





BEFORE THE NATIONAL GREEN TRIBUNAL  
WESTERN ZONE BENCH, PUNE

APPEAL NO: 39 OF 2022 WZ

Along With I.A. No. 136 of 2022 WZ

Taloja Manufacturers Association                      APPELLANT  
VERSUS

Union Of India and others                      RESPONDENTS

**AFFIDAVIT IN REPLY  
ON BEHALF OF RESPONDENT NO. 6**

I, Jyoti Kawade Designation: Deputy Director of Town Planning working in the Panvel Municipal Corporation having its Office at Panvel Municipal Corporation Office, Panvel, District Raigad 410206, Adult, Indian inhabitant do hereby state and declare on solemn affirmation as under:

1. I say that I have read and perused the copy of the Plaint in the captioned matter. I say that I am conversant with the facts and circumstances of the present case so as to depose the same.
2. I say that I am filing the present Affidavit in Reply for limited purpose and for limited purpose and only to address the questions raised by Hon'ble Tribunal vide its order dated 17<sup>th</sup> March 2023. I say that I am filing the present Affidavit in Reply also for a limited purpose that is to oppose the reliefs claimed in the present Appeal and to oppose the grant of any interim and ad interim reliefs claimed therein. I say that, I crave leave of this Hon'ble Tribunal to file Additional



Affidavit if so required. I say that, I deny all and singular, the statements, averments and contentions contained in the Appeal which are, in any manner contrary to or inconsistent with the contents thereof, as if the same were set out herein and traversed seriatim.

3. I respectfully say and submit that unless specifically admitted herein below, no statement, averments and/or contentions contained in the present Suit should be deemed to be admitted by me on account of the same not being specifically denied by me.
4. At the outset, I say that the Appellant in the present Appeal have principally sought an order quashing the environmental clearance dated 25<sup>th</sup> July 2022 granted by the SEIAA to M/s. Arihant Superstructures Limited for construction project of residential nature. Further the Appellant has also sought a relief by way of an order restraining the Respondent No. 5 viz. Arihant Superstructures Ltd. for raising construction in pursuance to impugned EC dated 25<sup>th</sup> July 2022, that is within the 500 m of outer boundary of the existing CHWTSDF of the Taloja Industrial Estate, within the no development buffer zone. Furthermore, the Appellant has also sought an order directing the Respondent No. 2 and 3 to maintain the no Development buffer zone around existing TSDF and to restrict the sensitive activities of residential nature within the buffer zone of CHWTSDF.



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5. I say that, the said Appeal was argued before the Hon'ble Tribunal on several occasions. Lastly, the same was argued before the Learned Tribunal on 17-3-2023.
6. At the outset, I say that, it is required to be clarified that the main challenge is to the environmental clearance which is not issued by the answering Respondent and hence there are no prayers particularly sought against the answering Respondent. I say that, having said that the present Affidavit in Reply is filed in order to comply with the directions issued by the Learned Tribunal vide its order dated 17<sup>th</sup> March 2023.
7. I say that initially the answering Respondent viz. the Panvel Municipal Corporation was not even a party to the present Appeal. Thereafter vide an Interim Application No. 35 of 2023 (WZ), the answering Respondent was sought to be impleaded as party Respondent. The reason given by the Appellant for adding the answering Respondent as a party to the present Appeal is that the building permissions have been granted by the answering Respondent within the buffer zone of closed CHWTSDF (Central Hazardous Waste Treatment Storage And Disposal Facility). I say that vide the order dated 15<sup>th</sup> May 2023, the Learned Tribunal has directed the answering Respondent to file its reply as to how the answering Respondent has granted permission to Respondent No. 5 / project Proponent to raise construction of the project in question. I say that, the present Affidavit in Reply is filed



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only to this limited extent and to answer the limited query raised by the Learned Tribunal.

8. I say that the project in question is to be constructed upon a land situated at Survey No. 43 / 3 / 2, 59 / 2, 60 / 1 / 2B, 35 / 1+2 / (2), 35 / 1+2 / (3) and 35 / 1+2 / (4) village Ghot, Taluka Panvel, District Raigad. I say that, the development permission for residential cum commercial building on the said property on the said survey numbers was granted vide order dated 25<sup>th</sup> March 2022 issued by the Assistant Director of Town Planning, Panvel Municipal Corporation. Hereto annexed and marked as **EXHIBIT A** is the true copy of the order dated 25<sup>th</sup> March 2022.

9. In this regard the following is required to be taken into consideration.

10. I say that land at survey no. 35 and 36 situated at village Ghot, Taluka Panvel, District Raigad was shown as Green Zone in the approved Development plan of Ambernath Kulgaon Badlapur and Surrounding Notified Area (AKBSNA for short). I say that the said village Ghot was included in the jurisdiction of the Panvel Municipal Corporation pursuant to Government Notification dated 26<sup>th</sup> September, 2016. Hereto annexed and marked as **EXHIBIT-B** is the true copy of the Notification dated 26<sup>th</sup> September, 2016.



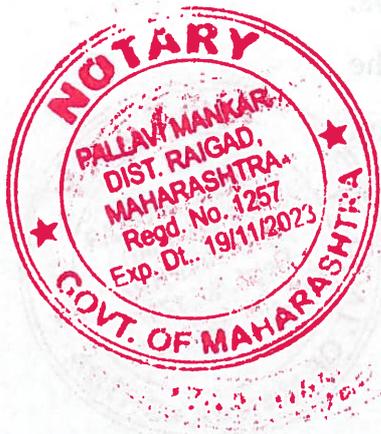
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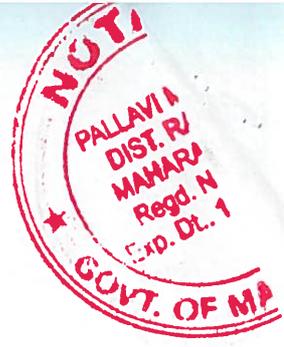
11.I say that the Unified Development Control and Promotion Regulations for Maharashtra State ('UDCPR' for short) came into force from 3<sup>rd</sup> December, 2020 upon its publication in the Official Gazette.

12.I say that upon a co-joint reading of Regulation 4.2(VIII) which deals with land use classification and equivalence of zones as well as Regulation 7.7.1 and 7.7.2 it is abundantly clear that firstly, No Development Zone as well as Green Zone shall be treated as equivalent to Agricultural Zone. Further if the owner of the land constructs the housing for EWS/ LIG in the form of tenements of size up to 50 sq. mtrs. built up area on his plot then he shall be allowed FSI of maximum building potential mentioned in the column 6 or 9 of Table No. 6G of Regulation 6.1 or 6.3. furthermore, that the housing scheme mentioned in Regulation No. 7.7 shall be permissible in Agricultural Zone with FSI of 1.00 with approach road of minimum 9m. hereto annexed and marked as **EXHIBIT-C** is the true copy of the relevant provisions of UDCPR.

13.I say that the boundary of revenue village Chal, which falls within the jurisdiction of Panvel Municipal Corporation, which is adjacent to the land in question was indicated as Industrial Zone as per approved Development Plan of Navi Mumbai prepared by CIDCO at the relevant time. In view thereof if the provision of Regulation 4.8(ii) of UDCPR is



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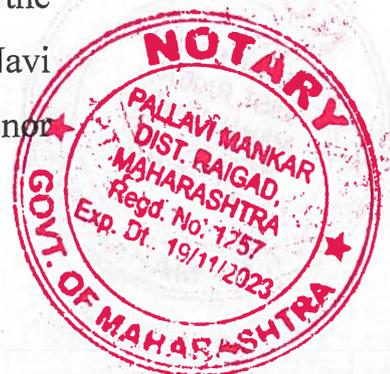


perused, it would be clear that residential use of land is permitted at distance, minimum of 23 meters, from the boundary of Industrial Building/ use.

14.I say that it would be expedient to bring to the kind attention of this Honorable Court that before making the proposed land use map, in revised and consolidated Draft Development Plan of area under the Jurisdiction of the Panvel Municipal Corporation, the answering respondent had sought details of from the MIDC and CIDCO with respect to land area, place (Survey No., Plot No. etc.), existing use of land, reservation on land etc. hereto annexed and marked as **EXHIBIT-D** is the true copy of the communications addressed to MIDC and CIDCO. However, till date Corporation did not receive any information from the MIDC as well CIDCO.

15.I say that the Applicant herein has mentioned that as per the Notification, 2001 of MIDC allotted Land at Plot No. 32, bearing Survey No. 68, 69/1(B), 69/2, 69/3, 69/4, 70, 71, 72/1, 72/2 (A), 72/2 (B), 73, 77/1, 77/2, 74/1, 74/2, 74/2 (B), 74/2 (C), 74/3, 85 admeasuring area 284460 sq.mt. And Plot No. 32 (Part), bearing Survey No. 61 (Part), 62, 63/1, 63/2, 64, 65 & 66 admeasuring area 109540 sq.mt. to Ramky Finance & Investment Pvt. Ltd, Hyderabad through its SPV., M/s. Mumbai Waste Management. However, no such use of the said land is mentioned in the Development Plan for Navi Mumbai. It is further to be noted that neither CIDCO nor

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MIDC, who were the erstwhile Planning authority, with respect to the surrounding area to the CHWTSDF, had ever notified the same to be a buffer zone.

16.I say that on the bare perusal of the said development permission dated 25<sup>th</sup> March 2022, it can be seen that it is categorically mentioned there, that the Commencement Certificate is issued, subject to strict compliance of terms and conditions as mentioned in the annexure A attached herewith.

17.I say that, thereafter a Commencement Certificate for the said Survey numbers, on which the proposed project is to be constructed, was issued vide Commencement Certificate dated 25<sup>th</sup> March 2022. I say that if the condition No. 46 of the said Commencement Certificate is perused, it can be seen that it is categorically stated that the Commencement Certificate is issued subject to the condition that the owner/developer shall submit Environment Clearance Certificate before starting any construction work on the said plot.

18.I say that thus it was mandatory upon the Respondent No. 5 to obtain an Environment Clearance Certificate from the concerned authority before commencement of any work. I say that abundant care and caution was taken at the end of the Panvel Municipal Corporation to ensure that there is no diversion from or non-compliance of any statutory provision,



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rules or regulations with respect to the environmental norms under the respective statutes.

19. I say that even assuming that the case of the Appellants is taken is held to be true and correct, even then before issuance of the Environmental Clearance, concerned authorities issuing the said environmental Clearance Certificate ensured all norms are complied with and only thereafter issued the said Environmental Clearance Certificate. Boundary of 500 Mtr is a assumption till date, however none of the authority has marked a buffer zone till today. Again, it is also cleared that, if Buffer zone is to be kept, then it shall be within the plot boundary of the concern authority.

