

IN THE HON'BLE NATIONAL GREEN TRIBUNAL,
WESTERN ZONE, PUNE AT PUNE
ORIGINAL APPLICATION NO.37 of 2023

DISTRICT : SATARA

Sushant Subhash More

----- APPLICANT

V/s

M/s Hotel Sahyadri Pushpa
and 102 others.

---- RESPONDENTS

AFFIDAVIT ON BEHALF OF
THE RESPONDENT NO. 101

I, Sudhakar Sahebrao Bhosale, Sub-Divisional Officer,
Satara Sub-Division, Satara, do hereby state on solemn
affirmation as under:-

01. I say that I am filing this Affidavit on behalf of the
Respondent No.101, who is the District Collector, Satara. I
am filing this Affidavit pursuant to the order dated



04.12.2023 of this Hon'ble Tribunal. The said order is annexed herewith and marked as **ANNEXURE 'Ra'**.

02. I say that in these proceedings, I have already filed an Affidavit. The said Affidavit is discussed in Para Nos.9 to 16 of the order of this Hon'ble Tribunal.

03. I say that in Para 9 of the order dated 04.12.2023 of this Hon'ble Tribunal, a reference is made to the Regional Plan, published as per the Govt. Notification dated 08.01.2018 (Exh.R-1). On the basis of said Notification, it is submitted that Kaas Plateau falls in the Conservation Zone of the said plan. Thereafter, by Notification dated 23.12.2021, the State Government has framed regulations for Conservation Zone in Satara Region. The said Regulations are annexed herewith and marked as **ANNEXURE 'Rb'**. The Map attached to the said notification clarifies that the core zone is marked by blue colour and the buffer zone is marked by green colour. Copy of the said map is annexed herewith and marked as **ANNEXURE 'Rc'**.



04. I say that from Para 10 of the said order, it is understood that this Hon'ble Tribunal wants to know, what is meant by Core Zone? In this regard, it is submitted that Clause 2.0 of the said notification dated 23.12.2021, particularly definition of Core Zone, it is clear that Core Zone is the top of plateau commonly known as table land and more specifically shown in blue colour on the plan appended herewith as Appendix-M. I submit that buffer zone has also been defined by Clause 2.0 of the said Notification. It means the area consisting mainly of the slopes around the Core Zone having ecological importance due to its watershed and more specifically shown in green colour on the plan appended herewith as Appendix-M. It is submitted that the Map at **Annexure Rb** is part of Appendix M.
05. I say that since the applicant has objected to the continuation of illegal structures, further paragraphs explained the action taken by the office of the Planning Authority in the said regard.



06. I say that in Para 15 of the said order, the Hon'ble Tribunal has referred to the query put as to whether imposition of fine puts an end to the matter and whether illegality has been regularised. I say that as far as MRTP Act, 1966 is concerned, once the structure is regularise the issue of illegal structure cease to exist. As on date among all these Properties no structure has been regularised yet. I also say that for 83 Properties notice u/s 53 of the MRTP Act have been given (Sample notice is annexed herewith and marked as ANNEXURE 'R-d'.) and it is made clear that further action u/s 53 is being taken.

07. The persons with respect to whom notice U/s 53 have been passed are the very persons, who are impleaded as Respondents to this Original Application. Out of 100 private respondents, 17 fall in the area for which MSRDC is the Planning Authority. This is clear from the Chart annexed herewith and marked as ANNEXURE 'R-e'.



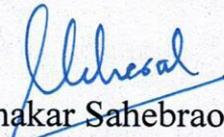
08. If any more steps are required to be taken, the Office of the Collector is ready to act in accordance with law.

Hence, this Affidavit

Date: 02/03/2024

DEPONENT

Place :


Sudhakar Sahebrao Bhosale,
Sub-Divisional Officer, Sub-Division, Satara


Advocate for the Respondent 101



Verification

I, Sudhakar Sahebrao Bhosale, Sub-Divisional Officer, Satara Sub-Division, Satara, do hereby state that I have read the above content of the aforesaid Affidavit in Para No.1 to 08 and that it is true to the best of my knowledge and belief.

Hence, verified this at Satara on 2nd day of March, 2024

Affiant

I know Affiant

Sudhakar Sahebrao Bhosale,
Sub-Divisional Officer, Sub-Division, Satara

Advocate



BEFORE ME

ADV. MAHESH V. TAWARE
NOTARY GOVT. OF INDIA
REG. NO. 15612 AREA SATARA DIST.
Mob. No. 9766024730

NOTED & REGISTERED

at Serial No. 28/2024

Date 02/03/2024

Item No.6

(Pune Bench)

**BEFORE THE NATIONAL GREEN TRIBUNAL
WESTERN ZONE BENCH, PUNE**

THROUGH PHYSICAL HEARING (WITH HYBRID OPTION)

Original Application No.37/2023 (WZ)

Sushant Subhash More

.....Applicant

Versus

M/s Hotel Sayadri Puspa & Ors.

....Respondent(s)

Date of hearing: 04.12.2023

**CORAM: HON'BLE MR. JUSTICE DINESH KUMAR SINGH, JUDICIAL MEMBER
HON'BLE DR. VIJAY KULKARNI, EXPERT MEMBER**

Applicant	:	Mr. Asim Sarode, Advocate
Respondent(s)	:	Mr. Rahul Garg, Advocate for R-1, 16, 22, 23, 24, 25, 26, 27, 29, 30, 31, 32, 33, 34, 36, 38, 39, 46, 47, 48, 49, 50, 51, 52, 62, 65, 67, 69, 71, 72, 82, 86, 90, 92, 93 & 97 Mr. Shivshankar Swaminathan, Advocate for R-2 Ms. Kirti Bhoite, Advocate, representing Economic Laws Practice, Advocates & Solicitors, for R-21 Mr. Nitin Deshpande, Advocate along-with Mr. Sudhakar S. Bhosale, SDO, Satara for R-101 Ms. Manasi Joshi, Advocate for R-102 Mr. Aniruddha Kulkarni, Advocate for R-103

ORDER

1. In compliance with our previous order dated 04.09.2023, learned counsel Mr. Asim Sarode representing applicant has not filed any affidavit regarding the respondents, which are mentioned in para no.2 of our earlier order, to whom the notices were sent by registered post. Out of them, some have refused to receive notices and some notices have returned with an endorsement "refused" or whatever endorsements so that an appropriate order could be passed regarding them.

2. The learned counsel for applicant further submits that he has received several notices written with the endorsement that the

respondents are not residing at the given addresses as they have let out the said accommodation to the tenants. Therefore, he submits that if the notices are served on the tenants, the same should be treated to have been served upon the said respondents. We provide him last opportunity of two weeks within which he shall file an affidavit to the effect that service has been effected on all these respondents and whatever endorsements have been made on the envelope of notices, which have returned, should also be indicated so that an appropriate order may be passed in that regard, failing which we would have no option but to pass an adverse order against the applicant.

3. The learned counsel for applicant was also directed by the previous order in para no.10 to implead the Deputy Conservator of Forests, Satara as respondent No.104. But no such application has been moved impleading the same nor has he filed any amended memo of parties or has taken any steps for service to be effected upon such newly impleaded respondent. We provide him last opportunity of two weeks within which he shall complete these amendment process and effect service upon newly impleaded respondent No.104 and file an amended memo of parties. He is directed to serve a copy of the same upon all other parties.

4. We have noticed that there are large number of respondents in the present case. Some of them are being represented through their learned counsel, who submit before us that they have not received a copy of the Original Application and other relevant documents. Therefore, we direct the learned counsel for applicant to provide entire set of records of Original Application to all the respondents in the present matter, who have not been served, through e-mail positively.

5. In compliance with our previous order, learned counsel Ms. Kirti Bhoite representing respondent No.21/Mr. Farukh Nariman Koopar submits that she has filed her Vakalatnama along-with reply affidavit, the same is taken on record. By that very order, we had also directed learned counsel Mr. Shivshankar Swaminathan representing respondent No.2-M/s Sai Shivar to file Vakalatnama and four weeks' time was also sought by the said learned counsel to file reply affidavit. But the same has not been filed and plea is taken that the copy of the Original Application has not been served upon him. We have already instructed above about this fact to the learned counsel for applicant. Further, we make it clear that if any of the respondents does not have the copy of Original Application, they may obtain a copy of the same directly from the learned counsel for applicant.

6. From the side of respondent Nos.1, 16, 22, 23, 24, 25, 26, 27, 29, 30, 31, 32, 33, 34, 36, 38, 39, 46, 47, 48, 49, 50, 51, 52, 62, 65, 67, 69, 71, 72, 82, 86, 90, 92, 93 & 97 learned counsel Mr. Rahul Garg has appeared, who prays that two weeks' time may be allowed to file reply affidavit, the same is allowed.

7. From the side of respondent No.102/MPCB, learned counsel Ms. Manasi Joshi has appeared, who submits that this matter requires constitution of a Committee, in order to ascertain the illegal constructions, which need to be demolished in accordance with law and if such Committee is constituted, which submits its report, thereafter only it would be appropriate for her to file reply affidavit.

8. From the side of respondent No.103/State Environment Department, learned counsel Mr. Aniruddha Kulkarni has appeared, who submits that he does not want to file reply affidavit.

9. From the side of respondent No.101/District Collector, Satara, learned counsel Mr. Nitin Deshpande along-with Mr. Sudhakar S. Bhosale, SDO, Satara have appeared, who apprised us that reply affidavit has already been filed, where-in it is submitted that in exercise of powers under Section 15(1) of the Maharashtra Regional & Town Planning Act, 1966, the State Government has brought into effect the Regional Plan for Satara District, which is annexed as Annexure 'R-1'. He has also annexed Government Notification dated 08.01.2018, which is a regional plan for Satara District, in which Kaas Plateau is shown to fall in the Conservation Zone. But we do not find any such mention in the said Notification that Kaas Plateau falls in Conservation Zone. We direct the learned counsel for respondent No.101 to clarify in this regard.

10. Further, it is mentioned in this reply affidavit by the respondent No.101 that the Urban Development Department of the State Government has sanctioned Regulations for Conservation Zone vide Notification dated 23.12.2021, which covers the Conservation Zone in Satara Region and defines Core Zone of Conservation Zone and Buffer Zone of Conservation Zone. Kaas Plateau is covered by these Regulations. The said regulation is annexed as Annexure R-3 at page no.809 of the paper book, where-in we find that Kas Pathar has been referred to have been identified and proposed to be conserved and protected as Conservation Zone. Further, it is mentioned that none of the alleged illegal structures belonging to the respondent Nos.1 to 100, fall in Core Zone of the Conservation Zone. We enquired from the learned counsel for respondent No.101 as to what does core zone mean, he submits that the same would mean the Kas Pathar. But we direct him to file an affidavit in this regard that it is nothing but Kas Pathar.

11. Further, it is mentioned in this affidavit by the respondent No.101 that the table portion of Kaas Plateau constitutes a Core Zone. The area consisting mainly of the slopes around Core Zone having ecological importance due to its waters and more specifically shown in Green colour on the Plan appended to the Notification as Appendix-M constitutes the Buffer Zone. We find from record that the said Appendix-M has not been annexed, where-in, in green colour, it is stated to have been shown that the slops around the Core Zone is of ecological importance. Therefore, we direct him to file an affidavit in this regard before the next date positively.

12. We have gone through the remaining part of the affidavit of respondent No.101, in which we failed to understand as to why this kind of affidavit has been submitted by the learned counsel for respondent No.101 as nothing could be explained by him as to how these pleadings would help us in resolving the dispute in question.

