra Industries, Energy and Labour Department, Government Circular No. BCA 2007/Pr. No. 788/Kamgar 7-A dated 26 October 2009 and as per the provisions of Building and Other Construction Workers Welfare Cess Rules 1998, one percent cess amounting to Rs. 37,101/- has been deposited in the name of Maharashtra Building and Other Construction Workers Welfare Board in the Account No. 004220110000153 of the Board at Bank of India, Tardeo Branch, Mumbai on dated 11/10/2024. As well as, in connection with the unauthorized construction of an area of 950.16 Sq. Mtr. area on the site, the amount of the compromise fee as mentioned in the recommendation letter from the Assistant Director, Town Planning, Satara, is Rs. 3,71,101/- (Rs. Three Lakh Seventy One Thousand One Hundred One Only) has been deposited by the Applicant to the Government through the prescribed challan dated 11/10/2024.

Considering the above mentioned circumstances, the Applicant is hereby granted permission to develop the plot of land bearing Plot No. 284/1, total area 18912 Sq. Mtr. situated in village Anawale, Taluka, Dist. Satara, for commercial (Health Resort) purposes as per Section 42 C of

# 1859

the Maharashtra Land Revenue Act, 1966 and to develop a construction plan of 950.16 Sq. Mtr. therein under Section 18 of the Maharashtra Regional Planning and Town Planning Act, 1966, subject to the following terms and conditions.

## **Description of land for which development permission is to be granted**

<b>Sr. No.</b>	<b>Points of the land</b>	<b>Details of the land</b>
1	Name of Village and its Taluka	Village Anawale, Tal. & Dist. Satara
2	Survey No. / Block No.	Block No. 284/1,
3	Total area as per ownership rights (Sq. Mtr.)	18912 Sq. Mtr.
4	Area included in the drawing (Sq. Mtr.)	18912 Sq. Mtr.
5	Net Area under Plot	11430.83 Sq. Mtr.
7	Area for which Development Permission is to be granted (Sq. Mtr.)	18912 Sq. Mtr.
8	Purpose of Development Permission	Commercial (Health Resort)

## **TERMS AND CONDITIONS :-**

1. The said development permission granted hereunder shall be subject to the provisions of Section 42C of the Maharashtra Land Revenue Act, 1966 and Section 18 of the Maharashtra Regional and Town Planning Act, 1966 and the rules made thereunder.

2. The said land shall be used only for commercial purpose (Health Resort) as detailed on the map. In case of any change of use other than that mentioned in the site map, it shall be mandatory for the Applicant/Landowner/Developer to obtain prior permission as prescribed for such change of use.

3. The use of the development permission shall be deemed to have commenced from the date of this order.

4. If it is found that the development use of the land has commenced before the permission, the Applicant shall be eligible under the provisions of Section 45 of the Maharashtra Land Revenue Act, 1966.

5. The Applicant shall pay development permission tax to the Government at the rate of Rs. 0.10 per Sq. Mtr. per annum for commercial purposes. The said assessment is temporary and

# 1860

after the revised non-agricultural rate comes into effect from dated 01/08/2006, it will be mandatory for the Applicant to deposit the amount of difference if any to the Government.

6. The Applicant shall be obligated to pay tax on the land presented annually at the rate fixed by the Government from time to time.

7. The development permission area and the total area in the said order shall be subject to any changes made after the actual measurement by the Deputy Commissioner of Land Records, Satara.

8. Since the first floor cap of the staircase in the building on the site is more than 9 meters high, the construction of the said staircase cap should be demolished as shown on the construction map.

9. As there is one main building and two small buildings as shown on the drawing and construction map, it will be mandatory for the Applicant to demolish two buildings within the said control line.

10. As shown in the construction plan, there is a sloping roof slab in some areas of the first floor and a flat slab in some areas. It will be mandatory for the Applicant to make a sloping roof over the flat slab area.

11. The development permission is being granted on the assumption that the notified natural stream/river has passed through the area of the project or not, after checking with the Assistant Director of Town Planning, Satara, and the approval of the drawings/construction plans has been given.

12. If any dispute/judicial dispute arises regarding the occupancy/ boundary of the subject land, the Applicant/Owner/Developer will be solely responsible for it. If any dispute arises regarding the submitted survey map in the case, the development permission will automatically be cancelled.

13. If any legal claim is filed regarding the property in question, the development permission order will be cancelled.

14. If any Government dues arise in the future on the said land, such as token amount, difference amount of non-agricultural land cess, settlement fee, etc., it will be mandatory for the Applicant to pay the above mentioned amount.

15. In case of violation of the terms and conditions of the said order, the Applicant will be liable to penalty as per the Maharashtra Land Revenue Act 1966 and the rules

# 1861

thereunder. As well as, the development permission granted will be deemed to be cancelled.

16. If any information submitted by the Applicant as well as the matter or documents mentioned in the affidavit and Indemnity Bond dated 04/10/2024 are found to be incorrect or misleading, then the Applicant will be liable for punishment under Sections 236, 237 of the Indian Code of Judicial Procedure Act 2023 made and the permission granted will be deemed to be cancelled.

17. If the change in the use of the land for the purpose for which the said permission has been granted has been started, then such information should be communicated in writing to the Talathi/ Tehsildar through the Village Officer within thirty days from such date. In case of default in this regard, penal action will be taken as per Rule 6 of the Maharashtra Land Revenue (Change in Use of Land and Non-Agricultural Levy) Rules 1969.

18. In case of unauthorized construction on the subjected land, the development permission will be automatically cancelled.

19. The permission given is subject to the provisions of other Acts related to this land in force at the time of granting permission, apart from the said Acts. E.g. Mumbai Clan Act and Farm Land Act, Maharashtra Gram Panchayat Act, Municipal Act etc.

20. The plot in the drawing cannot be divided without prior permission.

21. The plot, internal roads, open space etc. as per the landscape drawing shall be physically mapped and measured by the Deputy Superintendent of Land Records, Satara. The said measured map shall be submitted to the office of the Assistant Director of Town Planning, Satara for verification.

22. The plot after physical survey on the site as shown on the map shall not be less than the area mentioned in the plan and as shown in detail on the plan and within the permissible carpet area index of 0.10 but it shall be mandatory for the Applicant/Landowner/ Developer to keep the remaining area outside the planned construction area as open space permanently.

23. If the interests of the adjacent Landowners of the site are affected while mapping the site and if any dispute arises regarding it and if any fact is found in such dispute, the said permission shall be deemed to be immediate and automatic.

24. After the actual planning of the site in the drawing, if the roads in it, the drawings of the surrounding land have been approved, the coordination of the roads in it must be done as per the records of the Deputy Superintendent of Land Records, Satara.

25. Proper coordination of the roads in all the approved designs adjacent to the said design and the roads in the subjected design should be done and the road should be paved and other infrastructure facilities should be provided. If it is necessary to properly plan and drain the sewage and rainwater etc. in the planned design area in the said case, the Applicant/Landowner/Developer will be responsible for taking all necessary precautions in this regard.

26. The permission given to the said drawing is temporary. The Applicant must actually draw the drawing on the site and submit the drawing maps prepared on the basis of the map certified by the Deputy Superintendent of Land Records, Satara to the Assistant Director of Town Planning, Satara, in the prescribed manner for final approval.

27. The rules of the Tree Act will be binding on the Applicant. As well as, while developing within the drawing limits, it is necessary to ensure that no type of trees are cut. As well as, it will be mandatory for the Applicant to plant and maintain at least 946 trees at per R 5 of indigenous species.

28. The Applicant will not be allowed to carry out any construction in the area with a slope of more than 20 degrees in the proposed area.

29. The proposed construction should not cause any change in the geographical structure of the land. Proper precautions should be taken regarding construction safety and to prevent land erosion.