20. I say that, during the period MIDC has issued a separate notification dt. 27<sup>th</sup> March 2023, changed the boundaries of the existing CHWTSDF & MIDC has decided to resume the possession of the said Plot with MIDC by denotifying with change in Land use pattern from Hazardous Waste to Industrial activities. **EXHIBIT E**

21. I further say that, this being the factual and legal position and it is also required to be brought to the notice of this Learned Tribunal, that after MIDC; revised notification dated. 27/03/2023, Learned Municipal Commissioner of the Respondent No. 6, Panvel Municipal Corporation, has passed vide order dated. 27/06/2023 that the Development Permission issued to the Respondent No. 5 dated 25<sup>th</sup> March





2022, has in fact been revoked by the Learned Municipal Commissioner exercising the powers vested in him under Section 51 of the MRTP Act. Hereto annexed and marked as **EXHIBIT F** is the true copy of the Revocation Order dated 27<sup>th</sup> June 2023 & Project Proponent has asked to file revised proposal as per the new notification of the MIDC dt. 27/03/2023.

I say that the contents of this Affidavit are true to the best of my personal knowledge and the legal submissions made therein are true to the best of my belief which belief is based upon the legal instructions and advice given to me by my Advocate which I believe to be correct.

Solemnly affirmed at Mumbai on this 18/08/23 day of Aug 2023.



I KNOW AFFIANT

*[Signature]*  
[ADVOCATE]

AFFIANT

*[Signature]*

Deputy Director Town Planning  
Panvel Municipal Corporation

BEFORE ME

*[Signature]*

PALLAVI A. MANKAR  
NOTARY GOVT. OF MAHARASHTRA  
PANVEL DIST. RAIGAD  
NOTED & REGISTERED  
AT SR NO. 2195 OF 18/08/23

8 AUG 2023





# PANVEL MUNICIPAL CORPORATION

Tal.- Panvel, Dist.- Raigad, Panvel – 410 206.

E mail – [panvelcorporation@gmail.com](mailto:panvelcorporation@gmail.com)

Tel – (022) 27458040/41/42

No.PMC/TP/Ghot/43/3/2, 59/1 & Others/21-22/16186/८७९/2022

Date : 24/03/2022

To,

**M/s. Arihant Superstructures Ltd,**

**Through Director**

**Mr. Ashok B. Chhajjer.**

Arihant Aura, B-wing, 26th Floor,

Plot No. 13/1, TTC Industrial Area,

Thane Belapur Road, Turbhe,

Navi Mumbai – 400 705.

**SUB :- Development Permission for Residential Cum Commercial Building on Survey No.- 43/3/2, 59/1, 60/1/2B, 35/1+2/1(2), 35/1+2/1(3) & 35/1+2/1(4) At.- Ghot, Tal.- Panvel, Dist.- Raigad.**

- REF :-** 1) Your Architect's application no. 12321, dtd. 09/07/2021.  
2) Provisional Fire NOC issued by PMC fire officer vide letter no. PMC/Fire/2021/751, Dated 21/02/2022.  
3) Height Clearance NOC issued by AAI vide letter no. NAVI/WEST/B/122921/642656, Dated 25/01/2022.

Sir,

Please refer to your application for Development Permission for Residential Cum Commercial Building on Survey No.- 43/3/2, 59/1, 60/1/2B, 35/1+2/1(2), 35/1+2/1(3) & 35/1+2/1(4) At.- Ghot, Tal.- Panvel, Dist.- Raigad.

The Development permission is hereby granted to construct Residential Cum Commercial Building on the plot mentioned above.

The Developers / Builders / Owners shall take all precautionary measures for prevention of Malaria breeding during the construction period of the project. If required, you can approach Health Department PMC, for orientation program and pest control at project site to avoid epidemic.

You have to pay the necessary charges due to GST if applicable in future as per Panvel Municipal Corporation policy and as informed to you in writing and if not paid the permission granted will be revoked.

You will ensure that the building materials will not be stacked on the road during the construction period.

It is well aware that the State of Maharashtra is threatened with the spread of COVID-19 Virus and therefore, to take certain emergency measures to prevent and contain the spread of the virus the Govt. of Maharashtra & Hon. Commissioner, PMC issued the guidelines from time to time. Considering these facts, this C.C. / Plinth checked Certificate / O.C. is issued, subject to strict compliance of terms & conditions as mentioned in Annexure-A attached herewith.

Thanking you,

मा. आयुक्त यांचे मंजूरी नुसार



*(Signature)*

Assistant Director of Town Planning  
Panvel Municipal Corporation

C.C.TO:- 1) Architect,  
M/s. AN.ARCH Architects & Planner,  
Office No. 20 & 21, Ground Floor,  
Raheja Arcade, Plot No. 61, Sector 11,  
CBD Belapur, Navi Mumbai 400614.

2) Ward Officer,  
Prabhag Samati 'A, B, C, D'  
Panvel Municipal Corporation, Panvel.

3) Tahasildar, Panvel for information & requested to take converted N.A. Tax  
within 30 days from date of issue of Commencement Certificate of Panvel  
Municipal Corporation.

It is with a view to the State of Maharashtra is directed with the speed of  
COVID-19 virus and therefore to take certain emergency measures to prevent and  
control the spread of the virus the Govt. of Maharashtra & Hon. Commissioner, PMC  
issued the guidelines from time to time. Considering these facts, this C.C. (Plan)  
issued by the C.C. is issued subject to strict compliance of terms &  
conditions as mentioned in Annexure-A attached herewith.

You are requested to pay the necessary charges as per C.C. if applicable in future as per  
Panvel Municipal Corporation policy and as informed to you in writing and to add the  
provision granted will be levied.

You will ensure that the building materials will not be stacked on the road along the  
construction period.

The Department concerned is hereby directed to conduct Periodical Cum  
Commercial Building on the first mentioned above.

The Overseas & Builders & Owners shall take all precautionary measures for  
prevention of malaria breeding during the construction period of the project. It is requested you  
can approach Health Department PMC for information program and pest control at project  
site to avoid malaria.

Please refer to your application for Development Permission for Residential Cum  
Commercial Building on Survey No. - 40812, 881, BUNBUN, 351+31/2, 351+21/2 &  
351+21/1 (A)-Ghat Tal. Panvel, Dist. Raigad.

REF - 1) Your Architect's application no. 12321, and 020202021.  
2) Provisional FOC issued by PMC the office vide letter no.  
3) Height Clearance NOC issued by AAI vide letter no.  
4) Height Clearance NOC issued by AAI vide letter no.

SUB - Investment Permission for Residential Cum Commercial Building on Survey  
No. 40812, 881, BUNBUN, 351+31/2, 351+21/2 & 351+21/1 (A)-Ghat Tal.  
Panvel Dist. Raigad.

Assistant Director of Town Planning  
Panvel Municipal Corporation



Thanking you  
At signed the first page



# PANVEL MUNICIPAL CORPORATION

Tal.- Panvel, Dist.- Raigad, Panvel – 410 206.

E mail – [panvelcorporation@gmail.com](mailto:panvelcorporation@gmail.com)

Tel – (022) 27458040/41/42

No.PMC/TP/Ghot/43/3/2, 59/1 & Others/21-22/16186/ 2022

Date 24/03/2022

## COMMENCEMENT CERTIFICATE

Permission is hereby granted under section – 45 of the Maharashtra Regional and Town Planning Act.1966 (Maharashtra XXXVII of 1966) to, M/s. Arihant Superstructures Ltd, Through Director Mr. Ashok B. Chhajjer. As per the approved plans and subject to the following conditions for the development work of the Proposed Residential Cum Commercial Building (Ground + 13 Upper Floor), Total 08 Buildings on Survey No.- 43/3/2, 59/1, 60/1/2B, 35/1+2/1(2), 35/1+2/1(3) & 35/1+2/1(4) At.- Ghot, Tal.- Panvel, Dist.- Raigad. (Plot Area = 24640.00 Sq.mt., Proposed Residential Built Up Area = 40016.661 sq.mt., Proposed Commercial Built Up Area = 554.634 sq.mt., Total Built Up Area = 40571.295 sq.mt.)

(No. of Residential Unit – 824 Nos. & Commercial Unit – 18 Nos., Total Units – 842 Nos.)

1. This Certificate is liable to be revoked by the Corporation if:-
  - 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use there of is not in accordance with the Sanctioned plans.
  - 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
  - 1(c) The commissioner is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and / or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section – 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.
2. The Owner / Developer shall:-
  - 2(a) The Owner / Applicant shall give intimation in the prescribed form in Appendix-F of UDCPR 2020 after the completion of work up to plinth level.
  - 2(b) Give written notice to the Corporation regarding completion of the work.
  - 2(c) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
  - 2(d) Obtain Occupancy Certificate from the Corporation.
3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code.
4. The Commencement Certificate shall remain valid for a period of 1 year from the date of issue and can be further revalidated as required under provision of section 48 of MRTP Act.- 1966. This Commencement Certificate is renewable every year but such extended period shall be in no, case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act. 1996.
5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him. Prior Permission is necessary for any deviation / Change in Plan.



7. The Owner / Developer shall install the Rain Water Harvesting system as per UDD's notification No. TPB/432001/2133/CR-230/01/UD-II, Dated 10/03/2005 & UDCPR.
  - a) The owner/society of every building mentioned in the (a) above shall ensure that the Rain water harvesting System is maintained in condition for storage of water for non-potable purposes or recharge of groundwater at all times.
  - b) The Authority may impose a levy of not exceeding Rs. 1000/- per annum for every 100 Sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain water Harvesting structures as required under these regulations. Failure to provide Rain Water Harvesting System shall be deemed as breach of the conditions on which the development permission has been granted.
8. As per provisions of section 13.2, 13.4, 13.5 of UDCPR- 2020, the applicant / owner / developer shall install SWH / RTPV, Grey Water Recycling Plant and Solid waste management systems and requisite provisions shall be made for proper functioning of the system.
9. **Action should be taken as per Section 42A (2) of Maharashtra Land Revenue Act, 1966.**
10. The Owner / Developer and The Architect shall strictly adhere to the condition mentioned in Fire NOC.
11. The Owner & the Architect and Structural Engineer concerned area instructed to Strictly adhere to the conditions of Provisional FIRE NOC issued vide PMC/Fire/2021/751, Dated 21/02/2022. by Chief Fire Officer, Fire Brigade Department, PMC.
12. The Owner / Developer shall obtain all the necessary final NOC's / completion certificates / clearance relating to water supply, sewerages, SWD, Tree, CFO etc. from Panvel Municipal Corporation/CIDCO and submit the same to Panvel Municipal Corporation before applying for Occupancy Certificate for the building on the land under reference.
13. This Commencement Certificate issued to subject to condition that owner of the said plot to obtain Sub-plot Demarcation plan from the competent Authority.
14. The Owner / Developer shall develop RG areas and shall plant and maintained the required number of trees in the RG area as per UDCPR's and shall submit final NOC from the Tree Authority before applying for Occupancy Certificate.
15. Recreation ground or amenity open space be developed before applying for Building Completion Certificate.
16. No work should be started unless the existing structures area to be demolished with utmost care.
17. The Owner & the Architect and Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan. Structural design, Stability building construction quality, which should confirm to with stand an earthquake of highest intensity in seismic zone IV.
18. The building constructed should not be occupied without obtaining Occupation Certificate. Otherwise it will be treated as unauthorized use and necessary action as per law will be taken.
19. The Owner & the architect are fully responsible for any Ownership. Area & Boundary disputes. In case of any dispute Panvel Municipal Corporation will not be responsible.
20. F.S.I. Calculation submitted in the drawings shall be as per UDCPR-2020 Rules. If any discrepancy observed, the Architect will be held responsible and liable for necessary action.



