



महसूल व वनविभाग

उपविभागीय अधिकारी तथा उपविभागीय दंडाधिकारी कार्यालय सातारा  
Sub Divisional Office & Sub Divisional Magistrate Office Satara

दूरध्वनी क्र. - 02162-234395

email- satarasdo@gmail.com

क्र.जमीन /कावि - १२५/२०२३

दिनांक - 31/08/2022

न्यायालयीन संदर्भ

प्रति,

अॅड.श्री.नितीन देशपांडे

सरकारी अभियोक्ता, उच्च न्यायालय मुंबई

विषय:- मा. राष्ट्रीय हरित न्यायाधिकरण, पश्चिम विभाग पुणे यांच्या न्यायालयात दाखल दावा क्र.  
37/2023 सुशांत सुभाष मोरे विरुद्ध हॉटेल सहयाद्री पुष्प व इतर

संदर्भ:-1.मा. जिल्हाधिकारीसाा सातारा यांचेकडील पत्र क्र. मह /3/जमीन -कराड/कावि -703/2023 दि.30/05/2023  
2.मा. कक्ष अधिकारी, महाराष्ट्र शासन, महसूल व वन विभाग यांचेकडील क्र.जमीन-3523/प्र.क्र.223/ज5अ  
दि.30/08/2023

महोदय,

उपरोक्त संदर्भीय विषयास अनुसरून कळविणेत येते की, सातारा जिल्ह्यातील कास पठारावरील अनाधिकृत बांधकामे निष्कासित करण्यासाठी श्री.सुशांत सुभाष मोरे यांनी मा.राष्ट्रीय हरित न्यायाधिकरण, पश्चिम विभाग पुणे येथे दाखल केलेल्या दाव्यामध्ये प्रशासकीय कामकाज पाहण्यासाठी जिल्हाधिकारी सातारा यांनी संदर्भीय पत्र क्र.1 अन्वये उपविभागीय अधिकारीसाा सातारा यांना प्राधिकृत केले आहे.

मा. कक्ष अधिकारी, महाराष्ट्र शासन, महसूल व वन विभाग यांचेकडील क्र.जमीन- 3523/प्र.क्र.223/ज5अ दि.30/08/2023 अन्वये आपली नियुक्त सदर दाव्यामध्ये मा.जिल्हाधिकारीसाा सातारा यांचेवतीने बाजू मांडण्यासाठी करणेत आली आहे. सदर दाव्याची सुनावणी दि.04/09/2023 रोजी मा. राष्ट्रीय हरित न्यायाधिकरण, पश्चिम विभाग पुणे यांच्या न्यायालयात नेमणेत आली असून, सदर दाव्यामध्ये शासनाचे वतीने हजर राहून कामकाज पाहणेसाठी उपस्थितीत राहावे हि विनंती.

आपला विश्वासू,

(सुधाकर भोसले)

उपविभागीय अधिकारी  
सातारा उपविभाग सातारा

प्रत- मा.जिल्हाधिकारीसाा सातारा यांना माहितीसाठी सविनय सादर.

न्यायालयीन कामकाज  
पत्र / तातडीचे

जिल्हाधिकारी कार्यालय सातारा  
क्र.मह/३/गमीन-कराड/कावि-७०३/२०२३  
दिनांक- ३०/०५/२०२३

प्रति,

उपविभागीय अधिकारी,  
सातारा उपविभाग सातारा

विषय - Before The National Green Tribunal  
Western Zone Bench, Pune  
Original Application No. ३७/२०२३  
Sushant Subhash More  
V/s  
Hotel Sahyadri Pushpa and Ors.

संदर्भ - Original Application No.३७/२०२३ चे दाव्याची प्रत व दि. १७.०४.२०२३ रोजीचे  
आदेशाची प्रत, दि.१७/०४/२०२३ रोजीचे नोटीशीची प्रत

श्री. सुशांत सुभाष मोरे यांनी विषयांकित दावा मा. राष्ट्रीय हरित न्यायाधिकरण, पश्चिम विभाग, पुणे यांचे न्यायालयात दाखल केला आहे. सदर दाव्याची प्रत व दि.१७.०५.२०२३ रोजीची रजिष्ट्रार, हरित न्यायाधिकरण, पश्चिम विभाग, पुणे यांचे सही शिक्क्यानिशीची नोटीशीची छायांकित प्रत या कार्यालयास समक्ष प्राप्त झालेली आहे.

प्रस्तुत दाव्यामध्ये मा. न्यायाधिकरणाने दि. १०.०७.२०२३ रोजी सकाळी १०.३० वा. दूरदृश्यप्रणालीव्दारे (Video Conferencing) सुनावणी ठेवणेत आलेली आहे. सदर दाव्यातील विषय हा सातारा व जावली तालुकेशी निगडीत असलेने सदर दाव्यातील संपूर्ण कामकाज पाहणेसाठी - मा. राष्ट्रीय हरित न्यायाधिकरण, पश्चिम विभाग, पुणे येथे वेळोवेळी दिलेल्या आदेशाप्रमाणे उपस्थित राहणे, सरकारी वकील यांचेशी संपर्कात राहून आवश्यक पूर्तता करणे, न्यायाधिकरणाने वेळोवेळी दिलेल्या आदेशाबाबत व याचिकेमध्ये वेळोवेळी होणा-या घडामोडींची जिल्हाधिकारी यांना माहिती देणे व चर्चा करून आवश्यक प्रतिज्ञापत्र दाखल करणे, इत्यादी याचिकेचे अनुषंगाने आवश्यक सर्व कामकाज पाहणेकरिता जिल्हाधिकारी सातारा यांचेवतीने आपणास अधिकृत प्रतिनिधी म्हणून प्राधिकृत करणेत येत आहे.

तरी वरील निदेशानुसार कार्यवाही करणेत यावी. सोबत विषयांकित दाव्याची प्रत, मा. न्यायाधिकरणाने दि. १७.०४.२०२३ रोजीचे आदेशाची प्रत, दि.१७/०४/२०२३ रोजीचे नोटीशीची प्रत अवलोकन करणेकामी व पुढील कार्यवाहीसाठी पाठविणेत आलेली आहे. तरी विषयांकित दाव्याचा अंतिम निर्णय होईपर्यंत आवश्यक पाठपुरावा करून अंतिम निर्णयाअंती पूर्तता अहवाल या कार्यालयाकडे बिनचूक सादर करणेची दक्षता घेणेत यावी.

  
(रमेश जयवंशी)  
जिल्हाधिकारी सातारा

प्रत - मा. रजिष्ट्रार, राष्ट्रीय हरित न्यायाधिकरण, पश्चिम विभाग, पुणे बेंच यांना माहितीसाठी सादर

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(1)



IN THE HON'BLE NATIONAL GREEN TRIBUNAL,  
WESTERN ZONE, PUNE AT PUNE

ORIGINAL APPLICATION NO.37 of 2023

DISTRICT : PUNE

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:-

- 1) I say that I am filing this Affidavit on behalf of the  
Respondent No.101, who is the District Collector, Satara  
in order to oppose the Original Application. I have been  
authorised to do so.



- 2) I am filing this Affidavit on the basis of the official record that was made available to me. Nothing in this Affidavit be treated as admission of something stated in the O.A unless it is answered, clarified or otherwise explained. I may be permitted to file further additional Affidavit, if the circumstances so require.
- 3) I agree that, Kaas Plateau is very important and deserves to be protected.
- 4) I say that, I have carefully gone through the memo of the Original Application. As regards, the office of the Collector, the Applicant has not raised any grievance regarding non-implementation of any of the enactments enumerated in Schedule I of the National Green Tribunal Act, 2010. According to the Applicant, there are illegal structures in the objectionable area. Therefore, there is no question of failure to implement any of the said Act.
- 5) I say that in exercise of powers of Sec.15 (1) of the Maharashtra Regional & Town Planning Act, 1966, the State Government has brought into effect the Regional



Plan for Satara District. Hereto annexed herewith and marked as ANNEXURE 'R-1' is the copy of these Act. This was by the Government Notification bearing No.TPS-1917/1585/ C.R.150/17/UD-13 dated 08.01.2018. Hereto annexed herewith and marked as ANNEXURE 'R-2' is the copy of these Notification. I crave leave to refer to and rely upon the said Plan. There is a conservation zone in the said regional plan. The Kaas Plateau falls in the conservation zone. As regards this zone, there are two portions namely core zone and the buffer zone.

- 6) Thereafter, the State Government in its Urban Development Department has sanctioned Regulations for Conservation Zone vide Notification No.TPS-1919/436/ C.R.83/19/SEC.20(4)/UD-13 dated 23.12.2021. These Regulations cover the Conservative Zone in Satara Region. These Regulations define Core Zone of Conservation Zone and Buffer Zone of Conservation Zone. Kaas Plateau is covered by these Regulations. Hereto annexed herewith and marked as ANNEXURE 'R-3' is the copy of these



Regulations. They now form part of Unified Development Control & Promotion Regulations for Maharashtra State. I emphatically submit that none of the illegal structures that are subject matter of this Original Application namely the construction of Respondent Nos. 1 to 100 fall in the Core Zone of the Conservation Zone.

- 7) I state 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 watershed and more specifically shown in Green colour on the Plan appended to the Notification as Appendix M constitutes the Buffer Zone.
- 8) There are separate Regulations for Buffer Zone, which are incorporated in Part II (B). This portion of the Regulations lay down what are the permissible uses in this Zone. This Portion also clarifies, which constructions are permissible in this Zone.
- 9) I further say that Regulation 5.5.3 deals with development above 1000 Mtr M.S.L. This Regulation incorporates



Notification bearing No.TPS-1919/436/ C.R.83/19/SEC.  
20(4)/UD-13, dated 23.12.2021 applicable to Satara  
District

- 10) I say that the constructions that are subject matter of this Original Application fall either in Buffer Zone of Conservation, area above 1000 M.S.L. or both.
- 11) As regards the objection structures, the Planning Authority is either Collector, Satara or MSRDC for the area falling in New Mahabaleshwar area. The objectionable structures are spread over in 11 villages. Out of them, for 9 villages, Collector is the Planning Authority and for the rest i.e. the villages Atali and Parambewadi the Planning Authority is MSRDC. The Notification appointing MSRDC as the Planning Authority dated 04.05.2023 is annexed herewith and marked as **ANNEXURE 'R-4'**.
- 12) I say that for the villages, for which, the Collector, Satara is Planning Authority, notices U/s 45 of the MLRC, 1966 were issued in the year 2013 to 2021 for unauthorised use of land. The Sample Notice is annexed herewith and

marked as ANNEXURE 'R-5'. I am also annexing the Chart giving particulars of such notices as ANNEXURE 'R-6'

13) Thereafter, in the year 2022, Notices U/s 52, 53 of the MRTP Act were issued. The sample notice is annexed herewith and marked as ANNEXURE 'R-7'. I am also annexing herewith the chart of giving particulars of such notices as ANNEXURE 'R-8'.

14) I also submit that there is an order imposing fine on these illegal structures. A sample order U/s 52 & 53 of the MRTP Act, is annexed herewith and marked as ANNEXURE 'R-9'. The Chart giving particulars is annexed herewith and marked as ANNEXURE 'R-10'.

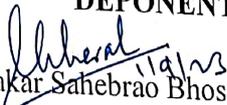
15) Additional affidavit should be allowed to be submitted if necessary in this regard.

Hence, this Affidavit

Date: 01/09/2023

Place : Mumbai

DEPONENT

  
Sudhakar Sahebrao Bhosale,

Sub-Divisional Officer, Sub-Division, Satara

Advocate for the Respondent

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 15 and that it is true to the best of my knowledge and belief.

Hence, verified this at Satara on 01th day of Sept.,2023

I know Affiant

Affiant

*Sudhakar Sahebrao Bhosale*  
11/9/23

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

Advocate



BEFORE ME

*Mahesh V. Taware*  
ADV. MAHESH V. TAWARE  
NOTARY GOVT. OF INDIA  
REG.NO. 15812 AREA SATARA DIST.  
Mob.No.9766024730

NOTED & REGISTERED  
at Serial No. 159/2023  
Date 01/09/2023

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I/ We am/ are not a member/ members of the Welfare Fund. Therefore, stamp of Rs.2/- is not affixed herewith.

BEFORE THE NATIONAL GREEN TRIBUNAL

WESTERN ZONE BENCH, PUNE

ORIGINAL APPLICAITON NO.37 of 2023

DISTRICT : PUNE

Sushant Subhash More

----- APPLICANT

V/s

M/s Hotel Sahyadri Pushpa  
and 102 others.

---- RESPONDENTS

**VAKALATNAMA**

I/ We hereby above named APPLICANT/ **RESPONDENT**/s do hereby appoint and authorize Nitin P. Deshpande, Advocate, Plot No.22, Krupa, Swastishri Housing Society, Karve Nagar, Pune 411052 to appear, plead and to act for me/ us in the above matter to do all things incidental to the aforesaid purpose.

In witness whereof I/ We have set my/ our hand/s to this Writing.

Dated \_\_\_\_\_ day of \_\_\_\_\_ month of the year 2023.

Witness

Signatures

Accepted

[ Nitin P. Deshpande ]  
ADVOCATE HIGH COURT

  
Jitendra Sahi Dudi,  
District Collector, Satara

[Collector.satara@maharashtra.gov.in](mailto:Collector.satara@maharashtra.gov.in)





महाराष्ट्र शासन

महसूल व वन विभाग,

१ला मजला, मुख्य इमारत, मंत्रालय,

हुतात्मा राजगुरु चौक, मादाम कामा मार्ग, मंत्रालय, मुंबई-४०००३२.

दूरध्वनी क्र. :- ०२२-२२७९३२७१

Email ID :- j4a.revenue@maharashtra.gov.in

क्रमांक : जमीन-३५२३/प्र.क्र.२२३/ज५अ

दिनांक : ३०/०८/२०२३.

प्रति,

जिल्हाधिकारी,  
सातारा

विषय : मा.राष्ट्रीय हरित न्यायाधिकरण, पश्चिम विभाग, पुणे येथे दाखल दावा क्र.३७/२०२३ करीता अॅड. नितिन देशपांडे, सरकारी वकील, मा.उच्च न्यायालय, मुंबई यांच्या नियुक्तीबाबत...

संदर्भ : जिल्हाधिकारी, सातारा यांचे पत्र क्र. जमीन/कराड/कावि-९१५/२०२३,  
दि. ११/०७/२०२३

महोदय,

उपरोक्त संदर्भाधीन पत्रान्वये, सातारा जिल्ह्यातील कास पठारावरील अनधिकृत बांधकामे निष्कासित करण्यासाठी श्री. सुशांत सुभाष मोरे यांनी मा.राष्ट्रीय हरित न्यायाधिकरण, पश्चिम विभाग, पुणे येथे दाखल केलेल्या दाव्यामध्ये प्रशासकीय कामकाज पाहण्यासाठी उपविभागीय अधिकारी, सातारा, उपविभाग, सातारा यांची नेमणूक केली असून सदर दाव्यामध्ये जिल्हाधिकारी यांच्या वतीने परिच्छेद निहाय अहवाल व प्रतिज्ञापत्र दाखल करण्यास्तव तसेच सदर प्रकरणी सरकार पक्षातर्फे प्रभावीपणे बाजू मांडण्यासाठी अॅड. नितिन देशपांडे यांची नियुक्ती करण्याबाबत जिल्हाधिकारी, सातारा यांनी प्रस्तावित केले आहे.

२. त्याअनुषंगाने, विधी व न्याय विभागाने दिलेल्या अभिप्रायास अनुसरून सातारा जिल्ह्यातील कास पठारावरील अनधिकृत बांधकामे निष्कासित करण्यासाठी श्री. सुशांत सुभाष मोरे यांनी मा.राष्ट्रीय हरित न्यायाधिकरण, पश्चिम विभाग, पुणे येथे दाखल केलेल्या दावा क्र. ३७/२०२३ मध्ये जिल्हाधिकारी, सातारा यांच्या वतीने बाजू मांडण्यासाठी अॅड. नितिन देशपांडे, सरकारी वकील, मा.उच्च न्यायालय, मुंबई यांची नियुक्ती करण्यास मान्यता देण्यात येत आहे.

15. (1) Every Regional plan shall be submitted to the State Government together with all connected documents, maps and plans for approval. The State Government may, within the prescribed period, by notification in the *Official Gazette*, either approve the Regional plan without modification for the whole Region, or any part thereof, or with such modifications as it may consider necessary, or reject the plan with a direction to the Regional Board to prepare a fresh plan according to such direction.

Submission of  
Regional plan  
to State  
Government  
for approval.

(2) The State Government may, pending approval of the entire Regional plan, by a like notification approve separately any proposals or part of the Regional plan; and any proposals or part so approved shall, on approval of the entire Regional plan, form part of the entire plan so approved.

16. (1) Before preparing any Regional plan and submitting it to the State Government for approval, every Regional Board shall, after carrying out the necessary surveys and preparing an existing-land-use map of the Region, or such other maps as are considered necessary, prepare a draft Regional plan<sup>1</sup> and publish a notice in the *Official Gazette* and in such other manner as may be prescribed, stating that the draft Regional plan has been prepared. The notice shall state the name of the place where a copy of such plan shall be available for inspection by the public at all reasonable hours mentioned therein and that copies thereof or any extract therefrom certified to be correct shall be available for sale to the public at a reasonable price and invite] objections and suggestions from any person with respect to the draft plan before such date as may be specified in the notice, such date not being earlier than four months from the publication of the notice.<sup>2</sup> [The notice shall also state that copies of the following particulars in relation to the draft Regional plan are also available for inspection by the public and copies thereof or extracts therefrom certified to be correct are also available for sale to the public at a reasonable price at the place so named, namely :—]

Procedure to be  
followed in  
preparing and  
approving  
Regional plans.

(a) a report on the existing-land-use map and the regional survey carried out as aforesaid ;

(b) maps, charts and a report illustrating and explaining the provisions of the draft Regional plan and indicating the priorities of works to be executed thereunder ;

(c) a report of the stages of the development programme by which it is proposed to execute the Regional plan ; and

(d) recommendations to the State Government regarding the directions to be issued to the local authorities in the Region and the different departments of the State Government, if any, in respect of enforcement and implementation of the proposals contained in the draft Regional plan.

<sup>1</sup> This portion was substituted for the portion beginning with " and publish it " and ending with " by rules made in this behalf inviting " by Mah. 6 of 1976, s. 3(1)(a).

<sup>2</sup> These words were substituted for the words " The publication of a draft Regional plan may in particular include—" by Mah. 6 of 1976, s. 3(1)(b).

GOVERNMENT OF MAHARASHTRA  
URBAN DEVELOPMENT DEPARTMENT  
Mantralaya, Mumbai-400 032  
NOTIFICATION  
Date:08/01/2018.

Maharashtra  
Regional and  
Town  
Planning Act  
1966

No. TPS-1917/1585/C.R.150/17/UD-13 -Whereas the Maharashtra Town Planning Act, 1966 (Maharashtra Act No.XXXVII of 1966) (hereinafter referred "the said Act") provides for the establishment of regions to regulate use of lands regions, and for planned & balanced development;

And whereas, in exercise of the powers conferred under the provisions of sub-section (1) of Section 3 of the said Act, the Government of Maharashtra constituted a Region to be called the Satara Region for the entire area within jurisdiction of the Satara district, excluding Mahabaleshwar Pachgani Region (hereinafter referred to as the said Region) the limits of which have been detailed under the Notification, Urban Development Department No.TPS-1912/348/CR103/12/Reconstructed No.50/UD-13, dated 15/10/2012, published in the Maharashtra Government Gazette, Pune Division, Part-1, dated 01/11/2012 to 07/11/2012;

And whereas, by the Government Notification, Urban Development Department No. TPS-1912/564/CR 107/12/ Reconstruction No.53/UD-13, dated 03/12/2012 issued under sub-Section (1) of Section 4 of "the said Act", the Government of Maharashtra further constituted a Regional Planning Board to be called as the Satara Regional Planning Board" (hereinafter referred to as "the said Board") published in the Maharashtra Government Gazette, Pune Division, Part-1, dated 20/12/2012 to 26/12/2012 at Page No. 1 to 3;

And whereas, the said Board after carrying out necessary surveys for preparing an Existing Land Use Map of the said Region, prepared and published a draft Regional Plan for the said region (hereinafter referred to as "the said draft Regional Plan") for inviting suggestions and/or objections from the public in accordance with the provisions of sub-Section (1) of Section 16 of the said Act 1966 on 30/03/2017 and a Notice to that effect was published in the Maharashtra Government Gazette, Pune Division, Part - I dated 30/03/2017, on page No. 1 to 5;

And whereas, the said Board, after considering the report of the Regional Planning Committee appointed by it under sub-Section (3) of Section 10 of the said Act, on the suggestions / objections and representations in respect of the said Regional Plan, modified the said Regional Plan in accordance with the provisions of Section 16 of the said Act and submitted such modified Regional Plan together, with the report of Regional Planning Committee for approval of Government under sub-Section (1) of Section 15 read with sub-Section (4) of Section 16 of the said Act vide its letter No.2898 dated 14/09/2017;

And whereas, the Government of Maharashtra after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune proposes to approve the said Draft Regional Plan with certain modifications, specified in Schedule appended hereto;

Now, therefore, in exercise of the powers conferred by sub-Section (1) of Section 15 of the said Act and under clause 7 of the Regional Planning Board Regulation 1967 and all other powers enabling it in this behalf, the Government of Maharashtra hereby,

(a) Accords sanction to the said Draft Regional Plan of satara subject to the modifications specified in the Schedule (Schedule A and B) appended hereto.



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NOTICE  
GOVERNMENT OF MAHARASHTRA  
URBAN DEVELOPMENT DEPARTMENT  
Mantralaya, Mumbai-400 032  
Date :08/01/2018

Notice under Section 17 of the Maharashtra Regional & Town Planning Act 1966:

No. TPS-1917/1585/C.R.150/17/UD-13. Notice is hereby given that for balanced / planned development of the Satara District, the Regional Plan of Satara has been sanctioned by the Government vide Urban Development Department's Notification No. TPS- 1917/1585/ C.R.150/17/UD-13 dated 08/01/2018 under the provisions of Section 15(1) of the Maharashtra Regional & Town Planning Act 1966;

A copy of approved Final Regional Plan of Satara (2016-2036) as sanctioned by the Government is made available for inspection of the public during office hours on all working days in the following offices -

- Collector, Satara.
- Chief Executive Officer, Zilla Parishad, Satara.
- Assistant Director of Town Planning, Satara Branch, Satara.

A copy or copies thereof or any extract there from certified to be correct is available for sale to the public at reasonable prices in the office of the Assistant Director of Town Planning, Branch Office, Z.P. annex Bldg. Room No.20 to 24, Satara-415001.

The Regional Plan of Satara Region as sanctioned by the Government shall come into force after two months from publication of Notification in the Maharashtra Government Gazette and the same shall be called the "Final Regional Plan of the Satara Region (2016-2036)".

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



(R.M. Pawar)  
Under Secretary to Government

## SCHEDULE - A

Accompaniment to the Government Notification No. TPS -1917/1585/C.R.150/17/U/D-13,

Dated : 08/01/2018.