30. The electricity rules will be binding on the Applicant. If there is an existing electric line in the area to be granted development permission, it should either be shifted to the side of the road or removed, otherwise it will be mandatory for the Applicant/Developer to plan the development works only by considering the appropriate safety distances from such electric lines as per the rules.

31. As per the 7/12 extract submitted with the case, the total area of the subjected land is 18912.00 Sq. Mtrs. out of which 18912.00 Sq. Mtrs. has been considered for the subject purpose as per the demand of the Applicant. The Applicant has signed the layout and construction map. Accordingly, the Assistant Director of Urban Planning, Satara has recommended approval from a technical point of view. However, if any problem arises regarding other rights/ bank encumbrances etc.

on the 7/12 extract as well as ownership rights, the entire responsibility will remain with the Applicant, and the said permission will be considered cancelled.

32. If the interests of the adjacent Landowners of the site are affected while planning the site and if any dispute arises regarding it and if any fact is found in such dispute, the said recommendation for demarcation will be considered cancelled immediately and automatically.

33. In the said case, while recommending for approval of the development maps, the documents of ownership and measurement map etc. filed by the Applicant/Landowner/Developer along with the case have been accepted. If the said documents are found to be bogus and misleading, the recommendation for the said demarcation shall be deemed to be cancelled immediately and automatically. At the same time, if any complaint or legal dispute arises in this regard in the future, the entire responsibility shall be remain with the Applicant/Landowner/Developer and all the concerned plot holders.

34. In the said case, after the approval of the proposed building construction maps and issuance of commencement certificate, the Applicant/Plot Holder/Developer shall start the construction on the actual site and as soon as the construction up to the tillage is completed, it is intended and necessary to apply to this office along with the tillage inspection proposal and the original demarcation map certified by the Land Records Department only after the actual site is mapped out with the necessary corrections. Before that, the construction of the embankment wall of the proposed property shall be completed up to the ground level. As well as, the Applicant/ Landowner/Developer should not start any further work without obtaining a plinth inspection certificate from this office.

35. It will be mandatory for the Applicant/Landowner/Developer to make the availability of drinking water in the subjected area as well as the sewage and wastewater drainage system on the site and keep it permanently operational.

36.It will be mandatory for the Applicant/Landowner/Developer to separately obtain permission from the Executive Engineer, Public Works Department, Satara, for the construction of a connecting road from the classified road in the subject area.

37.It will be necessary for the Applicant/Landowner/Developer to install a solar energy system on the proposed building. It will also be intended and necessary to develop a rainwater harvesting system on the proposed land.

38. The occupant of the said land shall be required to pay to the Government an annual cess at the prevailing rate every year during the period of guarantee ending in the revenue year from the date of receipt of development permission in lieu of the levy previously chargeable in respect of the said land. Further, after the expiry of the said period, the revised rate of levy fixed by the Government from time to time shall be binding to the Applicant.

39. The occupant of the said land shall be bound to pay all taxes, rates and cesses chargeable on the said land.

40. The proposed layout shows the control line at a distance of 40 Mtr. from the middle of the state highway. Any changes made from time to time at the government level will be detrimental to the Applicant/Landowner/developer.

41. No change shall be made in the use or area of use of the subjected land without the prior approval of the Planning Authority. After the issuance of the said order, if there is any change in the use or area of the said land with the prior approval of the Planning Authority, it shall be binding on the Applicant to inform the Competent Authority regarding such change after the approval of such change by the Planning Authority.

42. If the occupant of the said land violates any of the above conditions, the District Collector may, without imposing any other penalty on the occupant, subject to payment of such fine as he deems fit, continue to occupy the said land.

43. The Applicant shall be responsible for ensuring that no public or semi-public use e.g. school, hospital, theatre, marriage hall, etc. exists in the 90 Mtr. area of the said plot.

44. It is the responsibility of the Applicant/Landowner/Developer to have the water supply related works in the building, sewage/rainwater discharge work as well as the septic tank and soak pit etc. related to the sewage distribution system properly done by a registered plumber registered with any Municipal Corporation or Municipal Council and it will be necessary to submit such certificate as required.

45. If any errors are found in the mathematical calculations in the proposed layout of the proposed case, it will be the responsibility of the Applicant/Landowner/Developer and the concerned architect/ engineer to get them corrected.

46. As per the said permission by submitting a written application in the prescribed format along with the

certificate of Completion from the concerned Registered Structural Engineer/Architect/Registered Engineer/ Registered Supervisor for Occupancy Certificate and taking permission only after that the building is to be occupied within one month from the date of completion of the construction of the building.

47. If any discrepancy is found in the inspection fee, surcharge and development fee, the Applicant/Landowner/Developer shall be liable to pay the difference amount.

48. The construction permission of the said building shall initially be for a period of one year and thereafter, if the Applicant/Landowner /Developer does not obtain an extension (maximum of three extensions) within the prescribed period, the said permission shall be deemed to have been automatically cancelled. After the said period the Applicant/Landowner/Developer will have to submit a separate application for permission along with necessary documents.

49. No development work can be undertaken on the basis of the said permission on the land not owned/occupied by the Applicant/ Landowner/Developer. It will be incumbent upon the Applicant to ensure while constructing the building that there is no any encroachment on the land of another and that the legal rights of another are not affected.

50. The Applicant/Plot Holder/Developer should be aware that if the fees/license fee/royalty etc. prescribed by the Government for the materials to be brought for the building are not paid at the relevant/revenue office at that time, the prescribed action will be taken against the Applicant/Plot Holder/Developer and all the concerned by the prescribed authority.

51. The building materials cannot be kept on the public road or in a place where it will obstruct the traffic in the area.

52. While constructing the building on the concerned plot, it should be done as per the standards of the Public Works Department/ Bureau of Indian Standards (BIS). As well as, it is necessary to construct it according to the earthquake-resistant materials/ methods and such certificate will be required to be submitted by the Structural Engineer while applying for the Occupancy Certificate.

53. It will be mandatory for the Applicant/Plot Holder/Developer to take necessary preventive measures so that the proposed project does not cause any kind of pollution of air, land and water.

54. It will be mandatory for the Applicant to make proper provision regarding the availability of drinking water and

# 1866

the arrangement for the disposal of sewage and contaminated water in the subject area.

55. Whether the natural drain/river passes through the subject area or not, it should be verified at the level of Gram Sevak/Talathi Revenue. No change should be made in the geographical structure of the land while carrying out the proposed development. As well as, no obstruction should be created in the natural flow there.

56. It will be mandatory for the Applicant/Plot Holder/Developer to make proper provision for solid waste management in the subject area.

57. It will be mandatory for the Applicant/Plot Holder/Developer to make earthquake resistant provision.

58. It is mandatory for the Applicant to deposit a security deposit as per the provisions of the revised regulations applicable to the said area. After the amount is fixed by the Government, the Applicant/Plot Holder/Developer has submitted it to the office of the Assistant Director, Town Planning, Satara. It will be mandatory for them to pay the security deposit amount in future as per the bond that they are bound to pay the amount.

59. It will be mandatory for the Applicant/Plot Holder/Developer to pay various forms of Government workers' welfare cess and other taxes to the Government.

60. If it is found that the Applicant has provided any wrong or misleading information in the case or if it is found that any of the terms and conditions of the order have been violated, the permission granted will be considered cancelled.

61. While working on the matter, the Maharashtra Land Revenue Act 1966 and the Maharashtra Regional and Town Planning Act 1966 or the approved rules and regulations made thereunder should not be violated.

62. As shown on the approved map, the area under road widening should be developed for road as per the standards of the Public Works Department and it will be necessary to amend the land records in the name of the village Anavale Gram Panchayat and transfer it to the Gram Panchayat through a requisite possession.