13. In para no.11 of the affidavit of respondent No.101, it is submitted that the structures, which are prayed to be demolished, fall in 11 villages, out of which for 9 villages the Planning Authority is the District Collector and for the remaining two villages i.e. Atali and Parambewadi, the Planning Authority is MSRDC (Maharashtra State Road Development Corporation Limited) and therefore, the Planning Authority i.e. MSRDC needs to be impleaded as one of the respondents in the present case.

14. In view of above, we direct the learned counsel for applicant to implead the MSRDC (Maharashtra State Road Development Corporation Limited) as respondent No.105 in the present case forthwith and file amended memo of parties.

15. It is also made clear in this affidavit by the respondent No.101 that for the villages, for which the Collector, Satara, is the Planning Authority and he had issued notices under Section 45 of the Maharashtra Land Revenue Code (MLRC), 1966 in the year 2013 to 2021 for unauthorized use of land and under Section 52 & 53 of the MRTP Act, and fine has been imposed. But when we enquired from the learned counsel for respondent No.101 as to whether after imposition of fine, the matter is over and illegality has been regularized, it is stated by the said learned counsel that the regularization applications are also moved, which are under consideration. But these facts have not been brought on record by the said learned counsel.

16. We also made a query from the learned counsel for respondent No.101 as to whether notices sent to the persons, list of which (99 persons) are annexed at page nos.871 to 872 of the paper book, are the same respondents before us, he submits that he cannot clarify in this regard. He has to verify about it. We failed to understand as to why these facts have not been verified and yet the affidavit has been filed before us by the learned counsel for respondent No.101. We deprecate this practice and expect that only relevant facts need to be mentioned by them in future in their affidavit which would assist us in resolving the dispute in the present matter.

17. It appears from the prayer, which has been made by the applicant that he seeks demolition of the constructions raised by the private respondents on Kaas Plateau, which is said to be Reserved Forest and Eco-sensitive area where no such construction could be permitted.

18. Since the private respondents are large in number and each and every case would be difficult to scrutinize, therefore, we deem it

appropriate to constitute a Committee to go into the details of the violations made at their end and submit their recommendations before us as to whether the said constructions deserve to be demolished and/or environmental damage compensation needs to be imposed, comprising one Member each from:-

- (i) The District Collector, Satara;
- (ii) The Maharashtra State Pollution Control Board (MSPCB);
- (iii) The Environment & Climate Change Department, State of Maharashtra;
- (iv) The Dy. Conservator of Forest, Satara; and
- (v) The Maharashtra State Road Development Corporation Limited (MSRDC).

19. The District Collector, Satara shall be the nodal agency for coordination and logistic support.

20. The Committee is directed to visit the site and submit a factual and action taken report as to whether there is a violation of EIA Notification, 2006; Water (Prevention and Control of Pollution) Act, 1974; Air (Prevention and Control of Pollution) Act, 1981; Maharashtra Regional & Town Planning Act, 1966; and Forest Conservation Act, within a period of two months of uploading this order.

21. The report in the matter be submitted through e-filing by using portal of NGT in the form of searchable PDF/OCR Support PDF and not in the form of Image PDF.

22. Applicant is directed to supply the required documents and copy of the application to the Members of the Committee within three days from today.

23. Registry is directed to communicate a copy of this order to the above-mentioned Committee forthwith for compliance.

Put up this matter for further consideration on 05.03.2024

Dinesh Kumar Singh, JM

Dr. Vijay Kulkarni, EM

December 04, 2023
Original Application No.37/2023 (WZ)
P.Kr

शासन अधिसूचना क्र.टिपीएस-१९१९/४३६/प्र.क्र.८३/१९/कलम २०(४)/नवि-१३,

दिनांक : २३/१२/२०२१ सोबतचे सहपत्र

APPENDIX - L

REGULATIONS FOR CONSERVATION ZONE IN SATARA REGION

PART-I

ADMINISTRATION

1.0 SHORT TITLE, EXTENT AND COMMENCEMENT

- Title:** -These Regulations shall be called as Regulations for Conservation Zone in Satara Region.
- Extent:**-These Regulations shall apply to the area earmarked as Conservation Zone, more specifically shown in green verge on the maps appended herewith as Appendix - "M" and illustratively listed in the Appendix - "N"
- Commencement** - These Regulations will come into force after it is sanctioned by Government.

If there is any conflict between any Regulations sanctioned for Regional Plan Area for Satara Region and these Regulations, these Regulations shall prevail.

2.0 Definition:-

Conservation Zone - Areas of ecological importance such as, fragile and ecologically sensitive habitats, sites with large number of rare, threatened, endemic flora and fauna, breeding sites, colonies of endemic and threatened species, rare geological formations etc., and environmental importance such as, sensitive water catchments, hydrological systems, nutrient catchments, those providing water nutrients, pollinator support, fodder and natural resource necessary for rural livelihood activities, other than Forest Department owned or forested lands necessarily required to be protected and conserved .

At present the ecological habitat of the following plateau cluster have been identified and are proposed to be conserved and protected as a Conservation Zone;

- Kas Pathar; an UNESCO Natural World Heritage Site
- Chalkewadi Pathar; and
- Sadavaghapur Pathar

Each cluster in the Conservation Zone comprises of

- Core Zone:-** The top of Plateau commonly known as tableland, and more specifically shown in Blue colour on the plan appended herewith as Appendix - "M"; and
- Buffer Zone:-**The area consisting mainly the slopes around the Core Zone having ecological importance due to its water shed and more specifically shown in Green colour on the plan appended herewith as Appendix - "M"

The activities in these Zones shall be regulated keeping with the goals of protecting Regional Biodiversity, Supporting & Enhancing the Ecological Conservation values and maintaining the healthy functioning of ecosystem services of the area. The regulation for conservation zone shall be as mention in part II below.



2.0 LAND USE CLASSIFICATION AND PERMISSIBLE USES**A. Core Zone of Conservation Zone:**

In respect of lands owned by the Forest Department, the Conservation and Restoration activities according to Conservation Management Plan prepared by Forest Department and / or State Biodiversity Authority shall prevail. While following regulations shall apply to allow development permissions and/or activities in the remaining area falling in this zone.

- a.
 - i. The Unified Development Control and Promotion Regulations as otherwise applicable to the land situated within Gaothans in Sanctioned Regional Plan, Satara along with the modifications made in it from time to time shall be applicable to the Gaothans shown as existing on Village Maps & Gaothans/extension of Gaothans subsequently declared by Revenue Department under the provisions of Maharashtra Land Revenue Code, 1966.
 - ii. Development permissions and/or activities except conservation activities shall not be permitted outside the Gaothan area.
 - iii. Activities of restoration of local biodiversity in the Conservation Zone shall be permissible with the prior permission of the Maharashtra State Biodiversity Board.
- b.
 - i. **Windmills:** - New windmills shall not be permissible. However, repowering of existing windmills may be allowed with prior approval of MEDA. Existing foot print of allied buildings for windmills shall be maintained as far as possible and used to its potential.

Provided that, in case of repowering of existing windmills, appropriate measures to safeguard the biodiversity of the plateau be undertaken by the proponent in consultation with the State Biodiversity Authority. No further expansion of existing windmills for land shall be permitted.

- ii. **Solar Farms:** - Solar Farms shall not be permissible.
- c. **Mining and quarrying activities for rocks, laterite, mud, soil etc. or digging for any purpose shall not be permitted.**
- d. **Roads :-**
 - i. All existing tarred roads on the plateau shall be maintained at same width as all-weather roads.
 - ii. Non-tarred roads to be identified and demarcated and shall be maintained as un-tarred with the existing width and length. However, this shall not be applicable to the existing roads connecting to the existing Villages / Wadis / Talukas and District Head Quarters.
 - iii. No new roads shall be permitted.
 - iv. No widening of existing internal road/s shall be permissible.
 - v. a) Roads and Bridges, Railway, Ropeway, Underground Pipelines, Cables and like purpose in any zone. If any Road / Ring road / Express way declared by the State or Central Highway Authority, the alignment of such declared road



shall deemed to be the part of the Regional Plan and for this, procedure under section 20 of the M.R. & T.P Act, 1966 shall not be necessary.

- b) All projects of public interest undertaken by Central and State Government bodies or Public Authorities controlled by the Government.
- e. Plantations/Afforestation shall not be permitted.
- f. Any activity restricting /obstructing Natural water flows shall not be permitted.
- g. New man made water bodies as well as expansion of existing water bodies shall not be permitted.
- h. **Tourism and related infrastructure :-**
- Riding of animals or manual/automated vehicles or any animal drawn carts for the purposes of entertainment shall be prohibited.
 - Water sports, golf, balloon rides, paragliding, ropeway etc. shall not be allowed.
 - Use of area for entertainment, sports, film shooting shall be prohibited.
 - Forest guest house and Interpretation centre by Forest Dept. blending with nature shall be allowed with ground floor only.
 - No parking of any sort by the tourist shall be allowed in the core zone as well as peripheral distance of 1.5 km. from the boundary of core zone. However, there shall be no restriction on the provision of required parking as per prevailing regulations, in the individual premises.
 - Restoration and expansion of existing Temples and sacred groves shall be governed by the Heritage regulations applicable for the Satara Regional Plan.

B. Buffer Zone of Conservation Zone:-

The following uses shall be permissible in the Buffer zone of the Conservation Zone:-

- All agricultural uses including stables of domestic animals, piggeries, poultry farms accessory building, tents.
- Garden, forestry, nursery, public parks, play fields, summer camps for recreation of all types.
- Storage and drying of only organic manure.
- L.P.G. Godown subject to the following conditions:-

Minimum plot size and area of the plot shall be as given below

Sr. No.	Qty. of LPG in Kgs	Total area requirement for storage shed (Sq. M.)	Safety Clearance required all around in Meters	Preferable size of land with parking area of 6 m. wide on front side
1	5000	55	6	21 m. x 26 m.
2	8000	88	7	25 m. x 30 m.
3	10000	110	8	28 m. x 33 m.
4	12000	132	9	31 m. x 36 m.

Conditions:-

- Land should be free from live overhead power transmission or telephone lines.



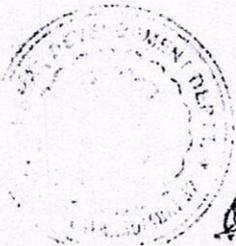
- ii) The length of the storage shed should not be more than 1.5 times of width of storage shed.
 - iii) The land should not be situated in low lying area.
 - iv) The land should not be situated in congested area or gaothan.
- c. Public utility establishments such as electric sub-stations, receiving stations, sewage disposal water works along with residential quarters for essential staff for such works.
- f. **Farm house:** - subject to following conditions:-
- i. Minimum plot area under above use shall be 0.4 Ha.
 - ii. The land in which it is to be constructed is actually put under agricultural, Plantation, horticulture, floriculture, nursery etc. use.
 - iii. Farm house shall be permitted by the Authority/Collector only after the requisite permission for farm house is obtained by the owner from the Authority/Collector under the provisions of Maharashtra Land Revenue Code, 1966 and attested certified copy of such permission is attached with the application under Section 44 of the Maharashtra Regional and Town Planning Act, 1966.
 - iv. The FSI shall not exceed 0.0375 subject to a maximum built up area of 160 sq.m. in any case. Only ground floor structure with or without stilt shall be permissible with sloping roof.
- g. Swimming pools/sports and games, health clubs, cafeteria, canteen, tennis courts, etc.
- h. Mobile Phone Towers with ancillary equipment.
- i. Raisin/Processing units for Local Agriculture Produce.
- j. No extension for Mining and quarrying operations shall be permitted beyond expiry of valid period.
- k. **Ancillary service industries** for agriculture produce marketing and management, Ancillary service uses for agro related products like flowers, fruits, vegetables, poultry products, marine products related collection centres, auction hall, godowns, grading services and packing units, knowledge parks, cold storages, utility services (like banking, insurance, post office services) as service industries for agriculture produce marketing on the land owned by individuals/organizations, with construction up to a maximum of 20 % (FSI=0.20) of the net plot area.
- l. **Petrol Pump/LPG Pump/CNG Pump:-** Petrol Pump, LPG Pump, CNG Pump shall be permissible subject to following conditions:-
- i. The minimum size of plot shall be,
 - (a) 30.50 m x 16.75 m. in the case of Petrol/LPG/CNG Filling Station with kiosk without service bay;
 - (b) 36.50 m x 30.50 m. in the case of Petrol/LPG/CNG Filling Station with service bay.
 - ii. Plot shall be located /fronting on National Highway, State Highway, Major District Road, Other District Road or Village Road or other road with minimum width of 12 m. or more.

