

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL
WESTERN ZONE BENCH, PUNE
ORIGINAL APPLICATION NO.66 OF 2024 (WZ)**

Bharat Mithalal Nagori

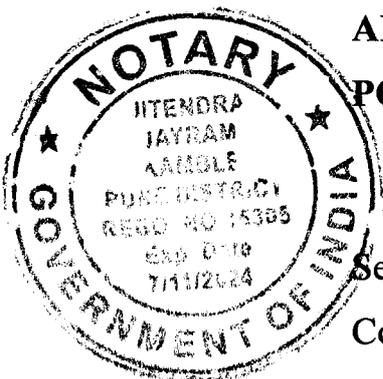
.... Applicant

Versus

MPCB & Ors.

.... Respondents

**AFFIDAVIT IN REPLY ON BEHALF OF MAHARASHTRA
POLLUTION CONTROL BOARD i.e. RESPONDENT NO. 1.**



I, Kartikeya Langote, aged about 52 years, occupation – Service, the Sub-Regional Officer of the Maharashtra Pollution Control Board at Pune-I, having office address at 2nd Floor, Jog Centre, Wakdewadi, Pune – 411003, do hereby state on solemn affirmation as under –

- (1) I say and submit that I have perused the papers of proceedings and I am filing this Affidavit in Reply in compliance of the Order dated 2/4/2024 passed by this Hon'ble Tribunal.
- (2) I say and submit that the present Application is regarding illegal commercial activities of agro tourism, banquet hall and restaurant namely “Kodre Farms” and “Ranmala” Pune carried out by Respondent No.18 on agricultural land bearing

Survey Nos.27/1, 27/2, 31/1 situated at Village: Vadgaon Khurd, without obtaining permissions from the statutory authorities.

- (3) I say and submit that the Official of the Respondent-Board at Pune has visited to the aforesaid site on 04/04/2024 & 11/04/2024 and observed as under :-

A. Visit on 04/04/2024 :

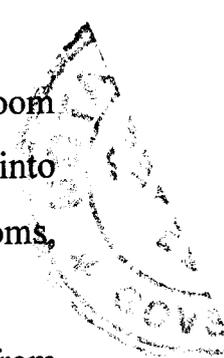
- i. Visited Sr. No.26, Vadgaon Khurd, Lagad Mala, Singhgad Road, Pune. At the time of visit, representative Mr. Nikit Kodre & Mrs. Sonal Kodre informed that total land is 22 Acres & total 6 owners of the land.
- ii. During visit, it was observed that, on the said land Play Ground / Cricket Ground, Agricultural Farm for Vegetables Farming, Open dug well, some open land, tree plantation- small and big trees were observed in the said project area. Ranmala Agro Tourism, one concreted structure & shed observed at site.
- iii. At the time of visit, representative of Ranmala Agro Tourism not available at the site. Also, the Ranmala Agro Tourism not found in operation. They have Restaurant activity about 20 Nos. of tables.



- iv. Ranmala Agro Tourism has obtained permission from Maharashtra State Agri & Rural Tourism Co-operative Federation Ltd. on 01/11/2022 valid upto 31/10/2025.
- v. At the time of the visit, no Mangal Karyala observed on the site.

B. Visit on 11/04/2024 :

- i. Visited at Sr. No. 27/1, 27/2, 31/1 along with 26, Vadgaon Khurd, Lagad Mala, Singhgad Road, Pune.
- ii. At the time of visit, representatives Mr. Nikit Kodre informed that total land is of 22 Acres & there are total 6 owners of the land.
- iii. During visit, it was observed that, on the said land Play Ground / Cricket Ground, Agricultural Farm of Vegetables Farming, Open dug well, some open land, tree plantation were observed in the said project area around Nos. 500-550, Temporary Tin Shed observed which used of Cow and Buffalo and Goats. Ranmala Agro Tourism, one concreted structure & shed observed at site.
- iv. At the time of visit, representative of Ranmala Agro Tourism Mr. Nilesh Kodre and Mr. Abhay Kudale were present at the site. Ranmala Agro Tourism found in operation. Owner of Land is Mr. Ashok Kodre and the said land is leased out to Ranmala Agro Tourism and they have Restaurant activity of about 20 Nos. of tables.

- 
- v. They have provided temporary kitchen and washroom at the site for kitchen waste, which is converted into manure and same used for farming. For washrooms, septic tank followed by soak pit is observed.
 - vi. Ranmala Agro Tourism has obtained permission from Maharashtra State Agri & Rural Tourism Co-operative Federation Ltd. on 01/11/2022 valid upto 31/10/2025.
 - vii. At the time of the visit, no Mangal Karyala observed on the site.
 - viii. During visit farming activity was observed and about 3 - 4 Nos. of temporary Huts observed on the said land.

Copies of the visit reports dated 04/04/2024 & 11/04/2024 are attached herewith and annexed as **Annexure-I Collectively**. A copy of the permission obtained from Maharashtra State Agri & Rural Tourism Co-operative Federation Ltd. vide letter dated 01/11/2022 is attached herewith and annexed as an **Annexure-II**.