63. The proposal has been scrutinized on the basis of the documents received along with the matter. In case of any legal issues arising regarding the ownership of the land of the Applicant/ property/building/land shown in the proposed drawing/site/ building, regarding the boundary and access

road as well as other rights on the 7/12 extract other rights/bank encumbrance etc., the Applicant himself shall be responsible for the same and the Applicant shall have to resolve it at his own cost and this office shall not be liable for any such issues.

64. Public Interest Litigation No. 37/2023 is pending with the National Green Tribunal, Pune regarding the constructions in Kas and Kas area and the final decision of the said suit has not been issued and the orders of the court in this regard have not been received here. Subject to the final decision in this suit, temporary development permission & construction permission is being granted.

65. It shall be binding on the Applicant landholder Developer to make a permanent plan for the availability of drinking water in the subject area as well as for the sewage and polluted water drainage system.

66. The Applicant should write a letter of acceptance of the above mentioned terms and conditions to the Tehsildar within one month.

**(Mr. Nagesh Gaikwad)**  
**Tehsildar, Satara**

To,

Mr. Farooq Nariman Cooper, Res. May Fair Garden, Homai Cooper Marg, Sadar Bazar, Satara

Copy To : Village Kamgar Talathi, Anawale for necessary action.

2/- The record of the said order shall be taken in Village Form No. 2 and Taluka Form No. 2 and the amount of non-agricultural tax shall be collected from the Applicant every year. If it is found that the Applicant has started the use of the development permission before the date of this order, he should submit a report immediately under Section 45 of the Maharashtra Land Revenue Act, 1966.

Copy :- Deputy Director Land Records, Satara

2/- A copy of the approved drawing plan is attached and a Kami Jast Patrak should be prepared by calculating the said approved drawing plan and as per 7/12 extract and it should be sent to the village occupancy through this office.

Copy to Assistant Director, Town Planning, Satara.

Copy : Office File

**(Mr. Nagesh Gaikwad)**  
**Tehsildar, Satara**

जा.क्र./म.रा.र.वि.म./वि.नि.प्रा./2025/शि.का.सातारा/अ.बां.नि.वि./  
प्रति,

दिनांक- 01 AUG 2025

४० दिपक भागवत जावळे & 1  
मु.पो. यवतेश्वर, ता. जि. सातारा

विषय:- अनधिकृत बांधकामाबाबत.

संदर्भ:- मा.राष्ट्रीय हरीत लवाद यांचेकडील ओरीजनल ॲप्लीकेशन नं. 37/2023 बाबत.

उपरोक्त संदर्भिय विषयास अनुसरून आपणास कळविण्यात येते की, कास पुष्प पठारास जागतिक वारसास्थळाचा दर्जा प्राप्त झाला आहे. यवतेश्वर- कास रस्त्यावरील अनधिकृत बांधकामा संदर्भात मा.राष्ट्रीय हरीत लवादाकडे संदर्भिय दावा प्रलंबित आहे. त्याची पुढील सुनावणी दि.12/08/2025 रोजी आहे. मौजे यवतेश्वर ता.सातारा जि.सातारा हे गाव महाराष्ट्र राज्य रस्ते विकास महामंडळ, विशेष नियोजन प्राधिकरण, सातारा यांचे कार्यक्षेत्रात येत आहे.

त्यानुषंगाने आपणास सूचित करणेत येते की, मौजे यवतेश्वर ता.सातारा जि.सातारा येथील प्लॉट नं. / स नं. - -  
109/3 मधील जमीनीवर आपण केलेल्या बांधकामासंबंधीचे खालीलप्रमाणे नमूद कागदपत्रे सादर पत्र आपणास मिळतच सात दिवसांचे आत या कार्यालयास सादर करावीत.

- 1) प्रस्तुत जमिनीचे मालकी हक्क दर्शवणारे चालू 7/12 उतारे.
- 2) त्यावरील सर्व फेरफार उतारे.
- 3) मा.जिल्हाधिकारी सातारा / सक्षम प्राधिकारी यांचे कडून प्राप्त केलेले प्रस्तुत जमिनीचे जिनसेती प्रमाणपत्र.
- 4) मा.उपअधिक्षक भूमि अभिलेख यांचे कडून प्राप्त प्रस्तुत जागिरीचे नोंदणी नकाशे.
- 5) उपरोक्त बांधकाम करण्यापूर्वी सक्षम प्राधिकरणाकडून घेतलेली पंजूर नकाशासह बांधकाम पूर्व परवानगी.
- 6) बांधकाम पूर्ण झालेनंतर सक्षम प्राधिकरणाकडून प्राप्त करून घेतलेली पंजूर नकाशासह भोगभटा प्रमाणपत्राच्या प्रती.

अन्यथा प्रस्तुत बांधकामासंबंधी आपले काहीही म्हणणे नाही असे गृहीत धरून आपणाविरुद्ध महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम 1966 मधील उचित तरतूदीन्वये पुढील कार्यदेशीर कारवाई करणेत येईल याची कृपया नोंद घ्यावी.



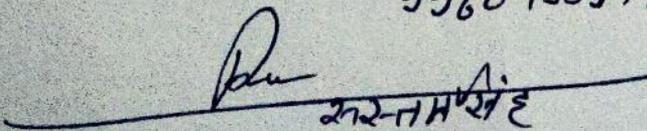
तहसिलदार तथा सहायक नियंत्रक-1

(अनधिकृत बांधकाम विभाग)

म.रा.र.वि.म. (मर्या.), वि.नि.प्रा. सातारा

(मा.मुख्य नियंत्रक अ.बां.नि.वि. यांचे मान्यतेने)

9960433971



To,

**Mr. Deepak Bhagwat Javale**

Res. at Po. Yavtेशwar,

Tal. Dist. Satara

**Subject :- Regarding unauthorized construction...**

**Reference :- Original Application No. 37/2023 from  
Hon. National Green Tribunal.**

In accordance with the above-mentioned referenced matter, it is hereby informed that, Kas Pushpa Plateau has been granted the status of a World Heritage Site. A referenced application is pending with Hon. National Green Tribunal regarding unauthorized construction on Yavtेशwar - Kas road. Its next hearing is fixed on dated 12/08/2025. The village Yavtेशwar, Tal. Satara, Dist. Satara village falls under the jurisdiction of the Special Planning Authority, Satara of Maharashtra State Road Development Corporation.

Accordingly, you are hereby informed that the following documents regarding the construction done by you on the land bearing Block No./Survey No. 109/3, situated at village Yavateshwar, Tal. Satara, Dist. Satara should be submitted to this office within seven days of receiving the said documents.

- 1) Current 7/12 extracts showing the ownership of the said land.
- 2) All the Mutation Entries thereon.
- 3) Non-Agricultural Permission of the said land obtained from the Hon. District Collector, Satara/Competent Authority.
- 4) Survey maps of the said land obtained from the Hon. Deputy Commissioner, Land Records.

# 1870

5) Pre-construction permission along with the approved map obtained from the competent authority before the above construction.

6) Copies of the occupancy certificate along with the approved map obtained from the Competent Authority after the completion of the construction.

Otherwise, please note that assuming that you have not to say anything, further legal action may be taken against you under the appropriate provisions of the Maharashtra Regional Planning and Town Planning Act, 1966.

**Tehsildar and Assistant  
Controller Department  
(Unauthorized Department)  
M.S.R.D.C. (Ltd.), S.P.A. Satara**

(With the approval of the Hon'ble Chief Controller  
A.B.N.V.)