21. The Owner / Developer is fully responsible for any Court Matter if pending in the Court and the order from Hon. Court shall be binding on the applicant.
22. In case of revised permission wherever third party interest is created by way of registered agreement to sale or lease etc. of the apartment, concern of such interest party / person as specified under RERA act. shall be submitted.
23. The Owner / Developer shall be fully responsible if any objection raised by the flat owner to whom applicant has sold the unit as per previous Commencement Certificate.
24. It is Mandatory to provide Temporary Toilet to labourers at site during construction period.
25. It is mandatory for the institution to take safety measures while the construction is under progress with respect to the educational activities going on in the respective site.
26. It is mandatory that the Natural course of water flowing through the plot should be channelized and maintained by the applicant.
27. As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/C4-287/94,UD-11/RDP, Dt.19<sup>th</sup> July, 1994 for all buildings following additional conditions shall apply.
  - i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-
    - a) Name and address of the owner/developer, Architect and Contractor.
    - b) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
    - c) Order Number and date of grant of development permissions or re-development permission issued by the Planning Authority or any other authority.
    - d) Number of Residential flats/Commercial Units with areas.
    - e) Address where copies of detailed approved plans shall be available for inspection.
  - ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.
28. As per the notification dtd. 14<sup>th</sup> September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Dept., Govt. of Maharashtra, vide No. FAR/102004/160/P.No.27/UD-20, dtd. 27/02/2004, for all Buildings following additional conditions shall apply.  
**The owners / Developers shall use fly ash Bricks or Blocks or Tiles or Clay fly ash Bricks or cement fly ash bricks or blocks or similar products or a Combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks & Tiles as the case may be in their construction activity.**
29. The building material in reconstruction case or soil removed from the trenches should not be dumped or stored on municipal road. It should be dumped or stored on site as would be decided by the concern Ward Officers of Panvel Municipal Corporation.
30. The applicants should fulfill all the health related provisions mentioned in the "Implementation of Ant larval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966" The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.



31. Workers should be accommodated at a distance of 25 to 35 feet from the protective walls of adjacent buildings on all sides of the construction site and also from the place where excavation has started. The developer should also arrange accommodation as per the standard in Section 34 of the Building and Other Construction Workers (Employment Regulation and Conditions of Service) Act, 1996.
- Accommodation :-
1. The employer shall provide, free of charges and within the work site or as near to it as may be possible, temporary living accommodation to all building workers employed by him for such period as the building or other construction work is in progress.
  2. The temporary accommodation provided under sub-section (1) shall have separate cooking place, bathing, washing and lavatory facilities.
  3. As soon as may be, after the building or other construction work is over, the employer shall, at his own cost, cause removal or demolition of the temporary structures erected by him for purpose of providing living accommodation cooking place or other facilities to the building workers as required under sub-section (1) and restore the ground in good level and clean condition.
  4. In case an employer is given any land by a Municipal Board or any other local authority for the purposes of providing temporary accommodation for the building workers under this section, he shall, as soon as may be after the construction work is over, return the possession of such land in the same condition in which he received the same.
32. The workers 'quarters should be 25 to 35 feet away from the trees on the construction site so that if the tree falls, the workers' residence will not be endangered.
33. Special care should be taken to ensure that the colony on the construction site is not endangered by electricity and fire.
34. In construction sites where rivers, streams, nallas and natural water streams are in operation, special care should be taken for the safety of the workers and their place of residence should be 50 feet away from such streams.
35. Those working on the construction site must be registered under Section 15 of the "Building and Other Construction (Employment Regulation and Conditions of Service) Act, 1996"
- Section :- 15 Register of beneficiaries :- Every employer shall maintain a register in such form as may be prescribed showing the details of employment of beneficiaries employed in the building or other construction work undertaken by him and the same may be inspected without any prior notice by the secretary of the board or any other officer duly authorized by the board in this behalf.
36. Special care should be taken that workers not registered with the Maharashtra Building and Other Construction Workers Welfare Board will not work on the site.
37. A joint meeting of the developers and contractors of the Municipal Corporation and the municipal limits should be convened to take special care of the safety of the workers and to make the developers aware of the provisions of the Workers' Safety Act.
38. The developer will be obliged to take out accident insurance for the workers so that they are not deprived of the benefits they get in the event of an accident at work.
39. The design of the septic tank will be in accordance with the design of (IS-2470 & UDCPR- 2020), which will be binding on the developer / Architects and his successors. (If Applicable)
40. You will be required to get the design of your septic tank approved by the Sewage Department, Panvel Municipal Corporation. (If Applicable)



41. The Manual Scavenging Act 2013 prohibits the activities of manual scavenging. Therefore the applicant shall submit undertaking before applying for Occupancy Certificate, stating that you will not violate the said law.
42. The Owner / Developer shall be responsible for clearing all pending dues of Govt. & Planning Authorities.
43. The Owner / Developer is required to construct the discharge line at his own cost.
44. The Owner / Developer should set up electrical vehicle charging point in the said plot.
45. The Owner/ Developer shall obtained no objection certificate from Maharashtra Pollution Control Board before applying for Occupancy certificate on the said plot.
46. **This Commencement Certificate is issued subject to condition that the Owner / Developer shall submit Environmental Clearance Certificate before starting any construction work on the said plot.**

**Note:** - You have to pay the necessary charges due to GST if applicable in future as per Panvel Municipal /Corporation policy and as informed to you in writing and if not paid the permission granted will be revoked.

**मा. आयुक्त यांचे मंजूरी नुसार**

*(Signature)*

Assistant Director of Town Planning  
Panvel Municipal Corporation

**C.C.TO:-** 1) **M/s. Arihant Superstructures Ltd,**  
Through Director  
**Mr. Ashok B. Chhajjer.**  
Arihant Aura, B-wing, 26th Floor,  
Plot No. 13/1, TTC Industrial Area,  
Thane Belapur Road, Turbhe,  
Navi Mumbai – 400 705.



- 2) **Architect,**  
**M/s. AN.ARCH Architects & Planner,**  
Office No. 20 & 21, Ground Floor,  
Raheja Arcade, Plot No. 61, Sector 11,  
CBD Belapur, Navi Mumbai 400614.
- 3) **Ward Officer,**  
Prabhag Samati ' A, B, C, D'  
Panvel Municipal Corporation, Panvel.
- 4) **Tahasildar, Panvel** for information & requested to take converted N.A. Tax within 30 days from date of issue of Commencement Certificate of Panvel Municipal Corporation.



# PANVEL MUNICIPAL CORPORATION

Tal.- Panvel, Dist.- Raigad, Panvel – 410 206.

E mail – [panvelcorporation@gmail.com](mailto:panvelcorporation@gmail.com)

Tel – (022) 27458040/41/42

No.PMC/TP/Ghot/35/1A,35/1B,35/1C&36/0/21-22/16188/ 266 /2022

Date : 24 / 03 / 2022

To,

**M/s. Arihant Superstructures Ltd,**  
**Through Director**  
**Mr. Ashok B. Chhajjer.**  
 Arihant Aura, B-wing, 26th Floor,  
 Plot No. 13/1, TTC Industrial Area,  
 Thane Belapur Road, Turbhe,  
 Navi Mumbai – 400 705.

**SUB :- Development Permission for Residential Cum Commercial Building on Survey No.- 35/1A, 35/1B, 35/1C & 36/0 At.- Ghot, Tal.- Panvel, Dist.- Raigad.**

- REF :-** 1) Your Architect's application no. 12319, dtd. 09/07/2021.  
 2) Provisional Fire NOC issued by PMC fire officer vide letter no. PMC/Fire/2022/750, Dated 21/02/2022.  
 3) Height Clearance NOC issued by AAI vide letter no. NAVI/WEST/B/121421/641238, Dated 21/01/2022.

Sir,

Please refer to your application for Development Permission for Residential Cum Commercial Building on Survey No.- 35/1A, 35/1B, 35/1C & 36/0 At.- Ghot, Tal.- Panvel, Dist.- Raigad.

The Development permission is hereby granted to construct Residential Cum Commercial Building on the plot mentioned above.

The Developers / Builders / Owners shall take all precautionary measures for prevention of Malaria breeding during the construction period of the project. If required, you can approach Health Department PMC, for orientation program and pest control at project site to avoid epidemic.

You have to pay the necessary charges due to GST if applicable in future as per Panvel Municipal Corporation policy and as informed to you in writing and if not paid the permission granted will be revoked.

You will ensure that the building materials will not be stacked on the road during the construction period.

It is well aware that the State of Maharashtra is threatened with the spread of COVID-19 Virus and therefore, to take certain emergency measures to prevent and contain the spread of the virus the Govt. of Maharashtra & Hon. Commissioner, PMC issued the guidelines from time to time. Considering these facts, this C.C. / Plinth checked Certificate / O.C. is issued, subject to strict compliance of terms & conditions as mentioned in Annexure-A attached herewith.

Thanking you,

मा. आयुक्त यांचे मंजूरी नुसार



*(Signature)*

Assistant Director of Town Planning  
 Panvel Municipal Corporation

C.C.TO:- 1) **Architect,**  
**M/s. AN.ARCH Architects & Planner,**  
 Office No. 20 & 21, Ground Floor,  
 Raheja Arcade, Plot No. 61, Sector 11,  
 CBD Belapur, Navi Mumbai 400614.

2) **Ward Officer,**  
 Prabhag Samati ' A, B, C, D'  
 Panvel Municipal Corporation, Panvel.

3) **Tahasildar, Panvel** for information & requested to take converted N.A. Tax within 30 days from date of issue of Commencement Certificate of Panvel Municipal Corporation.

SUB - Development Permission for Residential Cum Commercial Building on Plot No. 20/21, Sector 11 & 20/22, Plot No. 61, Sector 11, Panvel, Dist. Raheja.

REF - 1) Your Architect's application no. 127/2, dated 08/07/2021  
 2) Provisional FIMC issued by PMC the office with letter no. PMDC/2021/20, dated 21/07/2021  
 3) Height Clearance FIMC issued by RA vide letter no. NAVABEST/21/142/2021, dated 21/07/2021

Please refer to your application for Development Permission for Residential Cum Commercial Building on Plot No. 20/21, Sector 11 & 20/22, Plot No. 61, Sector 11, Panvel, Dist. Raheja.

The Development Permission is hereby granted in conformity with the Commercial Building on the plot mentioned above.  
 The Developer / Builders / Owners shall take all precautionary measures for prevention of health during the construction period of the project. It is required you can approach Health Department (HMD) for sanitation program and cost control at project site to avoid epidemic.

You have to pay the necessary charges due to GST if applicable in future as per Panvel Municipal Corporation rules and as informed to you in writing and it not paid the permission granted will be void.  
 You will ensure that the building materials will not be stored on the road during the construction period.

It is well aware that the Govt of Maharashtra is threatened with the spread of COVID-19 virus and therefore, to take certain emergency measures to control and contain the spread of the virus the Govt of Maharashtra & Hon. Government of India issued the guidelines from time to time. Considering these facts, the G.O. / Ministry of Health & Family Welfare, Govt. of India is issued subject to strict compliance of terms & conditions as mentioned in Annexure-A attached herewith.