- iii. Permission from Government of India, Petroleum Ministry and Chief Controller of Explosives shall be necessary.
- iv. NOC from Public Works Department and other related departments shall be obtained as per the prevailing rules. As regards service road / building line/control line, the Government Resolution, Public Works Department, No. RBD-1081/871/Raste-7, dated 09 March, 2001 and the circulars issued in this regard from time to time shall be observed.

As also instructions contained in Government of India, Ministry of Road Transport and Highways letter dated 25/09/2003 and 17/10/2003 and its enclosures as amended from time to time shall be observed.

- v. The plot on which a petrol filling station with or without service bays is proposed shall be an independent plot on which no other structure shall be constructed.
- vi. Petrol/LPG/CNG station shall not be permitted within a distance of 90 m. from junction of roads having minimum width of 12 m. each. Also Petrol station shall not be sited within a distance of 90 m. from the nearest premises of school, hospital and theatre, place of assembly or stadium.
- vii. In the case of kiosks and other buildings for sales office, snack bars etc. within the plot for Petrol/LPG/CNG filling stations, the setbacks from the boundaries shall be 4.50 m. Further the other clearances for the installations shall be as per the Petroleum Rules of 1937.
- m. Solid waste management, bio-gas plants, power generation from waste and non-conventional sources of energy.
- n. Wayside amenities such as motels, way-side restaurants, service stations, service godowns, factory outlets, along with public conveniences like toilets, food stall / stalls upto 15 sq.m. carpet area each, within basic permissible FSI of 0.10. Maximum FSI upto 0.50 on gross plot area shall be permissible for all above wayside amenities. Provided that, FSI above the basic permissible 0.10 FSI upto 0.50 may be granted by the Authority / Collector on payment of premium at the rate of 30% of the land rate of the said land mentioned in the Annual Statement of Rates (ASR) for the year in which such additional FSI is granted. Such premium shall be deposited in the office of the Authority / District Branch of the Town Planning Directorate; having maximum 9 m. height and G + 1 or Stilt + 2 structure in independent authorized plot abutting existing classified roads including ODR, MDR or on any road not less than 18.0 m. width shall be Permissible. It shall be mandatory for all Wayside Amenities to provide hygienic toilet facilities and decentralized MSW treatment and disposal facilities.
- o. Development of buildings of health resort, educational and medical activities, with G + 1 or Stilt + 2 structure, subject to plantation of indigenous trees at the rate of 5 trees per 'are' on the plot within basic permissible FSI of 0.10. Maximum FSI upto 0.20 on gross plot area shall be permissible for all above development.

Provide that, minimum plot area required for Health Resort shall be 0.40 Ha., whereas it shall be 1.0 Ha. for Educational and Medical activities.



Provided further that, FSI above the basic permissible 0.10 FSI up to 0.20 may be granted by the Authority / Collector on payment of premium at the rate of 20% of the land rate of the said land mentioned in the Annual Statement of Rates (ASR) for the year in which such additional FSI is granted. Such premium shall be deposited in the office of the Authority / District Branch of the Town Planning Directorate.

p. The layout / development permission already granted under erstwhile regulations before 28th March, 2017 (i.e. the date of resolution of the RP Board to publish Draft R.P.) shall be valid and continue to be so valid, unless otherwise specified in these regulations.

q. **Residential and Compatible development within & adjacent to Gaothan in Rural area:**

i. **Residential and Compatible development within Gaothan in Rural area:**

The development control and Promotion regulations as otherwise applicable to Gaothans in Sanctioned Regional Plan, Satara along with the modifications made in it from time to time shall be applicable to the Gaothans shown as existing on Village Maps & Gaothans / extension of Gaothans subsequently declared by Revenue Department under the provisions of Maharashtra Land Revenue Code, 1966.

ii. **Residential and Compatible development adjacent to Gaothan in Rural area:**

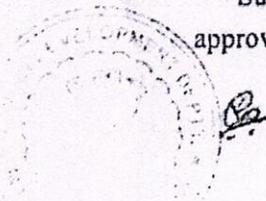
Residential and/or Compatible development shall be allowed within 200 m. from Periphery of the Gaothan Boundary with following conditions-

Such development may be permitted as per the prevailing regulations applicable to other such peripheral areas in Sanctioned Regional Plan, Satara along with the modifications made in it from time to time on payment of premium of the total area of land. Such premium shall be calculated considering 15% rate of the said land as prescribed in the Annual Statement of Rate of the year granting such developments. Such premium shall be deposited in the concerned Authority/Branch Office of the Town Planning Department for crediting the same in to the Government Treasury.

Provided that, where more than 50 % of area of the Survey Number / Gat Number is covered within the above peripheral distance then the remaining whole of such Survey number/Gat number within one ownership shall be considered for development on payment of premium as above.

Provided further that, such payment of premium shall not be applicable in cases where development permissions already granted or layout is already approved before 28th March, 2017 (i.e. the date of resolution of the RP Board to publish Draft R.P.) shall be entitled for development /FSI of respective use /zone by the authority/ Collector.

Such premium shall also be not applicable for revision of such already approved permissions.



r. Development in Gairan Lands / Government Lands:-

Development /Construction in Gairan Lands / Government Lands is permissible for any public purpose for Central & State Government/ Departments Projects including rehabilitation in any zone.

Note 1 :- The premium charges mentioned in the above regulation shall not be applicable, if the work is undertaken by Central or State Govt. or public authorities controlled by it.

Note 2 :- The development in command area shall be permissible subject to payment of restoration charges, if any to Irrigation Department.

s. Regulation for development of tourism and hospitality services under Community Nature Conservation around wild life sanctuaries and National parks:-

Applicability:- These regulations shall apply to the privately owned (not applicable to forest land) lands situated within 5 km or the distance as shown in the STR Conservation Plan, whichever is more, from the boundaries of wild life sanctuaries and national parks. The provisions of existing Regional Plans / Development Plans will prevail over these regulations, wherever lands are marked for urbanisable zones in such plans.

Regulation:- For the lands situated within 5 km distance from the boundaries of wildlife sanctuaries and national parks, if the land owner applies for development permission, for Development of eco-tourism, nature tourism, adventure tourism, same may be allowed; provided the land under consideration has minimum area of one hector in contiguous manner.

Permissible uses and built up area:-

The uses permissible shall be as follows:-

- i. Agriculture, Farming, development of wild animal shelters, plantation and allied uses.
- ii. Tourist homes, Resorts, Hotels etc. with Rooms/ suites, support are as for reception, kitchen, utility services etc. along with ancillary structures like covered parking, Watchman's quarter, guard cabin, landscape element sand only one observation tower per tourist resort up to the height of 15 m. with platform area up to 10 sq. m. in permanent/ semi-permanent structural components.

The norms for buildings will be as follows-

- (a) The maximum permissible total built up area shall not exceed 10% of gross area with only G+1 or Stilt + 2 structure having height not more than 9m. and it should blend with surroundings.
- (b) The Fencing/fortification may be permissible for only 10% of total land area around built up structures in the form of chain link without masonry walls thereby keeping the remaining area free for movement of wildlife.
- (c) Tourism infrastructure must conform to environment friendly, low height, aesthetic architecture, natural cross ventilation; no use of asbestos, no air

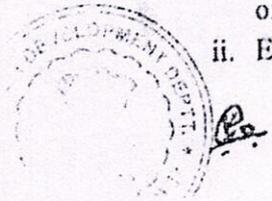
pollution, minimum outdoor lighting and merging with the surrounding landscape. The owner shall establish the system for captive energy generation using non- conventional energy sources like solar, wind biogas etc. so as to make the development self-sufficient.

- (d) 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; failing which the resort shall be closed down within 48 hours.
 - (e) The owner shall establish effective systems for collection, segregation composting and/or reuse of different types of solid waste collected during the construction and operational phase of the development.
 - (f) The plastic components used within the area shall be recycled; failing which the resort shall be closed down within 48 hours.
 - (g) Natural stream/slopes terrain shall be kept as it is, except for the built-up area.
 - (h) On the area other than 10% area, only indigenous trees shall be planted and only natural vegetation shall be allowed.
 - (i) For the developments existing prior to the publishing of the Regional Plan, condition no.(ii) above shall be applicable retrospectively to the extent of restricting the fencing and keeping the remaining area free for movement of wildlife.
 - (j) While allowing such development, principles given in the National Tiger Conservation Authority, New Delhi Notification No. 15-31/2012-NTCA, dated 15/10/2012 published in the Gazette of India Ext. pt. III S-4 dated 08/11/2012 and Government of Maharashtra as amended time to time shall be used as guidelines.
- t. Film studios at appropriate location having ground floor structure only with the built up area not exceeding 4% (0.04) of the net plot area with the condition that proper landscaping is done & trees are planted at the rate of 500 indigenous trees per hecter.
 - u. Open Parking lots /Open Parking lay outs shall be allowed at a distance beyond 2.5 Km. from the boundary of core zone with previous approval of Authority/ Collector.
 - v. Plantations/ Afforestation: - Plantations shall be undertaken as per illustrative List of Plantations attached at Annexure - "A"

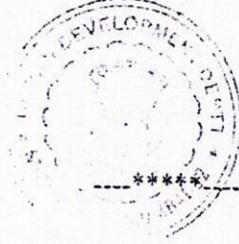
Any other compatible use not specified above may be permitted by the Authority / Collector with prior approval of Director of Town Planning, Maharashtra State, Pune.

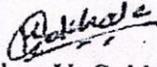
Notes:

- i. The permissible FSI for uses in Buffer zone of Conservation zone shall be 0.1 of the gross plot area, if not specified.
- ii. Every structure shall be with sloping roof.



- iii. All development proposals shall show the existing contour lines of the land at 3 m. intervals, certified by a qualified technical person. NO Development shall be permissible where slope of land is more than 20°.
- iv. The owner/Architect shall mark individual trees, dense tree cover area / forest alike area However where the tree cluster is too dense for individual trees to be marked then the area covered by the tree cluster is to be clearly demarcated on the plans.
- v. The District Conservator of Forest (DCF), Satara Division shall inspect all sites having dense tree cover and Steep Slopes prior to the sanction for the development permission in order to ascertain and verify the information provided about tree cover shown in the plans. On such inspection, the DCF, Satara shall certify whether the area under proposal has dense forest / tree cover or not and if yes he is required to mention the area covered by such dense forest/ tree cover / forest alike area.
- vi. In furtherance of above the D.C.F. shall give his detailed remarks regarding tree/s proposed to be cut and/or transplanted if any. However, the number of trees proposed to be cut or transplant shall not exceed 10 % of the number of trees existing thereupon.
- vii. With prior approval of the Director of Town Planning, Maharashtra State, Pune; the Authority/Collector may include other items of public interest in the list which are not covered in the above list.
- viii. Dumping of construction material outside the property in forest or in natural water course is strictly prohibited.