आम्ही खाळी सह्या करणार पंचलोके  
 रा यवतेश्वर ता साताय आम्हां पंचास  
 शा.म. द्वाधिकारी यवतेश्वर यांनी बोलवून  
 सांगितले की, यवतेश्वर मधील अक्षी राजपिप  
 पुणगाथ माजगांवकर २) अमित पुतापिसेह देशमुख  
 यांना जा. कृ / म. रा. र. नि. म / नि. नि. प्रा. / २०२५ / शि.  
 का. सातारा / अ. बां. नि. नि / १०३ व १६६ दि १ न २५  
 रोजीची बरेच पत्र संबंधितांना बजावणेची कोट  
 दिले सांगितले वरून त्यांमधी पंच. शा. म. द्वाधि-  
 कारी को यवतेश्वर यांच्यासोबत पत्यक्ष सांगणाम  
 ठिकाणी गेलो असता वरिष्ठ १) राजपिप पुणगाथ  
 माजगांवकर २) अमित पुतापिसेह देशमुख हे  
 सदर सांगणाम ठिकाणी राहत नवुन त्यांचा  
 पत्ताही माहिती नसण्याचे पंचानुमते सांगण्यात  
 आले त्यामुळे सदरच्याचे पत्र आम्हां पंचा-  
 समक्ष शा. म. द्वाधिकारी यांनी सदरच्या सांग-  
 कामावर डकवून पुसिध्द केवळ हा पहाणार  
 पंचनामा लिहून दिना खसे. दि ०८/०८/२०२५

समोर

पंच

Shaluf  
 शाम महदुल्ला द्वाधिकारी  
 यवतेश्वर ता साताय

Shr  
 सखाराम वामन उंबरकर  
SR  
 संजय शालके पवार  
Patelkar. B. 11  
 वरुण ~~सखाराम पवार~~  
 देशमुख पारकर

## PANCHNAMA

We the undersigned Panchas, Res. Yavateshwar, Tal. Dist. Satara, we Panchas were called by Village Revenue Officer, Yavateshwar and told that 1) Mr. Rajdeep Eknath Majgaonkar, 2) Mr. Amit Pratapsih Deshmukh resident of village Yavateshwar were to be served with the letter No. O.W./M.S.R.D.C.L./SPA/2025/Shi.Ka.Satara/A/Ba.Ni.Vi./103 and 168 dated 01/08/2025 on the basis of which we Panchas went to the construction site with Village Revenue Officer, Yavateshwar and were told that the above 1) Mr. Rajdeep Eknath Majgaonkar, 2) Mr. Amit Pratapsih Deshmukh did not live at the said construction site and their address was not known. Therefore, the said letter was posted on the said construction site and published by the Village Revenue Officer, Yavateshwar in the presence of us, the Panchas. Thus the said Site Inspection Panchnama was conducted.  
Date 08/08/2025

**In the presence of**

**Panchas**

**Village Revenue Officer,  
Yateshwar, Tal. Dist. Satara,**

**Mr. Sakharam Waman Umbarkar**

**Mr. Sanjay Dnyandev Pawar**



1873

Maharashtra State Road Development Corporation - New Mahabaleshwar

Receipt

Financial Year : 2025-2026

Exhibit-L

Receipt No : 29

Date : 16/08/2025

Service Name : Layout Subdivision Amalgamation permission ( Pre - Payment )  
Proposal Number : 3682399 Proposal Code : MSRNM-25-92295  
Application Number : MSRNM202500020  
Owner Name : Gulabrao Genu Bhanage  
Owner Address : ,,Satara,Satara,Maharashtra-415001  
Owner Site Address : SNO. 36/1,36/3,36/4 SAMBARWADI TAL DIST SATARA  
Mode of Payment : Online Total Amount : 3003.00  
GST No(MahaIT) : 27AAKCM6988L1ZG

Payment Gateway	Customer Bank Name	Bank Transaction Id	Transaction Date	Transaction Ref No.
IndusInd	ICICI Bank	522835506683	16/08/2025	-

Charges Details

Sr No	Charges Type	Account Code	Demand	Paid Amount
1	Scrutiny Charges	-	2000.00	2000.00
			<b>Sub Total</b>	<b>2000</b>
2	Processing Fee	-	850.00	850.00
			C-GST(9.00%)	76.50
			S-GST(9.00%)	76.50
			<b>Sub Total</b>	<b>1003</b>
<b>Total Paid Amount(Rs):</b>				<b>3003</b>

Total Paid Amount(In Words): Three Thousand Three Rupees

Terms/Conditions:If any: This is computer generated receipt signature not required.

Receiver Signature

## Detailed of List of Hotel, Lodging, Restaurant, Farm House, Banglow, Homes - NGT Case- Mr. Shushant More

S.No	Sr.No. in Court Notice	Name of Hotel/Restaurant / Farmhouse	Proprieter/Owner	Village	Gat/ Survey No	Use of Property	Status At Revenue Office (Previous Authority)	MSRDC Planning Authority Remarks
1	1	M/s Hotel Sahyadri Puspa through Mr.Somnath Rajaram Jadhav	Mr.Somnath Rajaram Jadhav	Aatali	347	Hotel/ Restaurant/Lodging / boarding	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> 1. Noticed issued on dtd.29/02/2024, under MR & TP Act 1966, Section 52 to 56 2. Noticed issued on dtd.01/08/2025, under MR & TP Act 1966
2	2	M/s Sai Shivar	Mr. Rajesh Mahadev Mane	Anavale	284	Hotel/ Restaurant/Lodging / boarding	APPLIED (SATARA REVENUE DEPT)	<b>Action by Revenue :-</b> Due to non compliance revenue office rejected proposal vide letter no. 1098/2024, dated 21/01/2025. Now proposal handed over to MSRDC SPA office vide letter no. 1148/2025, dated 12/06/2025. <b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
3	3	Mr. Deepak Bhagwat Javale	Mr. Deepak Bhagwat Javale & 1	Yavateshwar	109/3	Residential	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966 .
4	4	M/S Rutugandh Hotel	Mr. Rajesh Nandkumar Bhutkar	Yavateshwar	70/3	Hotel/ Restaurant/Lodging / boarding	APPLIED (SATARA REVENUE DEPT)	<b>Action by Revenue :-</b> Informed regarding compliance of documents vide letter no. 25/2024,dated 20/02/2024. Now proposal handed over to MSRDC SPA office vide letter no. 1148/2025, dated 12/06/2025. <b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
5	5	Mr. Mahendrakumar Mansukhlal Shah	Mr. Mahendrakumar Mansukhlal Shah	Yavateshwar	24/3.	Farm House	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966. Respondent approach to MSRDC office and informed respondent to apply for building permission through BPMS portal.
6	6	Mr. Babulal Rajaram Bhamare	Mr. Babulal Rajaram Bhamare	Yavateshwar	116/1/1	Farm House	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
7	7	M/S Prabhushrushti Krushi Paryatan Kendra	Mr. Kunal kishor Ghodake	Yavateshwar	129/3	Hotel/ Restaurant/Lodging / boarding	APPLIED (SATARA REVENUE DEPT)	<b>Action by Revenue :-</b> Informed regarding compliance of documents vide letter no. 3061/2023,dated 25/01/2024. Now proposal handed over to MSRDC SPA office vide letter no. 1148/2025, dated 12/06/2025. <b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
8	8	Mr. Rajdeep Eknath Majgaonkar	Mr. Rajdeep Eknath Majgaonkar	Yavateshwar	119/1	Residential	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> Mentioned survey no address not found. Panchanama done and noticeissued on 01-08-2025.
9	9	Mr. Leelachand Tejaji Bafna	Mr. Leelachand Tejaji Bafna	Yavateshwar	80	Farm House	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
10	10	Mr. Rajendra Subhash Bagal & 1	Mr. Rajendra Subhash Bagal & 1	Yavateshwar	111	Residential	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
11	11	Miss Aparna Avinash Bachal	Miss Aparna Avinash Bachal	Yavateshwar	42/1	Farm House	APPLIED (SATARA REVENUE DEPT)	<b>Action by Revenue :-</b> Informed regarding compliance of documents vide letter no. 3037/2023,dated 25/01/2024. Now proposal handed over to MSRDC SPA office vide letter no. 1148/2025, dated 12/06/2025. <b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
12	12	M/S Shreyash Palace	Mr.Nilkanth Parshuram Tapase	Yavateshwar	109/3	Residential / Homestay	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
13	13	Miss Smita Shashikant Patkar	Miss Smita Shashikant Patkar	Yavateshwar	23/2.	Farm House	APPLIED (SATARA REVENUE DEPT)	<b>Action by Revenue :-</b> Informed regarding compliance of documents vide letter no. 3038/2023,dated 25/01/2024. Now proposal handed over to MSRDC SPA office vide letter no. 1148/2025, dated 12/06/2025. <b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
14	14	Miss Indrayani Pradeep Jadhav	Miss Indrayani Pradeep Jadhav	Yavateshwar	119/1A	-	APPLIED & DEMOLISHED (SATARA REVENUE DEPT)	<b>Action by Revenue :-</b> Construction demolished by Revenue Dept.
15	15	Miss Nilima Madan Bhosale	Miss Nilima Madan Bhosale	Sambarwadi (Yavateshwar)	43/2D/1	Farm House	APPLIED (SATARA REVENUE DEPT)	<b>Action by Revenue :-</b> Due to non compliance revenue office rejected proposal vide letter no. 1611/2024, dated 21/01/2025. Now proposal handed over to MSRDC SPA office vide letter no. 1148/2025, dated 12/06/2025. <b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
16	16	M/S Hotel City View	Mr. Shakil Abdul Sayyad	Sambarwadi (Yavateshwar)	35/1	Farm House	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.