Assistant Director of Town Planning  
 Panvel Municipal Corporation



Trusting you,  
 Dr. Suresh Chandra Patil



# PANVEL MUNICIPAL CORPORATION

Tal.- Panvel, Dist.- Raigad, Panvel – 410 206.

E mail – [panvelcorporation@gmail.com](mailto:panvelcorporation@gmail.com)

Tel – (022) 27458040/41/42

No.PMC/TP/Ghot/35/1A,35/1B,35/1C&36/0/21-22/16188/2022

Date : 24/03/2022

## COMMENCEMENT CERTIFICATE

Permission is hereby granted under section – 45 of the Maharashtra Regional and Town Planning Act.1966 (Maharashtra XXXVII of 1966) to, **M/s. Arihant Superstructures Ltd, Through Director Mr. Ashok B. Chhajjer.** As per the approved plans and subject to the following conditions for the development work of the **Proposed Residential Cum Commercial Building (Ground + 13 Upper Floor), Total 06 Buildings on Survey No.- 35/1A, 35/1B, 35/1C & 36/0 At.- Ghot, Tal.- Panvel, Dist.- Raigad. (Plot Area = 18580.00 Sq.mt., Proposed Residential Built Up Area = 31364.643 sq.mt., Proposed Commercial Built Up Area = 865.361 sq.mt., Total Built Up Area = 32230.004 sq.mt.)**

(No. of Residential Unit – 618 Nos. & Commercial Unit – 27 Nos., Total Units – 645 Nos.)

1. **This Certificate is liable to be revoked by the Corporation if:-**
  - 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use there of is not in accordance with the Sanctioned plans.
  - 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
  - 1(c) The commissioner is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and / or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section – 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.
2. **The Owner / Developer shall:-**
  - 2(a) The Owner / Applicant shall give intimation in the prescribed form in Appendix-F of UDCPR 2020 after the completion of work up to plinth level.
  - 2(b) Give written notice to the Corporation regarding completion of the work.
  - 2(c) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
  - 2(d) Obtain Occupancy Certificate from the Corporation.
3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code.
4. The Commencement Certificate shall remain valid for a period of 1 year from the date of issue and can be further revalidated as required under provision of section 48 of MRTP Act.- 1966. This Commencement Certificate is renewable every year but such extended period shall be in no, case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act. 1996.
5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him. Prior Permission is necessary for any deviation / Change in Plan.



7. The Owner / Developer shall install the Rain Water Harvesting system as per UDD's notification No. TPB/432001/2133/CR-230/01/UD-II, Dated 10/03/2005 & UDCPR.
  - a) The owner/society of every building mentioned in the (a) above shall ensure that the Rain water harvesting System is maintained in condition for storage of water for non-potable purposes or recharge of groundwater at all times.
  - b) The Authority may impose a levy of not exceeding Rs. 1000/- per annum for every 100 Sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain water Harvesting structures as required under these regulations. Failure to provide Rain Water Harvesting System shall be deemed as breach of the conditions on which the development permission has been granted.
8. As per provisions of section 13.2, 13.4, 13.5 of UDCPR- 2020, the applicant / owner / developer shall install SWH / RTPV, Grey Water Recycling Plant and Solid waste management systems and requisite provisions shall be made for proper functioning of the system.
9. **Action should be taken as per Section 42A (2) of Maharashtra Land Revenue Act, 1966.**
10. The Owner / Developer and The Architect shall strictly adhere to the condition mentioned in Fire NOC.
11. The Owner & the Architect and Structural Engineer concerned area instructed to Strictly adhere to the conditions of Provisional FIRE NOC issued vide PMC/Fire/2022/750, Dated 21/02/2022 by Chief Fire Officer, Fire Brigade Department, PMC.
12. The Owner / Developer shall obtain all the necessary final NOC's / completion certificates / clearance relating to water supply, sewerages, SWD, Tree, CFO etc. from Panvel Municipal Corporation/CIDCO and submit the same to Panvel Municipal Corporation before applying for Occupancy Certificate for the building on the land under reference.
13. This Commencement Certificate issued to subject to condition that owner of the said plot to obtain Sub-plot Demarcation plan from the competent Authority.
14. The Owner / Developer shall develop RG areas and shall plant and maintained the required number of trees in the RG area as per UDCPR's and shall submit final NOC from the Tree Authority before applying for Occupancy Certificate.
15. Recreation ground or amenity open space be developed before applying for Building Completion Certificate.
16. No work should be started unless the existing structures area to be demolished with utmost care.
17. The Owner & the Architect and Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan. Structural design, Stability building construction quality, which should confirm to with stand an earthquake of highest intensity in seismic zone IV.
18. The building constructed should not be occupied without obtaining Occupation Certificate. Otherwise it will be treated as unauthorized use and necessary action as per law will be taken.
19. The Owner & the architect are fully responsible for any Ownership. Area & Boundary disputes. In case of any dispute Panvel Municipal Corporation will not be responsible.
20. F.S.I. Calculation submitted in the drawings shall be as per UDCPR-2020 Rules. If any discrepancy observed, the Architect will be held responsible and liable for necessary action.



21. The Owner / Developer is fully responsible for any Court Matter if pending in the Court and the order from Hon. Court shall be binding on the applicant.
22. In case of revised permission wherever third party interest is created by way of registered agreement to sale or lease etc. of the apartment, concern of such interest party / person as specified under RERA act. shall be submitted.
23. The Owner / Developer shall be fully responsible if any objection raised by the flat owner to whom applicant has sold the unit as per previous Commencement Certificate.
24. It is Mandatory to provide Temporary Toilet to labourers at site during construction period.
25. It is mandatory for the institution to take safety measures while the construction is under progress with respect to the educational activities going on in the respective site.
26. It is mandatory that the Natural course of water flowing through the plot should be channelized and maintained by the applicant.
27. As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/C4-287/94,UD-11/RDP, Dt.19<sup>th</sup> July, 1994 for all buildings following additional conditions shall apply.
  - i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-
    - a) Name and address of the owner/developer, Architect and Contractor.
    - b) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
    - c) Order Number and date of grant of development permissions or re-development permission issued by the Planning Authority or any other authority.
    - d) Number of Residential flats/Commercial Units with areas.
    - e) Address where copies of detailed approved plans shall be available for inspection.
  - ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.
28. As per the notification dtd. 14<sup>th</sup> September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Dept., Govt. of Maharashtra, vide No. FAR/102004/160/P.No.27/UD-20, dtd. 27/02/2004, for all Buildings following additional conditions shall apply.  
**The owners / Developers shall use fly ash Bricks or Blocks or Tiles or Clay fly ash Bricks or cement fly ash bricks or blocks or similar products or a Combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks & Tiles as the case may be in their construction activity.**
29. The building material in reconstruction case or soil removed from the trenches should not be dumped or stored on municipal road. It should be dumped or stored on site as would be decided by the concern Ward Officers of Panvel Municipal Corporation.
30. The applicants should fulfill all the health related provisions mentioned in the "Implementation of Ant larval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966" The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.



31. Workers should be accommodated at a distance of 25 to 35 feet from the protective walls of adjacent buildings on all sides of the construction site and also from the place where excavation has started. The developer should also arrange accommodation as per the standard in Section 34 of the Building and Other Construction Workers (Employment Regulation and Conditions of Service) Act, 1996.
- Accommodation :-
1. The employer shall provide, free of charges and within the work site or as near to it as may be possible, temporary living accommodation to all building workers employed by him for such period as the building or other construction work is in progress.
  2. The temporary accommodation provided under sub-section (1) shall have separate cooking place, bathing, washing and lavatory facilities.
  3. As soon as may be, after the building or other construction work is over, the employer shall, at his own cost, cause removal or demolition of the temporary structures erected by him for purpose of providing living accommodation cooking place or other facilities to the building workers as required under sub-section (1) and restore the ground in good level and clean condition.
  4. In case an employer is given any land by a Municipal Board or any other local authority for the purposes of providing temporary accommodation for the building workers under this section, he shall, as soon as may be after the construction work is over, return the possession of such land in the same condition in which he received the same.
32. The workers' quarters should be 25 to 35 feet away from the trees on the construction site so that if the tree falls, the workers' residence will not be endangered.
33. Special care should be taken to ensure that the colony on the construction site is not endangered by electricity and fire.
34. In construction sites where rivers, streams, nallas and natural water streams are in operation, special care should be taken for the safety of the workers and their place of residence should be 50 feet away from such streams.
35. Those working on the construction site must be registered under Section 15 of the "Building and Other Construction (Employment Regulation and Conditions of Service) Act, 1996"
- Section :- 15 Register of beneficiaries :- Every employer shall maintain a register in such form as may be prescribed showing the details of employment of beneficiaries employed in the building or other construction work undertaken by him and the same may be inspected without any prior notice by the secretary of the board or any other officer duly authorized by the board in this behalf.
36. Special care should be taken that workers not registered with the Maharashtra Building and Other Construction Workers Welfare Board will not work on the site.
37. A joint meeting of the developers and contractors of the Municipal Corporation and the municipal limits should be convened to take special care of the safety of the workers and to make the developers aware of the provisions of the Workers' Safety Act.
38. The developer will be obliged to take out accident insurance for the workers so that they are not deprived of the benefits they get in the event of an accident at work.
39. The design of the septic tank will be in accordance with the design of (IS-2470 & UDCPR- 2020), which will be binding on the developer / Architects and his successors. (If Applicable)
40. You will be required to get the design of your septic tank approved by the Sewage Department, Panvel Municipal Corporation. (If Applicable)



41. The Manual Scavenging Act 2013 prohibits the activities of manual scavenging. Therefore the applicant shall submit undertaking before applying for Occupancy Certificate, stating that you will not violate the said law.
42. The Owner / Developer shall be responsible for clearing all pending dues of Govt. & Planning Authorities.
43. The Owner / Developer is required to construct the discharge line at his own cost.
44. The Owner / Developer should set up electrical vehicle charging point in the said plot.
45. The Owner/ Developer shall obtained no objection certificate from Maharashtra Pollution Control Board before applying for Occupancy certificate on the said plot.
46. **This Commencement Certificate is issued subject to condition that the Owner / Developer shall submit Environmental Clearance Certificate before starting any construction work on the said plot.**

**Note:** - You have to pay the necessary charges due to GST if applicable in future as per Panvel Municipal /Corporation policy and as informed to you in writing and if not paid the permission granted will be revoked.

**मा. आयुक्त यांचे मंजूरी नुसार**

*(Signature)*

Assistant Director of Town Planning  
Panvel Municipal Corporation

C.C.TO:- 1) **M/s. Arihant Superstructures Ltd,**  
Through Director  
**Mr. Ashok B. Chhajjer.**  
Arihant Aura, B-wing, 26th Floor,  
Plot No. 13/1, TTC Industrial Area,  
Thane Belapur Road, Turbhe,  
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- 2) **Architect,**  
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Office No. 20 & 21, Ground Floor,  
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Panvel Municipal Corporation, Panvel.
- 4) **Tahasildar, Panvel** for information & requested to take converted N.A. Tax within 30 days from date of issue of Commencement Certificate of Panvel Municipal Corporation.