Sr. No	Modi- fication No.	Proposal as per plan published u/s 16(1) of M.R.T.P. Act,1966	Proposal as per plan Submitted u/s-16(4) of M.R.T.P. Act,1966	Modification Sanctioned by Government u/s 15(1) of M.R.T.P. Act,1966
<b>1) Satara Urban Growth Centre</b>				
<b>Modification of Zones</b>				
1	M-1	Agricultural Zone lands from village Karanje, Saidapur and Kondve Tal. Satara situated on Southern side of Venna river as shown on plan. Kondve - S.No.53, 54, 55 and others. Saidapur - S.No.7, 8, 9, 10, 11, 12pt and others. Karanje - S.No. 63pt, 67pt, 66pt, 120pt, 123 pt, 121, 237 and others.	The lands from village Karanje, Saidapur and Kondve Tal.Satara situated on Southern side of Venna river are deleted from "Agricultural" Zone and included in "Residential" Zone as shown on plan.	Zoning of lands is retained as per the published plan under section 16 (1) of MR&TP Act, 1966.
2	M-2.1	Agricultural Zone lands situated on North-East Side of Village Karandwadi Tal. Satara as shown on plan. Karandwadi S.No.120, 141, 143 and others.	The lands situated on North-East Side of Village Karandwadi Tal. Satara are deleted from "Agricultural" Zone and included in "Residential" Zone as shown on plan.	Zoning of lands is retained as per the published plan under section 16 (1) of MR&TP act, 1966.
3	M-2.2	Agricultural Zone Lands situated on South-West side on village Karandwadi. S.No.60, 59, 58, 65, 67 and others as shown on Plan.	The lands situated on South-West side on village Karandwadi are deleted from "Agricultural" Zone and included in "Residential" Zone as shown on plan.	Zoning of lands retained as per the plan published under section 16 (1) of MR&TP act, 1966.
4	M-4.3	"Agricultural" Zone - The lands situated on Western and Southern side of Venna River from village Kodoli Tal. Satara as shown on plan. Kodoli - S.No.28, 27, 25, 35, 136, 118,119 and others.	The lands situated on Western and Southern side of Venna River from village Kodoli Tal. Satara are deleted from "Agricultural" Zone and included in "Residential" Zone as shown on plan.	Zoning of lands is retained as per the published plan under section 16 (1) of MR&TP Act, 1966.



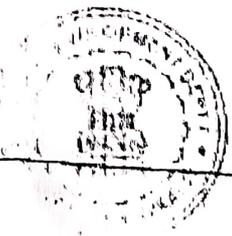
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5	M-12.1	<p>"Agricultural" Zone - The lands from village Panmalewadi Tal. Satara situated on Northern side of Venna River as shown on plan.</p> <p>Panmalewadi S.No. 252, 254, 256, 272, 273 and others.</p>	<p>The lands from village Panmalewadi Tal. Satara situated on Northern side of Venna River are deleted from "Agricultural" Zone and included in "Residential" Zone as shown on plan.</p>	<p>Zoning of lands is retained as per the published plan under section 16 (1) of MR&amp;TP Act, 1966.</p>
6	M-12.2	<p>"Agricultural" Zone - The lands from village Panmalewadi and Varye Tal. Satara situated on Northern side of Venna River as shown on plan.</p> <p>Panmalewadi S.No. 414, 415, 416, 417, 418 and others.</p>	<p>The lands from village Panmalewadi and Varye Tal. Satara situated on Northern side of Venna River are deleted from "Agricultural" Zone and included in "Residential" Zone as shown on plan.</p>	<p>Zoning of lands is retained as per the published plan under section 16 (1) of MR &amp; TP act, 1966.</p>
7	M-14.1	<p>"Agricultural" Zone - The lands from village Mhasve and Varye Tal. Satara situated on Northern and Southern side of National Highway No. 4 as shown on plan.</p> <p>Mhasve-S.No.64, 65, 66, 70, 91 to 103 and others.</p> <p>Varye-S.No.541, 542, 543, 544, 545 and others.</p>	<p>The lands from village Mhasve and Varye Tal. Satara situated on Northern and Southern side of National Highway No. 4 are deleted from "Agricultural" Zone and included in "Residential" Zone as shown on plan.</p>	<p>Zoning of land is retained as per the published plan under section 16 (1) of MR &amp; TP act, 1966.</p>
8	M-17.1	<p>"Agricultural" Zone - The lands from village Wadhe Tal. Satara situated on Northern side of Venna river as shown on plan.</p> <p>Wadhe- S.No.344 to 358, 402 to 406, 75 to 80, and others.</p>	<p>The lands from village Wadhe Tal. Satara situated on Northern side of Venna river are deleted from "Agricultural" Zone and included in "Residential" Zone as shown on plan.</p>	<p>Zoning of lands is retained as per the published plan under section 16 (1) of MR &amp; TP act, 1966.</p>

Lawyer



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is retained as per plan under T.P. Act.

9	M-3.3	"Public/ Semi Public" Zone - The land bearing S.No./ G.No. 116 (pt) of village Kondve.	Land included in "Public/ Semi Public" Zone from S.No./G.No. 116 (pt) of village Kondve, is deleted from "Public/Semi Public" Zone and included in "Residential" Zone as shown on plan.	Sanctioned as per plan submitted w/s 16(4) of M.R. and T.P. Act 1966.
10	M-4.2	"Public Utility" Zone - The land bearing S.No. 243 of village Kodoli.	Land included in "Public Utility" Zone from S.No. 243 of village Kodoli, is deleted from "Public Utility" Zone and included in "Residential" Zone as shown on the plan.	Sanctioned as per plan submitted u/s 16(4) of M.R. and T.P. Act 1966.

**Modification of Roads**

11	M-3.2	Alignments of 24 M. wide road from village Kondve passing through Gt. No. 122, 141, 142, 153, 154, 156 and others.	Alignments of the 24 M. wide road is modified and area under road included in Residential Zone as shown on plan.	Sanctioned as per plan submitted u/s 16(4) of M.R. and T.P. Act 1966.
12	M-4.1	Widening of State Highway No.140 for 45 Meter width passing through S.No. 2, 3, 4, 8, 9, 13, 14, and others from village Khindwadi and S.No. 318, 338, 345 and others from village Kodoli.	Widening of State Highway No.140 for 45 Meter width passing through Khindwadi to Kodoli is deleted and realignment for said road is done after survey by PWD, Satara and Town Planning Department.	Widening of State Highway No.140 for 45 M width passing through Khindwadi to Kodoli is refused but the existing width or width as per land acquisition of State Highway No. 140 whichever is more, is retained.
13	M-6.1	Proposed 18 Meter wide road passing through S.No.58, 59 of village Khed.	Proposed 18 Meter wide road passing through S.No.58, 59 of village Khed, is deleted and included in Residential Zone as shown on plan.	Proposed 18 M wide road passing through S.No.58, 59 of village Khed, is reinstated as per the published plan u/s 16(1) of M.R. and T.P. Act 1966.
14	M-6.2	The change in Alignment of the proposed 12 Meter wide road passing through S.No.24 of village Khed.	Alignment of the proposed 12 Meter wide road passing through S.No.24 is changed and area there under is included in Residential Zone as shown on plan.	Sanctioned as per plan submitted u/s 16(4) of M.R. and T.P. Act 1966.



15	M-6.3	The change in Alignment of the proposed 18 Meter wide road passing through S.No.52 and 53 of village Khed.	Alignment of the proposed 18 Meter wide road passing through S.No.52 and 53 of village Khed is changed and area there under is included in "Residential" Zone as shown on plan.	Sanctioned as per plan submitted w/s 16(4) of M.R. and T.P. Act 1966.
16	M-7.1	Proposed 12 Meter wide road passing through S.No. 34, 35 and 36 of village Godoli shown on published plan.	Proposed 12 Meter wide road passing through S.No. 34, 35 and 36 of village Godoli is deleted and area there under is included in "Residential" Zone shown on plan.	Sanctioned as per plan submitted w/s 16(4) of M.R. and T.P. Act 1966.
17	M-7.2	Residential Zone proposed in S. No. 94, 95, 96 and 167 in village Godoli.	12 M. wide road is proposed in S.No. 94, 95, 96 and 167 in village Godoli as shown on Plan.	Sanctioned as per plan submitted w/s 16(4) of M.R. and T.P. Act 1966.
18	M-14.2	Proposed 18 Meter wide road from S.No. 329 to 360 of village Wadhe and Mhasve as per published plan.	Proposed 18 Meter wide road from S.No. 329 to 360 of village Wadhe and Mhasve is deleted and area there under is included in "Residential" Zone as shown on plan.	Sanctioned as per plan submitted w/s 16(4) of M.R. and T.P. Act 1966.
19	M-1.2	Proposed alignment of 18 Meter wide road at village Wadhe passing through S.No. 207, 208, 210 and Karnje S.No.130, 132.	18 M. wide road at village Wadhe and Karnje is modified and area thereunder is included in Green Zone as shown in plan.	Proposed alignment of 18 M. wide road at village Wadhe retained as per published plan U/s16(1) of M.R. and T.P. Act 1966.
20	M-16.1	Proposed 15 Meter wide road passing through S.No. 537, 536, 525 and 526 at village Varye.	Proposed 15 Meter wide road passing through S.No. 537, 536, 525 and 526 at village Varye is deleted and area there under is included in "Agricultural / No-Development" Zone as shown on plan.	Sanctioned as per plan submitted w/s 16(4) of M.R. and T.P. Act 1966.
21	M-17.2	Proposed alignment of 18 Meter wide road on Northern side of existing Canal at village Wadhe passing through S.No. 362, 363, 364.	Alignment of 18 M. wide road on Northern side of existing Canal is modified and area thereunder is included in Residential Zone as shown in plan.	Proposed alignment of 18 M. wide road is retained as per published plan under section 16 (1) of MR&TP act 1966.



27	M-6	Land included in "Residential" Zone from S.No. 60 of village Songirwadi.	Land included in "Residential" Zone from S. No. 60 of village Songirwadi, is deleted from "Residential" Zone and included in "Public Utility" Zone as shown on plan.	Sanctioned as per plan submitted u/s 16(4) of M.R. and T.P. Act 1966.
28	M-7	Green Belt to the Northern side of Krishna River in S.No.628,631,634, 638,643,644,652,653 & 681 of village Wai Tal Wai.	Existing road in Green Belt to the Northern side of Krishna River is shown on plan in S.No. 628, 631, 634, 638,643, 644, 652,653 & 681 of village Wai Tal Wai.	Sanctioned as per plan submitted u/s 16 (4) of MR & TP act, 1966.
29	M-8	Agricultural zone to the Northern side of Krishna River as shown on plan in S.No.554, 555, 603, 606, 608, 609, 618, 619, 620, 623, 624, 637, 641, & 648 of village Wai.	Existing roads in Agricultural zone to the Northern side of Krishna River are shown in S.No.554, 555, 603, 606, 608, 609, 618, 619, 620, 623, 624, 637, 641, & 648 of village Wai as shown on Plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.
30	M-9	Existing road shown in land bearing S.No.532, 534, 571,572 & 568 of village Wai.	State Highway No.139 in S.No.532, 534, 571, 572 & 568 of village Wai is widened to 45 M. as shown on plan.	Sanctioned as per plan submitted u/s 16(4) of MR&TP act, 1966.
31	M-10	Proposed Road widening of 24 M. in S.No.567, 568 and 569 of village Wai Tal Wai.	Road widening of 24 M. is reduced to 18 M. and deleted area is included in Agricultural Zone as shown on plan.	Sanctioned as per plan submitted u/s 16(4) of MR&TP act, 1966.
32	M-11	Proposed 18 Meter and 15 Meter wide road passing through S.No.651, 644, 634, 631, 623, 628, 627, 630, 632, 611, 554, 553 and 640 at village Wai.	Proposed 18 Meter and 15 Meter wide road passing through S.No.651, 644, 634, 631, 623, 628, 627, 630, 632, 611, 554, 553 and 640 at village Wai is deleted and area there under is included in "Agricultural / No-Development" Zone as shown on plan.	Sanctioned as per plan submitted u/s 16(4) of MR&TP act, 1966.

33 M-12



1. State Department of Town & Country Planning, Bangalore

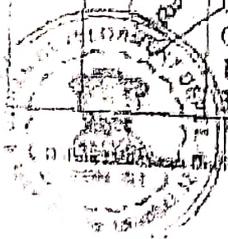
33	M-12	Agricultural zone to the East side of Wai Municipal Council in S.No.554, 555, 603, 606, 608, 609, 618, 619, 620, 623, 624, 637, 641, & 648 of village Wai.	Existing roads in Agricultural zone to the East side of Wai Municipal Council are marked in S.No.554, 555, 603, 606, 608, 609, 618, 619, 620, 623, 624, 637, 641, & 648 of village Wai as shown on Plan.	Sanctioned as per plan submitted w/s 16 (4) of MR&TP act, 1966 and in addition 15 M. new road proposed as shown on Plan.
	M-13	"Agricultural" Zone - The lands bearing S.No.238 of village Wai.	Land bearing S. No. 238 of village Wai, is deleted from "Agricultural" Zone and included in "Public Utility" Zone as shown on Plan.	Sanctioned as per plan submitted w/s 16(4) of MR&TP act, 1966.
34	M-14	Proposed 15 M. wide road passing through S.No.481, 482, 484, 504, 503, 507, 502, 485, 486 of village Wai	Proposed 15 Meter wide road passing through S.No.481, 482, 484, 504, 503, 507, 502, 485, 486 of village Wai is deleted and area there under is included in adjacent zone as shown on plan.	Sanctioned as per plan submitted w/s 16(4) of MR&TP act, 1966.

## 3) Phaltan Urban Growth Centre

35	M-1	"Agricultural" Zone - The lands bearing S.No.19 (pt) 21, 22, 26, 29, 30, 33, 35, 36, 24 from village Chaudharwadi and S.No.60, 61 (Pt) of Village Sastewadi.	The lands bearing S.No.19 (pt) 21, 22, 26, 29, 30, 33, 35, 36, 24 from village Chaudharwadi and S.No.60, 61 (Pt) of Village Sastewadi are deleted from "Agricultural" Zone and included in "Residential" Zone as shown on plan.	Zoning of lands is retained as per the published plan w/s 16 (1) of MR & TP Act, 1966
36	M-2	"Agricultural" Zone - The lands bearing S.No.60, 61, 59, 58, 57, 56, 55, 54, 52, 47, 48, 49 from village Sastewadi.	The lands bearing S.No.60, 61, 59, 58, 57, 56, 55, 54, 52, 47, 48, 49 from village Sastewadi are deleted from "Agricultural" Zone and included in "Residential" Zone as shown on plan.	Zoning of lands is retained as per the published plan w/s 16 (1) of MR&TP Act, 1966.
37	M-3	"Agricultural" Zone - The lands bearing S.No.47, 48, 49 from village Sastewadi and S.No.39, 38, 37 from village Aljudewadi	The lands bearing S.No.47, 48, 49 from village Sastewadi and S.No.39, 38, 37 from village Aljudewadi are deleted from "Agricultural" Zone and	Zoning of lands is retained as per the published plan w/s 16 (1) of MR&TP Act, 1966.

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		Afgudewadi.	included in "Residential" Zone as shown on plan.	
38	M-4	"Agricultural" Zone - The lands bearing S.No.47, 40, 58, 46, 44, 43, 42, 41, 35, 39, 38 from village Dhuldev.	The lands bearing S.No.47, 40, 58, 46, 44, 43, 42, 41, 35, 39, 38 from village Dhuldev are deleted from "Agricultural" Zone and included in "Residential" Zone as shown on plan.	Zoning of lands is retained as per the published plan w/s 16(1) of MR&TP Act, 1966.
39	M-5	"Agricultural" Zone the lands bearing S.No.29 to 41(pt), 45 to 47, 52 to 57, 62 to 65, 83 to 90, 92 to 96 etc. from village Pharandwadi.	The lands bearing S.No.29 to 41(pt), 45 to 47, 52 to 57, 62 to 65, 83 to 90, 92 to 96 etc. from village Pharandwadi are deleted from "Agricultural" Zone and included in "Residential" Zone as shown on plan.	Zoning of lands is retained as per the published plan w/s 16 (1) of MR&TP Act, 1966.
40	M-5	"Agricultural" Zone -The lands bearing S.No.92, 93, 94, 95, 96, 90 from village Kolki.	The lands bearing S.No.92, 93, 94, 95, 96, 90 from village Kolki are deleted from "Agricultural" Zone and included in "Residential" Zone as shown on plan.	Zoning of lands is retained as per the published plan w/s 16 (1) of MR&TP Act, 1966.
41	M-6	"Agricultural" Zone - The lands bearing S.No.130, 129,127, 128,125, 109,123,111,112,1 03,105,110,87,107 from village Zirapwadi.	The lands bearing S.No.130,129,127,128, 125,109,123,111,112,1 03,105,110,87,107 from village Zirapwadi are deleted from "Agricultural" Zone and included in "Residential" Zone as shown on plan.	Zoning of lands is retained as per the published plan w/s 16(1) of MR&TP Act, 1966.
42	M-7	"Public-Semi Public" Zone - The lands bearing S.No.108 (pt) from village Zirapwadi.	The land bearing S.No.108 (pt) from village Zirapwadi is deleted from "Public-Semi Public" Zone and included in "Residential" Zone as shown on plan.	The land bearing S.No.108 (pt) from village Zirapwadi 'Tal. Phaltan' is deleted from "Public-Semi Public" Zone and included in "Agricultural" Zone as shown on plan.
43	M-8	"Agricultural" Zone - The lands bearing S.No.03, 04, 05, 06, 10, 08,10, 11, 12,16, 17, 18, 20,21,22,23, 31, 32, 41, 42, 43,	The land bearing S.No.03,04,05,06,10, 08,10,11,12,16,17,18, 20,21,22,23,31,32,41, 42,43,34,39,40,38,33, 35 from village Jadhavwadi and	The lands bearing S.No.39, 42 (pt), 43(pt), 44(pt) are deleted from "Agricultural" Zone and included in "Residential" Zone as shown on Plan and zoning for remaining lands is retained as per the published



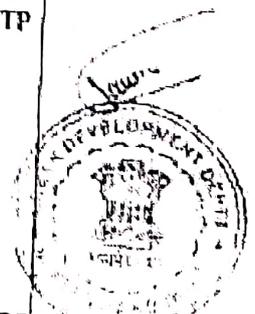
		34, 39, 40, 38, 33, 35 from village Jadhavwadi, and S.No.21, 22, 23, 26, 27 from village Thakurki.	S.No.21, 22, 23, 26, 27 from village Thakurki are deleted from "Agricultural" Zone and included in "Residential" Zone as shown on plan.	plan u/s 16 (1) of MR&TP Act, 1966.
44	M-10	"Agricultural" Zone - The lands bearing S.No.29, 28, 30, 32, 33, 34, 35, 24, 36, 18, 17, 15, 42, 43, 45, 46, 47, 48, 49, 50, 51, 54, 91, 66, 67, 68, 70, 71, 74, 75, 69, 72, 73, 83, 84 from village Thakurki.	The lands bearing S.No.29, 28, 30, 32, 33, 34, 35, 24, 36, 18, 17, 15, 42, 43, 45, 46, 47, 48, 49, 50, 51, 54, 91, 66, 67, 68, 70, 71, 74, 75, 69, 72, 73, 83, 84 from village Thakurki are deleted from "Agricultural" Zone and included in "Residential" Zone as shown on plan.	Zoning of lands is retained as per the published plan u/s 16 (1) of MR&TP Act, 1966.
45	M-11	Change of boundary of Phaltan Municipal Council. The land bearing S.No.82 from Pharandwadi and S.No.50 of Sastewadi.	The land bearing S.No.82 from Pharandwadi and S.No.50 of Sastewadi included in Phaltan Urban Growth Center is deleted and included in Phaltan Municipal Council as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.
<b>Modification in Roads</b>				
46	M-12	Proposed 18 Meter wide road shown on plan in S.No.17, 18, 19, 21, 22 of village Pharandwadi.	Proposed 18 Meter wide road shown on plan in S.No.17, 18, 19, 21, 22 of village Pharandwadi, is deleted and area there under is included in "Residential" Zone and New 18 meter wide road is proposed in S.No. 13, 14, 17 of village Pharandwadi as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.
47	M-13	Proposed 24 Meter wide road shown on plan in S.No.10 of village Pharandwadi.	Proposed 24 Meter wide road shown on plan in S.No.10 of village Pharandwadi, is deleted and area there under is included in "Residential" Zone and New 18 meter wide road is proposed on boundary of S.No.9, 10, 11 from village Pharandwadi as shown on plan.	Sanctioned as per plan submitted u/s 16(4) of MR&TP act, 1966.

48	M-14	Change of boundary of Phaltan Municipal Council. The land bearing S.No.5 from Thakurki Tal.Phaltan	The land bearing S.No.5 from Thakurki Tal.Phaltan included in Phaltan Urban Growth Center is deleted and included in Phaltan Municipal Council as shown on plan.	Sanctioned as per plan submitted u/s 16(4) of MR & TP act, 1966.
49	M-15	Change of boundary of Phaltan Urban Growth Complex. The land bearing S.No.41, 53, 37, 42, 44, 65, 66, 50, 68, 69, 72, 67 from village Phaltan	The land bearing S.No.41, 53, 37, 42, 44, 65, 66, 50, 68, 69, 72, 67 from village Phaltan which are shown in Phaltan Municipal Council are deleted from Phaltan Municipal Council and included in Phaltan Urban Growth Complex and area there under is included in Agricultural Zone as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR & TP act, 1966.
50	M-16	Proposed 18 M. wide road in village Jadhavwadi passing through S.No.44, 45, 42, 10 etc. and village Zirapwadi passing through S.No.109, 111, 119, 121, 128 etc.	Proposed 18 Meter wide road is widened to 24 M. wide Ring road as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.
51	M-17	Change of boundary of Phaltan Urban Growth Complex. The land bearing S.No.116 from village Phaltan	The land bearing S.No.116 from village Phaltan which is shown in Phaltan Municipal Council is deleted from Phaltan Municipal Council and included in Phaltan Urban Growth Complex and area there under is included in Agricultural Zone as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.
52	M-18	Change of boundary of Phaltan Urban Growth Complex. The land bearing S.No.123 from village Phaltan	The land bearing S.No.123 from village Phaltan which is shown in Phaltan Municipal Council is deleted from Phaltan Municipal Council and included in Phaltan Urban Growth Complex and area there under is included in Agricultural Zone as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.