17	17	Mrs. Sangita Ghanshyam Mane	Mrs. Sangita Ghanshyam Mane	Yavateshwar	47/1	Farm House	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
18	18	Mr. Babaso Shivajirao Kadam	Mr. Babaso Shivajirao Kadam	Yavateshwar	47/2	-	APPLIED & DEMOLISHED (SATARA REVENUE DEPT)	<b>Action by Revenue :-</b> Construction demolished by Revenue Dept.
19	19	Mrs. Swarada Shirish Chitnis	Mrs. Swarada Shirish Chitnis	Yavateshwar	5	Hotel/ Restaurant/Lodging / boarding	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
20	20	Mr. Mahesh Suresh Loya	Mr. Mahesh Suresh Loya	Anavale	284	Farm House	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
21	21	Mr. Farukh Nariman Koopar	Mr. Farukh Nariman Koopar	Anavale	284	Farm House	APPLIED (SATARA REVENUE DEPT)	<b>Action by Revenue :-</b> Tehsildar Satara sanctioned building permission vide letter no. Jamin/Binsheti/SR/01/24, Dated 24/10/2024
22	22	Mr. Shankar Rajaram Jadhav	Mr. Shankar Rajaram Jadhav	Aatali	344	Hotel/ Restaurant/Lodging / boarding	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> 1. Noticed issued on dtd.29/02/2024, under MR & TP Act 1966, Section 52 to 56. 2. Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
23	23	Mr. Heritage Villa and M/s Heritage Wadi through Mr.Sampat Rajaram Jadhav	Mr. Sampat Rajaram Jadhav	Aatali	344	Hotel/ Restaurant/Lodging / boarding	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> 1. Noticed issued on dtd.29/02/2024, under MR & TP Act 1966, Section 52 to 56 . 2. Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
24	24	Mrs. Sarika Sampat Jadhav	Mrs. Sarika Sampat Jadhav	Aatali	344	Hotel/ Restaurant/Lodging / boarding	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	Action by MSRDC :- 1. Noticed issued on dtd.29/02/2024, under MR & TP Act 1966, Section 52 to 56. 2. Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
25	25	Mr. Dilip Mahadeo Umbarkar	Mr. Dilip Mahadeo Umbarkar	Yavateshwar	44/1	Farm House	APPLIED (SATARA REVENUE DEPT)	<b>Action by Revenue :-</b> Informed regarding compliance of documents vide letter no. 356/2024,dated 15/02/2024. Now proposal handed over to MSRDC SPA office vide letter no. 1148/2025, dated 12/06/2025. <b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
26	26	Mr. Baburao Shamrao Karve	Mr. Baburao Shamrao Karve	Yavateshwar	120/24/1	Residential / Homestay	APPLIED (SATARA REVENUE DEPT)	<b>Action by Revenue :-</b> Informed regarding compliance of documents vide letter no. 357/2024,dated 15/02/2024. Now proposal handed over to MSRDC SPA office vide letter no. 1148/2025, dated 12/06/2025. <b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
27	27	Mr. Shrikrushna Ramchandra (Chandru) Umbarkar	Mr. Shrikrushna Ramchandra (Chandru) Umbarkar	Yavateshwar	105/1/1	Residential / Homestay	APPLIED (SATARA REVENUE DEPT)	Informed regarding compliance of documents vide letter no. 3074/2023,dated 25/02/2024. Now proposal handed over to MSRDC SPA office vide letter no. 1148/2025, dated 12/06/2025. <b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
28	28	Mr. Shankar Nana Jare	Mr. Shankar Nana Jare	Yavateshwar	115/2/1	Residential / Homestay	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
29	29	Mr. Mukul Ganapatrao Pawar	Mr. Mukul Ganapatrao Pawar	Yavateshwar	105/2	Residential / Homestay	APPLIED (SATARA REVENUE DEPT)	<b>Action by Revenue :-</b> Informed regarding compliance of documents vide letter no. 3072/2023,dated 25/02/2024. Now proposal handed over to MSRDC SPA office vide letter no. 1148/2025, dated 12/06/2025. <b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
30	30	Hotel Bakula	Mr. Gulabrao Genu Bhanage	Sambarwadi (Yavateshwar)	36/3	Hotel/ Restaurant/Lodging / boarding	APPLIED (MSRDC)	<b>Action by Revenue :-</b> Due to non compliance revenue office rejected proposal vide letter no. 97/2024, dated 21/01/2025. Now proposal handed over to MSRDC SPA office vide letter no. 1148/2025, dated 12/06/2025. <b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966. <b>Applicant has applied for Building Permission on BPMS Portal on dtd. 16-08-2025 after notice issued on dtd.01-08-2025.</b>
31	31	Mr. Rajendra Dnyandeo Karve	Mr. Rajendra Dnyandeo Karve	Yavateshwar	120/7	Residential / Homestay	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
32	32	Mr. Ramdas Shankar Karve	Mr. Ramdas Shankar Karve	Yavateshwar	120/8	Residential / Homestay	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
33	33	Mr. Dattatraya Tukaram Bhanage	Mr. Dattatraya Tukaram Bhanage	Sambarwadi (Yavateshwar)	37/2	Residential / Homestay	APPLIED (SATARA REVENUE DEPT)	<b>Action by Revenue :-</b> Informed regarding compliance of documents vide letter no. 348/2024,dated 15/02/2024. Now proposal handed over to MSRDC SPA office vide letter no. 1148/2025, dated 12/06/2025. <b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
34	34	Mr. Atmaram Gangaram Bhanage	Mr. Atmaram Gangaram Bhanage	Sambarwadi (Yavateshwar)	39/1/1	Residential	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.