सत्यमेव जयते

## महाराष्ट्र शासन राजपत्र

### असाधारण भाग एक-अ—मध्य उप-विभाग

वर्ष २, अंक ५५]

सोमवार, सप्टेंबर २६, २०१६/आश्विन ४, शके १९३८

[पृष्ठे ५, किंमत : २६.००

असाधारण क्रमांक ८४

प्राधिकृत प्रकाशन

महाराष्ट्र जिल्हा परिषदा व पंचायत समित्या, ग्रामपंचायती, नगरपरिषदा, प्राथमिक शिक्षण आणि स्थानिक निधी लेखापरीक्षा अधिनियम यांखालील (भाग चार-ब मध्ये प्रसिद्ध करण्यात आलेले आदेश व अधिसूचना यांव्यतिरिक्त) आदेश व अधिसूचना.

नगरविकास विभाग

हुतात्मा राजगुरु चौक, मादाम कामा मार्ग,  
मंत्रालय, मुंबई ४०० ०३२, दिनांक २६ सप्टेंबर २०१६

अधिसूचना

महाराष्ट्र नगरपरिषदा, नगरपंचायती व औद्योगिक नगरी अधिनियम, १९६५.

क्रमांक पनप.२९१४/व्हीआयपी.सं.क्र.३०१/प्र.क्र.३५४/नवि-२३.—ज्याअर्थी, महाराष्ट्र नगरपरिषदा, नगरपंचायती व औद्योगिक नगरी अधिनियम, १९६५ (१९६५ चा महा.४०) याच्या कलम ६ च्या पोट-कलम (१) मधील खंड (ड) तसेच त्याच्या कलम ३ च्या पोट-कलम (३) मधील तरतुदीनुसार काढण्यात आलेली, शासकीय उद्घोषणा नगरविकास विभाग क्र. पनप. २९१४/व्हीआयपी.सं.क्र.३०१/प्र.क्र.३५४/नवि-२३, दिनांक १६ मे, २०१६ (महाराष्ट्र शासन राजपत्र, असाधारण, भाग-एक अ, मध्ये उप-विभाग, दिनांक १६ मे २०१६ रोजी प्रसिद्ध) याद्वारे, महाराष्ट्र शासनाने, ज्यासाठी पनवेल नगरपरिषद स्थापन करण्यात आली आहे, त्या रायगड जिल्ह्यातील पनवेल लहान नागरी क्षेत्र, हे लहान नागरी क्षेत्र राहणार नाही असे घोषित करण्याच्या उद्देशाने, उक्त कलम ६ च्या पोट-कलम (१) मधील खंड (ड) अन्वये अधिसूचना काढण्याच्या आपल्या प्रस्तावावर हरकती व सूचना मागविल्या आहेत;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ६ च्या पोट-कलम (२) तसेच कलम ३ च्या पोट-कलम (२) द्वारे आवश्यक असल्याप्रमाणे, उक्त उद्घोषणा दैनिक लोकमत, दैनिक पुढारी, दैनिक सकाळ, दैनिक कर्नाळा आणि दैनिक रामप्रहर या स्थानिक वर्तमानपत्रात देखील प्रसिद्ध केली होती. तसेच जिल्हाधिकारी, रायगड; तहसीलदार पनवेल आणि पनवेल नगरपरिषदेच्या कार्यालयांच्या सूचना फलकांवर देखील लावण्यात आली होती;

आणि ज्याअर्थी, उक्त उद्घोषणेनुसार त्यात विनिर्दिष्ट केलेल्या कालावधी दरम्यान प्राप्त झालेल्या हरकती आणि सूचना शासनाने विचारात घेतल्या होत्या;

आणि ज्याअर्थी, विभागीय आयुक्त, कोकण विभाग यांनी देखील दिनांक १६ जुलै, २०१६ रोजी त्यांच्याकडे उपस्थित राहिलेल्या व्यक्तींना आपले म्हणणे मांडण्याची संधी दिली आहे;

आणि ज्याअर्थी, विभागीय आयुक्त, कोकण विभाग, यांचा अहवाल आणि अशाप्रकारे प्राप्त झालेल्या हरकती व सूचना विचारात घेऊन, महाराष्ट्र शासनाने असे मत बनले आहे की, सदर हरकती व सूचना ह्या पुरेशा किंवा वैध नाहीत ;

(१)

२ महाराष्ट्र शासन राजपत्र असाधारण भाग एक-अ—मध्य उप-विभाग, सप्टेंबर २६, २०१६/आश्विन ४, शके १९३८

आणि ज्याअर्थी, विद्यमान पनवेल नगरपरिषदेत आणि २९ गावांमध्ये समाविष्ट असलेले क्षेत्र हे अधिक मोठे नागरी क्षेत्र असेल आणि त्या प्रयोजनार्थ, ज्याकरिता पनवेल नगरपरिषद स्थापन करण्यात आली आहे, त्या रायगड जिल्ह्यातील पनवेल लहान नागरी क्षेत्र, हे लहान नागरी क्षेत्र राहणार नाही, असे घोषित करणे इष्ट आहे असे वाटते ;

त्याअर्थी आता, उक्त अधिनियमाच्या कलम ६ च्या पोट-कलम (१) च्या खंड (घ) द्वारे प्रदान केलेल्या सर्व अधिकारांचा आणि त्याबाबतीत त्यास समर्थ करणाऱ्या इतर सर्व अधिकारांचा वापर करून, महाराष्ट्र शासन, या अधिसूचनेच्या अनुसूचीमध्ये विनिर्दिष्ट केलेले क्षेत्र हे दिनांक १ ऑक्टोबर, २०१६ पासून लहान नागरी क्षेत्र राहणार नाही असे, याद्वारे घोषित करित आहे.

अनुसूची

पनवेल नगरपरिषदेचे संपूर्ण क्षेत्र

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

डॉ. सुधाकर शिंदे,  
शासनाचे उप सचिव.

*[Faint, mostly illegible text in Marathi, likely containing the details of the notification and the list of villages mentioned in the original document.]*

**URBAN DEVELOPMENT DEPARTMENT**

Mantralaya, Madam Cama Road, Hutatma Rajguru Chowk,  
Mumbai 400 032, dated the 26th September 2016

**NOTIFICATION**

MAHARASHTRA MUNICIPAL COUNCILS, NAGAR PANCHAYATS AND INDUSTRIAL TOWNSHIP ACT, 1965.

No. PNP. 2914/VIP No.301/C.R.354/UD-23.—Whereas, by Government Proclamation, Urban Development Department, No. PNP-2914/ VIP No. 301/ CR 354/ UD-23, dated the 16th May 2016 (published in the *Maharashtra Government Gazette*, Extraordinary, Part-IA), Central Sub-section, dated the 16th May 2016), issued in pursuance of the provisions of clause (d) of sub-section (1) of section 6 of the Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965 (Mah. XL of 1965) read with sub-section (3) of section 3 thereof, the Government of Maharashtra has invited the objections and suggestions to its proposal to issue a notification under the said clause (d) of sub-section (1) of section 6, with a view to declare that the Panvel Smaller Urban Area in the Raigad District, for which the Panvel Municipal Council has been constituted shall cease to be a smaller urban area;

And whereas, as required by sub-section (2) of said section 6 read with sub-section (3) of section 3 of the said Act, the said Proclamation was also published in the local newspapers Dainik Lokmat, Dainik Pudhari, Dainik Sakal, Dainik Karnala and Dainik Ramprahar and was also affixed on the notice boards of the Offices of the Collector Raigad, Tahsildar Raigad, and the Panvel Municipal Council;

And whereas, the objections and suggestions received pursuant to the said Proclamation, during the period specified therein, were considered by the Government;

And whereas, the Divisional Commissioner, Konkan Division has also given an opportunity of hearing to the persons who appeared before him on the 16th July 2016;

And whereas, after considering the report of the Divisional Commissioner, Konkan Division, and the objections and suggestions so received, the Government of Maharashtra is of the opinion that the objections and suggestions are not sufficient or valid;

And whereas, it is considered expedient to declare that the area comprising of existing Panvel Municipal Council and 29 villages shall be a larger urban area and for that purpose to declare that the Panvel Smaller Urban Area in the Raigad District, for which the Panvel Municipal Council has been constituted shall cease to be a smaller urban area;

Now, therefore, in exercise of the powers conferred by clause (d) sub-section (1) of section 6 of the said Act and of all other powers enabling it in that behalf, the Government of Maharashtra hereby declares that the area specified in the Schedule to this notification shall cease to be a smaller urban area from 1st day of October 2016.

**Schedule**

The whole area of Panvel Municipal Council.

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

DR. SUDHAKAR SHINDE,

Deputy Secretary to Government.

## नगरविकास विभाग

हुतात्मा राजगुरु चौक, मादाम कामा मार्ग,  
मंत्रालय, मुंबई ४०० ०३२, दिनांक २६ सप्टेंबर २०१६

## अधिसूचना

## महाराष्ट्र महानगरपालिका अधिनियम.

क्रमांक पनप.२९१४/व्हीआयपी सं.क्र.३०१/प्र.क्र.३५४/नवि-२३.—ज्याअर्थी, २०१६ ला महाराष्ट्र शासन राजपत्र, भाग एक-अ, असाधारण मध्य उप-विभाग यामध्ये प्रसिद्ध केलेली शासकीय अधिसूचना, नगरविकास विभाग क्र.पनप.२९१४/व्हीआयपी. सं.क्र.३०१/प्र.क्र.३५४/नवि-२३, दिनांक १६ मे २०१६ याद्वारे, महाराष्ट्र शासनाने, ज्याकरिता पनवेल शहर महानगरपालिका घटीत करण्यात येईल ते पनवेल अधिक मोठे नागरी क्षेत्र विनिर्दिष्ट करण्यासाठी महाराष्ट्र महानगरपालिका अधिनियमाच्या (१९४९ चा ५९) (यात यापुढे ज्याचा निर्देश) “उक्त अधिनियम” असा करण्यात आला आहे) कलम ३ च्या पोट-कलम (४) द्वारे प्रदान केलेल्या अधिकारांचा वापर करून अधिसूचना काढण्याचा आपला उद्देश जाहीर केला होता;

आणि ज्याअर्थी, उक्त अधिसूचनेत नमूद केलेल्या कालावधीत उक्त अधिसूचनेनुसार प्राप्त झालेल्या हरकती व सूचना शासनाकडून विचारात घेण्यात आल्या आहेत;

आणि ज्याअर्थी, भारताच्या संविधानाच्या अनुच्छेद २४३ थ च्या खंड (२) मध्ये नमूद केलेले घटक लक्षात घेता, ज्याकरिता पनवेल शहर महानगरपालिका घटित करावयाची आहे ते पनवेलचे अधिक मोठे नागरी क्षेत्र विनिर्दिष्ट करणे इष्ट आहे;

त्याअर्थी, आता उक्त अधिनियमाच्या कलम ३ च्या पोट-कलम (२) आणि पोट-कलम (२अ) द्वारे प्रदान करण्यात आलेल्या अधिकारांचा आणि याबाबतीत त्यास समर्थ करणाऱ्या इतर सर्व अधिकारांचा वापर करून, महाराष्ट्र शासन, याद्वारे, पनवेल नगर परिषदेची विचारविनिमय केल्यानंतर आणि उक्त अधिनियमाच्या कलम ३ च्या पोट-कलम (४) द्वारे आवश्यक असल्याप्रमाणे, पूर्व प्रसिद्धीनंतर, दिनांक १ ऑक्टोबर, २०१६ पासून संपूर्ण पनवेल नगरपरिषद लहान नागरी क्षेत्र व यासोबत जोडलेल्या अनुसूचीत विनिर्दिष्ट केलेली क्षेत्रे ही, अधिक मोठे नागरी क्षेत्र असेल आणि अशा अधिक मोठ्या नागरी क्षेत्रासाठी पनवेल शहर महानगरपालिका या नावाने ओळखली जाणारी एक महानगरपालिका असेल असे विनिर्दिष्ट करित आहे.