53	M-19	Proposed 18 meter wide road passing through land bearing S.No.31, 34, 39, 52, 55 of village Kolaki and S.No.129, 130 of village Zirapwadi.	Proposed 18 Meter wide road in S.No. 31, 34, 39, 52, 55 of village Kolaki and S.No.129, 130 of village Zirapwadi is deleted and area there under is included in "Residential" Zone as shown on plan.	Proposed 18 meter wide road is retained as per plan published w/s 16 (1) of MR&TP Act, 1966.
4) Shirwal Rural Growth Centre				
54	M-1	Residential Zone The lands from S.No. 1100 (pt), 1110 (pt), 1111(pt), 1114 (pt), 1116(pt), of Village Shirwal Tal. Khandala.	The lands from S.No. 1100 (pt), 1110 (pt), 1111(pt), 1114 (pt), 1116(pt), of Village Shirwal Tal. Khandala are deleted from Residential Zone and included in Industrial Zone as shown on plan.	Sanctioned as per plan submitted w/s 16 (4) of MR&TP act, 1966.
55	M-2	Proposed 30 M. wide road S.No.910 to 923, 925 to 931, 882, 884, 885, 875 to 879, 942, 854, 853 850 & etc. of village Shirwal Tal.Khandala	Proposed 30 M. wide road width is reduced to 18 M. wide & deleted area from road is included in Adjoining Zone in S.No.910 to 923, 925 to 931, 882, 884, 885, 875 to 879, 942, 854, 853 850 & etc. of village Shirwal Tal.Khandala as shown on plan.	Sanctioned as per plan submitted w/s 16 (4) of MR&TP act, 1966.
56	M-3	Proposed road winding of 15 M. S.No. 1309 to 1315, 1319 to 1321, 1325 to 1334 & etc. of village Shirwal Tal.Khandala	Proposed road winding of 15 M. is deleted & deleted area is included in Residential Zone in S.No.1309 to 1315, 1319 to 1321, 1325 to 1334 & etc. of village Shirwal Tal.Khandala And alignment of existing road is retained as shown on plan.	Sanctioned as per plan submitted w/s 16 (4) of MR&TP act, 1966.
57	M-4	Proposed 18 mtr. wide road in S.No.950 to 952 of village Shirwal Tal.Khandala	Proposed 18 mtr. wide road in S.No.950 to 952 of village Shirwal Tal.Khandala is deleted and included in Residential Zone. As shown on plan.	Proposed 18 meter wide road is retained as per plan published w/s 16 (1) of MR&TP Act, 1966.
58	M-5	"Public/ Semi Public" Zone from S.No. 390 & 391 of village Shirwal	Land included in "Public/ Semi Public" Zone from S.No. 390 & 391 of village Shirwal	Sanctioned as per plan submitted w/s 16 (4) of MR & TP act, 1966.



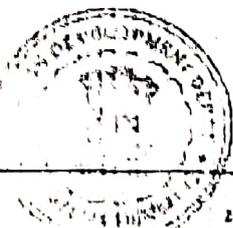
		Tal. Khandala	Tal. Khandala is deleted (excluding Grampanchayat Office) from "Public/Semi Public" Zone and included in "Residential" Zone as shown on plan.	
59	M-6	Proposed 30 M. wide road in S. No. 597 to 602 of village Shirwal Tal. Khandala	Proposed road width 30 M. is reduced to 18 M. with change in alignment & deleted area included in Residential Zone as shown on plan.	Road alignment is retained as per the plan published u/s 16 (1) of M.R.T.P Act 1966 with reduced width of 18 M.
60	M-7	Vacant Land shown in S.No. 11 of village Shirwal Tal Khandala	Land in S.No. 11 of village Shirwal Tal Khandala is included in "Residential Zone". As shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.
61	M-8	"Agricultural" Zone - The lands bearing S.No. 16, 18 from Village Moh Traf Shirwal Tal Khandala	The lands bearing S.No. 16, 18 from Village Moh Traf Shirwal Tal Khandala situated on Western side of Odha/Nala are deleted from Agricultural Zone and included in Residential Zone as shown on plan.	Zoning of lands is retained as per the published plan u/s 16 (1) of MR&TP Act, 1966.
62	M-9	"Public/ Semi Public" Zone from S.No. 1397 of village Shirwal Tal. Khandala.	Land included in "Public/ Semi Public" Zone from S.No. 1397 of village Shirwal Tal. Khandala is deleted from "Public/Semi Public" Zone and included in "Residential" Zone as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.
63	M-10	"Agricultural" Zone lands bearing S.No. 334, 344 etc. of village Moh traf Shirwal.	Land deleted from Agricultural Zone and included in "Residential" Zone as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.
64	M-11	Proposed 18 M. wide road passing through S.No. 414, 416 to 418, 420, 421, 424 to 427, 430, 431, 433 to 435, 438 to 442, 446 to 448, 1381, 474 to 482, 450 to 468, of village Moh Traf Shirwal Tal. Khandala.	Proposed 18 M. wide road is widened to 30 M. in S.No. 414, 416 to 418, 420, 421, 424 to 427, 430, 431, 433 to 435, 438 to 442, 446 to 448, 1381, 474 to 482, 450 to 468, of village Moh Traf Shirwal Tal. Khandala as shown on plan.	Sanctioned as per plan submitted u/s 16(4) of MR&TP act, 1966.



65	M-12	Vacant Land shown in S.No. 1386 & 1387 of Village Shirwal Tal Khandala.	Land bearing S.No. 1386 & 1387 of Village Shirwal Tal Khandala is included in "Residential Zone" as shown on plan.	Land bearing S.No. 1386 & 1387 of Village Shirwal Tal Khandala is included in "Agricultural Zone".
66	M-13	"Agricultural" Zone - The lands bearing S.No.608,485, 490, 659, 894,853 etc. from Village Shirwal Tal Khandala	The lands bearing S.No.608, 485, 490, 659, 894,853 etc. from Village Shirwal Tal Khandala are deleted from Agricultural Zone and included in Residential Zone as shown on plan.	Zoning of lands is retained as per the published plan u/s 16 (1) of MR&TP Act, 1966.
67	M-14	Proposed 18 M. wide road passing through S.No. 851 to 854, 857 to 860, 865 to 872, 819, 886, 887, 900, 705 to 707, 701, 693, 694, 670, 672 to 674, 631, 630, 626, 627, 623, 655 & etc. of village Shirwal	Proposed 18 M. wide road is widened to 30 M. in S.No. 851 to 854, 857 to 860, 865 to 872, 819, 886, 887, 900, 705 to 707, 701, 693, 694, 670, 672 to 674, 631, 630, 626, 627, 623, 655 & etc. of village Shirwal as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR & TP act, 1966.
68	M-15	Proposed 30 Meter wide road from S.No.496 to 499, 384, 340, 494 of village Shirwal Tal. Khandala	Proposed 30 Meter wide road from S.No.496 to 499, 384, 340, 494 of village Shirwal Tal. Khandala is deleted and area there under is included in "Residential" Zone as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR & TP act, 1966.
69	M-16	"Agricultural" Zone-The lands bearing S.No.577, 600,601, 488,489 and others from Village Shindewadi Tal. Khandala	The lands bearing S.No.577, 600,601, 488,489 and others from Village Shindewadi Tal.Khandala are deleted from Agricultural Zone and included in Residential Zone as shown on plan.	Zoning of lands is retained as per the published plan u/s 16 (1) of MR&TP Act, 1966.
<b>5) Umbraj-Godwadi Rural Growth Centre</b>				
70	M-1	Proposed 24 M. wide road passing through in S. No. 49, 48, 45, 51, 53, 55, 66, 64, of village Godwadi & S.No. 191, 192, 198, 134, 135, 136, 137, 138, 118, 119, 120 of Village Umbraj	Proposed road 24 M. wide passing through S. No. 49, 48, 45, 51, 53, 55, 66, 64, of village Godwadi & S.No. 191, 192, 198, 134, 135, 136, 137, 138, 118, 119, 120 of Village Umbraj Tal. Karad is reduced to 18 M. wide as shown on plan	Proposed road 24 M. wide road is retained as per published plan u/s 16 (1) of MR&TP Act, 1966.



71	M-2	Proposed 24 Meter wide road passing through S.No.90 to 93, 86, 87, 79, 80, 101, 117 of village Umbraj Tal. Karad	Proposed 24 Meter wide road passing through S.No.90 to 93, 86, 87, 79, 80, 101, 117 of village Umbraj Tal. Karad is deleted and included in Residential Zone as shown on plan.	Proposed 24 Meter wide road is sanctioned with change in alignment as shown on Plan.
72	M-3	Residential Zone in S.No.90 to 93, 79, 80, 84, 86, 117 of village Umbraj Tal. Karad	New alignment of 18 M. wide road passing through S.No.90 to 93, 79, 80, 84, 86, 117 of village Umbraj Tal. Karad is proposed as shown on plan.	New alignment of road passing through S.No.90 to 93, 79, 80, 84, 86, 117 is sanctioned as per plan submitted u/s 16 (4) with 24 M. width as shown on Plan.
73	M-4	Proposed 24 M. wide road passing through S. No. 15 to 17, 22 to 30 of Village Umbraj Tal. Karad.	Proposed change in width of road from 24 M. to 18 M. in S.No.15 to 17, 22 to 30 of Village Umbraj Tal. Karad as shown on plan.	Proposed road 24 M. wide is retained as per the published plan u/s 16 (1) of MR&TP Act, 1966.
74	M-5	"Public/ Semi Public" Zone from S.No. 169 (pt), 170(pt) of village Umbraj Tal. Karad	Land included in "Public/ Semi Public" Zone from S.No. 169 (pt), 170(pt) of village Umbraj Tal. Karad is deleted from "Public/Semi Public" Zone and included in "Residential" Zone as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.
75	M-6	"Public/ Semi Public" Zone from S.No. 168(pt), 169(pt), of village Umbraj Tal. Karad	Land included in "Public/ Semi Public" Zone from S.No.168(pt), 169(pt), of village Umbraj Tal. Karad is deleted from "Public/Semi Public" Zone and included in "Commercial" Zone as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.
6) Bawdhan Rural Growth Centre				
76	M-1	"Agricultural" Zone- The lands bearing S.No.234 Pt., 231, 230, 261, 340 and others of village Bawdhan Tal. Wal situated on East side of Wai-Satara road	The lands bearing S.No.234 Pt., 231,230, 261,340 and others of village Bawdhan Tal.Wal are deleted from Agriculture Zone and included in Residential Zone as shown on plan.	Zoning of lands is retained as per the published plan u/s 16 (1) of MR&TP Act, 1966.



7) Vidni Rural Growth Centre				
77	M-1	G.No.266 of village Vidni Tal.Phaltan	G.No.266 of village Vidni as shown on published plan is corrected as G.No.256 and G.No.287.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.
8) Saidapur-Banwadi Rural Growth Centre				
78	M-1	"Agricultural" Zone - The lands bearing S.No.83,84 and others from village Banwadi Tal Karad	The lands bearing S.No.83, 84 and others from village Banwadi Tal Karad are deleted from Agricultural Zone and included in Residential Zone as shown on plan.	Zoning of lands is retained as per the published plan u/s 16 (1) of MR&TP Act, 1966.
79	M-2	"Agricultural" Zone - The lands bearing S.No.14 to 19 and others from village Banwadi Tal Karad	The lands bearing S.No.14 to 19 and others from village Banwadi Tal Karad situated on Eastern side of Banwadi Gaonhan are deleted from Agricultural Zone and included in Residential Zone as shown on plan.	Zoning of lands is retained as per the published plan u/s 16 (1) of MR & TP Act, 1966.
80	M-3	Residential zone S.No. 53, 54, 51, 276, 277, 6, 7, of Village Saidapur, Tal Karad.	Existing roads in Residential zone to the Southern side of Canal are shown on plan in S.No. 53, 54, 51, 276, 277, 6, 7, of Village Saidapur Tal Karad as shown on Plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.
81	M-4	Proposed 18 Meter wide road passing through S.No. 7,6, 276, 277 of village Saidapur Tal, Karad	Proposed 18 Meter wide road passing through S.No.7,6, 276, 277 of village Saidapur Tal, Karad is deleted and included in Residential Zone as shown on plan.	Proposed road 18 M. wide is retained as per the published plan u/s 16 (1) of MR & TP Act, 1966.
82	M-5	"Public/ Semi Public" Zone from S.No. 130 of village Saidapur Tal, Karad	Land included in "Public/ Semi Public" Zone from S.No. 130 of village Saidapur Tal, Karad is deleted from "Public/Semi Public" Zone and included in "Residential" Zone as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR & TP act, 1966.



## 9) Rethre (bk) Rural Growth Centre

83	M-1	"Public/ Semi Public" Zone from S.No.1(pt) of village Rethre (bk) Tal. Karad	Land included in "Public/ Semi Public" Zone from S.No.1(pt) of village Rethre (bk) Tal. Karad as shown on published plan, is deleted from "Public/Semi Public" Zone and included in "Agricultural" Zone as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR & TP act, 1966.
84	M-2	"Public/ Semi Public" Zone from S.No.1(pt) of village Rethre (bk) Tal. Karad.	Land included in "Public/ Semi Public" Zone from S.No.1(pt) of village Rethre (bk) Tal. Karad as shown on published plan, is deleted from "Public/Semi Public" Zone and included in "Green Belt" as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR & TP act, 1966.
85	M-3	Existing Road adjacent to G.No.1118, 1697, 1723 Pt. and others of village Rethre (bk) Tal. Karad	Existing Road adjacent to G.No.1118, 1697, 1723 Pt. and others of village Rethre (bk) Tal. Karad is deleted and included in adjacent zone as shown on plan.	Existing road is retained as per the published plan u/s 16 (1) of MR & TP Act, 1966.
86	M-4	Proposed two 15 Meter wide roads passing through S.No.1447 to 1449, 1678, 1420, 1422, 1423, 1418, 1680 and others of village Rethre (bk) Tal. Karad	Proposed two 15 Meter wide roads passing through S.No.1447 to 1449, 1678, 1420, 1422, 1423, 1418, 1680 and others of village Rethre (bk) Tal. Karad are deleted and included in adjacent zone as shown on plan.	Proposed two roads of 15 M. wide are retained as per the published plan u/s 16 (1) of MR&TP Act, 1966.
87	M-5	Proposed 18 M. wide road passing through S.No.1561, 1562, 1565 and others of Village. Rethre (bk) Tal. Karad	Proposed 18 M. road widening passing through S.No.1561, 1562, 1565 and others of Village. Rethre (bk) Tal. Karad is deleted and included in adjacent zone as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.
88	M-6	Agricultural zone - S.No.1413, 1414, 1387, 1393, 1395, 1177, 1181, 1180, 1187, 1222, 1223, 1232, 1248 to 1250 of Village Rethre (bk) Tal. Karad.	Existing roads shown in Agricultural zone in S.No.1413, 1414, 1387, 1393, 1395, 1177, 1181, 1180, 1187, 1222, 1223, 1232, 1248 to 1250 of Village Rethre (bk) Tal. Karad as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.

89	M-7	Proposed 15 Meter wide road passing through S.No 697, 692, 693, 696, 476 and others of village Rethre (bk) Tal.Karad	Proposed 15 Meter wide road passing through S.No 697, 692, 693, 696, 476 and others of village Rethre (bk) Tal. Karad is deleted and included in adjacent zone as shown on plan.	Proposed road 15 M. wide is retained as per the published plan u/s 16 (1) of MR&TP Act, 1966.
90	M-8	Proposed 15 M. wide road passing through S.No.492 to 495 of village Rethre (bk) Tal. Karad	Proposed 15 M. road widening in S.No.492 to 495 of village Rethre (bk), Tal.Karad is deleted and included in adjacent zone as shown on plan.	Proposed road 15 M. wide is retained as per the published plan u/s 16 (1) of MR&TP Act, 1966.
<b>10) Satara Region</b>				
91	M-1	Boundary of M.I.D.C. Kesurdi Tal. Khandala	Land deleted from "Industrial" Zone is included in "Agricultural / No-Development" Zone considering MIDC boundaries as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966
92	M-2	Colour code of Sahyadri Tiger Project boundry & core area	Modification is made regarding change of colour code of Sahyadri Tiger Project boundry & core area in index as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.
93	M-3	Newly Proposed six Rural Growth Centers in region.	Detail Plans of following Six new rural Growth Centers are submitted to Government at the time of submission for sanction. 1. Pusegawnli Tal.Khatav 2.Pusegaon Tal.Khatav 3.Aundh Tal.Khatav 4.Gondawale(bk.) Tal.Maun 5. Matlharpeth Tal.Patan. 6.Kudal Tal.Inswali.	This proposal is not accepted.



(R.M. Puwar)

Under Secretary to Government

## SCHEDULE 'B'

Accompaniment to the Government Notification No:TPS-1917/1585/ C.R-150/17/UD-13.  
dated 08/01/2018

**Development Control & Promotion Regulations for  
Satara Region.  
PART I**

The Standardized Development Control & Promotion Regulations for Regional Plan Area in Maharashtra Sanctioned by the Government vide Notification No.TPS-1812/157/CR-71/12 Reconstruction No.34/12/RP/UD-13, dated 21/11/2013 along with modifications sanctioned by Government from time to time shall be applicable. Also, Clarification given by the Director of Town Planning, Maharashtra State, Pune under the provision of Section 46 of the M.R.& T.P.Act,1966in respect of said regulations shall also be applicable :-

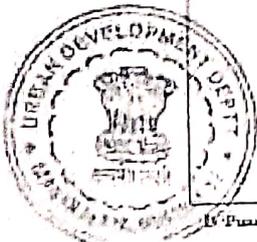
## Part II

In addition to the Regulations as mentioned in "Part I", the Special Regulations suggested by Regional Planning Board, Satara for Regional Plan Satara area treated as "Part II" with the modifications suggested by Government while Sanction as below; (The suggestions which are given by Regional Planning Board, Satara but not covered under the following modifications are considered as rejected by Government while giving sanction to the Regional Plan)

**M-1 Regulations for proposed Buffer Zone up to 2.5 k.m. areal distance around Mahabaleshwar Panchgani Region.**

The following Regulations is applicable for the proposed Buffer Zone :-

Proposed Land-use Zone	Permissible Users	Permissible F.S.I.
Lands falling within 50 m distance from the boundary of Mahabaleswar-Panchgani Region	No development shall be allowed.	
Agriculture /No Development Zone	All users permissible in Agriculture zone in the sanctioned Regional Plan, Satara as per Regulation no 22.5	a) Maximum permissible F.S.I. shall be 0.75 for the lands falling within permissible peripheral distance from the gaathan. b) Maximum permissible F.S.I. shall be as per regulation no,22.5 for the lands falling beyond such permissible distance.
Forest	Development shall be permissible	as per M-23
Eco- Sensitive Area	Users permissible shall be as per MoEF notification dt 27.2.2017	a)Maximum permissible F S I shall be 0.75 for the lands falling within permissible peripheral distance from the gaathan. b) Maximum permissible F.S.I. shall be as per



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		regulation no.22.5 for the lands falling beyond such permissible distance.
Core & Buffer Zone of Sahyadri Tiger Project	Permissible users & F.S.I. shall be as per the Development Control Regulations being prepared for this Zone by the Local Advisory Committee headed by Divisional Commissioner, Pune. Till such Regulations are framed, for the peripheral area of the gaothans falling in Buffer Zone, the users permissible in the Agriculture Zone shall be allowed with the approval of Competent Authority of the Forest Department. In the Core Zone, no development shall be permissible.	For gaothans in Buffer Zone a) Maximum permissible F.S.I. shall be 0.75 for the lands falling within permissible peripheral distance from the gaothan. b) Maximum permissible F.S.I. shall be as per regulation no.22.5 for the lands falling beyond such permissible distance.
Area of Growth Centre / Urban Complex falling within the Buffer Zone	As per the Land use proposed in such Growth Centre / Urban Complex Plan.	0.75 F.S.I. shall be permissible for the proposed Residential Land use Zone and for the proposed Agriculture/ No Development Zone, the F.S.I. for users permissible shall be as per Regulation No.22.5

#### M-2 CONSERVATION ZONE IN SATARA REGION:-

Regulations for proposed Conservation Zone submitted by Regional Planning Board are refused and directives given to Director of Town Planning, Maharashtra State, Pune that he should prepare Regulations for the Conservation Zone considering the environmental norms and make it applicable after following the provisions of Maharashtra Regional & Town Planning Act 1966.

#### M-3 Regarding committed Development:-

Any development permission granted or any development proposal for which tentative or final approval has been recommended by the concerned Town Planning Office and is pending with the concerned Revenue Authority for demarcation or for final N A before 28/03/2017 (i.e. date of resolution of the RP Boards for the publication) shall be continued to be valid for that respective purpose along with approved Floor Space Index. Provided that it shall be permissible for the owner to either continue with the permission in toto as per such earlier approval for that limited purpose under erstwhile regulation or apply for grant of revised permission under the new regulations. However, in such revision of cases, the premium if any shall not be applicable; for the originally approved land use and FSI.

#### M-4 Draftsman's errors:

i) Draftsman's errors which are required to be corrected as per actual situation on site / or as per Survey Records, sanctioned layout etc. shall be corrected by the concerned District Collector, after due verification and prior approval of concerned Divisional Joint Director of Town Planning.

ii) Drafting errors if any regarding Private Lands shown by mistake in the restrictive zone such as defence zone, forest zone, command area etc. shall be corrected after due verifications of records and situation on ground by the concerned District

Collector/Authority with prior approval of Divisional Joint Director of Town Planning. In such case such Private Lands will be included in the adjacent zone.

**M-5 Power to change alignment of proposed Roads in Regional Plan other than Classified Roads:**

This provision is applicable as per clause 6.5.2.1 (ii) of Standardize DCPR of Regional Plans in Maharashtra.

**M-6 Development permissible along National Highways & State Highways within specific distances:**

This provision is kept in abeyance.

**M-7 Change of Alignment of Bypass Road / Ring Roads:**

Bypass/Ring Roads which are proposed in Regional Plan or required for the Towns/Cities/Villages shall be finalized by PWD department after detailed survey and the finalized alignment of such road will be the part of Regional Plan.

**M-8 Following new uses are permissible in Agriculture / No Development Zone permissible as per Regulation No.22.5 -**

a) Roads & Bridges, Railways, Ropeway, Underground pipelines, Cables & like purposes in any zone. If any road / ring road / express way declare 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 MRTTP Act, 1966 is not necessary.

b) All projects of public interest undertaken by Central & State Government, bodies or public authorities controlled by the Government.

c) Residential Development adjacent to Gaathan in Rural area -

The Residential Development along the periphery of Gaathan boundary shall be permissible as per the criteria given below-

Sr. No.	Category of Village (Populations as per latest census)	Development allowed
1	Up to 5000	500 M
2	Above 5000 and up to 10000	750 M
3	Above 10000	1000 M
4	For Villages in Eco sensitive Zone	200 M

Note:- The population shall be considered as per the latest census.

Such development may be permitted 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 Rates 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 into the Government Treasury. Such premium charges shall be recovered at the time of tentative approval of the Development permission.



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Provided that, where more than 50 % of area of the Survey Number/ Gat Number/ Cate Number/ etc. 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 also that for the areas which are converted into Municipal Councils / Nagar Panchayat within the Regional Plan (under the provision of Maharashtra Municipal Council, Nagarpanchayat and Industrial Township Act, 1965), such premium shall be calculated considering 5% rate of the said land as prescribed in the Annual Statement of Rates of the year while granting such residential development (without considering the guidelines therein). Out of this premium, 50% premium shall be deposited with the concerned Planning Authority and remaining 50% shall be deposited in the local branch office of Town Planning.

However such development should not be permitted on lands which deserve preservation or protection from Environmental considerations viz. Hills and Hill tops and within the required Buffer Zone / prohibited Zone from river, lakes and reservoirs of minor and major project of water resource department.

Provided further that, this regulation shall also be applicable for villages which are covered in growth center/peripheral plan area till such growth center/peripheral plans are prepared and published. For the villages for which growth center/peripheral plans are prepared and published, this regulation shall not be applicable.

Provided also that this regulation shall also be applicable to all declared /Notified Gaathan under MLRC irrespective of its position shown on Regional Plan or not.

d) Development in Gairan Lands/ Government Lands-

Developments/ Construction in Gairan Lands/ Government Lands is permissible for any public purpose for Central & State Government/ Departments Projects including rehabilitation in any zone. In such cases FSI shall be as applicable for PSP zone.