- (4) I say and submit that as at the time visit there is no Mangal Karyala/Marriage Hall/Lawns in existence Hence it does not attract consent regime.
- (5) Hence this affidavit.

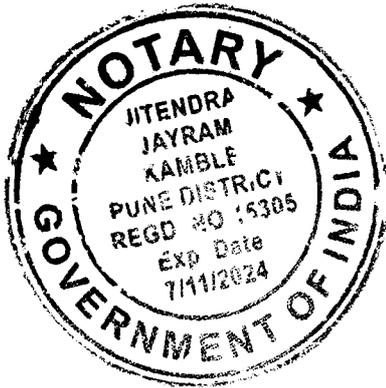
Solemnly affirmed on this day of April, 2024 at Pune.

I know the affiant

For and on behalf of Maharashtra
Pollution Control Board i.e.
Respondent No. 1.

ADVOCATE

[Signature]
15/4/24
(Kartikya Langote)
Sub-Regional Officer, Pune-I



BEFORE ME

JITENDRA J. KAMBLE
ADVOCATE & NOTARY
GOVT OF INDIA

15 APR 2024

15 APR 2024



Annexure I Collectively

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MAHARASHTRA POLLUTION CONTROL BOARD
Sub-Regional Office, Pune-1

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Fax.: - (020) - 25811701
E-mail: -
sropune1@mpcb.gov.in
Website: - [http//mpcb.gov.in](http://mpcb.gov.in)



Jog Centre, 2nd Floor,
Wakdewadi,
Old Pune-Mumbai Road,
Pune- 411003.

Field Visit Report

This office has received the Hon'ble NGT order dated 02/04/2024 in OA No. 66 of 2024 (WZ). In the said order, Hon'ble NGT has directed MPCB to submit the report.

With reference to above order, as per directives of Sub-regional Officer, Pune-1, visit was paid to Sr. No. 27/1, 27/2, 31/1 along with 26, Vadgaon Khurd, Lagad Mala, Singhgad Road, on 11/04/2024. During visit following observations were made.

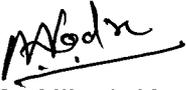
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- iv. At time of visit representative of Ranmala Agro Tourism Mr. Nilesh Kodre and Mr. Abhay Kudale were available at the site.
- v. Also, the Ranmala Agro Tourism found in operation. Owner of Land is Mr. Ashok Kodre and the said land is leased out Ranmala Agro Tourism They have Restaurant activity about 20 Nos. of tables.
- vi. Also, they have provided temporary kitchen and washroom at the site for kitchen waste, kitchen waste is converted into manoeuvre and same used for farming. For washrooms Septic tank followed by soak pit is observed.

Ranmala Agro Tourism has obtained permission from Maharashtra State Agri & Rural Tourism Co-operative Federation Ltd.on 01/11/2022 valid upto 31/10/2025. Copy enclosed.

- vii. At the time of the visit, no Mangal Karyala observed on the site.
- viii. Also, during visit farming activity was observed and on or about 3 - 4 Nos. of temporary Huts is on to the said land.



Mr Nikit V Kodre



Mr. Nilesh Kodre



Mr. Abhay Kudale
(Representative)