(Kishor V. Gokhale)
Under Secretary to Government

APPENDIX - O

**REGULATIONS FOR AREAS SITUATED ABOVE 1000 m. OF
MEAN SEA LEVEL IN SATARA REGION.**

PART-I

ADMINISTRATION

1.0 SHORT TITLE, EXTENT AND COMMENCEMENT

- A. **Title :-** These Regulations shall be called as Regulations for areas situated above 1000 m. of Mean Sea Level in Satara Region.
- B. **Extent :-** These Regulations shall apply to the area earmarked as areas situated above 1000 m. of Mean Sea Level and, more specifically shown in Red Contours on the maps appended herewith as Appendix - "P" and illustratively listed in the Appendix - "Q".
- C. **Commencement -** These Regulations will come into force after it is sanctioned by Government.

If there is any conflict between any Regulations sanctioned for Regional Plan Area for Satara Region and these Regulations, these Regulations shall prevail.

PART - II

1.0 LAND USE CLASSIFICATION AND PERMISSIBLE USES

- A. All Regulation of Buffer Zone of Conservation Zone shall be applicable while allowing Development in such areas and more specifically shown on the plan appended herewith as Appendix - "P"



(किशोर वि. गोखले)
अवर सचिव, महाराष्ट्र शासन

1051
NOTIFICATION

GOVERNMENT OF MAHARASHTRA

Urban Development Department
Madam Kama Marg, Hutatma Rajguru Chowk,
Mantralaya, Mumbai - 400032
Date: 23.12.2021

The Maharashtra Regional and Town Planning Act, 1966

No.TPS-1919/436/C.R.83/19/Sec.20(4)/UD-13 :- Whereas the Government in Urban Department Department has sanctioned the Regional Plan for the Satara Region (hereinafter referred to as "the said Regional Plan") under section 15 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") vide Notification No.TPS-1917/1585/C.R.150/17/UD-13, dated 08th January, 2018 (hereinafter referred to as "the said Notification") which has come into force with effect from 8th April, 2018;

And whereas, Modification No.M-2 in part-II of Schedule-B of the said Notification is for Conservation Zone in Satara Region (hereinafter referred to as "the said Zone") and as per this modification, regulations for allowing the development in the said Zone submitted by the Regional Planning Board are refused and the Director of Town Planning, Maharashtra State, Pune has been directed to prepare regulations for the said Zone considering the environmental norms and make them applicable after following the provisions of the said Act;

And whereas, Modification No.M-11 in Part-II of Schedule-B of the said Notification is for development in area above 1000 m. of Mean Sea Level (hereinafter referred to as "the said Area") and the Director of Town Planning, Maharashtra State, Pune has been directed to prepare regulations for the said Area considering the environmental norms and make them applicable after following the provisions of the said Act;

And whereas, as per the said directives, the Director of Town Planning, Maharashtra State, Pune has prepared draft Regulations (hereinafter referred to as "the said Regulations") for allowing the development in the said Zone and in the said Area and submitted to the Government;

And whereas, the Government is of opinion that, in the public interest, it is necessary to incorporate the said Regulations, with some changes, as per Appendix-L (hereinafter referred to as "the said Rules") for allowing development on lands as specified in Appendix-M and as listed in Appendix-N, in the said Zone and to incorporate the said Regulations as per Appendix-O (hereinafter referred to as "the said Rules") for allowing development on lands as specified in Appendix-P and as listed in Appendix-Q, in the said Area and accordingly, to modify the sanctioned Development Control and Promotion Regulations of Satara Regional Plan, as per the provisions under section 20(2) of the said Act (hereinafter referred to as "the said Proposed Modification");

And whereas, as per provisions laid down in Section 20(3) of the said Act, the Government in Urban Development Department has declared its intention to carry out the said Proposed Modification and for that purpose issued the notice bearing No.TPS-1919/436/C.R.83/19/UD-13, dated 02.08.2019 for inviting suggestions / objections from general



public in respect of the said Proposed Modification, which is published in the Maharashtra Government Gazette dated 22 - 28 August, 2019 on page no.5 to 15. and the Joint Director of Town Planning, Pune Division, Pune was appointed as an "Officer" (hereinafter referred to as "the said Officer") to hear the suggestions / objections which are received and submit his report to the Government;

And whereas, the said Officer after completing the legal procedure as completed under section 20(3) of the said Act has submitted his report to the Government;

And whereas, after considering the report of the said Officer and after consulting the Director of Town Planning, Maharashtra State, Pune, the Government is of the opinion that, the said Proposed Modification needs to be sanctioned, with some changes;

Now therefore, in exercise of the powers conferred under section 20(4) of the said Act, the Government hereby :-

- 1) Sanctions the Regulations, as per Appendix-L for allowing development on lands as specified in Appendix-M and as listed in Appendix-N in the said Zone and Regulations as per Appendix-O for allowing development on lands as specified in Appendix-P and as listed in Appendix-Q in the said Area, with changes in some provisions and to incorporate in the said Regulations for Satara Region.
- 2) Directs to make an entry, after the last entry in the schedule of modification appended to the said Notification dated 08.01.2018 of sanctioning the said Regional Plan. Also directs that, for the sake of provision in regulation no.5.5.2, the Regulations as per Appendix-L for allowing development on lands as specified in Appendix-M and as listed in Appendix-N in the said Zone shall be applicable and for the sake of provision in regulation no.5.5.3, the Regulations as per Appendix-O for allowing development on lands as specified in Appendix-P and as listed in Appendix-Q in the said Area shall be applicable.
- 3) Fixes the date of publication of this Notification in the Official Gazette as the date of coming into force of this sanctioned modification.

This Notification, Appendix-L along with Appendix-M (Plan No.TPS-1919/436/C.R.83/19/Sec.20(4)/Ud-13) and Appendix-N and Appendix-O along with Appendix-P (Plan No.TPS-1919/436/C.R.83/19/Sec.20(4)/Ud-13) and Appendix-Q shall be made available for inspection to the general public during office hours on all working days at the following offices :-

- 1) The Director of Town Planning, Maharashtra State, Pune.
- 2) The Joint Director of Town Planning, Pune Division, Pune.
- 3) The Collector, Satara.
- 4) The Assistant Director of Town Planning, Satara Branch, Satara.

This Notification is published on the Government website www.maharashtra.gov.in (Acts/Rules)

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



Kishor V. Gokhale
(Kishor V. Gokhale)
Under Secretary to Government

APPENDIX -I

REGULATIONS FOR CONSERVATION ZONE IN SATARA REGION

PART-I

ADMINISTRATION

1.0 SHORT TITLE, EXTENT AND COMMENCEMENT

- i. **Title:** -These Regulations shall be called as Regulations for Conservation Zone in Satara Region.
- ii. **Extent:**-These Regulations shall apply to the area earmarked as Conservation Zone, more specifically shown in green verge on the maps appended herewith as Appendix - "M" and illustratively listed in the Appendix - "N"
- iii. **Commencement** - These Regulations will come into force after it is sanctioned by Government.

If there is any conflict between any Regulations sanctioned for Regional Plan Area for Satara Region and these Regulations, these Regulations shall prevail.

2.0 Definition:-

Conservation Zone - Areas of ecological importance such as, fragile and ecologically sensitive habitats, sites with large number of rare, threatened, endemic flora and fauna, breeding sites, colonies of endemic and threatened species, rare geological formations etc., and environmental importance such as, sensitive water catchments, hydrological systems, nutrient catchments, those providing water nutrients, pollinator support, fodder and natural resource necessary for rural livelihood activities, other than Forest Department owned or forested lands necessarily required to be protected and conserved .

At present the ecological habitat of the following plateau cluster have been identified and are proposed to be conserved and protected as a Conservation Zone;

- a. Kas Pathar; an UNESCO Natural World Heritage Site
- b. Chalkewadi Pathar; and
- c. Sadavaghapur Pathar

Each cluster in the Conservation Zone comprises of

- A. **Core Zone:**- The top of Plateau commonly known as tableland, and more specifically shown in Blue colour on the plan appended herewith as Appendix - "M"; and
- B. **Buffer Zone:**-The area consisting mainly the slopes around the Core Zone having ecological importance due to its water shed and more specifically shown in Green colour on the plan appended herewith as Appendix - "M"

The activities in these Zones shall be regulated keeping with the goals of protecting Regional Biodiversity, Supporting & Enhancing the Ecological Conservation values and maintaining the healthy functioning of ecosystem services of the area. The regulation for conservation zone shall be as mention in part II below.



1.6 LAND USE CLASSIFICATION AND PERMISSIBLE USES

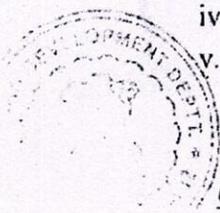
A. Core Zone of Conservation Zone:

In respect of lands owned by the Forest Department, the Conservation and Restoration activities according to Conservation Management Plan prepared by Forest Department and / or State Biodiversity Authority shall prevail. While following regulations shall apply to allow development permissions and/or activities in the remaining area falling in this zone.

- a. i. The Unified Development Control and Promotion Regulations as otherwise applicable to the land situated within Gaothans in Sanctioned Regional Plan, Satara along with the modifications made in it from time to time shall be applicable to the Gaothans shown as existing on Village Maps & Gaothans/extension of Gaothans subsequently declared by Revenue Department under the provisions of Maharashtra Land Revenue Code, 1966.
 - ii. Development permissions and/or activities except conservation activities shall not be permitted outside the Gaothan area.
 - iii. Activities of restoration of local biodiversity in the Conservation Zone shall be permissible with the prior permission of the Maharashtra State Biodiversity Board.
- b. i. **Windmills:** - New windmills shall not be permissible. However, repowering of existing windmills may be allowed with prior approval of MEDA. Existing foot print of allied buildings for windmills shall be maintained as far as possible and used to its potential.

Provided that, in case of repowering of existing windmills, appropriate measures to safeguard the biodiversity of the plateau be undertaken by the proponent in consultation with the State Biodiversity Authority. No further expansion of existing windmills for land shall be permitted.

- ii. **Solar Farms:** - Solar Farms shall not be permissible.
- c. Mining and quarrying activities for rocks, laterite, mud, soil etc. or digging for any purpose shall not be permitted.
- d. **Roads :-**
 - i. All existing tarred roads on the plateau shall be maintained at same width as all-weather roads.
 - ii. Non-tarred roads to be identified and demarcated and shall be maintained as un-tarred with the existing width and length. However, this shall not be applicable to the existing roads connecting to the existing Villages / Wadis / Talukas and District Head Quarters.
 - iii. No new roads shall be permitted.
 - iv. No widening of existing internal road/s shall be permissible.
 - v. a) Roads and Bridges, Railway, Ropeway, Underground Pipelines, Cables and like purpose in any zone. If any Road / Ring road / Express way declared by the State or Central Highway Authority, the alignment of such declared road



shall deemed to be the part of the Regional Plan and for this, procedure under section 20 of the M.R. & T.P Act, 1966 shall not be necessary.

- b) All projects of public interest undertaken by Central and State Government bodies or Public Authorities controlled by the Government.
- e. Plantations/Afforestation shall not be permitted.
- f. Any activity restricting /obstructing Natural water flows shall not be permitted.
- g. New man made water bodies as well as expansion of existing water bodies shall not be permitted.
- h. **Tourism and related infrastructure :-**
- i. Riding of animals or manual/automated vehicles or any animal drawn carts for the purposes of entertainment shall be prohibited.
 - ii. Water sports, golf, balloon rides, paragliding, ropeway etc. shall not be allowed.
 - iii. Use of area for entertainment, sports, film shooting shall be prohibited.
 - iv. Forest guest house and Interpretation centre by Forest Dept. blending with nature shall be allowed with ground floor only.
 - v. No parking of any sort by the tourist shall be allowed in the core zone as well as peripheral distance of 1.5 km. from the boundary of core zone. However. there shall be no restriction on the provision of required parking as per prevailing regulations, in the individual premises.
 - vi. Restoration and expansion of existing Temples and sacred groves shall be governed by the Heritage regulations applicable for the Satara Regional Plan.