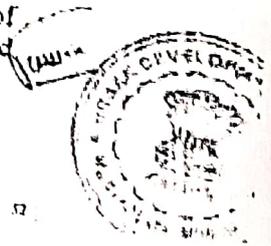
Note- The premium charges mentioned in the above regulation shall not be applicable, if the work is undertaken by Central or State Govt. or public authorities controlled by it.

e) Regulations for development of tourism and hospitality services under Community Nature Conservation around wildlife sanctuaries and national parks.

Government in Urban Development Department vide Resolution No. TPS-1816/CR-563/16/Section-20(4)/UD-13 dated 20.09.2017 has granted final sanction to this Policy. The finally sanctioned Policy is as under-

Applicability- These regulations shall apply to the privately owned (not applicable to forest land) lands falling in Agriculture/ No Development Zone situated within 5 km distance from the boundaries of wildlife sanctuaries and national parks in the State of Maharashtra. The provisions of existing Regional Plans / Development Plans will prevail over these regulations, wherever lands are earmarked for urbanisable zones in such plans.

Regulation- For the lands situated within 5 km distance (or up to a limit of notified eco-sensitive zone, whichever is more) 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 hectare in contiguous manner.



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**Permissible users and built up area-**

The users permissible in Agricultural Zone/ No Development Zone area shall be as follows:-

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

**The norms for buildings will be as follows-**

- i) The construction activities shall be as per Zonal Master Plan of the concerned protected area.
- ii) The maximum permissible total built up area shall not exceed 10% of gross area with only G+1 structure having height not more than 9 mt. and it should blend with surrounding.
- iii) 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.
- iv) 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. They should generate at least 50% of their total energy and fuel requirement from non-conventional energy sources like solar and biogas, etc.
- v) The owner shall establish effective sewage disposal and recycling system during the construction and operational phase of the development, No 1 lit. of sewage shall go into the natural stream.

If in cases, where lack of compliance is observed, the concerned authority should issue a notice to the resort owner/ operator for corrective action within 15 days, failing to do so or having not been satisfied with the action taken or reply/ justification received, any decision to shut down the unit may be taken, by the respective authority.

- vi) 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.
- vii) The plastic components used within the area shall be recycled; failing which the resort shall be closed down within 48 hours.
- viii) Natural streams/ slopes/ terrain shall be kept as it is, except for the built-up area.
- ix) On the area other than 10% area, only local trees shall be planted and only natural vegetation shall be allowed.
- x) For the development of such type already taken place, Condition no. (iii) above shall be applicable retrospectively to the extent of restricting the fencing and keeping the remaining area free for movement of wildlife.



Provided that, if the owner / developer hands over the land earmarked as green belt to the Planning Authority for above purposes free of cost and free from encumbrances, then FSI of such land shall be permissible to be utilised on the land remaining after handing over the land under green belt.

**M-13 Regulation for development around natural lake, along river and reservoir etc.-**

Notwithstanding anything contained in these regulations, Development shall not be permitted on the lands falling within -

- a) the belt of 200 m. from the edge of natural lakes;
- b) the belt of 30 m. from the edge of river along both the side, if HFL is not available. And if HFL is available then such 30 m. distance shall be measured from the HFL;
- c) the belt of 500 m. from full reservoir levels of the medium and large reservoirs developed by the Water Resources Department;

However, the above distances may be relaxed by the concerned authority subject to no objection certificate from the Irrigation Department and MPCB Department.

**M-14 Development in the vicinity of Airport-**

This Regulation shall be included after getting the data from Airport Authority about restrictions to development in Funnel Zone such as Distance from Runway & permissible height of building.

**M-15 Development within 500M from Jail premises-**

The developments within 500m. from the jail premises may be permitted with prior consent of the committee constituted in this regard vide government order no. UOR-81-2013-UD-11, Dated 4 December, 2013. This provision shall be subject to the orders issued as per notification by the Home Department and amended from time to time.

**M-16 Width of Roads to be considered while granting Development Permissions -**

Sr. No.	Category of Road	Width	Remarks
1	National Highways	60 m.	Width inclusive of 12.00 mt. wide Service Road on both sides.
2	State Highways	45 m.	Width inclusive of 9.00 mt. wide Service Road on both sides.
3	Major or District Roads	24 m.	No service road required.
4	Other District Roads	18 m.	No service road required.
5	Road Village to Village	15 m.	No service road required.



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Note:-

1) If the width of any existing road / proposed road above is more than width specified in the table above, then the greater width shall prevail.

2) The above widths of road and service roads are subject to vary according to guidelines or circulars issued by the respective department time to time.

3) The development permission along the above classified roads shall be granted considering the total width of Roads.

4) The road widening to the classified roads shown in municipal boundary is rejected and the width of classified roads shall be considered as per classification of road decided by concerned authority.

**M-17 Development adjacent Military Area-**

The developments / construction will be permitted according to the directive given by the Government from time to time.

**M-18 Heritage Regulations For Conservation of Heritage Sites (Both Natural & Man Made) For Satara Regional Plan:**

Government has sanctioned Heritage regulations for Mahabaleshwar-Pachgani Regional Plan void notification dt.06/11/2015, this regulation also applicable for Satara Regional Plan.

**M-19 Mobile Tower Policy - Regulations for setting up of Telecommunication Cell Site(s) / Base Station(s) in installation of the equipment for Telecommunication Network in the State of Maharashtra shall be as per the policy sanctioned for other Regional Plan vide Notification No.TPS-1810/1975/CR New 65/12/RP/UD-13, dated 04/03/2014.**

**M-20 Special Township Policy - Regulation for development of Integrated Township Policy in the State of Maharashtra shall be as per the policy sanctioned for the Regional Plan vide Notification No.TPS-1816/CR-368/ 15/20(4)/UD-13, dated 09/11/2016.**

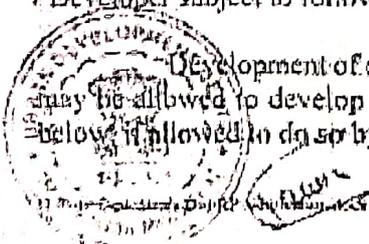
**M-21 Regulation No.13.3.11 regarding Amenity Space is replaced by following regulation Provision for Amenity Space-**

a) In Residential layout or sub-division of land more than 0.4 ha. (excluding the area under R.P. roads or road widening) in area or subdivision under Group Housing Scheme, an area measuring not less than 10% of the total area of the land, shall be reserved, in addition to 10% area required as open space in layout or subdivision, for Amenity Space.

b) Following users shall be permissible in the Amenity Space 1) Educational facilities, 2) Recreational facilities like play ground, garden, park, children's play ground, Sports complex, Stadium, Club House etc. 3) Multipurpose hall, 4) Convention Centers, 5) Cultural Centers, 6) Post offices, 7) Library, 8) Dispensary, Maternity Home, Hospital, 9) Police Station, 10) Fire Brigade, etc. 11) Parking 12) Additional Public utility users with the permission of Director of Town Planning.

c) Amenity spaces may be developed by Collector / Future Planning Authority / Land owner / Developer subject to following:-

Development of amenity space may be carried out by the Authority, or the owner may be allowed to develop the same for the amenities as per priorities mentioned here in below if allowed to do so by the respective Authority.



The priority for development of particular amenity in particular Residential area shall be decided by the Authority. If the Respective Authority is of the opinion that the amenity space is required to be developed for Playground, Garden, Park, Primary School, Hospital, Dispensary, Fire Brigade Station, Police Station, Parking and like other services, etc. then, such amenity space shall be handed over to the respective Authority and the Authority shall develop for the said purpose. If the Respective Authority is of the opinion that, the amenity space is not required for above mentioned purposes then on satisfaction that the proposal is in public interest he may allow the owner to develop the same for the other amenities mentioned in this regulation.

Provided that, it shall not be necessary to provide such Amenity space, if the land is proposed to be developed for IT or ITES users only and having area upto 2,00 Hectare.

Provided further that, if the amenity space is less than 200sq.m. in area and not suitable for creation of amenity, then, Respective Authority may instead of open land insist for amenity space in the form of built up area equal to 50% of amenity space as decided by the Authority. This built up amenity space preferable on ground floor and to be used by the general public as per the terms and conditions decided by the Authority.

Provided further that, this regulation shall not be applicable where entire development permission is for amenities specified in definition of amenity space.

Provided further that, this regulation shall not be applicable for revision of earlier sanctioned valid development permissions granted under the regulations in force prior to these regulations, where no such amenity space is provided in earlier sanctioned development permission.

However, if some amenity space is provided in the earlier permission, then quantum of such amenity space in the revised permission -

i) shall be limited to the area provided in earlier permission.

ii) shall not be reduced even though area of such amenity space is more than what is specified in this regulation.

Provided that, the amenity spaces which are earmarked in the layout tentatively or finally sanctioned earlier and not developed so far, may also be allowed to be developed as mentioned in this regulation.

Provided that such amenity space shall not be required in case of permission governed under I to R Regulation No. 22.4.2.1(v)

Provided further that where provisions in the Regional Plan or Zone Plan or any other plan has a provision of amenity space more than what is stipulated in this regulation, then amenity space as required under such plan shall prevail and in that case amenity space as per this regulation shall not be required.

**M-22** Following Regulation No 6.9 is added after existing regulation no 6.8:-

**6.9** - Solid Waste Disposal shall be the responsibility of owner/developer and condition to that effect shall be incorporated in development permission to achieve zero discharge.



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**M-23 -Uses Permissible in Forest Zone-**

The development as may be required by the Ministry of Forests or its Authorities, as per their requirements, shall only be permissible on the lands owned & possessed by the Ministry / Department of Forest or its Authorities.

**M-24 Uses Permissible in Defence Zone-**

The development as may be required by the Ministry of Defence or its Authorities, as per their requirements, shall only be permissible on the lands owned & possessed by the Ministry of Defence or its Authorities.

**M-25 Area Specific Zones & Regulations -**

List of activities prohibited or to be regulated within the Eco-sensitive Zone shall be governed by the Environment (Protection) Act, 1986. The boundaries of the designated or Notified as Eco-sensitive Zone in respect of Bird Sanctuary, Wildlife Sanctuary and other project shall be as per the final notification issued under Environment (Protection) Act, 1986. All conditions regarding designations, development including Buffer Zone mentioned in respect Act shall be applicable.

M-26 The private or rental premises designated in Public-Semipublic Zone will continue to be in such zone as long as Public-Semipublic user exists. If such user is shifted or closed then the Authority shall allow development permission on such land considering adjoining predominant land use zone, after due verification and by an order in writing.

M-27 Existing boundaries of the establishments like MIDC, NTPC Thermal Power Station, Defence Establishment, Reserved Forest etc. shall be corrected by the respective authority in consultation with Joint Director, Town Planning. If any private property is included within the PSP Zone / Forest Land Use Zone / Defence Zone and if the owner establish that the private / individual ownership of land vest with him then the land use adjoining to such zone shall be assigned to piece of such land by the Authority in consultation with Divisional Joint Director, Town Planning.

M-28 Existing Features Shown on Regional Plan - The existing features shown on Regional Plan are indicative and stand modified on Regional Plan as per actual position. Merely mention of particular existing use on Regional Plan, shall not bar the owner from development permission in that zone. Also, the boundaries of s. no., alignment of existing road / nala and other physical features of land shall be as per measurement plan of Land Records Department.



(R.M. Pawar)

Under Secretary to Government

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.



## 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 gaathan.
- 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:-
- Minimum plot area under above use shall be 0.4 Ha.
  - The land in which it is to be constructed is actually put under agricultural, Plantation, horticulture, floriculture, nursery etc. use.
  - 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.
  - 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:-
- The minimum size of plot shall be,
    - 30.50 m x 16.75 m. in the case of Petrol/LPG/CNG Filling Station with kiosk without service bay;
    - 36.50 m x 30.50 m. in the case of Petrol/LPG/CNG Filling Station with service bay.
  - 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 28<sup>th</sup> 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 28<sup>th</sup> 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 and 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.



**APPENDIX - Q**  
**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"**



*Bohale*  
(किशोर वि. गोखले)  
अवर सचिव, महाराष्ट्र शासन

GOVERNMENT OF MAHARASHTRA

Urban Development Department  
Madam Kamn Marg, Hutatma Rajguru Chowk,  
Muntralaya, 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 08<sup>th</sup> January, 2018 (hereinafter referred to as "the said Notification") which has come into force with effect from 8<sup>th</sup> April, 2018;

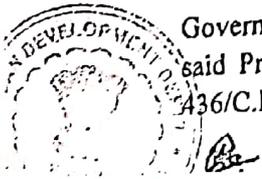
And whereas, Modification No.M-2 in part-II of Schedule-B of the said Notification is for Conservation Zone in Satara Region (hereinafter referred to as "the said Zone") and as per this modification, regulations for allowing the development in the said Zone submitted by the Regional Planning Board are 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](http://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.



## 1.0 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.
    - 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.
- c. 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 guathan.
- 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. RBID-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 28<sup>th</sup> 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 28<sup>th</sup> 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 and 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)  
Under Secretary to Government

APPENDIX - Q**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

# 830 NOTIFICATION

ANNEXURE - 2-4

Government of Maharashtra  
Urban Development Department  
Madam Kamm 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		Kurultijal	67
5		Knsani	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		Kolghar 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		Gndhavali	
29		Galdev	
30		Mhatemura	
31		Furus	
1	Patan Tahsil- 60 Villages	Humbarli	597
2		Deslumukhwadi	597
3		Kamargaon	597
4		Kisurule	597
5		Ghatmatha	597
6		Shivandeshwar	531
7		Bopoli	180
8		Kemase	348
9		Thankal	53
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		Bale	335
29		Guteghar	140
30		Dikshi	104
31		Kodal	164
32		Ambeghar T. Marli	437
33		Karate	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		Gavulinagar	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		Shimar	284
5		Kharoshi	954
6		Zadani	296
7		Kandat	1396
8		Dodani	160
9		Solashi	246
10		Renoshi	623
11		Rule	498
12		Kalamgaon	413
13		Kalamkar	
14		Kotroshi	524
15		Amshi	367
16		Harchandi	372
17		Yerne Bk	190
18		Achali	57
19		Yerne kh	804
20		Yerandal	143
21		Majarewadi	190
22		Devasare	285
		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

Annexure - E

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नोटीस

तहसिल कार्यालय सातारा  
क्र.जमीन/कावि-२५२८/१३  
सातारा दि.३०/०९/२०१३  
31/9/2023

प्रति,

सिमा अविनाश पवार  
यवतेश्वर, ता. जि. सातारा

विषय :- मौजे यवतेश्वर, ता. जि. सातारा येथील रि. स. नं. ५३/२ मध्ये केलेल्या  
अनधिकृत बांधकामाबाबत

तुम्हास या नोटीशीद्वारे कळविणेत येते की, तुम्ही मौजे यवतेश्वर, ता. जि. सातारा येथील रि. स. नं. ५३/२ मध्ये ५० चौ. मी. मध्ये कोणतीही शासकीय परवानगी न घेता इमारतीचे बांधकाम केले असलेचा अहवाल व पंचनामा गावकामगार तलाठी यवतेश्वर, ता. जि. सातारा यांनी या कार्यालयास प्राप्त झालेला असून सदर क्षेत्रामध्ये विनापरवाना बांधकाम केले असलेचे निदर्शनास आलेले आहे. संबंध, तुमचेविरुद्ध महाराष्ट्र जमीन महसूल अधिनियम, १९६६ चे कलम ४५ अन्वये कारवाई का, करणेत येऊ नये याबाबतचे म्हणणे आवश्यक त्या कागदोपत्री पुराव्यांसह दि. ३०/१०/२०१३ पूर्वी या कार्यालयास सादर करावे. विहित मुदतीत खुलासा प्राप्त न झालेस अथवा खुलासा असमाधानकारक असलेस आपणाविरुद्ध उक्त कायद्यांतर्गत कारवाई केली जाईल याची नोंद घ्यावी.

olc  
Bm  
तहसिलदार सातारा

प्रत :- गावकामगार तलाठी यवतेश्वर

२/- सदरची नोटीस संबंधितांना मुदतीत बजावून दिनांकित स्वाक्षरीचा अहवाल या कार्यालयास सादर करावा.

केंद्रीय माहिती अधिकार २००५  
६ (१) प्रमाणे पाळण्यात आलेली  
माहिती संबंधी कागदपत्रे संपुष्ट  
पुष्ट १ के

T.S  
[Signature]

environment. Please respond within 15 days from the receipt of this legal notice which can avoid further legal complications. Hope you will take legal action and respond.

Hence this legal notice



Asim Sarode and Associates

Mr. Sushant Subhash More



T. C. 

नोटीस

उपविभागीय अधिकारी कार्यालय  
क्र./जमिन/कावि - २३७८/१४  
सातारा दिनांक :- १२/११/२०१४

प्रति,

सिमा अविनाश पवार,  
रा. यवतेश्वर, ता. जि. सातारा

विषय :- मौजे यवतेश्वर, ता. जि. सातारा येथील रि. स. नं. ५३/२ मध्ये  
केलेल्या अनधिकृत बांधकामाबाबत.

संदर्भ :- तहसिलदार सातारा यांचेकडील पत्र क्र. जमिन/कावि-२५२८/१३  
दिनांक ३/१०/२०१३

उपरोक्त नोटीसीद्वारे कळविणेत येते की, आपण मौजे यवतेश्वर, ता. जि. सातारा येथील रि. स. नं. ५३/२ क्षेत्र ५० चौमी या क्षेत्रामध्ये कोणतीही शासकीय परवानगी न घेता इमारतीचे बांधकाम केले असलेबाबत गावकामगार तलाठी यवतेश्वर, ता. जि. सातारा यांचा अहवाल व पंचनामा या कार्यालयास प्राप्त झाला आहे. सदर जमिनीमध्ये विनापरवाना बांधकाम केलेमुळे तुमचेविरुद्ध तहसिलदार सातारा यांचेकडील संदर्भिय पत्रान्वये महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४५ अन्वये कारवाई का करणेत येऊ नये याबाबतचे म्हणणे आवश्यक कागदोपत्री पुराव्यांसह दिनांक ८/१०/२०१३ पूर्वी सादर करणेबाबत नोटीस देणेत आली होती. तथापि आपण या कार्यालयात परवानगीसाठी कोणताही लेखी अर्ज सादर केला नाही. याबाबतचा खुलासा ७ दिवसांचे आत या कार्यालयास सादर करावा. विहित मुदतीत खुलासा प्राप्त न झालेस अथवा खुलासा असमाधानकारक असलेस तुमचेविरुद्ध उक्त कायद्यांतर्गत कारवाई करणेत येईल याची नोंद घ्यावी.

उपविभागीय अधिकारी  
सातारा उपविभाग सातारा

प्रत : गावकामगार तलाठी यवतेश्वर,

२/- सदरची नोटीस संबंधितांना मुदतीत बजावून दिनांकित स्वाक्षरीचा अहवाल या कार्यालयास सादर करावा.

केंद्रीय माहिती अधिकार २००५  
६ (१) प्रमाणे पाळविण्यास आदेशी  
माहिती संकधी कागदपत्रे इत्यादी  
पृष्ठ १ चे पक्षी

ENGLISH TRANSLATIONNOTICE

OFFICE OF THE SUBDIVISIONAL OFFICER

Land No./Kavi-2528/2013  
Satara dated 03/10/2013

To,

Mrs. Scema Avinash Pawar  
Res. Yavteshwar, Tal. Dist. Satara**Subject:** Regarding unauthorized construction done in Ri. S. No. 53/2  
Village Yavteshwar, Tal. Dist. Satara

You are informed by the notice that, we at Mauje Yavteshwar, Tal. Dist. Satara Ri. S. No. 53/2 Area 50 Sq. m. Talathi Yavteshwar, village worker, regarding the construction of a building in the foot area without taking any government permission. Dist. Satara's report and Panchanama have been received by this office. Due to illegal construction in the said land, a notice was issued against you regarding the submission of necessary documentary evidence before 08/10/2013 as to why action should not be taken under section 45 of the Maharashtra Land Revenue Act 1966, as per reference letter from Tehsildar Satara. However, you have not submitted any written application for permission in this office. Disclosure regarding this should be submitted to this office within 7 days. It should be noted that if the disclosure is not received within the prescribed period or if the disclosure is unsatisfactory, action may be taken against you under the said Act.

Sd/-

Tehsildar Satara

Copy: Village Worker Talathi, Yavteshwar

2/- The said notice should be served to the concerned and a dated signed report should be submitted to this office.

**Note:** This translation is not made word to word. If any ambiguity or incorrectness finds, original letter in Marathi may please be referred.

T.C. 

नोटीस

उपविभागीय अधिकारी कार्यालय  
क्र. जमिन/कावि- ७१२/२०१५  
सातारा, दिनांक- २४/०४/२०१५

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प्रति,

श्री. वामन महादेव ठबंरकर  
रा. यवतेश्वर, ता.जि. सातारा.

विषय:- मौजे यवतेश्वर, ता.जि.सातारा, येथील रि.स.नं.४४/१ मध्ये केलेल्या  
अनधिकृत बांधकामाबाबत.

संदर्भ :- १. तहसिलदार सातारा यांचेकडील पत्र क्र. जमिन/कावि-२५३२/१३,  
दि.३/१०/२०१३

२. या कार्यालयाकडील पत्र क्र. जमिन/कावि-२३८२/१४, दि. १२/११/२०१४.

उपरोक्त नोटीसीद्वारे कळविणेत येते की, आपण मौजे यवतेश्वर, ता.जि.सातारा येथील रि.स.नं.४४/१ मध्ये ५० चौ.मी. क्षेत्रामध्ये कोणतीही शासकीय परवानगी न घेता इमारतीचे बांधकाम केले असलेचा गावकामगार तलाठी यवतेश्वर यांचा अहवाल व पंचनामा या कार्यालयास प्राप्त झाला आहे. सदर बांधकामाबाबत तुमचेविरुद्ध तहसिलदार सातारा यांचेकडील संदर्भिय पत्रान्वये महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४५ अन्वये कारवाई का करणेत येऊ नये याबाबतचे म्हणणे आवश्यक कागदोपत्री पुराव्यांसह सादर करणेसाठी दिनांक ३/१०/२०१३ व दिनांक १२/११/२०१४ रोजी नोटीस देणेत आली होती. तथापि आपण या कार्यालयात परवानगीसाठी कोणत्याही लेखी अर्ज सादर केला नाही. तसेच याबाबत खुलासा या कार्यालयास सादर केला नाही सदर खुलासा ७ दिवसाचे आत या कार्यालयात सादर करावा. विहित मुदतीत खुलासा प्राप्त न झालेस अथवा खुलासा असमाधानकारक असलेस तुमचेविरुद्ध उक्त कायद्यांतर्गत कारवाई करणेत येईल याची नोंद घ्यावी.

उपविभागीय अधिकारी  
सातारा उपविभाग सातारा

प्रत : गावकामगार तलाठी यवतेश्वर

२/- सदरची नोटीस संबंधितांना मुदतीत बजावून दिनांकित स्वाक्षरीचा अहवाल या कार्यालयास सादर करावा.