## अनुसूची

ज्या क्षेत्रांचे पनवेल अधिक मोठे नागरी क्षेत्र बनेल आणि पनवेल शहर महानगरपालिका या नावाने ओळखली जाणारी एक महानगरपालिका असणारे शहर बनेल त्या क्षेत्रांचे वर्णन.

नगरपालिका-पनवेल नगरपरिषदेचे संपूर्ण क्षेत्र

महसुली गावे - खालील महसुली गावांचे संपूर्ण क्षेत्र :-

(१) तळोजे पाचनंद (२) काळुंद्रे (३) खारघर (४) ओवे (५) देविचापाडा (६) कामोठे (७) चाळ (८) नावडे (९) तोंढरे (१०) पेंधर (११) कळंबोली (१२) रोडपाली (१३) खिडूकपाडा (१४) पडघे (१५) वळवली (१६) पाले खुर्द (१७) टेंभोडे (१८) आसुडगाव (१९) बिड (२०) आडिवली (२१) रोहिंजण (२२) धानसर (२३) पिसावे (२४) तुर्भे (२५) करवले बुद्रुक (२६) नागझरी (२७) तळोजे मजकुर (२८) घोट (२९) कोयनावळे

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

डॉ. सुधाकर शिंदे,  
शासनाचे उप सचिव.

**URBAN DEVELOPMENT DEPARTMENT**

Mantralaya, Madame Cama Road, Hutatma Rajguru Chowk,  
Mumbai 400 032, dated the 26th September 2016

**NOTIFICATION****MAHARASHTRA MUNICIPAL CORPORATIONS ACT.**

No. PNP. 2914/VIP No.301/C.R.354/UD-23.—Whereas, by Government Notification, Urban Development Department, No PNP-2914/VIP No.301/ C.R.354/UD-23, dated the 16th May 2016 published in the *Maharashtra Government Gazette*, Part I-A, Extraordinary Central Sub-Division, dated the 16th May 2016, the Government of Maharashtra had announced its intention to issue a notification in exercise of the powers conferred by sub-section (4) of section 3 of the Maharashtra Municipal Corporations Act (LIX of 1949) (hereinafter referred to as “the said Act”), with a view to specify the Panvel larger urban area for which the Municipal Corporation of the City of Panvel shall be constituted;

And whereas, the objections and suggestions received pursuant to the said notification within the period mentioned therein have been considered by the Government;

And whereas, having regard to the factors mentioned in clause (2) of Article 243-Q of the Constitution of India, it is expedient to specify the larger urban area of Panvel for which the Municipal Corporation of the City of Panvel would be constituted;

Now, therefore, in exercise of the powers conferred by sub-section (2) read with sub-section (2A) of section 3 of the said Act, and of all other powers enabling it in that behalf, the Government of Maharashtra hereby, after consultation with the Municipal Council of Panvel and after previous publication as required by sub-section (4) of section 3 of the said Act, specifies, with effect from the 1st day of October 2016 the whole of the Panvel Municipal Council smaller urban area and the areas specified in the Schedule appended hereto, shall be larger urban area, and there shall be a Municipal Corporation for such larger urban area known by the name of the “Municipal Corporation of the City of Panvel”.

*Schedule*

The description of areas which shall form the Panvel larger urban area which shall form a City having a Corporation to be known by the name of Municipal Corporation of the City of Panvel.

*Municipal Council.*—Whole of Panvel Municipal Council

*Villages.*—Whole area of the following Revenue Villages :—

(1) Taloje Pachnand (2) Kalundre (3) Kharghar (4) Owe (5) Devicha pada (6) Kamothe (7) Chal (8) Navde (9) Tondhare (10) Pendhar (11) Kalamboli (12) Roadpali (13) Khidukpada (14) Padghe (15) Walavli (16) Pale Khurd (17) Tembhode (18) Asudgaon (19) Bid (20) Adivali (21) Rohinjan (22) Dhansar (23) Pisarve (24) Turbhe (25) Karvale Budruk (26) Nagzari (27) Taloje Majkur (28) Ghot (29) Koynavele.

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

DR. SUDHAKAR SHINDE,

Deputy Secretary to Government.

Ex-10

Table 6 G

Sr. No.	Road width in meters	Basic FSI	For all Municipal Corporations <sup>(1)</sup> CIDCO as Planning Authority by Virtue of NTDA			For remaining authorities/areas		
			FSI on payment of premium	Maximum permissible TDR loading	Maximum building potential on plot including in-situ FSI	FSI on payment of premium	Maximum permissible TDR loading	Maximum building potential on plot including in-situ FSI
1	2	3	4	5	6	7	8	9
1	Below 9 m.	1.10	--	--	1.10	--	--	1.10
2	9 m. and above but below 12 m.	1.10	0.50	0.40	2.00	0.30	0.30	1.70
3	12 m. and above but below 15 m.	1.10	0.50	0.65	2.25	0.30	0.60	2.00
4	15 m. and above but below 24 m.	1.10	0.50	0.90	2.50	0.30	0.70	2.10
5	24 and above but below 30 m.	1.10	0.50	1.15	2.75	0.30	0.90	2.30
6	30 and above	1.10	0.50	1.40	3.00	0.30	1.10	2.50

**Note -**

i) In addition to above, ancillary area FSI up to the extent of 60% of the proposed FSI in the development permission (including Basic FSI, Premium FSI, TDR but excluding the area covered in Regulation No.6.8) shall be allowed with the payment of premium as specified in Regulation No.

6.1.1. This shall be applicable to all buildings in all zones.

Provided that in case of non-residential use, the extent of ancillary area FSI shall be upto 80%. No separate calculation shall be required to be done for this ancillary area FSI. Entire FSI in the development permission shall be calculated and shall be measured with reference to permissible FSI, premium FSI, TDR, additional FSI including ancillary area FSI added therein.

Provided further that, this ancillary area FSI shall be applicable to all other schemes like TOD, PMAY, ITP, IT, MHADA, etc. except <sup>(1)</sup> Rehabilitation component in SRA. In the result, free of FSI items in the said schemes, if any, other than mentioned in UDCPR, shall stand deleted.

ii) The column of TDR shall not be applicable for the area, where there is no Planning Authority and accordingly, values in subsequent column shall stand modified.

<sup>(1)</sup> Substituted Vide Addendum No.CR 236/18, dt. 14<sup>th</sup> January, 2021.

<sup>(2)</sup> Inserted vide Notification u/s 37 (1A)(c) No. CR 236/18 (Part 6), dt. 12<sup>th</sup> October 2022.

Provided that, where such building is partly self-occupied by the owners, then entitlement of such partly area shall be governed by the provisions mentioned in Regulation No.7.6.1 above.

Provided further that, if the existing authorised built up area and incentive thereon as stated above is less than maximum building potential mentioned in Regulation No. 6.1 or 6.3, as the case may be, then society may avail premium FSI / TDR upto maximum building potential.

- ii) All the eligible tenants of the old building shall be re-accommodated in the redeveloped building.
- iii) In case of fire gutted buildings, the conditions of more than 30 years age of buildings shall not be applicable.

**Note :-** (applicable for Regulation No.7.6.1 & 7.6.2)

- 1) For the purpose of deciding authenticity of the structure if the approved plans of existing structure are not available, the Authority shall consider other evidences such as Assessment Record or City Survey Record or Sanad.
- 2) The new building may be permitted to be reconstructed in pursuance of an agreement to be executed on stamp paper by at least 51% of the landlord/ occupants in the original building, within the meaning of the Bombay Rents, Hotel and Lodging House Rents Control Act, 1947 or Apartment Act and its related provision and in such agreement provision for accommodation for all occupants in the new building on agreed terms shall be made and a copy of such agreement shall be deposited with the Planning Authority before commencement or undertaking reconstruction of the new buildings.
- 3) An amount as may be decided by the Government shall be paid by the Owner/Developer/ Society as additional Development Cess for the built up area over and above the Base FSI. A corpus fund as decided by the Authority is to be created by the Developer which will take care of the maintenance of the building for a period of 10 years.

## **7.7 DEVELOPMENT OF HOUSING FOR EWS/ LIG**

### **7.7.1 In Residential Zone-**

If the owner constructs the housing for EWS/ LIG in the form of tenements of size up to 50 Sq.m. <sup>(1)</sup> carpet area on his plot, then he shall be allowed FSI of maximum building potential mentioned in the column 6 or 9 of Table No.6A or column 6 or 9 of Table No. 6G of Regulation No.6.1 or 6.3, subject to following conditions.

- i) For the FSI availed over and above the basic FSI, the premium shall be charged at the rate of 15% of land rate in ASR, without considering guidelines therein.
- ii) Out of the total tenements, at least 40% tenements shall be of <sup>(1)</sup> carpet area not more than 30sq.m.
- iii) Only one tenement should be sold to a family. Adjoining tenement should not be sold to a close relative of such tenement owner. Affidavit to that effect shall be obtained from the land owner/ developer and purchaser.
- iv) For these proposals, marginal distances (except front margin) parking and other requirement shall be as per Slum Redevelopment Regulations, wherever such regulations exist.

<sup>(1)</sup> Substituted vide Corrigendum / Addendum No. CR 121/21, dt. 02<sup>nd</sup> December, 2021.

v) The owner shall have option to avail TDR over and above basic FSI instead of availing FSI with the payment of premium as mentioned in (i) above.

<sup>(1)</sup>Note - Out of the permissible FSI, 10% of the basic FSI mentioned in Regulation No. 6.1 or 6.3, shall be allowed for commercial use.

#### 7.7.2 In Agricultural Zone -

The housing scheme mentioned in Regulation <sup>(1)</sup> No.7.7.1 shall be permissible in Agricultural Zone with FSI of 1.00 with approach road of minimum 9 m. The responsibility of development of infrastructure shall lie with the owner / developer.

<sup>(1)</sup> Note - Out of the permissible FSI, 10% of the FSI shall be allowed for commercial use.

#### 7.7.3 For Regional Plan Area -

The housing scheme mentioned in Regulation No.7.7.1 and 7.7.2 shall be applicable for Regional Plan area mutatis mutandis.