B. Buffer Zone of Conservation Zone:-

The following uses shall be permissible in the Buffer zone of the Conservation Zone:-

- a. All agricultural uses including stables of domestic animals, piggeries, poultry farms accessory building, tents.
- b. Garden, forestry, nursery, public parks, play fields, summer camps for recreation of all types.
- c. Storage and drying of only organic manure.
- d. L.P.G. Godown subject to the following conditions:-

Minimum plot size and area of the plot shall be as given below

Sr. No.	Qty. of LPG in Kgs	Total area requirement for storage shed (Sq. M.)	Safety Clearance required all around in Meters	Preferable size of land with parking area of 6 m. wide on front side
1	5000	55	6	21 m. x 26 m.
2	8000	88	7	25 m. x 30 m.
3	10000	110	8	28 m. x 33 m.
4	12000	132	9	31 m. x 36 m.

Conditions:-

- i) Land should be free from live overhead power transmission or telephone lines.

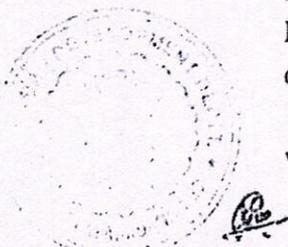
- ii) The length of the storage shed should not be more than 1.5 times of width of storage shed.
 - iii) The land should not be situated in low lying area.
 - iv) The land should not be situated in congested area or gaathan.
- e. Public utility establishments such as electric sub-stations, receiving stations, sewage disposal water works along with residential quarters for essential staff for such works.
- f. **Farm house:** - subject to following conditions:-
- i. Minimum plot area under above use shall be 0.4 Ha.
 - ii. The land in which it is to be constructed is actually put under agricultural, Plantation, horticulture, floriculture, nursery etc. use.
 - iii. Farm house shall be permitted by the Authority/Collector only after the requisite permission for farm house is obtained by the owner from the Authority/Collector under the provisions of Maharashtra Land Revenue Code, 1966 and attested certified copy of such permission is attached with the application under Section 44 of the Maharashtra Regional and Town Planning Act, 1966.
 - iv. The FSI shall not exceed 0.0375 subject to a maximum built up area of 160 sq.m. in any case. Only ground floor structure with or without stilt shall be permissible with sloping roof.
- g. Swimming pools/sports and games, health clubs, cafeteria, canteen, tennis courts, etc.
- h. Mobile Phone Towers with ancillary equipment.
- i. Raisin/Processing units for Local Agriculture Produce.
- j. No extension for Mining and quarrying operations shall be permitted beyond expiry of valid period.
- k. **Ancillary service industries** for agriculture produce marketing and management, Ancillary service uses for agro related products like flowers, fruits, vegetables, poultry products, marine products related collection centres, auction hall, godowns, grading services and packing units, knowledge parks, cold storages, utility services (like banking, insurance, post office services) as service industries for agriculture produce marketing on the land owned by individuals/organizations, with construction up to a maximum of 20 % (FSI=0.20) of the net plot area.
- l. **Petrol Pump/LPG Pump/CNG Pump:-** Petrol Pump, LPG Pump, CNG Pump shall be permissible subject to following conditions:-
- i. The minimum size of plot shall be,
 - (a) 30.50 m x 16.75 m. in the case of Petrol/LPG/CNG Filling Station with kiosk without service bay;
 - (b) 36.50 m x 30.50 m. in the case of Petrol/LPG/CNG Filling Station with service bay.
 - ii. Plot shall be located /fronting on National Highway, State Highway, Major District Road, Other District Road or Village Road or other road with minimum width of 12 m. or more.

- iii. Permission from Government of India, Petroleum Ministry and Chief Controller of Explosives shall be necessary.
- iv. NOC from Public Works Department and other related departments shall be obtained as per the prevailing rules. As regards service road / building line/control line, the Government Resolution, Public Works Department, No. RBD-1081/871/Raste-7, dated 09 March, 2001 and the circulars issued in this regard from time to time shall be observed.

As also instructions contained in Government of India, Ministry of Road Transport and Highways letter dated 25/09/2003 and 17/10/2003 and its enclosures as amended from time to time shall be observed.

- v. The plot on which a petrol filling station with or without service bays is proposed shall be an independent plot on which no other structure shall be constructed.
- vi. Petrol/LPG/CNG station shall not be permitted within a distance of 90 m. from junction of roads having minimum width of 12 m. each. Also Petrol station shall not be sited within a distance of 90 m. from the nearest premises of school, hospital and theatre, place of assembly or stadium.
- vii. In the case of kiosks and other buildings for sales office, snack bars etc. within the plot for Petrol/LPG/CNG filling stations, the setbacks from the boundaries shall be 4.50 m. Further the other clearances for the installations shall be as per the Petroleum Rules of 1937.
- m. Solid waste management, bio-gas plants, power generation from waste and non-conventional sources of energy.
- n. Wayside amenities such as motels, way-side restaurants, service stations, service godowns, factory outlets, along with public conveniences like toilets, food stall / stalls upto 15 sq.m. carpet area each, within basic permissible FSI of 0.10. Maximum FSI upto 0.50 on gross plot area shall be permissible for all above wayside amenities. Provided that, FSI above the basic permissible 0.10 FSI upto 0.50 may be granted by the Authority / Collector on payment of premium at the rate of 30% of the land rate of the said land mentioned in the Annual Statement of Rates (ASR) for the year in which such additional FSI is granted. Such premium shall be deposited in the office of the Authority / District Branch of the Town Planning Directorate; having maximum 9 m. height and G + 1 or Stilt + 2 structure in independent authorized plot abutting existing classified roads including ODR, MDR or on any road not less than 18.0 m. width shall be Permissible. It shall be mandatory for all Wayside Amenities to provide hygienic toilet facilities and decentralized MSW treatment and disposal facilities.
- o. Development of buildings of health resort, educational and medical activities. with G + 1 or Stilt + 2 structure, subject to plantation of indigenous trees at the rate of 5 trees per 'are' on the plot within basic permissible FSI of 0.10. Maximum FSI upto 0.20 on gross plot area shall be permissible for all above development.

Provide that, minimum plot area required for Health Resort shall be 0.40 Ha., whereas it shall be 1.0 Ha. for Educational and Medical activities.



Provided further that, FSI above the basic permissible 0.10 FSI up to 0.20 may be granted by the Authority / Collector on payment of premium at the rate of 20% of the land rate of the said land mentioned in the Annual Statement of Rates (ASR) for the year in which such additional FSI is granted. Such premium shall be deposited in the office of the Authority / District Branch of the Town Planning Directorate.

- p. The layout / development permission already granted under erstwhile regulations before 28th March, 2017 (i.e. the date of resolution of the RP Board to publish Draft R.P.) shall be valid and continue to be so valid, unless otherwise specified in these regulations.
- q. **Residential and Compatible development within & adjacent to Gaothan in Rural area:**

i. **Residential and Compatible development within Gaothan in Rural area:**

The development control and Promotion regulations as otherwise applicable to Gaothans in Sanctioned Regional Plan, Satara along with the modifications made in it from time to time shall be applicable to the Gaothans shown as existing on Village Maps & Gaothans / extension of Gaothans subsequently declared by Revenue Department under the provisions of Maharashtra Land Revenue Code, 1966.

ii. **Residential and Compatible development adjacent to Gaothan in Rural area:**

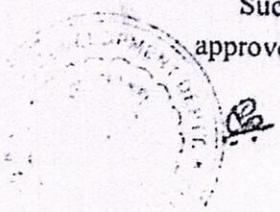
Residential and/or Compatible development shall be allowed within 200 m. from Periphery of the Gaothan Boundary with following conditions-

Such development may be permitted as per the prevailing regulations applicable to other such peripheral areas in Sanctioned Regional Plan, Satara along with the modifications made in it from time to time on payment of premium of the total area of land. Such premium shall be calculated considering 15% rate of the said land as prescribed in the Annual Statement of Rate of the year granting such developments. Such premium shall be deposited in the concerned Authority/Branch Office of the Town Planning Department for crediting the same in to the Government Treasury.

Provided that, where more than 50 % of area of the Survey Number / Gat Number is covered within the above peripheral distance then the remaining whole of such Survey number/Gat number within one ownership shall be considered for development on payment of premium as above.

Provided further that, such payment of premium shall not be applicable in cases where development permissions already granted or layout is already approved before 28th March, 2017 (i.e. the date of resolution of the RP Board to publish Draft R.P.) shall be entitled for development /FSI of respective use /zone by the authority/ Collector.

Such premium shall also be not applicable for revision of such already approved permissions.



r. Development in Gairan Lands / Government Lands:-

Development /Construction in Gairan Lands / Government Lands is permissible for any public purpose for Central & State Government/ Departments Projects including rehabilitation in any zone.

Note 1 :- The premium charges mentioned in the above regulation shall not be applicable, if the work is undertaken by Central or State Govt. or public authorities controlled by it.

Note 2 :- The development in command area shall be permissible subject to payment of restoration charges, if any to Irrigation Department.

s. Regulation for development of tourism and hospitality services under Community Nature Conservation around wild life sanctuaries and National parks:-

Applicability:- These regulations shall apply to the privately owned (not applicable to forest land) lands situated within 5 km or the distance as shown in the STR Conservation Plan, whichever is more, from the boundaries of wild life sanctuaries and national parks. The provisions of existing Regional Plans / Development Plans will prevail over these regulations, wherever lands are marked for urbanisable zones in such plans.

Regulation:- For the lands situated within 5 km distance from the boundaries of wildlife sanctuaries and national parks, if the land owner applies for development permission, for Development of eco-tourism, nature tourism, adventure tourism, same may be allowed; provided the land under consideration has minimum area of one hectore in contiguous manner.

Permissible uses and built up area:-

The uses permissible shall be as follows:-

- i. Agriculture. Farming, development of wild animal shelters, plantation and allied uses.
- ii. Tourist homes, Resorts, Hotels etc. with Rooms/ suites, support are as for reception, kitchen, utility services etc. along with ancillary structures like covered parking, Watchman's quarter, guard cabin, landscape element sand only one observation tower per tourist resort up to the height of 15 m. with platform area up to 10 sq. m. in permanent/ semi-permanent structural components.

The norms for buildings will be as follows-

- (a) The maximum permissible total built up area shall not exceed 10% of gross area with only G+1 or Stilt + 2 structure having height not more than 9m. and it should blend with surroundings.
- (b) The Fencing/fortification may be permissible for only 10% of total land area around built up structures in the form of chain link without masonry walls thereby keeping the remaining area free for movement of wildlife.
- (c) Tourism infrastructure must conform to environment friendly, low height, aesthetic architecture, natural cross ventilation; no use of asbestos, no air

pollution, minimum outdoor lighting and merging with the surrounding landscape. The owner shall establish the system for captive energy generation using non-conventional energy sources like solar, wind biogas etc. so as to make the development self-sufficient.