केंद्रीय माहिती अधिनियम २००५  
६ (१) प्रमाणे पाळण्यात आलेली  
माहिती संबंधी कागदपत्रे एकूण  
पृष्ठ १ हे पर्यंत



महाराष्ट्र शासन

महसूल व वन विभाग

तहसिलदार तथा कार्यकारी दंडाधिकारी कार्यालय, हजेरी माळ सातारा  
दुरध्वनी व फॅक्स क्र.०२१६२/२३०६८१ email:-tahsilsatara@gmail.com

क्र.जमीन/कावि/२५३२/२०१३

दिनांक :- १८/०८/२०२२

अंतिम नोटीस

प्रति,

श्री.वाभन महादेव उंबरकर  
रा.यवतेश्वर ता.जि.सातारा

विषय:- अनाधिकृत बांधकामाबाबत.

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ मधील कलम ५२ व ५३ अन्वये नोटीस.

संदर्भ:- १.गाव कामगार तलाठी यवतेश्वर यांचेकडील दि.२८/०९/२०१३ रोजीचा रिपोर्ट.

२.मा.उपविभागीय अधिकारी सातारा यांचेकडील नोटीस क्र.जमीन/कावि-२३८२/२०१४ दि.१२/११/२०१४

तुम्हास या नोटीसीद्वारे कळविणेत येते की, तुम्ही मौजे यवतेश्वर ता.सातारा येथील जमीन सर्व्हे नं.४४/१ मध्ये ५० चौ.मी. क्षेत्रात अनाधिकृत बांधकाम रहिवास कारणास्तव केले बाबतचा अहवाल गाव कामगार तलाठी यवतेश्वर यांनी या कार्यालयाकडे सादर केलेला आहे. सदर बांधकामासाठी तुम्ही सक्षम प्राधिकारी यांची परवानगी घेतलेली नाही असे निदर्शनास आले आहे. यावरून तुम्ही महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४५ अन्वये कारवाई का करणेत येऊ नये याबाबतचा खुलासा सबळ पुराव्याचे कागदपत्रे सादर करणेबाबत संदर्भीय नोटीस अन्वये अलहिदा आपणास सुचीत करणेत आले होते. तथापि आज अखेर सदरचे बांधकाम अधिकृत असलेबाबत कोणताही कागदपत्री पुरावा या कार्यालयाकडे सादर केलेला नाही. सदरचे अनाधिकृत बांधकामा बाबत पुराव्याची कागदपत्रे सादर न केलेस सदरचे बांधकाम ७ दिवसाचे आत स्वतःहून काढून घ्यावे अन्यथा महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ मधील कलम ५२ व ५३ अन्वये व महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४५ (१) व (३) सदरचे अनाधिकृत बांधकाम निष्कासीत करणेची कार्यवाही करून येणारा खर्च महाराष्ट्र जमीन महसूल अधिनियमातील तरतूदीनुसार महसूल थकबाकी म्हणून आपले स्थावर मालमत्तेवर बोजा दाखल करून वसूल केला जाईल याची नोंद घ्यावी.

तहसिलदार सातारा

प्रत- मा.उपविभागीय अधिकारी सातारा उपविभाग सातारा यांना माहितीसाठी सविनय सादर.

प्रत- गाव कामगार तलाठी यवतेश्वर ता.सातारा

सदरचे नोटीस संबंधितांना वेळेत बजाऊन बजावले बाबतचा अहवाल उलट टपाली मुदतीत सादर करावा.

केंद्रीय प्रादेशिक अधिकारी २००५  
६ (१) प्रमाणे पाठविलेले आलेखी  
माहिती संबंधी कागदपत्रे एकूण  
पृष्ठ १ वर पर्यंत

उपविभागीय अधिकारी कार्यालय.  
क्र. जमिन/कावि- ७१० /२०१५  
सातारा, दिनांक- २४/०४/२०१५

प्रति,

श्री. शंकर नाना जरे  
रा. यवतेश्वर, ता.जि. सातारा.

विषय:- मोजे यवतेश्वर, ता.जि.सातारा, येथील रि.स.नं.११५/२/१ मध्ये केलेल्या  
अनधिकृत बांधकामाबाबत.

संदर्भ :- १. तहसिलदार सातारा यांचेकडील पत्र क्र. जमिन/कावि-२५३१/१३,  
दि.३/१०/२०१३  
२. या कार्यालयाकडील पत्र क्र. जमिन/कावि-२३८१/१४, दि. १२/११/२०१४.

उपरोक्त नोटीसीद्वारे कळविणेत येते की, आपण मोजे यवतेश्वर, ता.जि.सातारा येथील रि.स.नं.१०५/१/१ मध्ये ७५ चौ.मी. क्षेत्रामध्ये कोणतीही शासकीय परवानगी न घेता इमारतीचे बांधकाम केले असलेचा गावकामगार तलाठी यवतेश्वर यांचा अहवाल व पंचनामा या कार्यालयास प्राप्त झाला आहे. सदर बांधकामाबाबत तुमचेविरुद्ध तहसिलदार सातारा यांचेकडील संदर्भिय पत्रान्वये महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४५ अन्वये कारवाई का करणेत येऊ नये याबाबतचे म्हणणे आवश्यक कागदोपत्री पुराव्यांसह सादर करणेसाठी दिनांक ३/१०/२०१३ व दिनांक १२/११/२०१४ रोजी नोटीस देणेत आली होती. तथापि आपण या कार्यालयात परवानगीसाठी कोणत्याही लेखी अर्ज सादर केला नाही. तसेच याबाबत खुलासा या कार्यालयास सादर केला नाही सदर खुलासा ७ दिवसाचे आत या कार्यालयात सादर करावा. विहित मुदतीत खुलासा प्राप्त न झालेस अथवा खुलासा असमाधानकारक असलेस तुमचेविरुद्ध उक्त कायद्यांतर्गत कारवाई करणेत येईल याची नोंद घ्यावी.

उपविभागीय अधिकारी  
सातारा उपविभाग सातारा

प्रत : गावकामगार तलाठी यवतेश्वर

२/- सदरची नोटीस संबंधितांना मुदतीत बजावून दिनांकित स्वाक्षरीचा अहवाल या कार्यालयास सादर करावा.

केंद्रीय नोटीसी अधिकारी २००५  
६ (१) प्रमाणे परवानगी प्राप्त आलेली  
माहिती संबंधी कागदपत्रे एकूण  
पृष्ठ १ ते पर्यंत



महाराष्ट्र शासन  
महसुल व वन विभाग  
तहसिलदार तथा कार्यकारी दंडाधिकारी कार्यालय, हजेरी माळ सातारा  
दुरध्वनी व फॅक्स क्र. ०२१६२/२३०६८१ email:- tahsilsatara@gmail.com  
क्र. जमीन/कावि/२३८१/१४  
अंतिम नोटीस दिनांक :- १८/०८/२०२२

श्री. शंकर नाना जरे  
सा. यवतेश्वर ता. जि. सातारा

विषय:- अनाधिकृत बांधकामाबाबत.

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ मधील कलम ५२ व ५३ अन्वये नोटीस.

संदर्भ:- १. गांव कामगार तलाठी यवतेश्वर यांचा दि. २८/०९/२०१३ रोजीचा पंचनामा.  
२. इकडील नोटीस क्र. जमीन/कावि-२५३१/१३ दि. ०३/१०/२०१३

तुम्हास या नोटीसीद्वारे कळविणेत येते की, तुम्ही मोजे यवतेश्वर ता. सातारा येथील जमीन रि. स. नं. ११५/२/१ मध्ये ७५ चौ. मी. क्षेत्रात अनाधिकृत निवासी बांधकाम कारणास्तव केले बाबतचा अहवाल गांव कामगार तलाठी यवतेश्वर यांनी या कार्यालयाकडे सादर केलेला आहे. सदर बांधकामासाठी तुम्ही सक्षम प्राधिकारी यांची परवानगी घेतलेली नाही असे निदर्शनास आले आहे. यावरून तुम्ही महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४५ व मुंबई पोलीस अधिनियम १९५१ चे कलम ३३-अ अन्वये कारवाई का करणेत येऊ नये याबाबतचा खुलासा सबाळ पुराव्याचे कागदपत्रे सादर करणेबाबत संदर्भीय नोटीस अन्वये अलहिदा आपणास सुचीत करणेत आले होते. तथापि आज अखेर सदरचे बांधकाम अनाधिकृत असलेबाबत कोणताही कागदपत्रे पुरावा या कार्यालयाकडे सादर केलेला नाही. सदरचे अनाधिकृत बांधकाम ७ दिवसाचे आत स्वतःहून काढून घ्यावे अन्यथा महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ मधील कलम ५२ व ५३ अन्वये व महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४५ (१) व (३) सदरचे अनाधिकृत बांधकाम निष्कासीत करून येणारा खर्च महाराष्ट्र जमीन महसूल अधिनियमातील तरतूदीनुसार महसूल थकबाकी म्हणून आपले स्थावर मालमत्तेवर बोजा दाखल करून वसूल केला जाईल याची नोंद घ्यावी.

तहसिलदार सातारा

प्रत- मा. उपविभागीय अधिकारी सातारा उपविभाग सातारा यांना माहितीसाठी सविनय सादर.

प्रत- गाव कामगार तलाठी यवतेश्वर ता. सातारा

सदरचे नोटीस संबंधितांना वेळेत बजावून बजावले बाबतचा अहवाल उलट टपाली मुदतीत सादर करावा.

केंद्रीय माहिती आधिकार २००५  
६ (१) प्रमाणे पाळण्यात आलेली  
माहिती संश्लेषी कागदपत्रे एकूण  
पृष्ठ १ ते पर्यंत

नोटीस

उपविभागीय अधिकारी कार्यालय  
क्र.जमिन/कावि-७१७/२०१५  
सातारा, दिनांक-२७/०४/२०१५

प्रति,

श्री. मानसिंग यशवंत पवार,  
रा. यवतेश्वर, ता.जि. सातारा

विषय:- मौजे यवतेश्वर, ता.जि.सातारा येथील स.नं.४२/१ मध्ये केलेल्या अनाधिकृत  
बांधकामाबाबत.

उपरोक्त नोटीसीद्वारे कळविणेत येते की, आपण मौजे यवतेश्वर, ता.जि.सातारा, येथील स.नं.४२/१, मधील ७५९ चौ.फुट या क्षेत्रामध्ये कोणतीही शासकीय परवानगी न घेता इमारतीचे बांधकाम केले असलेबाबत गावकामगार तलाठी यवतेश्वर, ता.जि.सातारा यांचा अहवाल या कार्यालयास प्राप्त झाला आहे. सदर जमिनीमध्ये विनापरवाना बांधकाम केलेमुळे तुमचेविरुद्ध महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४५ अन्वये कारवाई का करणेत येऊ नये. याबाबतचा खुलासा ७ दिवसांचे आत या कार्यालयास सादर करावा. विहित मुदतीत खुलासा प्राप्त न झालेस अथवा खुलासा असमाधानकारक असलेस तुमचेविरुद्ध उक्त कायद्यांतर्गत कारवाई येईल याची नोंद घ्यावी.

उपविभागीय अधिकारी  
सातारा उपविभाग सातारा

प्रत :- गावकामगार तलाठी, यवतेश्वर, ता.सातारा

२/- सदरची नोटीस संबधिताना मुदतीत बजावून दिनांकित स्वाक्षरीचा अहवाल या कार्यालयास सादर करावा.

केंद्रीय माहिती अधिकार २००५  
१ (१) प्रमाणे प्रत्येक प्रत आदेशी  
माहिती संबंधी कागदपत्रे एकूण  
पृष्ठ १ ते पर्यंत



महाराष्ट्र शासन

महसूल व वन विभाग

तहसिलदार तथा कार्यकारी दंडाधिकारी कार्यालय, हजेरी माळ सातारा

दुरध्वनी व फॅक्स क्र.०२१६२/२३०६८१ email:-tahsilsatara@gmail.com

क्र.जमीन/कावि/७१७/२०१५

अंतिम नोटीस

दिनांक :- १८/०८/२०२२

प्रति,

श्री:मानसिंग यशवंत पवार  
रा.यवतेश्वर तां.जि.सातारा.

विषय:- अनाधिकृत बांधकामाबाबत.

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ मधील कलम ५२ व ५३ अन्वये नोटीस.

संदर्भ:- १.गाव कामगार तलाठी यवतेश्वर यांचेकडील दि.२८/०९/२०१३ रोजीचा रिपोर्ट.  
२.इकडील नोटीस क्र.जमीन/कावि-७१७/२०१५ दि.२७/०४/२०१५

तुम्हास या नोटीसीद्वारे कळविणेत येते की, तुम्ही मोजे यवतेश्वर त्ना.सातारा येथील जमीन सर्व्हे नं.४२/१ मध्ये ७५९ चौ.फुट क्षेत्रात अनाधिकृत बांधकाम निवासी कारणास्तव केले बाबतचा अहवाल गाव कामगार तलाठी यवतेश्वर यांनी या कार्यालयाकडे सादर केलेला आहे. सदर बांधकामासाठी तुम्ही सक्षम प्राधिकारी यांची परवानगी घेतलेली नाही असे निदर्शनास आले आहे. यावरून तुम्ही महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४५ अन्वये कारवाई का करणेत येऊ नये याबाबतचा खुलासा सबळ पुराव्याचे कागदपत्रे सादर करणेबाबत संदर्भीय नोटीस अन्वये अलहिदा आपणास सुचित करणेत आले होते. तथापि आज अखेर सदरचे बांधकाम अधिकृत असलेबाबत कोणताही कागदपत्री पुरावा या कार्यालयाकडे सादर केलेला नाही. सदरचे अनाधिकृत बांधकामा बाबत पुराव्याची कागदपत्रे सादर न केलेस सदरचे बांधकाम ७ दिवसाचे आत स्वतःहून काढून घ्यावे अन्यथा महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ मधील कलम ५२ व ५३ अन्वये व महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४५ (१) व (३) सदरचे अनाधिकृत बांधकाम निष्कासीत करणेची कार्यवाही करून येणारा खर्च महाराष्ट्र जमीन महसूल अधिनियमातील तरतूदीनुसार महसूल थकबाकी म्हणून आपले स्थावर मालामत्तेवर बोजा दाखल करून घेऊन केला जाईल याची नोंद घ्यावी.

प्रत- मा.उपविभागीय अधिकारी सातारा उपविभाग सातारा यांना माहितीसाठी सविनय सादर.

प्रत- गाव कामगार तलाठी यवतेश्वर ता.सातारा

२/-सदरचे नोटीस संबंधितांना वेळेत बजाऊन बजावले बाबतचा अहवाल उलट टपाली मुदतीत सादर करावा.

तहसिलदार सातारा

केंद्रीय माहिती अधिकार २००५  
६ (१) प्रमाणे प्रत्येक प्रत आदेशी  
माहिती संबंधी कागदपत्रे एकूण  
पृष्ठ १ ले पर्यंत

NOTICEENGLISH TRANSLATION

OFFICE OF THE SUBDIVISIONAL OFFICER

Land No./Kavi-717/2015  
Satara dated 27/04/2015

To,

Mr. Manshingh Yashwant Pawar,  
Res. Yavteshwar, Tal. Dist. Satara**Subject:** Regarding unauthorized construction done in S. No. 42/1  
Village Yavteshwar, Tal. Dist. Satara.

By the above notice it is to be informed that, this office has received the report of village worker Talathi, Yavteshwar regarding construction of building without any government permission in the area of 759 square feet on S. No. 42/1 Village Yavteshwar, Tal. Dist. Satara. An explanation as to why action should not be taken against you under Section 45 of the Maharashtra Land Revenue Act, 1966 for unauthorized construction in the said land should be submitted to this office within 7 days. It should be noted that if the disclosure is not received within the prescribed period or if the disclosure is unsatisfactory, action will be taken against you under the said Act.

Sd/-

Sub Divisional Officer  
Satara Sub Division Satara

Copy: Village Worker Yavteshwar, Petri

2/- The said notice should be served to the concerned and a dated signed report should be submitted to this office.

**Note:** This translation is not made word to word. If any ambiguity or incorrectness finds, original letter in Marathi may please be referred.

T.C @Awate

ENGLISH TRANSLATION

Government of Maharashtra

Revenue and Forest Department  
Office of Tehsildar and Executive Magistrate, Hajeri Mal SataraPhone & Fax No. 02162/230681 email- [tahsilsatara@gmail.com](mailto:tahsilsatara@gmail.com)

Land No./ kavi / 717/15

Dated: 18/08/2022

Final notice

To,

Mr. Manshing Yashwant Pawar.  
R/A Yavteshwar  
Tal. Dist.-Satara.

**Subject:** Notice under section 52 and 53 of the Maharashtra Regional Planning and Town Planning Act, 1966 regarding unauthorized construction.

**Reference:** 1. Survey Report of Village Workers Talathi Yavteshwar dated 28/09/2016.  
2. Notice land No./Kavi-717/15 dated 27/04/2015.

You are informed by this notice that, the report has been submitted by the Village Worker Talathi of Yavteshwar village to this office regarding illegal construction of 759 Sq. ft. area in Survey No. 42./1 of village Yavteshwar, Tal. Dist- satara for residential purpose. It has been observed that you have not taken permission from the competent authority for the said construction. You also have been informed with the reference notice regarding submission of documents with strong evidence as to why action should not be taken against you under Section 45 of the Maharashtra Land Revenue Act, 1966. However, no documentary evidence has been submitted to this office regarding the authorization of the said construction till today. If you do not submit proof documents that the said construction is authorized/legal, you should remove the said illegal construction within 7 days, otherwise, the said construction shall be removed, under Sections 52 and 53 of the Maharashtra Regional Planning and Town Planning Act, 1966 and Section 45 (1) and (3) of the Maharashtra Land Revenue Act, 1966. It should be noted that the expenses incurred in carrying out the eviction proceedings will be recovered

T.C. @Awale

12/10/2016

नोटीस

तहसिल कार्यालय सातारा  
क्रं.जमिन/कावि-२७७५/१६  
सातारा दि. २५/१०/२०१६

प्रति,

श्री प्रतापसिंह लक्ष्मणराव राजेमहाडीक  
रा. आगुंडेवाडी, ता.जि.सातारा

विषय:- अनाधिकृत बांधकामाबाबत.

संदर्भ:- मंडलाधिकारी कण्हेर यांचा र.नं.८३१/२०१६ दि.२६/९/२०१६ रोजीचा रिपोर्ट.

तुम्हास या नोटीसीद्वारे कळविणेत येते की, तुम्ही मौजे आगुंडेवाडी ता.सातारा येथील जमीन गट नं. १६/६ मध्ये ३०० चौ.मी. क्षेत्रात अनाधिकृत बांधकाम रहिवास कारणाकरीता केले बाबतचा अहवाल मंडलाधिकारी कण्हेर यांनी या कार्यालयाकडे सादर केलेला आहे. सदर बांधकामासाठी तुम्ही सक्षम प्राधिकारी यांची परवानगी घेतलेली नाही असे निदर्शनास आले आहे. सबब महाराष्ट्र नगररचना अधिनियम १९६६ चे कलम ५४ अन्वये कारवाई का करू नये? याबाबतचा खुलासा सबळ पुराव्याचे कागदपत्रासह हि नोटिस मिळाले पासून ७ (सात) दिवसाचे आत माझे समोर या कार्यालयामध्ये सादर करावा. विहित मुदतीत खुलासा सादर न केलेस उक्त अधिनियमानुसार तुमचे विरुद्ध कारवाई केली जाईल याची नोंद घ्यावी.

तहसिलदार सातारा

प्रत-मा.उपविभागीय अधिकारी उपविभाग सातारा यांना माहितीसाठी सविनय सादर.

प्रत- गाव कामगार तलाठी आगुंडेवाडी, ता.सातारा

२/-सदरचे नोटीस संबंधितांना वेळेत बजाऊन बजावले बाबतचा अहवाल पोहोचसह उलट टपाली मुदतीत सादर करावा.

T.G.



महाराष्ट्र शासन

महसूल व वन विभाग

तहसिलदार तथा कार्यकारी पंडाधिकारी कार्यालय, हजेरी माळ सातारा

दुरध्वनी व फॅक्स क्र.०२१६२/२३०६८१ email:-tahsilsatara@gmail.com

क्र.जमीन/कावि/२७७५/२०१६

अंतिम नोटीस

दिनांक :- १८/०८/२०२२

प्रति,

श्री.प्रतापसिंह लक्ष्मणराव राजेमहाडीक  
रा.आगुंडेवाडी ता.जि.सातारा

विषय:- अनाधिकृत बांधकामाबाबत.

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ मधील कलम ५२ व ५३ अन्वये-नोटीस.

संदर्भ:- १.मंडलाधिकारी कण्हेर यांचा दि.२६/०९/२०१६ रोजीचा रिपोर्ट.

२.इकडील नोटीस क्र.जमीन/कावि-२७७५/२०१६ दि.०६/१०/२०१६

तुम्हास या नोटीसीद्वारे कळविणेत येते की, तुम्ही मौजे आगुंडेवाडी ता.सातारा येथील जमीन गट नं.१६/६ मध्ये ३०० चौ.मी. क्षेत्रात अनाधिकृत बांधकाम रहिवास कारणास्तव केले बाबतचा अहवाल मंडलाधिकारी कण्हेर यांनी या कार्यालयाकडे सादर केलेला आहे. सदर बांधकामासाठी तुम्ही सक्षम प्राधिकारी यांची परवानगी घेतलेली नाही असे निदर्शनास आले आहे. यावरून तुम्ही महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४५ अन्वये कारवाई का करणेत येऊ नये याबाबतचा खुलासा सबळ पुराव्याचे कागदपत्रे सादर करणेबाबत संदर्भीय नोटीस अन्वये अलहिदा आपणास सुचीत करणेत आले होते. तथापि आज अखेर सदरचे बांधकाम अधिकृत असलेबाबत कोणताही कागदोपत्री पुरावा या कार्यालयाकडे सादर केलेला नाही. सदरचे अनाधिकृत बांधकाम ७ दिवसाचे आत स्वतःहून काढून घ्यावे अन्यथा महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ मधील कलम ५२ व ५३ अन्वये व महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४५ (१) व (३) सदरचे अनाधिकृत बांधकाम निष्कासीत करून येणारा खर्च महाराष्ट्र जमीन महसूल अधिनियमातील तरतूदीनुसार महसूल थकबाकी म्हणून आपले स्थावर मालमत्तेवर बोजा दाखल करून वसूल केला जाईल याची नोंद घ्यावी.

तहसिलदार सातारा

प्रत- मा.उपविभागीय अधिकारी सातारा उपविभाग सातारा यांना माहितीसाठी सविनय सादर.

प्रत- गाव कामगार तलाठी आगुंडेवाडी ता.सातारा

२/-सदरचे नोटीस संबंधितांना वेळेत बजाऊन बजावले बाबतचा अहवाल उलट टपाली मुदतीत सादर करावा.

१८-८-२०२२  
तहसिलदार आगुंडेवाडी

राज्य शासकीय प्रमाणित  
१९६६ मधील अधिनियम १९६६  
अनुच्छेद ४५ (१) व (३) अन्वये

Tehsil Office, Satara  
Land No. / Kavi/2764/16  
Dated 06/10/2016

Notice

To,  
Mr. Manoj Nrayan Deshmane  
Res. Jambulmure(Kanher), Tal. Dist- Satara.

**Subject:** About unauthorized construction.  
**Reference:** Report of Divisional Officer Kanher R. No. 831/2016 dated  
26/09/2016.