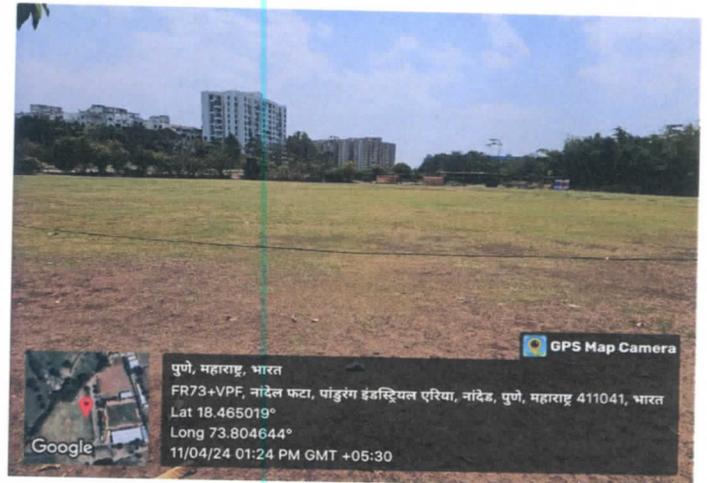
Kartikeya Langote

Sub-Regional Officer- Pune-I



Cricket Net Practice

Play Ground /Cricket Ground



Kitchen wastage

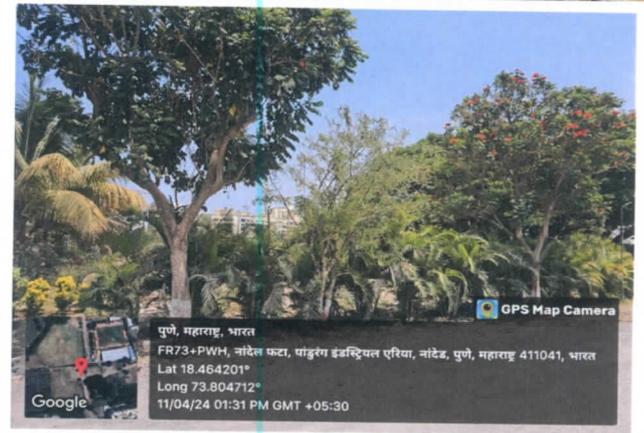
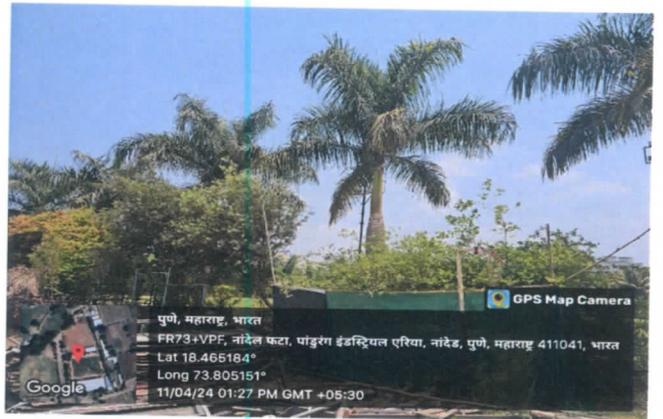
Septic Tank with Soak Pit



Temporary Tin Shed Cow and Buffalo



Tree Plantation





Ranmala Agro
Tourism Kitchen



Ranmala Agro
Tourism Washroom



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MAHARASHTRA POLLUTION CONTROL BOARD

Sub-Regional Office, Pune-1

Phone: - (020) - 25811694
 Fax.: - (020) - 25811701
 E-mail: -
 sropune1@mpcb.gov.in
 Website: - http://mpcb.gov.in



Jog Centre, 2nd Floor,
 Wakdewadi,
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 Pune- 411003.

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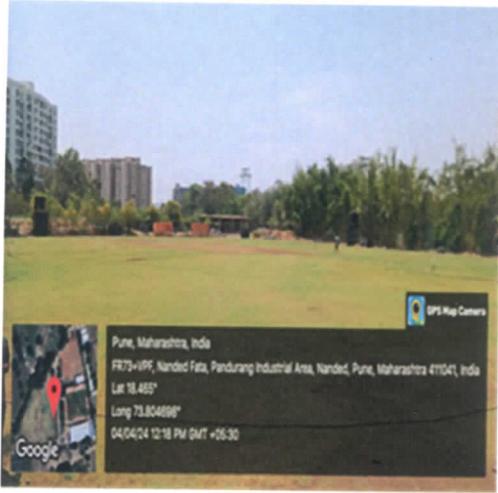
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Jyoti Sutar
 Field Officer, SRO, Pune-1



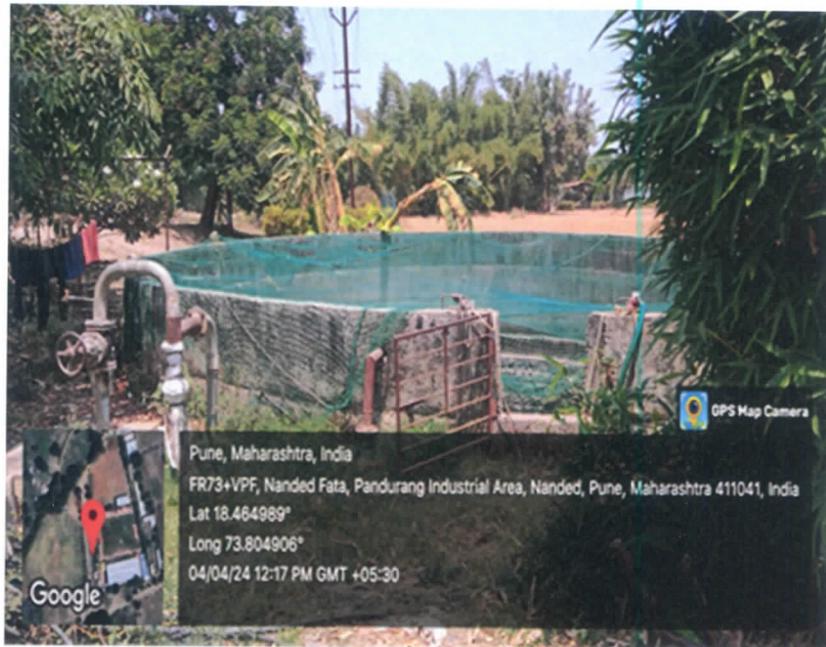
Cricket Ground



Cricket Ground



Open Well:-



Small & Big trees:-



Agricultural farming of Vegetables



Ranmala Agro Tourism