35	35	Mrs. Laxmibai Khashaba Umbarkar	Mrs. Laxmibai Khashaba Umbarkar	Yavateshwar	89/1	Residential	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
36	36	Mr. Baburao Ganu Umbarkar	Mr. Baburao Ganu Umbarkar	Yavateshwar	89/1	Residential	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
37	37	Mr. Mansing Yashwant Pawar	Mr. Mansing Yashwant Pawar	Yavateshwar	42/1,89/1	Residential	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
38	38	Mr. Rohidas Baburao Sapkal	Mr. Rohidas Baburao Sapkal	Yavateshwar	72	Residential	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
39	39	Mr. Suryakant Dnyandeo Karve	Mr. Suryakant Dnyandeo Karve	Yavateshwar	120/7	Residential	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
40	40	Mr. Sampat Tukaram More	Mr. Sampat Tukaram More	Petri	60	Residential	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
41	41	Mr. Ramchandra Hariba More	Mr. Ramchandra Hariba More	Petri	60	Residential	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
42	42	Mr. Ankush Vitthal More	Mr. Ankush Vitthal More	Petri	60	Residential	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
43	43	Mrs. Shantabai Narayan More	Mrs. Shantabai Narayan More	Petri	60	Residential	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
44	44	Mr. Nitin Ganpat More	Mr. Nitin Ganpat More	Petri	60	Residential	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
45	45	Mr. Prasanna Ravindra Gadkari	Mr. Prasanna Ravindra Gadkari	Aatali	311A	Residential	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> 1. Noticed issued on dtd.29/02/2024, under MR & TP Act 1966, Section 52 to 56. 2. Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
46	46	Mr. Krushna Ramchandra Mane	Mr. Krushna Ramchandra Mane	Anavale	339	Residential	APPLIED (SATARA REVENUE DEPT)	<b>Action by Revenue :-</b> Informed regarding compliance of documents vide letter no. 362/2024,dated 15/02/2024. Now proposal handed over to MSRDC SPA office vide letter no. 1148/2025, dated 12/06/2025. <b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
47	47	M/s Sarpanchwada through Mr. Santosh Sahadeo Aatale	Mr.Santosh Sahadev Aatale	Aatali	344	Residential	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> 1. Noticed issued on dtd.29/02/2024, under MR & TP Act 1966, Section 52 to 56. 2. Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
48	48	M/S Swapnanagari Kas Hill Resort	Mr. Jagu Changu Mane	Anavale	358	Hotel/ Restaurant/Lodging / boarding	APPLIED (SATARA REVENUE DEPT)	<b>Action by Revenue :-</b> Informed regarding compliance of documents vide letter no. 365/2024,dated 15/02/2024. Now proposal handed over to MSRDC SPA office vide letter no. 1148/2025, dated 12/06/2025. <b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
49	49	M/S Dongarmatha Agro Tourism	Mr. Namdev Shankar Jadhav	Anavale	346	Hotel/ Restaurant/Lodging / boarding	APPLIED (SATARA REVENUE DEPT)	<b>Action by Revenue :-</b> Informed regarding compliance of documents vide letter no. 364/2024,dated 15/02/2024. Now proposal handed over to MSRDC SPA office vide letter no. 1148/2025, dated 12/06/2025. <b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
50	50	Mr. Ajit Maruti Mane	Mr. Ajit Maruti Mane	Anavale	347	Hotel/ Restaurant/Lodging / boarding	APPLIED (SATARA REVENUE DEPT)	<b>Action by Revenue :-</b> Informed regarding compliance of documents vide letter no. 366/2024,dated 15/02/2024. Now proposal handed over to MSRDC SPA office vide letter no. 1148/2025, dated 12/06/2025. <b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
51	51	Mr. Sampat Rajaram Jadhav	Mr. Sampat Rajaram Jadhav	Aatali	319	Hotel/ Restaurant/Lodging / boarding	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> 1. Noticed issued on dtd.29/02/2024, under MR & TP Act 1966, Section 52 to 56. 2. Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
52	52	M/S Dream House	Mr.Sampat Ganpat Jambale	Jambhalmure (Kaner)	24/14,51/12	Residential	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.

53	53	Mr. Jayawant Manohar Thoke	Mr. Jayawant Manohar Thoke	Jambhalmure (Kanher)	51/8	Open Plot. No Other Activity	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
54	54	Mr. Dhanajay Vishwasrao Jadhav	Mr. Dhanajay Vishwasrao Jadhav	Jambhalmure (Kanher)	51/10	Hotel/ Restaurant/Lodging / boarding	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
55	55	M/S Kass Hill Resort	Mr. Shailesh Prabhakar Inamdar	Jambhalmure (Kanher)	51/12	Hotel/ Restaurant/Lodging / boarding	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
56	56	Mrs. Hemlata Purushottam Nikam	Mrs. Hemlata Purushottam Nikam	Jambhalmure (Kanher)	51/8	Residential	APPLIED (SATARA REVENUE DEPT)	<b>Action by Revenue :-</b> Informed regarding compliance of documents vide letter no. 3078/2023, dated 25/01/2024. Now proposal handed over to MSRDC SPA office vide letter no. 1148/2025, dated 12/06/2025. <b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
57	57	Mr. Manoj Narayan Deshmane	Mr. Manoj Narayan Deshmane	Jambhalmure (Kanher)	51/12	Residential	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
58	58	M/S Blue Valley Resort	Mr. Jalindar Shrirang Shinde	Agundewadi	24/12.	Hotel/ Restaurant/Lodging / boarding	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
59	59	Mr. Ramesh Chandrashekhar Kabbur	Mr. Ramesh Chandrashekhar Kabbur	Agundewadi	16/1.	Farm House	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
60	60	Mr. Laxman Jagannath Shinde	Mr. Laxman Jagannath Shinde	Agundewadi	24/12.	-	APPLIED & DEMOLISHED (SATARA REVENUE DEPT)	<b>Action by Revenue :-</b> Construction demolished by Revenue Dept.
61	61	Mr. Ramesh Anil Ubale	Mr. Ramesh Anil Ubale	Agundewadi	16/6.	Hotel/ Restaurant/Lodging / boarding	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
62	62	Mr. Balkrushna Kondiba Shedage	Mr. Balkrushna Kondiba Shedage	Agundewadi	24/4.	Hotel/ Restaurant/Lodging / boarding	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
63	63	Mr. Dhanaji Balwant Shinde	Mr. Dhanaji Balwant Shinde	Agundewadi	24/4.	Farm House	APPLIED (SATARA REVENUE DEPT)	<b>Action by Revenue :-</b> Due to non compliance revenue office rejected proposal vide letter no. 100/2024, dated 21/01/2025. Now proposal handed over to MSRDC SPA office vide letter no. 1148/2025, dated 12/06/2025. <b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
64	64	Mr. Nilesh (Atul) Arun Bartakke	Mr. Nilesh (Atul) Arun Bartakke	Choragewadi	195	Farm House	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
65	65	Mr. Vaman Mahadeo Umbarkar	Mr. Vaman Mahadeo Umbarkar	Yavateshwar	44/1	Residential / Homestay	APPLIED (SATARA REVENUE DEPT)	<b>Action by Revenue :-</b> Informed regarding compliance of documents vide letter no. 354/2024, dated 15/02/2024. Now proposal handed over to MSRDC SPA office vide letter no. 1148/2025, dated 12/06/2025. <b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
66	66	Mrs. Shamala Madan Joshi	Mrs. Shamala Madan Joshi	Yavateshwar	104/11/1	Hotel/ Restaurant/Lodging / boarding	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
67	67	Mr. Madhukar Tukaram Patekar	Mr. Madhukar Tukaram Patekar	Yavateshwar	100/1	Residential / Homestay	APPLIED (SATARA REVENUE DEPT)	<b>Action by Revenue :-</b> Informed regarding compliance of documents vide letter no. 3100/2023, dated 16/01/2024. Now proposal handed over to MSRDC SPA office vide letter no. 1148/2025, dated 12/06/2025. <b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
68	68	Mr. Ranjit Shankarrao More	Mr. Ranjit Shankarrao More	Yavateshwar	25		APPLIED (SATARA REVENUE DEPT)	<b>Action by Revenue :-</b> Informed regarding compliance of documents vide letter no. 349/2024, dated 15/02/2024. Now proposal handed over to MSRDC SPA office vide letter no. 1148/2025, dated 12/06/2025. <b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
69	69	M/S Shrileela Resort (Agro Tourism)	Mr. Ravindra Chandru Mane and Nitin Mane	Anavale	333	Hotel/ Restaurant/Lodging / boarding	APPLIED (SATARA REVENUE DEPT)	<b>Action by Revenue :-</b> Informed regarding compliance of documents vide letter no. 367/2024, dated 15/02/2024. Now proposal handed over to MSRDC SPA office vide letter no. 1148/2025, dated 12/06/2025. <b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
70	70	M/S Shubhangi Anil Patil	M/S Shubhangi Anil Patil	Anavale	284	Farm House	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.