### 7.8 REGULATIONS FOR DEVELOPMENT OF INFORMATION TECHNOLOGY ESTABLISHMENT

#### 7.8.1 For Municipal Corporation, Area Development Authority and Special Planning Authority area.

Development of Information Technology Establishments shall be regulated as per the Information Technology & Information Technology Enabled Services (IT/ITES) Policy 2015 as declared by Industries Department vide Government Resolution No.ITP-2013/CR-265/IND-2, dated 25/08/2015, along with the special regulations sanctioned by the Government vide notification No. TPB 4316/CR-167/2016/(3)/UD-11, dated 15th July, 2016 and amended from time to time which are mentioned below :-

i) The Authority may permit additional FSI up to 200% over and above the basic permissible F.S.I. to all registered Public and Private IT/ ITES Parks/AVGC Parks /IT SEZs or IT Parks in SEZs / Stand-alone IT/ ITES units in public IT Park (including IT/ ITES units located in Residential / Industrial/ No Development/ Green/ Agriculture Zone or any other land use zone in which such users are permissible), which have been approved by the Directorate of Industries, proposed to be set up or already set up under present / previous IT/ITES policies, ( hereinafter referred to as the "said unit") by charging premium of 20% of the land rate for the said land as prescribed in Annual Statement of Rates for the relevant year of granting such additional F.S.I.

In the case of lessor authorities such as New Town Development Authorities as land owner, such Authorities may recover lease premium for additional F.S.I., if applicable, under their land disposal policy.

Provided that additional FSI above 100% and up to 200% shall be permissible only on plots having an access road of minimum 18 m. width.

Provided further that, the premium so collected shall be shared between the Planning Authority and the Government in the proportion of 50 : 50. The share of the Government shall be paid to the concerned Branch office of the Town Planning Department.

<sup>(1)</sup> Inserted vide Corrigendum / Addendum No. CR 121/21, dt. 02<sup>nd</sup> December, 2021.



# पनवेल महानगरपालिका

ता. पनवेल, जिल्हा- रायगड, पनवेल ४१० २०६

Exh-D

दुरध्वनी कार्यालय : ०२२-२७४५८०४०/४१/४२

ई-मेल : panvelcorporation@gmail.com

जा.क्र/प.गहा/नरवि/बांण/ : ११/२०१९

दिनांक : ३०/१०/२०१९

प्रति,

- १) मा.सहसंचालक, नगर रचना, कोकण विभाग, नवि मुंबई.
- २) मा.वरिष्ठ नियोजक, नियोजन विभाग, MMRDA, मुंबई.
- ३) मा.प्रमुख, वाहतुक व परिवहन, MMRDA, मुंबई.
- ४) मा.मुख्य वास्तुशास्त्रज्ञ व नियोजनकार, सिडको, नांवि मुंबई.
- ५) मा.वरिष्ठ नियोजनकार, MSRDC, नवि मुंबई.
- ६) मा.प्रमुख NAINA, सिडको, नवि मुंबई.
- ७) मा.प्रमुख, मुंबई रेल्वे विकास कॉर्पोरेशन लि., मुंबई.
- ८) The Dy. CPM-VI, मुंबई रेल्वे विकास कॉर्पोरेशन लि., मुंबई.
- ९) प्रमुख, बांधकाम परवानगी विभाग, सिडको, नांवि मुंबई.
- १०) प्रमुख, विकास योजना, सिडको, नवि मुंबई. (NAINA)
- ११) वसाहत अधिकारी, (कळंबोली नोड, कामांठे नोड, नांविन पनवेल नोड, खारघर नोड, काळुंठे नोड)
- १२) सहाय्यक संचालक, नगर रचना, रायगड आंचलिक.
- १३) सहाय्यक संचालक, नगर रचना, नवी -- मुंबई महानगरपालिका.
- १४) क्षेत्रीय अधिकारी, तळोजा MIDC, नवि मुंबई.
- १५) प्रमुख, नवि मुंबई - २२ - नवि मुंबई.
- १६) व्यवस्थापक शहरसेवा, सिडको, नांवि मुंबई. - (MIDC)
- १७) प्रमुख, १२.५% Scheme, सिडको, नवि मुंबई. (मुख्य नवी व नवीन उपनगर अधिकारी)
- १८) प्रमुख, पणन विभाग, सिडको, नवि मुंबई.
- १९) क्षेत्रीय अधिकारी, महाराष्ट्र प्रदूषण नियंत्रण मंडळ, मुंबई.
- २०) CRISIL.

३०/१०/१९  
सहाय्यक, नगर रचना  
कोकण विभाग, नवी मुंबई बंधेकरिता

CIDCO LTD.

(NM&K)/TPO

Received 30/10/19

Date: 30/10/19

RECEIVED BY
30/10/2019
Sign: (Signature)

सिडको लि. १२.५% योजना  
मे विभागात मिळवल्याचा नि  
ंक ३०/१०/१९

30/10/2019

विषय :- महाराष्ट्र प्रादेशिक नियोजना व नगर रचना अधिनियम, १९६६ चे कलम २३ (१) अन्वये पनवेल महानगरपालिका क्षेत्राची सुधारित व एकत्रित नविन प्रारूप विकास योजना तयार करणेबाबतचा इरादा जाहीर केल्याने समन्वय बैठक आयोजित करणेबाबत.

संदर्भ :- महाराष्ट्र शासन असाधारण राजपत्र प्रसिध्दीकरण, दि. ०९/०९/२०१९.

महोदय/महोदया,

उपरोक्त संदर्भित विषयास अनुसरून दि.०९/०९/२०१९ रोजी महाराष्ट्र शासन असाधारण राजपत्रामध्ये महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम २३ (१) अन्वये पनवेल महानगरपालिका क्षेत्राची सुधारित

MANAGING MANAGER-II  
RECEIVED SIGN  
DATE: 30/10/19

CIDCO  
SP/TPO (NAINA)  
30/10/2019

RECEIVED  
For CA & P  
CIDCO LTD  
Date: 30/10/19  
Sign.

RECEIVED  
30/10/2019

व एकत्रित नविन प्रारूप विकास योजना तयार करणेबाबतचा इरादा जाहीर केला आहे. सदर प्रारूप विकास योजना तयार करणेकामी संबंधीत अधिकाऱ्यांशी समन्वय साधणेकरिता मा.आयुक्त पनवेल महानगरपालिका, पनवेल यांच्या अध्यक्षतेखाली दि.०४/११/२०१९ रोजी वेळ सकाळी ११:०० वाजता कॉन्फेरन्स हॉल, २ रा मजला, पनवेल महानगरपालिका, पनवेल येथे सामान्य बैठक आयोजित केली आहे. तरी सदर बैठकीस आगण उपस्थित राहावे ही विनंती.

आपला,



(अ.अ.शेख)

नगर रचना अधिकारी,  
सुधारित व एकत्रित विकास योजना,  
पनवेल महानगरपालिका  
सहायक संचालक, नगर रचना  
पनवेल महानगरपालिका, पनवेल

प्रत:- मा.आयुक्त, पनवेल महानगरपालिका, पनवेल यांचे स्थिय सहायक.

RECEIVED  
MUNICIPALITY  
PANVEL  
11/11/2019

RECEIVED  
MUNICIPALITY  
PANVEL  
11/11/2019





# पनवेल महानगरपालिका

ता. पनवेल, जिल्हा- रायगड, पनवेल ४१० २०६  
(विकास योजना विशेष घटक, पनवेल कार्यालय)

43

दुरध्वनी कार्यालय : ०२२-२७४५८०४०/४१/४२

ई-मेल : dppanvelcorporation@gmail.com

जा.क्र./न.र./वि.यो.वि.घ.पनवेल/ २६ /२०२०

दिनांक : २७/०८/२०२०

प्रति,

मा. मुख्य कार्यकारी अधिकारी,  
महाराष्ट्र औद्योगिक विकास महामंडळ,  
उद्योग सारथी, अंधेरी (पु.), मुंबई.

**विषय: पनवेल महानगरपालिका क्षेत्राची सुधारित व एकत्रित प्रारूप विकास योजना,  
शासकीय विभागांसाठी जागा आरक्षित करणेबाबत.**

महोदय,

पनवेल महानगरपालिका क्षेत्राची सुधारित व एकत्रित प्रारूप विकास योजना तयार करणेबाबतचा इरादा महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम २३ (१) मधील तरतुदीनुसार दि. ०९/०९/२०१९ रोजी महाराष्ट्र शासन असाधारण राजपत्रामध्ये घोषित केलेला असून सहाय्यक संचालक, नगर रचना, पनवेल महानगरपालिका यांची 'नगर रचना अधिकारी' म्हणून नेमणूक करण्यात आलेली आहे.

सदरहू प्रारूप विकास योजनेत आरक्षण/ झोनिंग प्रस्ताव तयार करणेची कार्यवाही या कार्यालयामार्फत सुरू आहे. सदर विकास योजनेचे नियोजन हे सुमारे २० वर्षांच्या कालावधी करता आहे. सदर विकास योजनेत आपल्या विभागास सार्वजनिक/ निमसार्वजनिक वापरासाठी जागेची आवश्यकता असल्यास, जागेचे क्षेत्र, जागेचे स्थान, (सर्व्हे नं., भूखंड क्र., ई.) वापराचे प्रयोजन याबाबतची माहिती सादर करावी. जेणे करून, विकास योजना तयार करतांना आपल्या विभागासाठी जागा आरक्षित करणेचे अनुषंगाने विचार करता येईल.

आपल्या मागणीनुसार, प्रारूप विकास योजनेमध्ये खाजगी जागा आरक्षित केली जाण्याची शक्यता विचारात घेत, आशा आरक्षित खाजगी जागा संपादित करण्याची जबाबदारी आपल्या विभागाची राहिल. शासनाने विकास योजना मंजूर केल्यानंतर, त्यापासून १० वर्षांच्या कालावधीत सदर जमीन संपादन करणे आवश्यक आहे. त्याचप्रमाणे, महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम ४९ खालील तरतुदीनुसार, जागेच्या मालकाने दिलेली खरेदी सूचना शासन/ मा. संचालक, नगर रचना यांनी कायम केल्यास, सदर आरक्षित जमीन एका वर्षांच्या अंत संपादन करणे आवश्यक आहे. त्यामुळे, त्या आशयाचे बंधपत्र (हमीपत्र) जागा मागणी प्रस्तावासोबत सादर करणे आवश्यक आहे. बंधपत्राचा ममूना सोबत जोडला आहे.

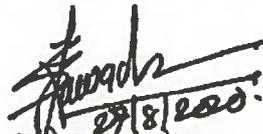
तरी, आपल्या विभागाचा, पनवेल महानगरपालिका क्षेत्राच्या विकास योजनेमध्ये जागा आरक्षित करण्याचा परिपूर्ण प्रस्ताव दि. २७/०८/२०२० पर्यंत या कार्यालयास सादर करावा. माहिती प्राप्त न झाल्यास जागा मागणी प्रस्तावांचे माहिती निरंक समजण्यात येईल. त्यामुळे सदर माहिती विहित मुदतीत प्राप्त होईल यानुसार पाठवावी, ही विनंती.

आपली,

(मा. आयुक्त यांच्या मान्यतेने)

सहपत्र: बंधपत्र, प्रपत्र व पनवेल महानगरपालिका क्षेत्राचा नकाशा.