- (d) 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; failing which the resort shall be closed down within 48 hours.
- (e) The owner shall establish effective systems for collection, segregation composting and/or reuse of different types of solid waste collected during the construction and operational phase of the development.
- (f) The plastic components used within the area shall be recycled; failing which the resort shall be closed down within 48 hours.
- (g) Natural stream/slopes terrain shall be kept as it is, except for the built-up area.
- (h) On the area other than 10% area, only indigenous trees shall be planted and only natural vegetation shall be allowed.
- (i) For the developments existing prior to the publishing of the Regional Plan, condition no.(ii) above shall be applicable retrospectively to the extent of restricting the fencing and keeping the remaining area free for movement of wildlife.
- (j) While allowing such development, principles given in the National Tiger Conservation Authority, New Delhi Notification No. 15-31/2012-NTCA, dated 15/10/2012 published in the Gazette of India Ext. pt. III S-4 dated 08/11/2012 and Government of Maharashtra as amended time to time shall be used as guidelines.
- t. Film studios at appropriate location having ground floor structure only with the built up area not exceeding 4% (0.04) of the net plot area with the condition that proper landscaping is done & trees are planted at the rate of 500 indigenous trees per hectore.
- u. Open Parking lots /Open Parking lay outs shall be allowed at a distance beyond 2.5 Km. from the boundary of core zone with previous approval of Authority/Collector.
- v. Plantations/ Afforestation: - Plantations shall be undertaken as per illustrative List of Plantations attached at Annexure - "A"

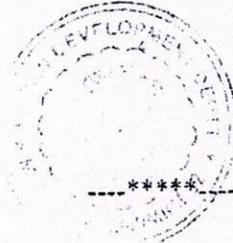
Any other compatible use not specified above may be permitted by the Authority / Collector with prior approval of Director of Town Planning, Maharashtra State, Pune.

Notes:

- i. The permissible FSI for uses in Buffer zone of Conservation zone shall be 0.1 of the gross plot area, if not specified.
- ii. Every structure shall be with sloping roof.



- iii. All development proposals shall show the existing contour lines of the land at 3 m. intervals, certified by a qualified technical person. NO Development shall be permissible where slope of land is more than 20°.
- iv. The owner/Architect shall mark individual trees, dense tree cover area / forest alike area However where the tree cluster is too dense for individual trees to be marked then the area covered by the tree cluster is to be clearly demarcated on the plans.
- v. The District Conservator of Forest (DCF), Satara Division shall inspect all sites having dense tree cover and Steep Slopes prior to the sanction for the development permission in order to ascertain and verify the information provided about tree cover shown in the plans. On such inspection, the DCF, Satara shall certify whether the area under proposal has dense forest / tree cover or not and if yes he is required to mention the area covered by such dense forest/ tree cover / forest alike area.
- vi. In furtherance of above the D.C.F. shall give his detailed remarks regarding tree/s proposed to be cut and/or transplanted if any. However, the number of trees proposed to be cut or transplant shall not exceed 10 % of the number of trees existing thereupon.
- vii. With prior approval of the Director of Town Planning, Maharashtra State, Pune; the Authority/Collector may include other items of public interest in the list which are not covered in the above list.
- viii. Dumping of construction material outside the property in forest or in natural water course is strictly prohibited.



Kishor V. Gokhale
(Kishor V. Gokhale)
Under Secretary to Government

1062

Accompaniment of Government Notification No.TPS-1919/436/C.R.83/19/
Sec.20(4)/UD-13, Dated : 23/12/2021

71

APPENDIX - O

**REGULATIONS FOR AREAS SITUATED ABOVE 1000 m. OF
MEAN SEA LEVEL IN SATARA REGION.**

PART-I

ADMINISTRATION

1.0 SHORT TITLE,EXTENT AND COMMENCEMENT

- A. **Title :-** These Regulations shall be called as Regulations for areas situated above 1000 m. of Mean Sea Level in Satara Region.
- B. **Extent :-** These Regulations shall apply to the area earmarked as areas situated above 1000 m. of Mean Sea Level and, more specifically shown in Red Contours on the maps appended herewith as Appendix - "P" and illustratively listed in the Appendix -"Q".
- C. **Commencement -** These Regulations will come into force after it is sanctioned by Government.

If there is any conflict between any Regulations sanctioned for Regional Plan Area for Satara Region and these Regulations, these Regulations shall prevail.

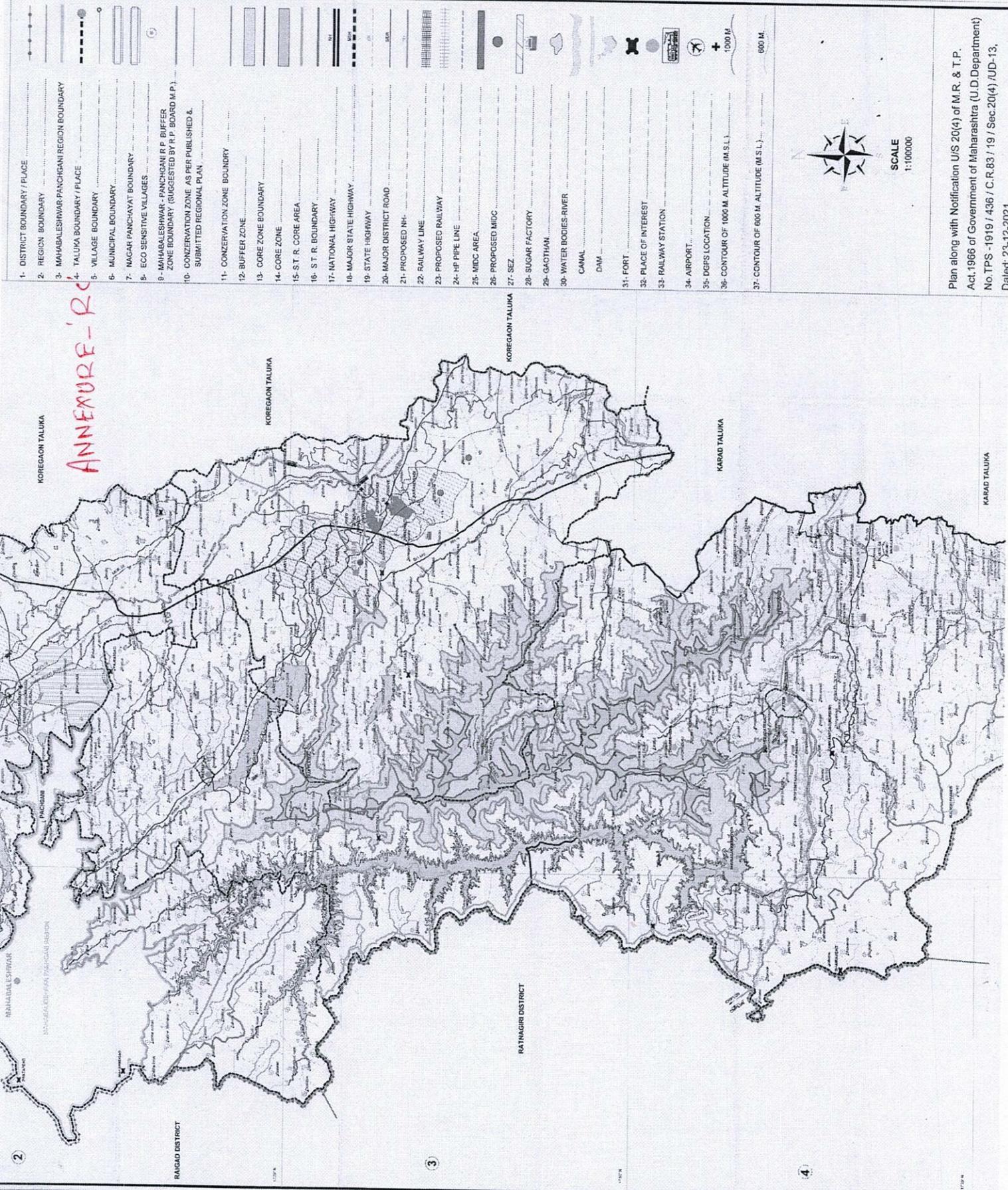
PART - II

1.0 LAND USE CLASSIFICATION AND PERMISSIBLE USES

- A. All Regulation of Buffer Zone of Conservation Zone shall be applicable while allowing Development in such areas and more specifically shown on the plan appended herewith as Appendix - "P"



Kishor V. Gokhale
(Kishor V. Gokhale)
Under Secretary to Government



Plan along with Notification US 20(4) of M.R. & T.P. Act, 1966 of Government of Maharashtra (U.D. Department) No. TPS -1919 / 436 / C.R.83 / 19 / Sec.20(4)/UD-13. Dated: 23-12-2024



महाराष्ट्र शासन
महसूल व वन विभाग
तहसिल कार्यालय सातारा

Email-tahsilsatara@gmail.com

फोन नं- ०२१६२-(२३०६८१)

क्र.जमिन/कावि-४६२/२४ प्रतिवादी क्र. ७६

दिनांक-२८/०२/२०२४

नोटीस

प्रती,

मंगेश विठठल वाडेकर,
रा. यवतेश्वर ता.जि. सातारा

विषय:-मौजे यवतेश्वर तालुका सातारा येथील गट नंबर १०१/२ मधील केलेल्या अनाधिकृत बांधकामाबाबत महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ कलम ५३ अन्वये नोटीस

संदर्भ: या कार्यालयाकडील अंतिम नोटीस क्रमांक जमीन/कावि-१५६५/२३ दिनांक ७/७/२०२३

या नोटीसद्वारे आपणास कळविणेत येते विषयांकित अधिनियमान्वये आवश्यक असलेल्या परवानगी शिवाय सातारा तालुक्यातील मौजे यवतेश्वर येथील गट नंबर / सर्वे नंबर १०१/२ मधील ०.१२०० चौ.मी. या क्षेत्रावरील/जमिनीवर विकासकाम/बांधकाम केलेले असल्याने, आपण महाराष्ट्र प्रादेशिक व नगररचना १९६६ अधिनियमाचे उल्लंघन केले आहे. याबाबत तलाठी व मंडल अधिकारी यांचे स्थळपाहणी अहवाल या कार्यालयास प्राप्त आहेत.

ज्या अर्थी उक्त अधिनियमाच्या कलम ५३ मधील नमुद तरतुदी अन्वये उक्त बांधकाम किंवा इतर बांधकाम किंवा इतर कामे पार पाडणे किंवा जमिनीवर, कोणत्याही इमारतीचे बांधकाम, किंवा इतर कामे पार पाडणे किंवा जमिनीचा कोणताही वापर थांबविण्याबाबत या नोटीसद्वारे आपणास फर्मविण्यात येत आहे. त्यामध्ये प्रामुख्याने खालील बाबींचा समावेश आहे.

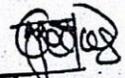
- विहित कायदयानुसार परवाना न घेता सुरु केलेले बांधकाम,
- विहित कायदयानुसार परवाना आदेशानुसार नसलेले बांधकाम.
- विहित कायदयानुसार परवाना आदेश रद्द केले नंतरचे बांधकाम.
- विहित कायदयानुसार सुधारीत परवाना आदेशानुसार नसलेले बांधकाम.

त्या अर्थी मी तहसिलदार सातारा, उक्त कलमच्या तरतुदींना अधिन राहून, उक्त विकासकाम करण्यापूर्वी ती जमीन ज्या स्थितीत होती, तशी पुर्वावस्था तिला प्राप्त करून देण्यास आपणास 30 दिवसांची पूर्व नोटीस बजावण्यात येत आहे.