71	71	M/s Nature Plateau Paradise through Mr. Sahajaram Narayandas Chhabada	Mr.Sahajaram Narayandas Chhabada	Aatali	294	Hotel/ Restaurant/Lodging / boarding	APPLIED (MSRDC)	<b>Action by MSRDC :-</b> 1. Noticed issued on dtd.29/02/2024, under MR & TP Act 1966, Section 52 to 56 . 2. Applied for Development Permission under MR & TP Act 1966, Section 44 (File no -NMBP-45) 3.Compliance letter issued to applicant on 23/01/2024 & 08/07/2024 for submission of required documents for granting development Permission 4. Final Reminder Letter issued on dtd.15-10-2025 for Compliance the Pending documents.
72	72	Mr. Shrirang Dhondiram Gogavale	Mr. Shrirang Dhondiram Gogavale	Choragewadi	189	Hotel/ Restaurant/Lodging / boarding	APPLIED (SATARA REVENUE DEPT)	<b>Action by Revenue :-</b> Due to non compliance revenue office rejected proposal vide letter no. 98/2024, dated 21/01/2025. Now proposal handed over to MSRDC SPA office vide letter no. 1148/2025, dated 12/06/2025. <b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
73	73	Mr. Ashok Sahebrao Kadam	Mr. Ashok Sahebrao Kadam	Parambewadi	97	Farm House	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> 1. Noticed issued on dtd.29/02/2024, under MR & TP Act 1966, Section 52 to 56. 2. Noticed issued on dtd.01/08/2025, under MR & TP Act 1966 .
74	74	Mr. Laxman Ganpat Kadam	Mr. Laxman Ganpat Kadam	Yavateshwar	68/1	Residential	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
75	75	Mr. Mangesh Vitthal Wadekar	Mr. Mangesh Vitthal Wadekar	Yavateshwar	101/2	Farm House	APPLIED (SATARA REVENUE DEPT)	<b>Action by Revenue :-</b> Due to non compliance revenue office rejected proposal vide letter no. 88/2024, dated 21/01/2025. Now proposal handed over to MSRDC SPA office vide letter no. 1148/2025, dated 12/06/2025. <b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
76	76	M/S Green Valley Resort	Mr.Sudhir Ramchandra Salunkhe	Yavateshwar	32	Hotel/ Restaurant/Lodging / boarding	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966. Respondent approach to MSRDC office and informed respondent to apply for building permission through BPMS portal.
77	77	Mr. Jitendra Vishvnath Bhosale	Mr. Jitendra Vishvnath Bhosale	Yavateshwar	101/3	Hotel/ Restaurant/Lodging / boarding	APPLIED (SATARA REVENUE DEPT)	<b>Action by Revenue :-</b> Due to non compliance revenue office rejected proposal vide letter no. 87/2024, dated 21/01/2025. Now proposal handed over to MSRDC SPA office vide letter no. 1148/2025, dated 12/06/2025. <b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
78	78	Mr. Amit Pratapsinh Deshmukh	Mr. Amit Pratapsinh Deshmukh	Yavateshwar	102/1	Farm House	APPLIED (SATARA REVENUE DEPT)	<b>Action by Revenue :-</b> Due to non compliance revenue office rejected proposal vide letter no. 1610/2024, dated 21/01/2025. Now proposal handed over to MSRDC SPA office vide letter no. 1148/2025, dated 12/06/2025. <b>Action by MSRDC :-</b> Mentioned survey no address not found. Panchanama done and noticeissued on 01-08-2025.
79	79	Mrs. Smita Sachin Pathak	Mrs. Smita Sachin Pathak	Gavadi	696	Residential	APPLIED (SATARA REVENUE DEPT)	<b>Action by Revenue :-</b> Informed regarding compliance of documents vide letter no. 2960/2023,dated 16/02/2024. Now proposal handed over to MSRDC SPA office vide letter no. 1148/2025, dated 12/06/2025. <b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966. Respondent approach to MSRDC office and informed respondent to apply for building permission through BPMS portal.
80	80	M/S Vardhan Villa	Mr. Ranjeet Shankarrao More	Yavateshwar	1002/2	Residential	APPLIED (SATARA REVENUE DEPT)	<b>Action by Revenue :-</b> Informed regarding compliance of documents vide letter no. 349/2024,dated 15/02/2024. Now proposal handed over to MSRDC SPA office vide letter no. 1148/2025, dated 12/06/2025. <b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
81	81	Mrs. Seema Avinash Pawar	Mrs. Seema Avinash Pawar	Yavateshwar	53/2	Hotel/ Restaurant/Lodging / boarding	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
82	82	M/S Hotel Styam Shivam	Mr.Rahul Phadtare	Yavateshwar	81	Hotel/ Restaurant/Lodging / boarding	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
83	83	Mr. Rajendra Raghunath Bobade	Mr. Rajendra Raghunath Bobade	Anavale	282/C	Farm House	APPLIED (SATARA REVENUE DEPT)	<b>Action by Revenue :-</b> Informed regarding compliance of documents vide letter no. 2949/2023,dated 20/02/2024. Now proposal handed over to MSRDC SPA office vide letter no. 1148/2025, dated 12/06/2025. <b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
84	84	Mrs Manisha Nandkumar Nalavade	Mrs Manisha Nandkumar Nalavade	Anavale	340	Farm House	APPLIED (SATARA REVENUE DEPT)	<b>Action by Revenue :-</b> Due to non compliance revenue office rejected proposal vide letter no. 164/2024, dated 21/01/2025. Now proposal handed over to MSRDC SPA office vide letter no. 1148/2025, dated 12/06/2025. <b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
85	85	Mrs. Premalata Harinarayan Kasat	Mrs. Premalata Harinarayan Kasat	Anavale	282/A	Farm House	APPLIED (SATARA REVENUE DEPT)	<b>Action by Revenue :-</b> Due to non compliance revenue office rejected proposal vide letter no. 102/2024, dated 21/01/2025. Now proposal handed over to MSRDC SPA office vide letter no. 1148/2025, dated 12/06/2025. <b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
86	86	Mr. Kisan Sakham More	Mr. Kisan Sakham More	Petri	61	Residential	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966 .