You are informed by this notice that, a report has been submitted to this office by Divisional Officer Kanher regarding unauthorized construction of 100 sq. m. on Gat No. 51/12 for commercial purpose. It has been observed that you have not taken permission from any competent authority for the said construction and hotel business. An explanation as to why action should not be taken against you under Section 45 of the Maharashtra Land Revenue Act, 1966 and Section 33-A of the Mumbai Police Act 1951 along with supporting documents should be submitted to this office within 7 (seven) days from the receipt of this notice in front of me or through a legal practitioner to this office. It should be noted that if disclosure is not submitted within the prescribed time frame, action will be taken against you as per the said Act.

Sd/-  
Tehsildar Satara

Copy- Submission for information to Hon. Sub Divisional Officer Sub  
Division Satara.

Copy- Village Worker Talathi Jambulmure (Kanher), Tal. Satara.

2/- A report regarding the execution of the said notice should be submitted in  
time to the concerned by reverse post within the deadline.

T.C.  
Gandhi



महाराष्ट्र शासन  
महसूल व वन विभाग  
तहसिलदार तथा कार्यकारी दंडाधिकारी कार्यालय, हजेरी माळ सातारा  
दुरध्वनी व फॅक्स क्र. ०२१६२/२३०६८९ email:- tahsilsatara@gmail.com

क्र.जमीन/कावि/२७६४/१६

दिनांक :- १८/०८/२०२२

अंतिम नोटीस

प्रति,

श्री.मनोज नारायण देशमाने  
रा.जांभूळमुरे, कणहेर ता.जि.सातारा

विषय:- अनाधिकृत बांधकामाबाबत.

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ मधील कलम ५२ व ५३ अन्वये नोटीस.

संदर्भ:- १.मंडलाधिकारी कणहेर यांचेकडील र. नं.८३१/२०१६ दि.२६/०९/२०१६ रोजीचा रिपोर्ट.  
२.इकडील नोटीस क्र.जमीन/कावि-२७७०/२०१६ दि.०६/१०/२०१६

तुम्हास या नोटीसीद्वारे कळविणेत येते की, तुम्ही मोजे कणहेर (जांभूळमुरे) ता.सातारा येथील जमीन गट नं.५१/१२ मध्ये १०० चौ.मी. क्षेत्रात अनाधिकृत बांधकाम वाणिज्य कारणास्तव केले बाबतचा अहवाल मंडलाधिकारी कणहेर यांनी या कार्यालयाकडे सादर केलेला आहे. सादर बांधकामासाठी तुम्ही सक्षम प्राधिकारी यांची परवानगी घेतलेली नाही असे निदर्शनास आले आहे. यावरून तुम्ही महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४५ अन्वये कारवाई का करणेत येऊ नये याबाबतचा खुलासा सबळ पुराव्याचे कागदपत्रे सादर करणेबाबत संदर्भीय नोटीस अन्वये अलहिदा आपणास सुचीत करणेत आले होते. तथापि आज अखेर सादरचे बांधकाम अधिकृत असलेबाबत कोणताही कागदपत्रे पुरावा या कार्यालयाकडे सादर केलेला नाही. सादरचे बांधकाम अधिकृत असलेबाबतचे पुराव्याची कागदपत्रे सादर न केलेस सादरचे बांधकाम ७ दिवसाचे आत स्वतःहून काढून घ्यावे अन्यथा महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ मधील कलम ५२ व ५३ अन्वये व महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४५ (१) व (३) सादरचे अनाधिकृत बांधकाम निष्कांसीत करणेची कार्यवाही करून येणारा खर्च महाराष्ट्र जमीन महसूल अधिनियमातील तरतूदीनुसार महसूल थकबाकी म्हणून आपले स्थावर मालमतेवर बोजा दाखल करून वसूल केला जाईल याची नोंद घ्यावी.

तहसिलदार सातारा

प्रत:- मा.उपविभागीय अधिकारी सातारा उपविभाग सातारा यांना माहितीसाठी सविनय सादर.

प्रत:- गाव कामगार तलाठी जांभूळमुरे (कणहेर) ता.सातारा

२/-सादरचे नोटीस संबंधितांना वेळेत बजाऊन बजावले बाबतचा अहवाल उलट टपाली मुदतीत सादर करावा.

केंद्रीय माहिती अधिकार २००५  
६ (१) प्रमाणे पुराव्याचे कागदपत्रे  
माहिती संबंधी कागदपत्रे एकूण  
पृष्ठ १ ते पर्यंत.

Notice

Tehsil Office, Satara  
Land No. Kavi/2775/16  
Dated 06/10/2016

To,  
Mr. Pratapsingh Laxmanrao Rajemahadik  
Res. Aagundewadi, Tal. Dist- Satara

**Subject:** About unauthorized construction and hotel business.  
**Reference:** Report of Divisional Officer Kanher R. No. 831/2016 dated 26/09/2016.

You are informed by this notice that, a report has been submitted to this office by Village Worker Talathi, Aagundewadi regarding unauthorized construction of 300 square feet on Gat No. 16/6 and starting hotel business without license by you. It has been observed that you have not taken permission from any competent authority for the said construction and hotel business. An explanation as to why action should not be taken against you under Section 45 of the Maharashtra Land Revenue Act, 1966 and Section 33-A of the Mumbai Police Act 1951 along with supporting documents should be submitted to this office within 7 (seven) days from the receipt of this notice in front of me or through a legal practitioner to this office. It should be noted that if disclosure is not submitted within the prescribed time frame, action will be taken against you as per the said Act.

Sd/-  
Tehsildar Satara

Copy- Submission for information to Hon. Sub Divisional Officer Sub Division Satara.

Copy- Village Worker Talathi Aagundewadi, Tal. Satara.

2/- A report regarding the execution of the said notice should be submitted in time to the concerned by reverse post within the deadline.

T.c. S.A. wate

Notice

Tehsil Office, Satara  
Land No.Kavi/2775/16  
Dated 25/10/2016

To,  
Mr. Pratapsingh Laxmanrao Rajemahadik  
Res. Aagundewadi, Tal. Dist- Satara

**Subject:** About unauthorized construction and hotel business.  
**Reference:** Report of Divisional Officer Kanher R. No. 831/2016 dated  
26/09/2016.

You are informed by this notice that, a report has been submitted to this office by Village Worker Talathi, Aagundewadi regarding unauthorized construction of 300 square feet on Gat No. 16/6 and starting hotel business without license by you. It has been observed that you have not taken permission from any competent authority for the said construction and hotel business. An explanation as to why action should not be taken against you under Section 45 of the Maharashtra Land Revenue Act, 1966 and Section 33-A of the Mumbai Police Act 1951 along with supporting documents should be submitted to this office within 7 (seven) days from the receipt of this notice in front of me or through a legal practitioner to this office. It should be noted that if disclosure is not submitted within the prescribed time frame, action will be taken against you as per the said Act.

Sd/-  
Tehsildar Satara

Copy- Submission for information to Hon. Sub Divisional Officer Sub  
Division Satara.

Copy- Village Worker Talathi Aagundewadi, Tal. Satara.

2/- A report regarding the execution of the said notice should be submitted in  
time to the concerned by reverse post within the deadline.

T.C. S. Awale

Notice

Tehsil Office, Satara  
Land No.Kavi/1781(9)/21  
Dated 20/09/2021

To,  
Mr. Sampat Rajaram Jadhav etc  
Res. Aatali, Tal. Dist- Satara

**Subject:** About unauthorized construction and hotel business.  
**Reference:** Report of Village Worker Talathi Aatali dated 12/09/2021.

You are informed by this notice that, a report has been submitted to this office by Village Worker Talathi, Aatali regarding unauthorized construction of 4850 square feet on Gat No. 318 and starting hotel business without license by you. It has been observed that you have not taken permission from any competent authority for the said construction and hotel business. An explanation as to why action should not be taken against you under Section 45 of the Maharashtra Land Revenue Act, 1966 and Section 33-A of the Mumbai Police Act 1951 along with supporting documents should be submitted to this office within 7 (seven) days from the receipt of this notice in front of me or through a legal practitioner to this office. It should be noted that if disclosure is not submitted within the prescribed time frame, action will be taken against you as per the said Act.

Sd/-  
Tehsildar Satara

Copy- Submission for information to Hon. Sub Divisional Officer Sub Division Satara.

Copy- Village Worker Talathi Aatali, Tal. Satara.

2/- A report regarding the execution of the said notice should be submitted in time to the concerned by reverse post within the deadline.

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Notice no. 2

Tehsil Office, Satara  
Land No.Kavi/1781(9)/21  
Dated 08/10/2021

To,  
Mr. Sampat Rajaram Jadhav etc  
Res. Aatali, Tal. Dist- Satara

**Subject:** About unauthorized construction and hotel business.  
**Reference:** Report of Village Worker Talathi Aatali dated 12/09/2021.

You are informed by this notice that, a report has been submitted to this office by Village Worker Talathi, Aatali regarding unauthorized construction of 4850 square feet on Gat No. 318 and starting hotel business without license by you. It has been observed that you have not taken permission from any competent authority for the said construction and hotel business. An explanation as to why action should not be taken against you under Section 45 of the Maharashtra Land Revenue Act, 1966 and Section 33-A of the Mumbai Police Act 1951 along with supporting documents should be submitted to this office within 7 (seven) days from the receipt of this notice in front of me or through a legal practitioner to this office. It should be noted that if disclosure is not submitted within the prescribed time frame, action will be taken against you as per the said Act.

Sd/- --  
Tehsildar Satara

Copy- Submission for information to Hon. Sub Divisional Officer Sub Division Satara,

Copy- Village Worker Talathi Aatali, Tal. Satara.

2/- A report regarding the execution of the said notice should be submitted in time to the concerned by reverse post within the deadline:-

T.C. - [Signature]

ENGLISH TRANSLATION

Government of Maharashtra

Revenue and Forest Department  
Office of Tehsildar and Executive Magistrate, Hajeri Mal SataraPhone & Fax No. 02162/230681 email- [tahsiisatara@gmail.com](mailto:tahsiisatara@gmail.com)

Land No./ kavi / 1781(9)/21

Dated: 17/08/2022

Final notice no.3

To,

Mr. Sampat Rajaram Jadhav etc.  
R/A Aatali  
Tal. Dist.-Satara.

**Subject:** Notice under section 52 and 53 of the Maharashtra Regional Planning and Town Planning Act, 1966 regarding unauthorized construction.

- Reference:**
1. Survey Report of Village Workers Talathi Aatali dated 12/09/2021.
  2. Notice land No./Kavi-1782/21 dated 20/09/2021.
  3. Notice No. 2 land No./Kavi-1782/21 dated 08/10/2021

You are informed by this notice that, the report has been submitted by the Village Worker Talathi of Aatali village to this office regarding illegal construction of 4850 Sq. ft. area in Gat No. 318 of village Aatali, Tal. Dist- satara for commercial purpose. It has been observed that you have not taken permission from the competent authority for the said construction. You also have been informed with the reference notice regarding submission of documents with strong evidence as to why action should not be taken against you under Section 45 of the Maharashtra Land Revenue Act, 1966. However, no documentary evidence has been submitted to this office regarding the authorization of the said construction till today. If you do not submit proof documents that the said construction is authorized/legal, you should remove the said illegal construction within 7 days, otherwise, the said construction shall be removed, under Sections 52 and 53 of the Maharashtra Regional Planning and Town Planning Act, 1966 and Section 45 (1) and (3) of the Maharashtra Land Revenue Act, 1966. It should be noted that the expenses incurred in carrying out the eviction proceedings will be recovered as per

T. C. 

the provisions of the Maharashtra Land Revenue Act by filing a bond against your immovable property as revenue debt.

Sd/-

Tahsildar Satara

Copy- Submission for information, to Hon. Sub Divisional Officer Satara, Sub Division Satara.

Copy - Village Worker Talathi Aatali Tal. Satara

The report regarding the said notice being served to the concerned in time is to be submitted by reverse post within the deadline.

Note: This translation is not made word to word. If any ambiguity or incorrectness finds, original letter in Marathi may please be referred.

T.C. - Alida

ENGLISH TRANSLATION

Government of Maharashtra

Revenue and Forest Department  
Office of Tehsildar and Executive Magistrate, Hajeri Mal SataraPhone & Fax No. 02162/230681 email- [tahsiisatara@gmail.com](mailto:tahsiisatara@gmail.com)

Land No./ kavi / 2764/16

Dated: 18/08/2022

Final notice

To,

Mr. Manoj Narayan Deshmane  
R/A Jambhulmure, Kanher  
Tal. Dist.-Satara.

**Subject:** Notice under section 52 and 53 of the Maharashtra Regional Planning and Town Planning Act, 1966 regarding unauthorized construction.

**Reference:** 1. Report of Divisional Officer Kanher R. No. 831/2016 dated 26/09/2016.

2. Notice land No./Kavi-2770/16 dated 06/10/2016.

You are informed by this notice that, the report has been submitted by the Divisional Officer Kanher to this office regarding illegal construction of 100 Sq. m. area in Gat No. 51/12 of village Kanher, Tal. Dist- satara for commercial purpose. It has been observed that you have not taken permission from the competent authority for the said construction. You also have been informed with the reference notice regarding submission of documents with strong evidence as to why action should not be taken against you under Section 45 of the Maharashtra Land Revenue Act, 1966, However, no documentary evidence has been submitted to this office regarding the authorization of the said construction till today. If you do not submit proof documents that the said construction is authorized/legal, you should remove the said illegal construction within 7 days, otherwise, the said construction shall be removed, under Sections 52 and 53 of the Maharashtra Regional Planning and Town Planning Act, 1966 and Section 45 (1) and (3) of the Maharashtra Land Revenue Act, 1966. It should be noted that the expenses incurred in carrying out the eviction proceedings will be recovered as per the

T.C.  
*[Signature]*

Notice

Tehsil Office, Satara  
Land No. / Kavi/2764/16  
Dated 25/10/2016

To,  
Mr. Manoj Narayan Deshmane  
Res. Jambulmure(Kanher), Tal. Dist- Satara

**Subject:** About unauthorized construction.

**Reference:** Report of Divisional Officer Kanher R. No. 831/2016 dated 26/09/2016.

You are informed by this notice that, a report has been submitted to this office by Divisional Officer Kanher regarding unauthorized construction of 100 sq. m. on Gat No. 51/12 for commercial purpose. It has been observed that you have not taken permission from any competent authority for the said construction and hotel business. An explanation as to why action should not be taken against you under Section 54 of Maharashtra Town Planning Act 1966 along with supporting documents should be submitted to this office within 7 (seven) days from the receipt of this notice in front of me or through a legal practitioner to this office. It should be noted that if disclosure is not submitted within the prescribed time frame, action will be taken against you as per the said Act.

Sd/-  
Tehsildar Satara

Copy- Submission for information to Hon. Sub Divisional Officer Sub Division Satara.

Copy- Village Worker Talathi Jambulmure (Kanher), Tal. Satara.

2/- A report regarding the execution of the said notice should be submitted in time to the concerned by reverse post within the deadline.

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## Kas And Kas area Construction Information - MLRC 1966 Section 45 Year-2013

Sr No	File No.	Name	Village	Gat / Survey No.	Notice SR	Date
1	2	Rajesh Mahadev Mane	Anawle	284		03-10-13
2	3	Dipak Bhagawat Jawale	Yavateswar	109/3	LND/SR/2502/13	27-09-13
3	5	Mahendra Mansukhalal Shaha	Yavateswar	24/3	LND/SR/2507/13	27-09-13
4	6	Babulal Rajaram Bhamare	Yavateswar	116/1/1	LND/SR/2525/13	03-10-13
5	8	Rajdeep Eknath Majgaonkar	Yavateswar	119/13	LND/SR/2534/13	03-10-13
6	9	Lilachand Netaji Bafana	Yavateswar	44/1	LND/SR/2533/13	03-10-13
7	11	Aparna Avinash Bachal	Yavateswar	44/1	LND/SR/2497/13	27-09-13
8	14	Indrayani Pradip Jadhav	Yavateswar	119/13	LND/SR/2523/13	03-10-13
9	15	Nilima Madan Bhosale	Sambarwadi	47/1	LND/SR/2537/13	03-10-13
10	17	Sangita Ghanshyam Mane	Yavateswar	47/1		03-10-13
11	18	Babaso Shivaji Rao Kadam	Yavateswar	41/2		03-10-13
12	25	Dilip Mahadev Umbarkar	Yavateswar	44/1	LND/SR/2499/13	27-09-13
13	26	Baburao Shaymrao Karve	Yavateswar	120/24/1	LND/SR/2508/13	27-09-13
14	27	Shrikrishna Ramchandra Umbarkar	Yavateswar	105/1/1	LND/SR/2530/13	03-10-13
15	28	Nana Jare m. or Jayshree Shankar Jare	Yavateswar	115/1/1	LND/SR/2531/13	03-10-13
16	29	Mukund Ganpat Pawar	Yavateswar	105/2	LND/SR/2509/13	27-09-13
17	33	Raju Dattu Bhangе Others-3	Sambarwadi	37/2	LND/SR/2535/13	03-10-13
18	65	Vaman Mahadev Umbarkar	Yavateswar	44/1	LND/SR/2532/13	03-10-13
19	81	Sima Avinash Pawar	Yavateswar	51/1	LND/2428/13	03-10-13

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(13)

## Rus And Kas area Construction Information - MLRC 1966 Section 45 Year-2013

Sr No	File No.	Name	Village	Gat / Survey No.	Notice SR	Date
1	2	Rajesh Mahadev Mane	Anawle	284		03-10-13
2	3	Dipak Bhagawat Jawale	Yavateswar	109/3	LND/SR/2502/13	27-09-13
3	5	Mahendra Mansukhalal Shaha	Yavateswar	24/3	LND/SR/2507/13	27-09-13
4	6	Babulal Rajaram Bhamare	Yavateswar	116/1/1	LND/SR/2525/13	03-10-13
5	8	Rajdeep Eknath Majgaonkar	Yavateswar	119/13	LND/SR/2534/13	03-10-13
6	9	Lilachand Netaji Bafana	Yavateswar	44/1	LND/SR/2533/13	03-10-13
7	11	Aparna Avinash Bachal	Yavateswar	44/1	LND/SR/2497/13	27-09-13
8	14	Indrayani Pradip Jadhav	Yavateswar	119/13	LND/SR/2523/13	03-10-13
9	15	Nilima Madan Bhosale	Sambarwadi	47/1	LND/SR/2537/13	03-10-13
10	17	Sangita Ghanshyam Mane	Yavateswar	47/1		03-10-13
11	18	Babaso Shivaji Rao Kadam	Yavateswar	41/2		03-10-13
12	25	Dilip Mahadev Umbarkar	Yavateswar	44/1	LND/SR/2499/13	27-09-13
13	26	Baburao Shaymrao Karve	Yavateswar	120/24/1	LND/SR/2508/13	27-09-13
14	27	Shrikrishna Ramchandra Umbarkar	Yavateswar	105/1/1	LND/SR/2530/13	03-10-13
15	28	Nana Jare m. or Jayshree Shankar Jare	Yavateswar	115/1/1	LND/SR/2531/13	03-10-13
16	29	Mukund Ganpat Pawar	Yavateswar	105/2	LND/SR/2509/13	27-09-13
17	33	Raju Dattu Bhange Others-3	Sambarwadi	37/2	LND/SR/2535/13	03-10-13
18	65	Vaman Mahadev Umbarkar	Yavateswar	44/1	LND/SR/2532/13	03-10-13
19	81	Sima Avinash Pawar	Yavateswar	51/1	LND/2428/13	03-10-13

## Kas And Kas area Construction Information - MLRC -1966 U/S 45 Year-2014

Sr No	File No.	Name	Village	Gat / Survey No.	Notice SR	Date
1	2	Rajesh Mahadev Mane	Anawle	284		12-11-14
2	3	Dipak Bhagawat Jawale	Yavateswar	109/3	LND/2362/14	12-11-14
3	5	Mahendra Mansukhalal Shaha	Yavateswar	24/3	LND/2367/14	12-11-14
4	6	Babulal Rajaram Bhamare	Yavateswar	116/1/1	LND/2375/14	12-11-14
5	8	Rajdeep Eknath Majgaonkar	Yavateswar	119/13F	LND/2380/14	12-11-14
6	9	Lilachand Netaji Bafana	Yavateswar	44/1	LND/2383/14	12-11-14
7	11	Aparna Avinash Bachal	Yavateswar	44/1	LND/2389/14	12-11-14
8	14	Indrayani Pradip Jadhav	Yavateswar	119/13F	LND/2373/14	12-11-14
9	15	Nilima Madan Bhosale	Sambarwadi	47/1	LND/2368/14	12-11-14
10	17	Sangita Ghanshyam Mane	Yavateswar	47/1		12-11-14
11	18	Babaso Shivaji Rao Kadam	Yavateswar	41/2		12-11-14

Kas And Kas area Construction Information - MLRC 1966 U/S 45, BP ACT-1951 U/S  
33A Year-2015

Sr. No.	Sr. No.	Name	Village	Gat / Survey No.	Notice SR	Date
1	1	Somnath Rajaram Jadhav other-3	Atali	344	LND/SR-2737/15	21-08-15
					LND/SR-59/15	08-09-15
2	2	Rajesh Mahadev Mane	Anawle	284	LND/SR/735/15	27-04-15
					LND/SR-56/15	25-08-15
					LND/SR/735/15	27-04-15
3	3	Dipak Bhagawat Jawale	Yavateswar	109/3	LND/SR/5/15	25-08-15
4	5	Mahendra Mansukhalal Shaha	Yavateswar	24/3	LND/SR/12/15	25-08-15
5	6	Babulal Rajaram Bhamare	Yavateswar	116/1/1	LND/SR/15/15	25-08-15
6	8	Rajdeep Eknath Majgaonkar	Yavateswar	119/13f	LND/SR/715/15	24-04-15
					LND/SR/19/15	25-08-15
7	9	Lilachand Netaji Bafana	Yavateswar	44/1	LND/SR/20/15	25-08-15
8	11	Aparna Avinash Bachal	Yavateswar	44/1	LND/SR/23/15	25-08-15
9	14	Indrayani Pradip Jadhav	Yavateswar	119/13f	LND/SR/28/15	25-08-15
10	15	Nilima Madan Bhosale	Sambarwadi	47/1	LND/SR/33/15	25-08-15
11	17	Sangita Ghanshyam Mane	Yavateswar	47/1	LND/SR/723/15	27-04-15
					LND/SR/44/15	25-08-15
12	18	Babaso Shivaji Rao Kadam	Yavateswar	41/2	LND/SR/718/15	27-04-15
					LND/SR/45/15	25-08-15
13	19	Swarad Shirish Chitnis	Yavateswar	5	LND/SR/727/15	27-04-15
					LND/SR/29/15	25-08-15
14	20	Mahesh Suresh Loya	Anawle	284	LND/SR/61/15	07-09-15
15	21	Farukh Nariman Cooper	Anawle	284	LND/SR/62/15	07-09-15
16	22	Shankar Rajaram Jadhav	Atali	344	LND/SR/2737/15	21-08-15
					LND/SR/58/15	08-09-15
17	27	Shrikrishna Ramchandra Umbarkar	Yavateswar	105/1/1	LND/SR/711/15	27-04-15
18	31	Rajendra Gyandev Karve Others-6	Yavateswar	120/7	LND/SR/726/15	27-04-15
19	34	Atmaram Gangaram Bhange	Sambarwadi	39/1/1	LND/725/15	27-04-15
					LND/SR/38/15	25-08-15
20	35	Laxmibai Khashaba Umbarkar Others-2	Yavateswar	89/1	LND/721/15	27-04-15
21	36	Baburao Ganu Umbarkar	Yavateswar	89/1	LND/720/15	27-04-15
					LND/SR/43/15	25-08-15
22	37	Man Singh Yashwant Pawar	Yavateswar	42/1	LND/717/15	27-04-15
23	38	Rohidas Baburao Sapkal	Yavateswar	72	LND/724/15	27-04-15
					LND/SR/30/15	25-08-15
24	39	Suryakant Gnandev Karve Others-6	Yavateswar	120/7	LND/719/15	27-04-15
	40	Sampat Tukaram More, Gramstha Mandal Petri	Petrie	60	LND/730/15	27-04-15
25	41	Ramchandra Hariba More	Petrie	60	LND/729/15	27-04-15
26	43	Shantabai Narayan More and Gramstha Mandal Petri	Petrie	60	LND/736/15	27-04-15
27	44	Nitin Ganpat More, Gramstha Mandal Petri	Petrie	60	LND/737/15	27-04-15
28	45	Prasanna Ravindra Gadkari	Atali	311	LND/2886/15	13-10-15
29	46	Krishna Ramachandra Mane Others-1	Anawle	339	LND/2803/15	13-10-15
30	47	Santosh Sahdev Atale	Atali	344	LND/2804/15	13-10-15
31	65	Vaman Mahadev Umbarkar	Yavateswar	44/1a	LND/SR/712/15	27-04-15
32	100	Ramachandra Krishna More and 9 others	Petrie	61	LND/SR/731/15	27-04-15
33						