सबब याद्वारे तुम्हास कळविण्यात येते की, सदरील नोटीस मिळालेपासून उपरोक्त सर्व्हे नंबर / गट नंबर मध्ये विनापरवाना केलेले बांधकाम ३० दिवसाचे आत काढून घेणेत यावे, व चालू असलेले बांधकाम त्वरीत पूर्णपणे बंद करणेत यावे उक्त अधिनियमाच्या कलम ५३ अन्वये सदरच्या सर्व बाबींची अथवा इतर कोणत्याही प्रकारच्या नुकसानीस, आपत्कालीन परिस्थिती उदभवल्यास तुम्ही सर्वस्वी जबाबदार राहाल याची नोंद घ्यावी.


(श्री. नागेश गायकवाड)
तहसिलदार सातारा

१. प्रत: मा. जिल्हाधिकारी सो. सातारा यांचेकडे माहितीसाठी सविनय सादर.
- २- प्रत: मा. उपविभागीय अधिकारी सो सातारा यांचेकडे माहितीसाठी सविनय सादर.
३. प्रत: -गट विकास अधिकारी सातारा यांचेकडे माहितीसाठी व कार्यवाहीसाठी.
४. पोलीस निरीक्षक तालुका पोलीस स्टेशन सातारा तालुका सातारा यांचेकडे माहितीसाठी व कार्यवाहीसाठी.
५. सहाय्यक अभियंता, महाराष्ट्र विद्युत पारेषण विभाग, सातारा. अनाधिकृत बांधकामास विद्युत पुरवठा करू नये.
६. उपअभियंता, भारत संचार निगम लिमिटेड, सातारा यांचेकडे माहितीसाठी व कार्यवाहीसाठी.
७. उपअभियंता, सार्वजनिक बांधकाम विभाग सातारा, पोवईनाका सातारा.
८. प्रत: मंडल अधिकारी ----- व गांव कामगार तलाठी----- सदरची नोटीस बजावून त्याची पोहोच इकडे सादर करावी.


(श्री. नागेश गायकवाड)
तहसिलदार सातारा

Govt of Maharashtra
Revenue & Forest Department,
Office of Tahsil, Satara.

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

No.Land/Ka.Vi.462/24 Resp.No.76 Date: 28/02/2024

NOTICE

To,

Mr. Mangesh Vitthal Wadekar
R/o : Yavateshwar ,
Tal. & Dist. Satara

Subject:- Notice U/s 53 of Maharashtra Regional & Town Planning Act 1966 regarding unauthorized construction made in land Gat No. 101/2 at village Yavateshwar Taluka Satara.

Ref: Final Notice of this office No. Land/Kavi-1565/23 dated 7/7/2023.

By this notice you are hereby informed that you have carried out development work/construction on the area/land of 0.1200 Sq.mtr on the land Gat No. 101/2 at village Yavateshwar Taluka Satara without the permission as required under the said Act, thus, thereby, you have violated the provisions of the Maharashtra Regional and Town Planning Act, 1966. In this regard, this office has

received the site inspection report of Talathi and Circle Officer.

Whereas, pursuant to the provisions of Section 53 of the said Act, you are hereby ordered to stop the construction or carrying out of any other works or other works on the said land, the construction of any building or any other works or any use of the land. It mainly includes the following items.

- a) Construction started without obtaining permission as per prescribed law.
- b) Construction not in accordance with permission order as per prescribed law.
- c) Construction after cancellation of permission order as per prescribed law.
- d) Construction not in accordance with revised permission order as per prescribed law.

Therefore, I, Tahsildar Satara, subject to the provisions of the said section, hereby issue a notice of 30 days to you to restore the said land to the condition it was in prior to the said development work.

Hence, you are hereby informed that the unauthorized construction in the above survey number/Gat number should be demolished within 30 days from the receipt of

this notice and the ongoing construction should be stopped immediately. Please note that pursuant to the Section 53 of the said Act, you will be fully responsible for all the said items or any other kind of damage, in case of emergency.

Sd/-
(Mr. Nagesh Gaikwad)
Tehsildar Satara

Copies to :

1. The Collector, Satara. For information please.
2. The Sub Divisional Officer, Satara. For information please.
3. Block Development Officer, Satara. For information and necessary action .
4. Police Inspector Taluka Police Station Satara, Taluka Satara - for information and action.
5. Assistant Engineer, Maharashtra Electricity Transmission Department, Satara. Do not supply electricity to unauthorized construction.
6. Deputy Engineer, Bharat Sanchar Nigam Limited, Satara - for information and action.
7. Deputy Engineer, Public Works Department Satara, Povai Naka, Satara.
8. Circle Officer -- and Gaon Kamgar Talathi-----

This notice should be served on the concerned and copy should be submitted to this office.

Sd/-
(Mr. Nagesh Gaikwad)
Tehsildar Satara

Detailed of List of Hotel, Lodging, Restaurant, Farm House, Banglow, Homes at Kas Pathar & nearby area ANNEXURE - 'R-e'

S.No.	Sr.No. in Court Notice	Name of Hotel/ Restaurant/Farmhouse	Proprieter/Owner	Village	Gat /Survey No	Total Area H.R.	Built up Area in Sq.mtr.(As per TILR Satara record)	Use of property	Planning Authority
1	1	Hotel Sahyadri Puspa	Mr. Somnath Rajarama Jadhav	Aatoli	344	0.19.94	350	Hotel/Restaurant/Lodgin g boarding	MSRDC
2	2	M/s Sai Shivar	Mr. Rajesh Mahadeo Mane,	Anavale	284	0.18	180	Hotel/Restaurant/Lodgin g boarding	REVENUE
3	3	Mr. Deepak Bhagwat Javale & 1	Mr. Deepak Bhagwat Javale & 1	Yawateshwar	109/3	0.10	25	Residential	REVENUE
4	4	M/s Rutugandh Hotel	Mr. Rajesh Nandkumar Bhutkar	Yawateshwar	70/3	0.06	278	Hotel/Restaurant/Lodgin g boarding	REVENUE
5	5	Mr. Mahendrakumar Mansukhlal Shah	Mr. Mahendrakumar Mansukhlal Shah	Yawateshwar	24./3	0.3467	60	Farm House	REVENUE
6	6	Mr. Babulal Rajarama Bhambare	Mr. Babulal Rajarama Bhambare	Yawateshwar	116/1/1	0.1083	55	Farm House	REVENUE
7	7	M/s Prabhushrushti Krushi Parvatan Kendra	Mr. Kunal Kishor Ghodake	Yawateshwar	93/2	0.20	192	Hotel/Restaurant/Lodgin g boarding	REVENUE
8	8	Mr. Raj deep Eknath Majgaon	Mr. Raj deep Eknath Majgaon	Yawateshwar	119/1/A	0.1850	239	Residential	REVENUE
9	9	Mr. Leelachand Tejaji Bafna	Mr. Leelachand Tejaji Bafna	Yawateshwar	80	0.13	100	Farm House	REVENUE
10	10	Mr. Rajendra Subhaa Bagal & 1	Mr. Rajendra Subhash Bagal & 1	Yawateshwar	111	0.17.50	88	Residential	REVENUE
11	11	Miss. Aparna Avinash Bachal	Miss. Aparna Avinash Bachal	Yawateshwar	42/1	0.64	124	Farm House	REVENUE

12	12	M/s Shreyash Palace	Mr. Nilkanth Parshuram Tapase	Yawateshwar	109/3	0.085	136	Residential/Home stay	REVENUE
13	13	Miss. Smita Shashikant Patkar	Miss. Smita Shashikant Patkar	Yawateshwar	23./2	0.20	153	Farm House	REVENUE
14	14	Miss. Indrayani Pradeep Jadhav	Miss. Indrayani Pradeep Jadhav	Yawateshwar	119/1A	0.02	0	Demolish the Construction	REVENUE
15	15	Miss. Nilima Madan Bhosale	Miss. Nilima Madan Bhosale	Sambarwadi	37/2	0.09	212	Farm House	REVENUE
16	16	M/s Hotel City View	Mr. Shakil Abdul Sayyad	Sambarwadi	35/1	0.05	132	Farm House	REVENUE
17	17	Mrs. Sangita Ghanshyam Mane	Mrs. Sangita Ghanshyam Mane	Yawateshwar	47/1	0.08	126	Farm House	REVENUE
18	18	Mr. Babaso Shivajirao Kadam	Mr. Babaso Shivajirao Kadam	Yawateshwar	41/2	0.04	0	Demolish the Construction	REVENUE
19	19	Mrs. Swarada Shirish Chithis	Mrs. Swarada Shirish Chithis	Yawateshwar	5	0.01	409	Hotel/Restaurant/Lodging boarding	REVENUE
20	20	Mr. Mahesh Suresh Loya	Mr. Mahesh Suresh Loya,	Anavale	284	1.01	360	Farm House	REVENUE
21	21	Mr. Farukh Nariman Koopar	Mr. Farukh Nariman Koopar,	Anavale	284	1.49	520	Farm House	REVENUE
22	22	Mr. Shankar Rajaram Jadhav	Mr. Shankar Rajaram Jadhav	Aatali	(344)343	0.20	170	Hotel/Restaurant/Lodging boarding	MSRDC
23	23	M/s Heritage Villa and M/s Heritage Wadi	Mr. Sampat Rajaram Jadhav	Aatali	(344)343	0.20	140	Hotel/Restaurant/Lodging boarding	MSRDC
24	24	Mrs. Sarika Sampat Jadhav	Mrs. Sarika Sampat Jadhav	Aatali	318	0.81	838	Hotel/Restaurant/Lodging boarding	MSRDC
25	25	Mr. Dilip Mahadeo Umbarkar	Mr. Dilip Mahadeo Umbarkar	Yawateshwar	44/1B	0.18	164	Farm House	REVENUE

26	26	Mr. Baburao Shamrao Karve	Mr. Baburao Shamrao Karve	Yawateshwar	120/24/1	0.08	142	Residential/ Home stay	REVENUE
27	27	Mr. Shrikrushna Ramchandra (Chandru) Umbarker	Mr. Shrikrushna Ramchandra (Chandru) Umbarker	Yawateshwar	105/1/1	0.18	204	Residential/ Home stay	REVENUE
28	28	Mr. Shankar Nana Jare	Mr. Shankar Nana Jare	Yawateshwar	115/2/1	0.07	74	Residential/ Home stay	REVENUE
29	29	Mr. Mukul Ganapatrao Pawar	Mr. Mukul Ganapatrao Pawar	Yawateshwar	105/2	0.46	306	Residential/ Home stay	REVENUE
30	30	Hotel Bakula	Mr. Gulabrao Genu Bhanage	Sambarwadi	36/3	0.08	679	Hotel/Restaurant/Lodging boarding	REVENUE
31	31	Mr. Rajendra Dnyandeo Karve	Mr. Rajendra Dnyandeo Karve	Yawateshwar	120/7	0.03	53	Residential/ Home stay	REVENUE
32	32	Mr. Ramdas Shankar Karve	Mr. Ramdas Shankar Karve	Yawateshwar	(120/8)98/1	0.04	257	Residential/ Home stay	REVENUE
33	33	Mr. Dattatraya Tukaram Bhanage	Mr. Dattatraya Tukaram Bhanage	Sambarwadi	35/1	0.74	433	Residential/ Home stay	REVENUE
34	34	Mr. Atmaram Gangaram Bhanage	Mr. Atmaram Gangaram Bhanage	Sambarwadi	39/1/1	0.37	137	Residential	REVENUE
35	35	Mrs. Laxmibai Khashaba Umbarker	Mrs. Laxmibai Khashaba Umbarker	Yawateshwar	89/1	0.04	49	Residential	REVENUE
36	36	Mr. Baburao Gannu Umbarker	Mr. Baburao Gannu Umbarker	Yawateshwar	89/1	0.40	155	Residential	REVENUE
37	37	Mr. Mansing Yashwant Pawar	Mr. Mansing Yashwant Pawar	Yawateshwar	42/1	0.64	93	Residential	REVENUE
38	38	Mr. Rohidas Baburao Sapkal	Mr. Rohidas Baburao Sapkal	Yawateshwar	72	0.52	67	Residential	REVENUE
39	39	Mr. Suryakant Dnyandeo Karve	Mr. Suryakant Dnyandeo Karve	Yawateshwar	120/7	0.03	113	Residential/ Home stay	REVENUE