87	87	Mr. Vishal Udhav Kadam	Mr. Vishal Udhav Kadam	Petri	61	Farm House	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
88	88	Mr. Amar Kondiba Aatale	Mr. Amar Kondiba Aatale	Aatali	344	Residential	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> 1. Noticed issued on dtd.29/02/2024, under MR & TP Act 1966, Section 52 to 56. 2. Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
89	89	Mr. Jahangir Khan Ahamad Khan	Mr. Jahangir Khan Ahamad Khan	Aatali	320	Residential	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> 1. Noticed issued on dtd.29/02/2024, under MR & TP Act 1966, Section 52 to 56. 2. Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
90	90	Mr. Sampat Rajaram Jadhav	Mr. Sampat Rajaram Jadhav	Aatali	318	Hotel/ Restaurant/Lodging / boarding	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> 1. Noticed issued on dtd.29/02/2024, under MR & TP Act 1966, Section 52 to 56. 2. Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
91	91	Mr. Vinit Kiran Sabale (minor) with mother Mrs. Sheetal Kiran Sabale	Mr. Vinit Kiran Sabale (minor) with mother Mrs. Sheetal Kiran Sabale	Aatali	322	Hotel/ Restaurant/Lodging / boarding	APPLIED (MSRDC)	<b>Action by MSRDC :-</b> 1. Noticed issued on dtd.29/02/2024, under MR & TP Act 1966, Section 52 to 56. 2. Applied for Development Permission under MR & TP Act 1966, Section 44. (File No -NMBP-75) 3. C.C issued & Regularized on dtd. 03-07-2025.
92	92	Mr. Ghanshyam Narayandas Chhabada	Mr. Ghanshyam Narayandas Chhabada	Aatali	302 and 296/2	Hotel/ Restaurant/Lodging / boarding	APPLIED (MSRDC)	<b>Action by MSRDC :-</b> 1. Applied for Development Permission under MR & TP Act 1966, Section 44 (File No- NMBP-47 & NMBP-46). 2. Compliance letter issued to applicant on 23/01/2024 & 08/07/2024 for submission of required documents for granting development Permission 3. Final Reminder Letter issued on dtd.15-10-2025 for Compliance the Pending documents.
93	93	Mr. Bapurao Hariba Aatale	Mr. Bapurao Hariba Aatale	Aatali	309	Residential	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> 1. Noticed issued on dtd.29/02/2024, under MR & TP Act 1966, Section 52 to 56. 2. Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
94	94	M/s Rockhill Resort through Mr.Firoz Habibkhan Pathan	Mr.Firoj HabibKhan Patan	Aatali	319	Hotel/ Restaurant/Lodging / boarding	APPLIED (MSRDC)	<b>Action by MSRDC :-</b> 1. Applied for Development Permission under MR & TP Act 1966, Section 44 (File No - NMBP-51) 2. Compliance letter issued to applicant on 01/03/2024 & 04/07/2024 for submission of required documents for granting development Permission 3. Final Reminder Letter issued on dtd.15-10-2025 for Compliance the Pending documents.
95	95	Mrs. Vaishali Pramod Tanksale	Mrs. Vaishali Pramod Tanksale	Agundewadi	16/4,16/5	Hotel/ Restaurant/Lodging / boarding	APPLIED (SATARA REVENUE DEPT)	<b>Action by Revenue :-</b> Informed regarding compliance of documents vide letter no. 360/2024, dated 15/02/2024. Now proposal handed over to MSRDC SPA office vide letter no. 1148/2025, dated 12/06/2025. <b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
96	96	Mr. Pratapsinh Laxmanrao Rajemahadik	Mr. Pratapsinh Laxmanrao Rajemahadik	Agundewadi	16/6.	Shooting Range Training Centre	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
97	97	The Red Fort Resort through Mr.Vikram Lalasaheb Pawar	Mr.Vikram Lalasaheb Power	Parambewadi	315	Hotel/ Restaurant/Lodging / boarding	APPLIED (MSRDC)	<b>Action by MSRDC :-</b> 1. Noticed issued on dtd.29/02/2024, under MR & TP Act 1966, Section 52 to 56 (File No - NMBP-74) 2. Compliance letter issued to applicant on 20/02/2024 & 07/07/2025 for submission of required documents for granting development Permission 3. Final Reminder Letter issued on dtd.15-10-2025 for Compliance the Pending documents.
98	98	Mr. Vaibhav Kundalik Pharande	Mr. Vaibhav Kundalik Pharande	Kanher	51/7	Hotel/ Restaurant/Lodging / boarding	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> <b>Noticed issued on dtd.01/08/2025, under MR &amp; TP Act 1966. Respondent approach to MSRDC office and informed respondent to apply for building permission through BPMS portal.</b>
99	99	Mr. Avinash Malharrao Kakade	Mr. Avinash Malharrao Kakade	Choragewadi	195	Hotel/ Restaurant/Lodging / boarding	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.
100	100	Mr. Ramchandra Kisan More	Mr. Ramchandra Kisan More	Petri	61	Residential	NOT APPLIED (MSRDC NOR SATARA REVENUE DEPT)	<b>Action by MSRDC :-</b> Noticed issued on dtd.01/08/2025, under MR & TP Act 1966.

<b>CASES FROM SATARA REVENUE DEPARTMENT</b>			
1)	RESPONDENT APPLIED AND APPLICATION REJECTED BY SATARA REVENUE DEPT. DUE TO NON COMPLIANCE	RESPONDENT NO 02, 15,30,63,72,75,77,78,84 & 85	10 NO'S
2)	RESPONDENT APPLIED AND COMPLIANCES ISSUED BY SATARA REVENUE DEPT.	RESPONDENT NO 04,07,11,13,25,26,27,29,33,46,48,49,50,56,65,67,68,69,79,80,83 & 95	22 NO'S
3)	RESPONDENT DEMOLISHED STRUCTURES	RESPONDENT NO 14,18 & 60	03 NO'S
4)	RESPONDENT APPLIED AND COMMENCEMENT CERTIFICATE ISSUED BY SATARA REVENUE DEPT.	RESPONDENT NO 21	01 NO
<b>(A) TOTAL</b>			<b>36 NO'S</b>
<b>CASES FROM MSRDC (SPA) DEPARTMENT</b>			
1)	RESPONDENT APPLIED AND COMMENCEMENT CERTIFICATE ISSUED BY MSRDC (SPA) DEPT.	RESPONDENT NO 91	01 NO
2)	RESPONDENT APPLIED AND COMPLIANCES ISSUED BY MSRDC (SPA) DEPT.	RESPONDENT NO 71,92,94 & 97	04 NO'S
<b>(B) TOTAL</b>			<b>05 NO'S</b>
<b>CASES NOT APPLIED AT SATARA REVENUE DEPT NOR MSRDC (SPA) DEPT.</b>			
1)	RESPONDENT NOT APPLIED FOR BUILDING PERMISSION AT SATARA REVENUE DEPT. NOR AT MSRDC (SPA) DEPT.	RESPONDENT NO 01,03,05,06,08,09,10,12,16,17,19,,20,22,23,24,28,31,32,34,35,36,37,38,39,40,41,42,43,44,45,47,51,52,53,54,55,57,58,59,61,62,64,66,70,73,74,76,81,82,86,87,88,89,90,93,96,98,99 & 100	59 NO'S
<b>(C) TOTAL</b>			<b>59 NO'S</b>
<b>TOTAL (A) + (B) + (C)</b>			<b>100 NO'S</b>

NOTE -	1) RESPONDENT NO 30 , APPLIED FOR BUILDING PERMISSION THROUGH ONLINE PORTAL TO MSRDC (SPA) AFTER THE NOTICE ISSUED ON 01-08-2025. RESPONDENT NO 30 APPLICATION FOR BUILDING PERMISSION WAS REJECTED BY SATARA REVENUE DEPT. VIDE LETTER NO. 97/2024, DTD.21/01/2025.
	2) RESPONDENT NO 79, 76, 98 & 05 ARE APPROACHED TO MSRDC (SPA) AFTER NOTICE ISSUED ON DTD.01-08-2025, IT WAS INFORMED RESPONDENT TO APPLY FOR BUILDING PERMISSION THROUGH ONLINE PORTAL , HOWEVER, NO APPLICATION RECEIVED TILL DATE AT MSRDC (SPA).