## And Kas area Construction Information - MLRC 1966 U/S 45, BP ACT-1951 U/S 33A Year-2016

sr. no.	file no	Name	Village	Gat / Survey No.	Notice SR	Date
1	23	Sampat Rajaram Jadhav	Atall	344	MRTP-1966 U/S 54, LND/2822/16	13-10-16
2	35	Laxmibai Khashaba Umbarkar Others-2	Yavateswar	89/1	LND/2769/16	06-10-16
3	48	Jagu Changu Mane	Anawle	358	LND/2820/16	25-10-16
4	49	Namdev Shankar Jadhav Others-28	Anawle	346	MRTP-1966 U/S 54, LND/2819/16	25-10-16
5	50	Ajit Maruti Mane	Anawle	347	MRTP-1966 U/S 54, LND/2821/16	25-10-16
6	53	Jaywant Manohar Thoke	Kanher	51/8	LND/2770/16	06-10-16
7	54	Dhananjay Vishwarao Jadhav	Jambhalmurre (Kanher)	51/10	LND/2769/16	06-10-16
8	55	Shailesh Prabhakar Inamdar	Jambhalmurre (Kanher)	51/12	LND/2765/16	06-10-16
9	56	Hemlata Purushottam Nikam	Jambhalmurre (Kanher)	51/8	LND/2767/16	06-10-16
10	57	Manoj Narayan Deshmane	Jambhalmurre (Kanher)	51/12	LND/2770/16	06-10-16
11	58	Jalindar Shrirang Shinde	Agundewadi	24/12	LND/2773/16	06-10-16
12	59	Ramesh Chandrasekhar Kabbur	Agundewadi	16	LND/2776/16	06-10-16
13	61	Ramesh Anil Ubale and others	Agundewadi	16/6	LND/2774/16	06-10-16
14	63	Dhanaji Balwant Shinde	Agundewadi	24	LND/2777/16	06-10-16
15	64	Nilesh (Atul) Arun Bartakke	Chorgewadi	195	LND/2768/16	06-10-16
16	95	Vaishali Pramod Tangsale	Agundewadi	16/4, 16/5	LND/SR/2771/16	06-10-16
					LND/SR/2771/16	25-10-16
17	96	Pratap Rajemahadik	Agundewadi	16/6	LND/SR/2775/16	06-10-16
					LND/SR/2775/16	25-10-16

## Kas And Kas area Construction Information - MLRC Section 45 Year-2017

Sr. No.	file No.	Name	Village	Gat / Survey No.	Notice SR	Date
1	31	Rajendra Gyandev Karve Others-6	Yavateswar	120/7	LND/1337/17	03-06-17
2	32	Ramdas Shankar Karve	Yavateswar	1208	LND/1336/17	03-06-17
3	66	Shyamala Madan Joshi	Yavateswar	104/11/1	MRTP ACT 1966 U/S 54, LND/SR/1185/17	31-05-17
					LND/SR/1221/17	03-06-17
4	67	Madhukar Tukaram Patekar and Dilip Tukaram Patekar	Yavateswar	100/1	MRTP ACT 1966 U/S 54, LND/SR/1186/17	31-05-17
					LND/SR/1222/17	03-06-17
5	68	Ranjit Shankarao More	Yavateswar		MRTP ACT 1966 U/S 54LND/SR/1187/17	31-05-17
					LND/SR/1223/17	03-06-17
6	70	Shubhangi Anil Patil	Anawle	284	LND/SR/1191/17	31-05-17
7	72	Shrirang Dhondiram Gogaon	Chorgewadi	189	MRTP ACT 1966 U/S 54LND/SR/1193/17	31-05-17
8	73	Ashok Sahebrao Kadam	Parambewadi	97	MRTP ACT 1966 U/S 54LND/SR/1194/17	31-05-17
9	74	Laxman Ganpat Kadam etc.-7	Yavateswar	86/1	MRTP ACT 1966 U/S 54LND/SR/1341/17	03-06-17
10	75	Mangesh Vitthal Wadekar	Yavateswar	101/2	MRTP ACT 1966 U/S 54LND/SR/1340/17	03-06-17
11	77	Jitendra Vishwanath Bhosale	Yavateswar	101/3	MRTP ACT 1966 U/S 54LND/SR/1339/17	03-06-17
12	78	Amit Pratap Singh Deshmukh	Yavateswar	102/1	MRTP ACT 1966 U/S 54LND/SR/1337/17	03-06-17
13	79	Smita Sachin Pathak	Gawadi	696	LND/1573/17	26-07-17

Kas And Kas area Construction Information - MLRC 1966 U/S 45 and  
1951 u/s 33(a) Year-2021

BP act

Sr. No.	file no	Name	Village	Gat / Survey No.	Notice SR	Date
1	2	Rajesh Mahadev Mane	Anawle	284	LND/SR/1781(11)/21	20-09-21
					LND/SR/1781(12)/21	08-10-21
2	41	Ramchandra Hariba More	Petrie	60	LND/1781(17)/21	20-09-21
					LND/1781(22)/21	08-10-21
3	83	Rajendra Raghunath Bobde Others -7	Anawle	282/अ	LND/SR/1781(12)/21	20-09-21
					LND/SR/1781(12)/21	08-10-21
4	84	Manisha Nandkumar Nalwade	Anawle	340	LND/SR/1781(15)/21	20-09-21
					LND/SR/1781(15)/21	08-10-21
5	85	Premlata Harinarayan Kasat	Anawle	282/अ	LND/SR/1781(14)/21	20-09-21
					LND/SR/1781(14)/21	08-10-21
6	86	Kisan Sakharam More	Petrie	61	LND/SR/1781(19)/21	20-09-21
					LND/SR/1781(19)/21	08-10-21
7	87	Vishal Uddhav Kadam	Petrie	61	LND/SR/1781(20)/21	20-09-21
					LND/SR/1781(20)/21	08-10-21
8	88	Amar Kondiba Attale Others-2	Atali	344	LND/SR/1781(7)/21	20-09-21
					LND/SR/1781(7)/21	08-10-21
9	89	Jahgir Khan Ahmad Khan	Atali	320	LND/SR/1782/21	20-09-21
					LND/SR/1782/21	08-10-21
10	90	Sampat Rajaram Jadhav	Atali	318	LND/SR/1781(9)/21	20-09-21
					LND/SR/1781(9)/21	08-10-21
11	91	Vineet Kiran Sable	Atali	322	LND/SR/1781(8)/21	20-09-21
					LND/SR/1781(8)/21	08-10-21
12	92	Ghanshyam Narayandas Chhabra	Atali	296/2	LND/SR/1781(3)/21	20-09-21
					LND/SR/1781(3)/21	08-10-21
13	92	Ghanshyam Narayandas Chhabra	Atali	302	LND/SR/1781(1)/21	20-09-21
					LND/SR/1781(1)/21	08-10-21
14	94	Feroze Habib Khan Pathan	Atali	319	LND/SR/1781(2)/21	20-09-21
					LND/SR/1781(2)/21	08-10-21
15	97	Vikram Lalasaheb Pawar	Parambewadi	315	LND/SR/1636/21	20-09-21
16	100	Ramachandra Krishna More and 9 others	Petrie	61	LND/SR/1781(22)/21	20-09-21
					LND/SR/1781(17)/21	08-10-21

Kas And Kas area Construction Information - MLRC 1966 U/S 45 and MRTP-1966 U/S 52, 53  
Year-2022

SR NO	FILE NO.	Name	Village	Gat / Survey No.	Notice SR	Date
1	5	Mahendra Mansukhalal Shaha	Yavateswar	24/3	LND/2508/13	18-08-22
2	8	Rajdeep Eknath Majgaonkar	Yavateswar	119/13	LND/2534/13	18-08-22
3	9	Lilachand Netaji Bafana	Yavateswar	44/1	LND/2533/13	18-08-22
4	11	Aparna Avinash Bachal	Yavateswar	44/1	LND/2497/13	18-08-22
5	14	Indrayani Pradip Jadhav	Yavateswar	119/13	LND/2523/13	18-08-22
6	15	Nilima Madan Bhosale	Sambarwadi	47/1	LND/2537/13	18-08-22
7	17	Sangita Ghanshyam Mane	Yavateswar	47/1	LND/723/13	18-08-22
8	18	Babaso Shivaji Rao Kadam	Yavateswar	41/2	LND/718/13	18-08-22
9	19	Swarad Shirish Chitnis	Yavateswar	5	LND/727/13	18-08-22
10	21	Farukh Nariman Cooper	Anawle	284	LND/62/15	18-08-22
11	22	Shankar Rajaram Jadhav	Atali	344	LND/2737/15	18-08-22
12	25	Dilip Mahadev Umbarkar	Yavateswar	44/1	LND/2499/13	18-08-22
13	26	Baburao Shaymrao Karve	Yavateswar	120/24/1	LND/2508/13	18-08-22
14	27	Shrikrishna Ramchandra Umbarkar	Yavateswar	105/1/1	LND/2530/13	18-08-22
15	28	Shankar Nana Jare m. or Jayshree Shankar Jare Others 1	Yavateswar	115/1/1	LND/2381/14	18-08-22
16	29	Mukund Ganpat Pawar	Yavateswar	105/2	LND/2509/14	18-08-22
17	31	Rajendra Gyandev Karve Others-6	Yavateswar	120/7	LND/726/15	18-08-22
18	32	Ramdas Shankar Karve	Yavateswar	1208	LND/1336/17	18-08-22
19	33	Raju Dattu Bhange Others-3	Sambarwadi	37/2	LND/2335/13	18-08-22
20	34	Atmaram Gangaram Bhange	Sambarwadi	39/1/1	LND/725/15	18-08-22
21	35	Laxmibai Khashaba Umbarkar Others-2	Yavateswar	89/1	LND/721/15	18-08-22
22	37	Man Singh Yashwant Pawar	Yavateswar	42/1	LND/717/15	18-08-22
23	38	Rohidas Baburao Sapkal	Yavateswar	72	LND/724/15	18-08-22
24	39	Suryakant Gnandev Karve Others-6	Yavateswar	120/7	LND/719/15	18-08-22
25	40	Sampat Tukaram More, Gramstha Mandal Petri	Petrie	60	LND/730/15	18-08-22
26	41	Ramchandra Hariba More	Petrie	60	LND/1781(22)/21	18-08-22
27	42	Ankush Vitthal More and 1	Petrie	60	LND/729/15	18-08-22
28	43	Shantabai Narayan More and Gramstha	Petrie	60	LND/736/15	18-08-22
29	44	Nitin Ganpat More, Gramstha Mandal Petri	Petrie	60	LND/737/15	18-08-22
30	45	Prasanna Ravindra Gadkari	Atali	311	LND/2886/15	18-08-22
31	46	Krishna Ramachandra Mane Others-1	Anawle	339	LND/2803/15	18-08-22
32	47	Santosh Sahdev Atale	Atali	344	LND/2804/15	18-08-22
33	53	Jaywant Manohar Thoke	Kanher	51/8	LND/2770/16	18-08-22

34	54	Dhananjay Vishwarao Jadhav	Jambhalmurre (Kanher)	51/10	LND/2769/16	18-08-22
35	55	Shailesh Prabhakar Inamdar	Jambhalmurre (Kanher)	51/12	LND/2765/16	18-08-22
36	56	Hemlata Purushottam Nikam	Jambhalmurre (Kanher)	51/8	LND/2767/16	18-08-22
37	57	Manoj Narayan Deshmane	Jambhalmurre (Kanher)	51/12	LND/2770/16	18-08-22
38	58	Jalindar Shrirang Shinde	Agundewadi	24/12	LND/2773/16	18-08-22
39	59	Ramesh Chandrasekhar Kabbur	Agundewadi	16	LND/2776/16	18-08-22
40	61	Ramesh Anil Ubale and others	Agundewadi	16/6	LND/2774/16	18-08-22
41	63	Dhanaji Balwant Shinde	Agundewadi	24	LND/2777/16	18-08-22
42	64	Nilesh (Atul) Arun Bartakke	Chorgewadi	195	LND/2768/16	18-08-22
43	65	Vaman Mahadev Umbarkar	Yavateswar	44/1	LND/2532/13	18-08-22
44	67	Madhukar Tukaram Patekar and Dilip Tukaram	Yavateswar	100/1	LND/1186/17	18-08-22
45	68	Ranjit Shankarao More	Yavateswar		LND/1223/17	18-08-22
46	70	Shubhangi Anil Patil	Anawle	284	LND/1191/17	18-08-22
47	72	Shrirang Dhondiram Gogaon	Chorgewadi	189	LND/1193/17	18-08-22
48	73	Ashok Sahebrao Kadam	Parambewadi	97	LND/1194/17	18-08-22
49	74	Laxman Ganpat Kadam etc.-7	Yavateswar	86/1	LND/1341/17	18-08-22
50	75	Mangesh Vitthal Wadekar	Yavateswar	101/2	LND/1340/17	18-08-22
51	77	Jitendra Vishwanath Bhosale	Yavateswar	101/3	LND/1339/17	18-08-22
52	78	Amrit Pratap Singh Deshmukh	Yavateswar	102/1	LND/1337/17	18-08-22
53	79	Smita Sachin Pathak	Gawadi	696	LND/1573/17	18-08-22
54	81	Sima Avinash Pawar	Yavateswar	51/1	LND/2528/13	18-08-22
55	83	Rajendra Raghunath Bobde Others -7	Anawle	282/रु	LND/1781(12)/21	18-08-22
56	84	Manisha Nandkumar Nalwade	Anawle	340	LND/1781(15)/21	18-08-22
57	85	Premlata Harinarayan Kasat	Anawle	282/रु	LND/1781(14)/21	18-08-22
58	86	Kisan Sakharam More	Petrie	61	LND/1781(19)/21	18-08-22
59	87	Vishal Uddhav Kadam	Petrie	61	LND/1781(20)/21	18-08-22
60	88	Amar Kondiba Attale Others-2	Atali	344	LND/1781(7)/21	17-08-22
61	89	Jahgir Khan Ahmad Khan	Atali	320	LND/1781(4)/21	18-08-22
62	90	Sampat Rajaram Jadhav	Atali	318	LND/1781(9)/21	17-08-22
63	91	Vineet Kiran Sable	Atali	322	LND/1781(8)/21	17-08-22
64	92	Ghanshyam Narayandas Chhabra	Atali	296/2	LND/1781(3)/21	18-08-22
65	92	Ghanshyam Narayandas Chhabra	Atali	302	LND/1781(1)/21	18-08-22
66	94	Feroze Habib Khan Pathan	Atali	319	LND/1781(2)/21	18-08-22
67	95	Vaishali Pramod Tangsale	Agundewadi	16/4, 16/5	LND/2771/16	18-08-22
68	96	Pratap Rajemahadik	Agundewadi	16/6	LND/2775/16	18-08-22
69	97	Vikram Lalasaheb Pawar	Parambewadi	315	LND/1636/21	18-08-22
70					LND/SR/1636/21	02-06-22
71	100	Ramachandra Krishna More and 9 others	Petrie	61	LND/1781(17)/21	18-08-22



महाराष्ट्र शासन  
महसुल व वन विभाग  
तहसिलदार तथा कार्यकारी दंडाधिकारी कार्यालय, हजेरी माळ सातारा  
दुरध्वनी व फॅक्स क्र. ०२१६२/२३०६८१ email:- tahsilsatara@gmail.com

क्र.जमीन/कावि/१५५/२३

दिनांक :- ७/०९/२०२३

अंतिम नोटीस

प्रति,

श्री.अजय दादासाहेब घाडगे

रा.यवतेश्वर ता.जि.सातारा

**विषय:-** अनाधिकृत बांधकामाबाबत.

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ मधील कलम ५२ व ५३ अन्वये नोटीस.

**संदर्भ:-** १. गाव कामगार तलाठी यवतेश्वर यांचेकडील सर्व्हेक्षण रिपोर्ट.

२. इकडील क्र.जमीन/कावि/२५३५/१३ दि.०३/१०/२०१३ रोजीची नोटीस.

३. मा.उपविभागीय अधिकारी सातारा यांचेकडील क्र.जमीन/कावि/२३८५/१४ दि.१२/११/२०१४

तुम्हास या नोटीसीद्वारे कळविणेत येते की, तुम्ही मौजे यवतेश्वर ता.सातारा येथील जमीन सर्व्हे नं.२८/२ पै. मध्ये ०.१६०० चौ.मी. क्षेत्रात अनाधिकृत बांधकाम निवासी/वाणिज्य कारणास्तव केले बाबतचा अहवाल गाव कामगार तलाठी यवतेश्वर यांनी या कार्यालयाकडे सादर केलेला आहे. सादर बांधकामासाठी तुम्ही सक्षम प्राधिकारी यांची परवानगी घेतलेली नाही असे निदर्शनास आले आहे. यावरून तुम्ही महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४५ अन्वये कारवाई का करणेत येऊ नये याबाबतचा खुलासा सबळ पुराव्याचे कागदपत्रे सादर करणेबाबत संदर्भीय नोटीस अन्वये अलहिदा आपणास सुचीत करणेत आले होते. तथापि आज अखेर सादरचे बांधकाम अधिकृत असलेबाबत कोणताही कागदपत्री पुरावा या कार्यालयाकडे सादर केलेला नाही. सबब सादरच्या नोटीसीद्वारे आपणास सुचीत करणेत येते की, महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ५२ प्रमाणे आपण

करत असलेल्या अनाधिकृत वापराकरीता पाच हजार दंडाची शिक्षा आपणास करणेत येत असून तदनंतरही सदरचा चालु असलेला अनाधिकृत बांधकामाचा वापर सुरु ठेवलेस प्रत्येक दिवसासाठी, शंभर रुपयापर्यंतच्या दंडाची तरतुद असलेने त्याप्रमाणे दंडाची कारवाई करणेत येईल याची नोंद घेणेत यावी.

तसेच सदरचे बांधकाम अधिकृत असलेबाबतचे पुराव्याची कागदपत्रे तात्काळ सादर न केलेस सदरचे बांधकाम ७ दिवसाचे आत स्वतःहून काढून घ्यावे अन्यथा महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ मधील कलम ५३ अन्वये व महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४५ (१) व (३) सदरचे अनाधिकृत बांधकाम निष्कासीत करणेची कार्यवाही करुन येणारा खर्च महाराष्ट्र जमीन महसूल अधिनियमातील तरतूदीनुसार महसूल थकबाकी म्हणून आपले स्थावर मालमत्तेवर बोजा दाखल करुन वसूल केला जाईल याची नोंद घ्यावी.



तहसिलदार सातारा

प्रत- मा.उपविभागीय अधिकारी सातारा उपविभाग सातारा यांना माहितीसाठी सविनय सादर.

प्रत- गाव कामगार तलाठी यवतेश्वर ता.सातारा

२/-सदरचे नोटीस संबंधितांना वेळेत बजाऊन बजावले बाबतचा अहवाल उलट टपाली

मुदतीत सादर करावा.