40	40	Mr. Sampat Tukaram More	Mr. Sampat Tukaram More	Petri	60	1.27	45	Residential	REVENUE
41	41	Ramchandra Hariba More	Ramchandra Hariba More	Petri	60	0.49	110	Residential	REVENUE
42	42	Mr. Ankush Vitthal More	Mr. Ankush Vitthal More	Petri	60	0.56	40	Residential	REVENUE
43	43	Mrs. Shantabai Narayan More	Mrs. Shantabai Narayan More	Petri	60	1.27	25	Residential	REVENUE
44	44	Mr. Nitin Ganpat More	Mr. Nitin Ganpat More	Petri	60	1.27	100	Residential	REVENUE
45	45	Mr. Prasanna Ravindra Gadkari	Mr. Prasanna Ravindra Gadkari	Aatali	311/5	1.09	100	Residential	MSRDC
46	46	Mr. Krushna Ramchandra Mane	Mr. Krushna Ramchandra Mane	Anavale	339	0.40	400	Residential	REVENUE
47	47	M/s Sarpanchwada	Mr. Santosh Sahadeo Aatale	Aatali	344	0.58	350	Residential	MSRDC
48	48	M/s Swapananagari Kas Hill Resort	Mr. Jagu Changu Mane	Anavale	358	0.33	765	Hotel/Restaurant/Lodgin g boarding	REVENUE
49	49	M/s Dongarmatha Agro Tourism	Mr. Namdeo Shankar Jadhav	Anavale	346	3.67	680	Hotel/Restaurant/Lodgin g boarding	REVENUE
50	50	Mr. Ajit Maruti Mane	Mr. Ajit Maruti Mane	Anavale	347	0.05	335	Hotel/Restaurant/Lodgin g boarding	REVENUE
51	51	Mr. Sampat Rajaram Jadhav	Mr. Sampat Rajaram Jadhav	Aatali	319	0.39	805	Hotel/Restaurant/Lodgin g boarding	MSRDC
52	52	M/s Dream House	Mr. Sampat Ganapat Jambhale, Shankar Rajaram Jambhale & other 11	Jambhalmure (Kanhher)	51/12	0.25	404	Hotel/Restaurant/Lodgin g boarding	REVENUE
53	53	Jaywant Manohar Thoke	Jaywant Manohar Thoke	Jambhalmure (Kanhher)	51/8	0.43	0	Open plot. NO other Activity	REVENUE

54	54	Mr. Dhananjay Vishwasrao Jadhav	Mr. Dhananjay Vishwasrao Jadhav	Jambhalmure (Kanher)	51/10	0.32	170	Hotel/Restaurant/Lodgin g boarding	REVENUE
55	55	M/s Kass Hill Resort	Shailesh Prabhakar Inamdar	Jambhalmure (Kanher)	51/12	0.12	48	Hotel/Restaurant/Lodgin g boarding	REVENUE
56	56	Mrs. Hemlata Purushottam Nikam	Mrs. Hemlata Purushottam Nikam	Jambhalmure (Kanher)	51/8	0.25	85	Residential	REVENUE
57	57	Mr. Manoj Narayan Deshmane	Mr. Manoj Narayan Deshmane	Jambhalmure (Kanher)	51/12	0.03	116	Residential	REVENUE
58	58	M/s Blue Valley Resort	Mr. Jalindar Shrirang Shinde	Agundewadi	24./12	0.24	85	Hotel/Restaurant/Lodgin g boarding	REVENUE
59	59	Mr. Ramesh Chandrashekar Kabbur	Mr. Ramesh Chandrashekar Kabbur	Agundewadi	16./1	0.48	230	Farm House	REVENUE
60	60	Laxman Jagannath Shinde	Laxman Jagannath Shinde	Agundewadi	24./12	0.11	0	Demolish the Construction	REVENUE
61	61	Mr. Ramesh Anil Ubale	Mr. Ramesh Anil Ubale	Agundewadi	16./6	0.20	300	Hotel/Restaurant/Lodgin g boarding	REVENUE
62	62	Mr. Balkrushna Kondiba Shedage	Mr. Balkrushna Kondiba Shedage, Hariba Ramchandra Jadhav	Agundewadi	24./8	0.25	250	Hotel/Restaurant/Lodgin g boarding	REVENUE
63	63	Mr. Dhanaji Balawant Shinde	Mr. Dhanaji Balawant Shinde	Agundewadi	24./4	0.31	240	Farm House	REVENUE
64	64	Mr. Nilesh (Atul) Arun Bartakke	Mr. Nilesh (Atul) Arun Bartakke	Choragewadi	195	0.45	130	Farm House	REVENUE
65	65	Mr. Vaman Mahadeo Umbarkar	Mr. Vaman Mahadeo Umbarkar	Yawateshwar	44/1	0.65	205	Residential/ Home stay	REVENUE
66	66	Mrs. Shamala Madan Joshi	Mrs. Shamala Madan Joshi	Yawateshwar	104/11/1	0.12	409	Hotel/Restaurant/Lodgin g boarding	REVENUE
67	67	Mr. Madhukar Tukaram Patekar	Mr. Madhukar Tukaram Patekar	Yawateshwar	100/1	0.19	184	Residential/ Home stay	REVENUE

68	68	Mr. Ranjit Shankarrao More	Mr. Ranjit Shankarrao More	Yawateshwar	25	0.56	572	Hotel/Restaurant/Lodgin g boarding	REVENUE
69	69	M/s Shrileela Resort (Agro Tourism)	Mr. Ravindra Chandru Mane and Nitin Mane	Anavale	333	0.36	655	Hotel/Restaurant/Lodgin g boarding	REVENUE
70	70	Mrs. Shubhangi Anil Patel	Mrs. Shubhangi Anil Patel	Anavale	284	0.20	50	Farm House	REVENUE
71	71	M/s Nature Plateau Paradise	Mr. Sahajaram Narayandas Chhabada	Aatall	294	0.45	0	Hotel/Restaurant/Lodgin g boarding	MSRDC
72	72	Mr. Shrirang Dhondiram Gogavale	Mr. Shrirang Dhondiram Gogavale	Choragewadi	189	0.32	90	Hotel/Restaurant/Lodgin g boarding	REVENUE
73	73	Mr. Ashok Sahebrao Kadam	Mr. Ashok Sahebrao Kadam	Parambewadi	97	0.46	550	Farm House	MSRDC
74	74	Mr. Laxman Ganapat Kadam	Mr. Laxman Ganapat Kadam	Yawateshwar	68/1	0.26	276	Residential	REVENUE
75	75	Mr. Mangesh Vitthal Wadekar	Mr. Mangesh Vitthal Wadekar	Yawateshwar	101/2	0.12	106	Farm House	REVENUE
76	76	M/s Green Valley Resort	Mr. Sudhir Ramchandra Salunkhe	Yawateshwar	33/3	0.03	164	Hotel/Restaurant/Lodgin g boarding	REVENUE
77	77	Mr. Jitendra Vishvnath Bhosale	Mr. Jitendra Vishvnath Bhosale	Yawateshwar	101/3	0.08	177	Hotel/Restaurant/Lodgin g boarding	REVENUE
78	78	Mr. Amit Pratapsinh Deshmukh	Mr. Amit Pratapsinh Deshmukh	Yawateshwar	102/1	0.12	360	Farm House	REVENUE
79	79	Mrs. Smita Sachin Pathak	Mrs. Smita Sachin Pathak	Gavadi	696	0.20	90	Residential	REVENUE
80	80	M/s Vardhan Villa	Mr. Ranjit Shankarrao More	Yawateshwar	25	0.56	0	Residential	REVENUE
81	81	Mrs. Seema Avinash Pawar	Mrs. Seema Avinash Pawar	Yawateshwar	51/1	0.36	511	Hotel/Restaurant/Lodgin g boarding	REVENUE

82	82	M/s Hotel Satyam Shivam	Mr. Rahul Phadtare	Yawateshwar	81	0.06	300	Hotel/Restaurant/Lodgin g boarding	REVENUE
83	83	Mr. Rajendra Raghunath Bobade	Mr. Rajendra Raghunath Bobade	Anavale	282/C	0.20	60	Farm House	REVENUE
84	84	Mrs. Manisha Nandkumar Nalavade	Mrs. Manisha Nandkumar Nalavade	Anavale	340	0.93	373	Farm House	REVENUE
85	85	Mrs. Premilata Harinarayan Kasat	Mrs. Premilata Harinarayan Kasat	Anavale	282/A	0.42	350	Farm House	REVENUE
86	86	Mr. Kisan Sakharam More	Mr. Kisan Sakharam More	Petri	61	0.28	100	Residential	REVENUE
87	87	Mr. Vishal Udhav Kadam	Mr. Vishal Udhav Kadam	Petri	61	0.20	200	Farm House	REVENUE
88	88	Mr. Amar Kondiba Aatale	Mr. Amar Kondiba Aatale	Aatali	(344)343	0.09	5	Residential	MSRDC
89	89	Mr. Jahangir Khan Ahamad Khan	Mr. Jahangir Khan Ahamad Khan	Aatali	320	0.14	40	Residential	MSRDC
90	90	Mr. Sampat Rajaram Jadhav	Mr. Sampat Rajaram Jadhav	Aatali	318	0.81	838	Hotel/Restaurant/Lodgin g boarding	MSRDC
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	0.39	940	Hotel/Restaurant/Lodgin g boarding	MSRDC
92	92	Mr. Ghanshyam Narayandan Chhabada	Mr. Ghanshyam Narayandan Chhabada	Aatali	296/2	1.53	1960	Hotel/Restaurant/Lodgin g boarding	MSRDC
93	93	Mr. Bapurao Hariba Aatale	Mr. Bapurao Hariba Aatale	Aatali	309	0.95	105	Residential	MSRDC
94	94	M/s Rockhill Resort	Mr. Firoz Habibkhan Pathan	Aatali	319	0.20	755	Hotel/Restaurant/Lodgin g boarding	MSRDC
95	95	Mrs. Vaishali Pramod Tankasale	Mrs. Vaishali Pramod Tankasale	Agundewadi	16/4, 16/5	0.36	495	Hotel/Restaurant/Lodgin g boarding	REVENUE

99

1076

96	96	Mr. Pratapsinh Laxmanrao Rajemahadik	Mr. Pratapsinh Laxmanrao Rajemahadik	Agundewadi	16/6	0.20	285	Shooting Range Training Center	REVENUE
97	97	M/s The Red Fort Resort	Mr. Vikram Lalasahab Pawar	Parambewadi	315	0.40	205	Hotel/Restaurant/Lodgin g boarding	MSRDC
98	98	Mr. Vaibhav Kundalik Pharande	Mr. Vaibhav Kundalik Pharande	Jambhalmure (Kanher)	51/7	0.13	144	Hotel/Restaurant/Lodgin g boarding	REVENUE
99	99	Mr. Avinash Malharrao Kakade	Mr. Avinash Malharrao Kakade	Choragewadi	195	0.45	180	Hotel/Restaurant/Lodgin g boarding	REVENUE
100	100	Mr. Ramchandra Kishan More	Mr. Ramchandra Kishan More	Petri	61	1.17	210	Residential	REVENUE

AN	Planning Authority	Properties
1	Revenue Department	83
2	MSRDC	17
	Total	100