## Kas And Kas area Construction Information MRTD Act 52 and 53 Year-2023

Sr. No.	file. No.	Name	Village	Gat / Survey No.	Order date & SR	Date
1	1	Somnath Rajaram Jadhav other-3	Atali	344	LND/WS/1565/23	07-07-23
2	2	Rajesh Mahadev Mane	Anawle	284	LND/WS/1565/23	07-07-23
3	3	Dipak Bhagawat Jawale	Yavateswar	109/3	LND/WS/1565/23	07-07-23
4	4	Rajesh Nandkumar Bhutkar	Yavateswar	70/3	LND/WS/1565/23	07-07-23
5	5	Mahendra Mansukhalal Shaha	Yavateswar	24/3	LND/WS/1565/23	07-07-23
6	6	Babulal Rajaram Bhamare	Yavateswar	116/1/1	LND/WS/1565/23	07-07-23
7	7	Kunal Kishor Ghodake	Yavateswar	93/2	LND/WS/1565/23	07-07-23
8	8	Rajdeep Eknath Majaonkar	Yavateswar	119/13F	LND/WS/1565/23	07-07-23
9	9	Lilachand Netaji Bafana	Yavateswar	44/1	LND/WS/1565/23	07-07-23
10	10	Rajendra Subhash Bagal	Yavateswar	111	LND/WS/1565/23	07-07-23
11	11	Aparna Avinash Bachal	Yavateswar	44/1	LND/WS/1565/23	07-07-23
12	12	Nilkanth Parshuram Tapase	Yavateswar	109/3	LND/WS/1565/23	07-07-23
13	13	Smita Shashikant Patkar	Yavateswar	23/2	LND/WS/1565/23	07-07-23
14	14	Indrayani Pradip Jadhav	Yavateswar	119/13F	LND/WS/1565/23	07-07-23
15	15	Nilima Madan Bhosale	Sambarwadi	47/1	LND/WS/1565/23	07-07-23
16	16	Shakil Ahmad Sayyad	Sambarwadi	35/1	LND/WS/1565/23	07-07-23
17	17	Sangita Ghanshyam Mane	Yavateswar	47/1	LND/WS/1565/23	07-07-23
18	18	Babaso Shivaji Rao Kadam	Yavateswar	41/2	LND/WS/1565/23	07-07-23
19	19	Swarad Shirish Chitnis	Yavateswar	5	LND/WS/1565/23	07-07-23
20	20	Mahesh Suresh Loya	Anawle	284	LND/WS/1565/23	07-07-23
21	21	Farukh Nariman Cooper	Anawle	284	LND/WS/1565/23	07-07-23
22	22	Shankar Rajaram Jadhav	Atali	344	LND/WS/1565/23	07-07-23
23	23	Sampat Rajaram Jadhav	Atali	344	LND/WS/1565/23	07-07-23
24	24	Sarika Sampat Jadhav	Atali	344	LND/WS/1565/23	07-07-23
25	25	Dilip Mahadev Umbarkar	Yavateswar	44/1A	LND/WS/1565/23	07-07-23
26	26	Baburao Shaymrao Karve	Yavateswar	120/24/1	LND/WS/1565/23	07-07-23
27	27	Shrikrishna Ramchandra Umbarkar	Yavateswar	105/1/1	LND/WS/1565/23	07-07-23
28	28	Shankar Nana Jare m. or Jayshree Shankar Jare Others 1	Yavateswar	115/1/1	LND/WS/1565/23	07-07-23
29	29	Mukund Ganpat Pawar	Yavateswar	105/2	LND/WS/1565/23	07-07-23
30	30	Gulabrao Genu Bhange	Sambarwadi	36/3	LND/WS/1565/23	07-07-23
31	31	Rajendra Gyandev Karve Others-6	Yavateswar	120/7	LND/WS/1565/23	07-07-23
32	32	Ramdas Shankar Karve	Yavateswar	1208	LND/WS/1565/23	07-07-23
33	33	Raju Dattu Bhange Others-3	Sambarwadi	37/2	LND/WS/1565/23	07-07-23
34	34	Atmaram Gangaram Bhange	Sambarwadi	39/1/1	LND/WS/1565/23	07-07-23
35	35	Laxmibai Khashaba Umbarkar Others-2	Yavateswar	89/1	LND/WS/1565/23	07-07-23
36	36	Baburao Ganu Umbarkar	Yavateswar	89/1	LND/WS/1565/23	07-07-23
37	37	Man Singh Yashwant Pawar	Yavateswar	42/1	LND/WS/1565/23	07-07-23
38	38	Rohidas Baburao Sapkal	Yavateswar	72	LND/WS/1565/23	07-07-23
39	39	Suryakant Gnandev Karve Others-6	Yavateswar	120/7	LND/WS/1565/23	07-07-23
40	40	Sampat Tukaram More, Gramastha Mandal Petri	Petrie	60	LND/WS/1565/23	07-07-23
41	41	Ramchandra Hariiba More	Petrie	60	LND/WS/1565/23	07-07-23
42	42	Ankush Vitthal More and 1	Petrie	60	LND/WS/1565/23	07-07-23
43	43	Shantabai Narayan More and Gramastha Man	Petrie	60	LND/WS/1565/23	07-07-23
44	44	Nitin Ganpat More, Gramastha Mandal Petri	Petrie	60	LND/WS/1565/23	07-07-23
45	45	Prasanna Ravindra Gadkari	Atali	311	LND/WS/1565/23	07-07-23
46	46	Krishna Ramachandra Mane Others-1	Anawle	339	LND/WS/1565/23	07-07-23
47	47	Santosh Sahdev Atale	Atali	344	LND/WS/1565/23	07-07-23
48	48	Jagu Changu Mane	Anawle		LND/WS/1565/23	07-07-23
49	49	Namdev Shankar Jadhav Others-28	Anawle	346	LND/WS/1565/23	07-07-23
50	50	Ajit Maruti Mane	Anawle	347	LND/WS/1565/23	07-07-23
51	51	Sampat Rajaram Jadhav	Atali	319	LND/WS/1565/23	07-07-23
52	52	Sampat Ganpat Jambhale and 11	Jambhalmurre (Kanher)	51/12	LND/WS/1565/23	07-07-23
53	53	Jaywant Manohar Thoke	Kanher		LND/WS/1565/23	07-07-23

54	54	Dhananjay Vishwarao Jadhav	Jambhalmurre (Kanher)	51/10	LND/WS/1565/23	07-07-23
55	55	Shailesh Prabhakar Inamdar	Jambhalmurre (Kanher)	51/12	LND/WS/1565/23	07-07-23
56	56	Hemlata Purushottam Nikam	Jambhalmurre (Kanher)	51/8	LND/WS/1565/23	07-07-23
57	57	Manoj Narayan Deshmane	Jambhalmurre (Kanher)	51/12	LND/WS/1565/23	07-07-23
58	58	Jalindar Shirirang Shinde	Agundewadi	25	LND/WS/1565/23	07-07-23
59	59	Ramesh Chandrasekhar Kabbur	Agundewadi	16	LND/WS/1565/23	07-07-23
60	60	Laxman Jagannath Shinde	Agundewadi		LND/WS/1565/23	07-07-23
61	61	Ramesh Anil Ubale and others	Agundewadi	16/6	LND/WS/1565/23	07-07-23
62	62	Balkrishna Kondiba Shedge	Agundewadi	25	LND/WS/1565/23	07-07-23
63	63	Dhanaji Balwant Shinde	Agundewadi	24	LND/WS/1565/23	07-07-23
64	64	Nilesh (Atul) Arun Bartakke	Chorgewadi	195	LND/WS/1565/23	07-07-23
65	65	Vaman Mahadev Umbarkar	Yavateswar	44/1३	LND/WS/1565/23	07-07-23
66	66	Shyamala Madan Joshi	Yavateswar	104/11/1	LND/WS/1565/23	07-07-23
67	67	Madhukar Tukaram Patekar and Dilip Tukara	Yavateswar	100/1	LND/WS/1565/23	07-07-23
68	68	Ranjit Shankarao More	Yavateswar		LND/WS/1565/23	07-07-23
69	69	Ravindra Chandu Mane and Nitin Mane	Anawle		LND/WS/1565/23	07-07-23
70	70	Shubhangi Anil Patil	Anawle	284	LND/WS/1565/23	07-07-23
71	71	Sahajram Narayandas Chabada	Atali	294	LND/WS/1565/23	07-07-23
72	72	Shrirang Dhondiram Gogaon	Chorgewadi	189	LND/WS/1565/23	07-07-23
73	73	Ashok Sahebrao Kadam	Parambewadi	97	LND/WS/1565/23	07-07-23
74	74	Laxman Ganpat Kadam etc.-7	Yavateswar	86/1	LND/WS/1565/23	07-07-23
75	75	Mangesh Vitthal Wadekar	Yavateswar	101/2	LND/WS/1565/23	07-07-23
76	76	Sudhir Ramchandra Salunkhe	Yavateswar	33/3	LND/WS/1565/23	07-07-23
77	77	Jitendra Vishwanath Bhosale	Yavateswar	101/3	LND/WS/1565/23	07-07-23
78	78	Amit Pratap Singh Deshmukh	Yavateswar	102/1	LND/WS/1565/23	07-07-23
79	80	Ranjit Shankarao More	Yavateswar	25	LND/WS/1565/23	07-07-23
80	81	Sima Avinash Pawar	Yavateswar	51/1	LND/WS/1565/23	07-07-23
81	83	Rajendra Raghunath Bobde Others -7	Anawle	282/४	LND/WS/1565/23	07-07-23
82	84	Manisha Nandkumar Nalwade	Anawle	340	LND/WS/1565/23	07-07-23
83	85	Premlata Harinarayan Kasat	Anawle	282/३१	LND/WS/1565/23	07-07-23
84	86	Kisan Sakharan More	Petrie	61	LND/WS/1565/23	07-07-23
85	87	Vishal Uddhav Kadam	Petrie	61	LND/WS/1565/23	07-07-23
86	88	Amar Kondiba Attale Others-2	Atali	344	LND/WS/1565/23	07-07-23
87	89	Jahgir Khan Ahmad Khan	Atali	320	LND/WS/1565/23	07-07-23
88	90	Sampat Rajaram Jadhav	Atali	318	LND/WS/1565/23	07-07-23
89	91	Vineet Kiran Sable	Atali	322	LND/WS/1565/23	07-07-23
90	92	Ghanshyam Narayandas Chhabra	Atali	296/2	LND/WS/1565/23	07-07-23
91	92	Ghanshyam Narayandas Chhabra	Atali	302	LND/WS/1565/23	07-07-23
92	93	Bapu Hari Atale and 6 others	Atali	309	LND/WS/1565/23	07-07-23
93	94	Feroze Habib Khan Pathan	Atali	319	LND/WS/1565/23	07-07-23
94	95	Vaishali Pramod Tangsale	Agundewadi	16/4, 16/5	LND/WS/1565/23	07-07-23
95	96	Pratap Rajemahadik	Agundewadi	16/6	LND/WS/1565/23	07-07-23
96	97	Vikram Lalasaheb Pawar	Parambewadi	315	LND/WS/1565/23	07-07-23
97	98	Vaibhav Kundlik Farande	Kanher	51/7	LND/WS/1565/23	07-07-23
98	99	Avinash Malharrao Kakade	Agundewadi	195	LND/WS/1565/23	07-07-23
99	100	Ramachandra Krishna More and 9 others	Petrie	61	LND/WS/1565/23	07-07-23



महाराष्ट्र शासन  
महसूल व धन विभाग  
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फोन नं- ०२१६२-(२३०६८१)

क्र.जमिन/कावि-१९७७/२०२३

दिनांक-१४/०८/२०२३

आदेश

विषय:-कास व कास परीसर अनावळे, पेद्री, आगुंडेवाडी, यवतेश्वर, सांबरवाडी येथे अनाधिकृत वायंकाम केलेल्या इमारतींवर दंडात्मक कारवाई करणेबाबत..

ज्या अर्थी या कार्यालयाकडील अंतिम नोटीस क्रमांक जमीन/ कावि-१५६५/ २३,दिनांक ७/७/२०२३ अन्वये अजय दादासाहेब घाडगे रा. यवतेश्वर ता. जि. सातारा यांना मौजे यवतेश्वर येथील स. नं. २८/२ पै. मध्ये ०.१६०० चौ. मी. अनाधिकृत बांधकाम निवासी / वाणिज्य कारणास्तव केलेबाबतची अंतिम नोटीस बजावणेत आलेली आहे.

ज्या अर्थी सदर नोटीसमध्ये अनावळे येथे अनाधिकृत बांधकामासाठी सक्षम अधिकारी यांची परवानगी घेतली नसलेबाबत माझे निदर्शनास आले आहे असे स्पष्ट कळविले आहे. तसेच यांना महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४५ अन्वये कारवाई का करणेत येऊ नये याबाबत चा खुलासा मागविणेत आलेला होता तसेच सबळ पुराव्याची कागदपत्रे सादर करावी अशी संधी देणेत आली होती परंतु आजअखेर पर्यंत कोणतेही सक्षम पुरावे सादर करणेत आलेले नाही असे माझे निदर्शनास आलेले आहे.

ज्या अर्थी माझे असे निदर्शनास येत आहे की, आपणास नोटीस देऊनही आपण सदर अनाधिकृत इमारतीचा वापर सुरू ठेवलेला आहे, व आजअखेर इमारतीचे बांधकाम निष्कासीत केले नाही असेही माझ्या निदर्शनास आले आहे.

ज्या अर्थी अजय दादासाहेब घाडगे रा. यवतेश्वर ता. जि. सातारा यांना मौजे यवतेश्वर येथील स. नं. २८/२ पै. मध्ये ०.१६०० चौ. मी. अनाधिकृत बांधकाम निवासी / वाणिज्य वापर करून केलेल्या अनियमिततेबाबत महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ५२ मध्ये इमारतीचे अनाधिकृत वापराबाबत रूपये पाच हजार दंडाची शिक्षा करणेबाबत तरतुद आहे.

त्या अर्थी मी राजेश जाधव, तहसिलदार सातारा तथा कार्यकारी दंडाधिकारी सातारा मला शासनाने प्रदान केलेल्या दंड करणेच्या शक्तीस अधीन राहून अजय दादासाहेब घाडगे रा. यवतेश्वर ता. जि. सातारा यांना मौजे यवतेश्वर येथील स. नं. २८/२ पै. मध्ये ०.१६०० चौ. मी. अनाधिकृत बांधकाम निवासी / वाणिज्य कारणास्तव केलेने त्यांचेकडून झालेल्या अनियमिततेबाबत महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ५२ मधील कलमाप्रमाणे तुम्हास ५०००/- रूपये (पाच हजार रूपये) दंडाची शिक्षा करत असून सदरचा दंड शासनाचे कोषागारात जमीन महसूल मुख्यलेखाशिर्ष -००२९ खाली भरून त्याची पावती इकडे सादर करावी.

उपरोक्त दंडाची रक्कम भरल्यावर सदरचे अनाधिकृत बांधकाम हे नियमित झाले असे समजण्यात येऊ नये

  
(राजेश जाधव)

तहसिलदार सातारा

प्रत:- मा. उपविभागीय अधिकारी सो. सातारा यांचेकडे माहितीसाठी सचिनय सादर.

प्रत:- गांव कामगार तलाठी अनावळे ता. सातारा यवतेश्वर

२/- सदरचा आदेश संबंधितांना वेळेत बजावून बजावलेबाबतचा अहवाल उलटटपाली इकडे मुदतीत सादर करावा.

  
तहसिलदार सातारा

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## Kas And Kas area construction information uses of place / land and year of construction

Sr. No.	File No.	Name	Village	Gat / Survey No.	Uses of Place / land	Year
1	1	Somnath Rajaram Jadhav other-3	Atali	344	Hotel, Lodge	2012-13
2	2	Rajesh Mahadev Mane	Anawle	284	Hotel	2013-14
3	3	Dipak Bhagawat Jawale	Yavateswar	109/3	Home	2013-14
4	4	Rajesh Nandkumar Bhutkar	Yavateswar	70/3	Hotel	2013-14
5	5	Mahendra Mansukhalal Shaha	Yavateswar	24/3	Farmhouse Rcc Bunlow	2012-13
6	6	Babulal Rajaram Bhamare	Yavateswar	116/1/1	Farmhouse Rcc Bunlow	2001-02
7	7	Kunal Kishor Ghodake	Yavateswar	93/2	Hotel lodging, Farmhouse	2012-13
8	8	Rajdeep Eknath Majgaonkar	Yavateswar	119/13f	Home	2007-08
9	9	Lilachand Netaji Bafana	Yavateswar	44/1	Farmhouse Rcc Bunlow	2007-08
10	10	Rajendra Subhash Bagal	Yavateswar	111	Rcc Bunlow	2008-09
11	11	Aparna Avinash Bachal	Yavateswar	44/1	Farmhouse	2012-13
12	12	Nilkanth Parshuram Tapase	Yavateswar	109/3	House and Lodging	2012-13
13	13	Smita Shashikant Patkar	Yavateswar	23/2	Farmhouse Rcc Bunlow	2010-11
14	14	Indrayani Pradip Jadhav	Yavateswar	119/13f	Demolish	
15	15	Nilima Madan Bhosale	Sambarwadi	47/1	Farmhouse	2012-13
16	16	Shakil Ahmad Sayyad	Sambarwadi	35/1	Farmhouse	2013-14
17	17	Sangita Ghanshyam Mane	Yavateswar	47/1	Farmhouse Rcc Bunlow	2014-15
18	18	Babaso Shivaji Rao Kadam	Yavateswar	41/2	Demolish	
19	19	Swarad Shirish Chitnis	Yavateswar	5	Hotel Eagle, Farmhouse	2010-11
20	20	Mahesh Suresh Loya	Anawle	284	Farmhouse Rcc Bunlow	2015-16
21	21	Farukh Nariman Cooper	Anawle	284	Farmhouse Rcc Bunlow	2015-16
22	22	Shankar Rajaram Jadhav	Atali	344	Hotel and Lodging	2010-11
23	23	Sampat Rajaram Jadhav	Atali	344	Heritagewadi Hotel, Lodge and Wedding Hall	2021-22
24	24	Sarika Sampat Jadhav	Atali	344	Heritagewadi Hotel, Lodge and Wedding Hall	
25	25	Dilip Mahadev Umbarkar	Yavateswar	44/1a	Farmhouse, Rcc Banlow	2006-07
26	26	Baburao Shaymrao Karve	Yavateswar	120/24/1	Home and Hotel	2011-12
27	27	Shrikrishna Ramchandra Umbarkar	Yavateswar	105/1/1	Home and Hotel	2003-04
28	28	Shankar Nana Jare m. or Jayshree Shankar Jare Others 1	Yavateswar	115/1/1	Home and Hotel and Lodging	2008-09
29	29	Mukund Ganpat Pawar	Yavateswar	105/2		
30	30	Gulabrao Genu Bhange	Sambarwadi	36/3	Hotel Bakula Garden	2013-14
31	31	Rajendra Gyandev Karve Others-6	Yavateswar	120/7	House and Hotel	2013-14
32	32	Ramdas Shankar Karve	Yavateswar	1208	House and Hotel	2015-16
33	32	Ramdas Shankar Karve	Yavateswar	37/2	House and Hotel	2005-06
34	33	Raju Dattu Bhange Others-3	Sambarwadi	39/1/1	T angel House	2005-06
35	34	Atmaram Gangaram Bhange	Sambarwadi	89/1	Home	2010-11
36	35	Laxmibai Khashaba Umbarkar Others-2	Yavateswar	89/1	Home, Hotel and Mess	
37	36	Ramchandra Baburao /Baburao Ganu Umbarkar	Yavateswar	42/1	Shop and House	2014-15
38	37	Man Singh Yashwant Pawar	Yavateswar	72	Rcc Bunlow	2014-15
39	38	Rohidas Baburao Sapkal	Yavateswar	120/7	Home) Hotel	
40	39	Suryakant Gnandev Karve Others-6	Yavateswar	60		
41	40	Sampat Tukaram More, Gramstha Mandal Petri	Petrie	60	Living House	2019-20
42	41	Ramchandra Hariba More	Petrie	60	Living House	1993-94
43	42	Ankush Vitthal More and 1	Petrie	60	Living House	2000-2001
44	43	Shantabai Narayan More and Gramstha Mandal	Petrie	60		
45	44	Nitin Ganpat More, Gramstha Mandal Petri	Petrie	60		
46	45	Prasanna Ravindra Gadkari	Atali	311	Living House	2008-09
47	46	Krishna Ramachandra Mane Others-1	Anawle	339	Living House	2011-12
48	47	Santosh Sahdev Atale	Atali	344	Living House	2011-12
49	48	Jagu Changu Mane, Vijay Mane	Anawle	358	Living House	2016-17
50	49	Namdev Shankar Jadhav Others-28	Anawle	346	Hotel Dongarmatha, Lodging	2016-17

50	50	Ajit Maruti Mane	Anawle	347	Hotel and Lodging	2016-17
	51	Sampat Rajaram Jadhav	Atali	319	Heritagewadi Hotel, Lodge and Wedding Hall	2016-17
52	52	Sampat Ganpat Jambhale and 11	Jambhalmurre (Kanher)	51/12	Living House	2016-17
53	53	Jaywant Manohar Thoke	Kanher			
54	54	Dhananjay Vishwarao Jadhav	Jambhalmurre (Kanher)	51/10	Living House and hotel	2015-16
55	55	Shailesh Prabhakar Inamdar	Jambhalmurre (Kanher)	51/12	Living House and hotel	2011-12
56	56	Hemlata Purushottam Nikam	Jambhalmurre (Kanher)	51/8	Load bering House	2015-16
57	57	Manoj Narayan Deshmane	Jambhalmurre (Kanher)	51/12	Living House and hotel	2011-12
58	58	Jalindar Shrirang Shinde	Agundewadi	25	Hotel	2021-22
59	59	Ramesh Chandrasekhar Kabbur	Agundewadi	16	Farmhouse	2011
60	60	Laxman Jagannath Shinde	Agundewadi			
61	61	Ramesh Anil Ubale and others	Agundewadi	16/6	Hotel and Lodging	2012-13
62	62	Balkrishna Kondiba Shedde	Agundewadi	25	Hotel	2015-16
63	63	Dhanaji Balwant Shinde	Agundewadi	24	Farmhouse	2016-17
64	64	Nilesh (Atul) Arun Bartakke	Chorgewadi	195	Rcc Bunlow Farmhouse	2014-15
65	65	Vaman Mahadev Umbarkar	Yavateswar	44/1	Home and Hotel	2011-12
66	66	Shyamala Madan Joshi	Yavateswar	104/11/1	Hotel	2014-15
67	67	Madhukar Tukaram Patekar and Dilip Tukaram Patekar	Yavateswar	100/1	Home and Hotel	2016-17
68	68	Ranjit Shankarao More	Yavateswar	25	Two Room and Playground	2016-17
69	69	Ravindra Chandu Mane and Nitin Mane Shripati mane	Anawle	333	Hotel lodging,	2017-18
70	70	Shubhangi Anil Patil	Anawle	284	Farmhouse	2017-18
71	71	Sahajram Narayandas Chabada	Atali	294	Hotel lodging, wedding hall	2015-16
72	72	Shrirang Dhondiram Gogawale	Chorgewadi	189	RCC hotel	2016-17
73	73	Ashok Sahebrao Kadam	Parambewadi	97	Farmhouse	2016-17
74	74	Laxman Ganpat Kadam etc.-7	Yavateswar	86/1	Rcc Bunlow	2014-15
75	75	Mangesh Vitthal Wadekar	Yavateswar	101/2	Farmhouse Rcc Bunlow	2016-17
76	76	Sudhir Ramchandra Salunkhe	Yavateswar	33/3	Hotel Two Floor Bldg.	2016-17
77	77	Jitendra Vishwanath Bhosale	Yavateswar	101/3	Farmhouse lawn, Punjabi Hotel	2016-17
78	78	Amit Pratap Singh Deshmukh	Yavateswar	102/1	Farmhouse Rcc Bunlow	2016-17
79	79	Ranjit Shankarao More	Yavateswar	25		
80	80	Sima Avinash Pawar	Yavateswar	51/1	Farmhouse, Rcc Banlow	2012-13
81	81	Rajendra Raghunath Bobde Others -7	Anawle	282/क	Farmhouse	2021-22
82	82	Manisha Nandkumar Nalwade	Anawle	340	Farmhouse	2021-22
83	83	Premlata Harinarayan Kasat	Anawle	282/3	Farmhouse	2021-22
84	84	Kisan Sakharan More	Petrie	61	Living House	2021-22
85	85	Vishal Uddhav Kadam	Petrie	61	Farmhouse	2021-22
86	86	Amar Kondiba Attale Others-2	Atali	344	Living House	2021-22
87	87	Jahgir Khan Ahmad Khan	Atali	320	House	2021-22
88	88	Sampat Rajaram Jadhav	Atali	318	Heritagewadi, Hotel, Lodge and Wedding Hall	2021-22
89	89	Vineet Kiran Sable	Atali	322	Hotel and house	2021-22
90	90	Ghanshyam Narayandas Chhabra	Atali	296/2	Hotel, Lodge and Wedding Hall	2020-21
91	91	Ghanshyam Narayandas Chhabra	Atali	302	living House and Tea Stall	2020-21
92	92	Bapu Hari Atale and 6 others	Atali	309	Hotel and Lodging	2021-22
93	93	Feroze Habib Khan Pathan	Atali	319	Hotel and Lodging	2021-22
94	94	Vaishali Pramod Tangsale	Agundewadi	16/4, 16/5	Hotel and Lodging	2021-22
95	95	Pratap Rajemahadik	Agundewadi	16/6	Shooting Range	2016-17
96	96	Vikram Lalasaheb Pawar	Parambewadi	315	Hotel Redfort Lodging	
97	97	Vaibhav Kundlik Farande	Kanher	51/7	Hotel and Living house	2021-22
98	98	Avinash Malharrao Kakade	Agundewadi	195	Two floor RCC Hotel	2021-22
99	99	Ramachandra Krishna More and 9 others	Petrie	61	Living house	2010-11