पुनः  
२२/८/२०२०  
Speed Post

  
(ज्यो. स. कंवाडे)

नगर रचना अधिकारी,

विकास योजना, पनवेल महानगरपालिका

o/c



# पनवेल महानगरपालिका Panvel Municipal Corporation

कार्यालय पत्ता : पनवेल, जि. रायगड, महाराष्ट्र 410206

संपर्क : (+91) 022 2745 8040 / 41 / 42

ईमेल : panvelcorporation@gmail.com • www.panvelcorporation.com

जा.क्र./न.र./वि.यो.वि.घ.पनवेल/ ५० /२०२०  
प्रति,

दिनांक : २९/१२/२०२०

मा. मुख्य कार्यकारी अधिकारी,  
MIOC, उद्योग सारणी  
मुंबई

विषय :- पनवेल महानगरपालिका क्षेत्राची सुधारित व एकत्रित प्रारूप विकास योजना.  
प्रसिद्धीपूर्व बैठक आयोजित करणेबाबत.

संदर्भ :- १) या कार्यालयाचे पत्र क्र.न. र./वि. यो. वि. घ. पनवेल/२६/२०२०, दि.२७/०८/२०२०

२) या कार्यालयाचे मा. जिल्हाधिकारी, रायगड-अलिबाग यांना उद्देशून दिलेले पत्र क्र.न. र./वि. यो. वि. घ.

पनवेल/४४/२०२०, दि.०१/१२/२०२०

म्होदय,

उपरोक्त संदर्भिय पत्र क्र. १ अन्वये पनवेल महानगरपालिका क्षेत्राची सुधारित व एकत्रित प्रारूप विकास योजना तयार करण्याचे काम सुरू असल्याने आपल्या विभागस आवश्यक असलेल्या जागा आरक्षित करणेकरिता प्रस्ताव विहित मुदतीत सदर करणेबाबत कळविले आहे. सदर प्रकरणी संदर्भ क्र. २ अन्वये मा. जिल्हाधिकारी, रायगड-अलिबाग यांना बैठकीबाबत दिनांक व वेळ मिळणेबाबत विनंती करण्यात आलेली आहे. पनवेल महानगरपालिका क्षेत्राची सुधारित व एकत्रित प्रारूप विकास योजना तयार करणेसाठी महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम २३ अन्वये दि.०९/०९/२०१९ रोजीचे महाराष्ट्र शासन असाधारण राजपत्रात इरादा जाहीर केला असून अधिनियमातील कलम २५ अन्वये विद्यमान जमीन वापर नकाशाचे काम पूर्ण झाले असून अधिनियमातील कलम २६ अन्वये प्रस्तावित जमीन वापर नकाशाचे काम अंतिम टप्प्यात आहे.

विकास योजना तयार करण्याच्या कामामध्ये स्थानिक लोकप्रतिनिधी/शासकीय संस्था इत्यादींचा सहभाग व त्यांच्या हरकती/सूचना विचारात घेणे अभिप्रेत आहे. उपरोक्त बाब विचारात घेता पनवेल महानगरपालिका सुधारित व एकत्रित प्रारूप विकास योजना प्रसिद्ध करण्यापूर्वी शासकीय संस्थांच्या भागण्या विचारात घेण्यासाठी महानगरपालिकेमार्फत मा.जिल्हाधिकारी, रायगड-अलिबाग यांनी दि.०७/०१/२०२१ रोजी सकाळी ११:३० वाजता Video Conferencing द्वारे बैठक आयोजित करण्याचे सूचित केले आहे. सदर बैठकीसाठीची Webex Meet Link खालील प्रमाणे आहे.

<https://mh-dit.webex.com/mh-dit/j.php?MTID=me02411e5258b6e46a21cb68907eaa30c>

Meeting number: 176 564 0496

Password: 12345

तरी सदर बैठकीस उपस्थित राहण्यात यावे हि विनंती.

(मा. जिल्हाधिकारी, रायगड-अलिबाग यांच्या मान्यतेने)

महाराष्ट्र आद्योगिक विकास महामंडळ

आद्योगिक क्षेत्र.

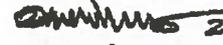
हाकाली गुंफा मार्ग अंधेरी (पुर्व).

मुंबई नं. ४०० ०१३.

JAN 2021

प्रत- मा. जिल्हाधिकारी, रायगड-अलिबाग यांना माहितीस्तव सविनय सादर.

आपला,

 २९/१२/२०२०.

(सुधाकर देशमुख)

आयुक्त

पनवेल महानगरपालिका



# PANVEL MUNICIPAL CORPORATION

Tal- Panvel, Dist – Raigad, Panvel – 410 206.

E mail – [panvelcorporation@gmail.com](mailto:panvelcorporation@gmail.com)

Tel – (022) 27458040/41/42

NO.2019/PMC/TP/3ER2 /2019

Date : 03/12/2019

To,  
Mr. V. Venugopal  
Chief Planner, NAINA  
CBD-Belapur, Navi Mumbai.

**Subject: Request for providing GIS based data of NAINA with regard for the project "Preparation of Existing Land Use Map, Proposed Land Use Map and Development Plan for Panvel Municipal Corporation" to CRISIL Risk and Infrastructure Solutions Limited (CRIS)**

Dear Sir,

The Panvel Municipal Corporation (PMC) has appointed CRISIL Risk & Infrastructure Solutions Limited (CRIS) for "Preparation of Existing Land Use (ELU) Map and Assistance to Town Planning Department in Preparation of Proposed Land Use (PLU) Map and Development Plan (DP) for Panvel Municipal Corporation as per the Provisions of the MRTTP Act, 1966".

As you are aware that, NAINA region surrounds the Panvel Municipal Corporation planning area and villages currently in Panvel Municipal Corporation planning area were primarily part of CIDCO. Hence it is important to study the regional development and proposals envisaged under NAINA development plan to prepare an holistic development plan for Panvel Municipal Corporation planning area. Therefore, you are requested to kindly share the following data sets :

1. The development plan of whole NAINA region in GIS format.
2. Transportation networks.
3. Land uses.
4. Public amenities.
5. Village survey numbers.

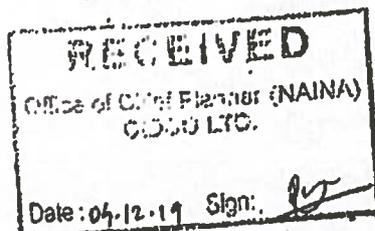
This will also help in resolving the boundary overlapping issues of Panvel Municipal Corporation planning area with adjacent NAINA region.

In this regard, request your kind co-operation in gaining access to the required data to following CRISIL team members, so that they can collect the information on behalf of Panvel Municipal Corporation

1. Mr. Ankur Dwivedi
2. Mr. Shreyash Jain
3. Mr. Vishal Jain

Thanking you

Yours sincerely,



Town Planning Officer,  
Revised and Consolidated New Draft  
Development Plan  
Panvel Municipal Corporation  
And  
Assistant Director of Town Planning  
Town Planning Department  
Panvel Municipal Corporation

CC: CRISIL Risk and Infrastructure Solutions Limited



# पनवेल महानगरपालिका

ता. पनवेल, जिल्हा- रायगड, पनवेल ४१० २०६

दुरध्वनी कार्यालय : ०२२-२७४५८०४०/४१/४२

ई-मेल : panvelcorporation@gmail.com

जा.क्र/प.महा/नरवि/बांण/४०६६ /२०१९

दिनांक : १० / १२ / २०१९

प्रति,

- १) मा. प्रमुख, Rental Housing Department, MMRDA, मुंबई.
- २) मा. प्रमुख, नियोजन विभाग, सिडको, नवी मुंबई.
- ३) मा. प्रमुख, नियोजन विभाग, NAINA, सिडको, नवी मुंबई.
- ४) मा. प्रमुख, पणन विभाग, सिडको, नवी मुंबई.
- ५) वसाहत अधिकारी (खारघर नोड, नविन पनवेल नोड, कळंबोली नोड, कामोठे नोड) सिडको, नवी मुंबई.
- ६) मे.क्रिसील रिस्क अॅण्ड इन्फ्रास्ट्रक्चर सोल्युशन्स लि., मुंबई

विषय :- पनवेल महानगरपालिका सुधारित व एकत्रित नविन प्रारूप विकास योजना, Draft

Market Assessment समन्वय बैठक आयोजित करणेबाबत.

संदर्भ :- मे.क्रिसील यांचा Draft Market Assessment Report पत्र क्र.

CRISIL/PMC/DP/२०१९/००४/दि. ०४/०६/२०१९.

मे.क्रिसील रिस्क अॅण्ड इन्फ्रास्ट्रक्चर सोल्युशन्स लि., मुंबई यांच्या कडून संदर्भित पत्रान्वये पनवेल महानगरपालिका क्षेत्राकरीता Draft Market Assessment Report सादर करण्यात आला आहे. त्याअनुषंगाने संबंधित अधिकाऱ्यांशी समन्वय साधणेकरीता मा. आयुक्त, पनवेल महानगरपालिका यांच्या अध्यक्षतेखाली दि. ०२/०१/२०२० रोजी सकाळी ११:०० वाजता कॉन्फरेन्स हॉल, २ रा मजला, पनवेल महानगरपालिका, पनवेल येथे बैठक आयोजित करण्यात आले आहे. तरी सदर बैठकीस आपण उपस्थित राहावे, ही विनंती.

आपला,

(मा. आयुक्त यांच्या मध्यस्थतेने)

MARKETING DEPARTMENT  
RECEIVED SIGN:  
DATE: 31/12/19

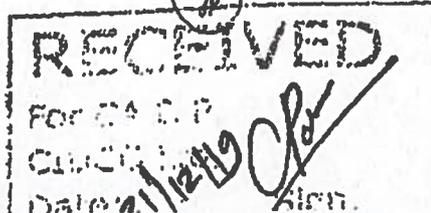
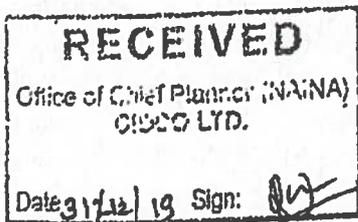
(अ. अ. शेख)

नगर रचना अधिकारी,

सुधारित व एकत्रित नविन प्रारूप विकास योजना,  
पनवेल महानगरपालिका.

तथा

सहाय्यक संचालक, नगररचना  
पनवेल महानगरपालिका, पनवेल



39  
महाराष्ट्र औद्योगिक विकास महामंडळ  
(महाराष्ट्र शासन अंगिकृत)



980

Exn.E

मंडळ

जा.क्र./मऔविम/भूविभाग/कार्या-१/A 89680 /२०२३

दिनांक:- // उद्यमात् सकल समृद्धि: //  
14/03/2023

प्रति,  
मा. आयुक्त,  
महानगरपालिका, पनवेल,  
ता. पनवेल, जि. रायगड- ४१० २०६.

पनवेल महानगरपालिका

आयुक्त कार्यालय

१०२१ दि. १४/०३/२०२३

DMC (Health)  
DDTP

उपस्थित (प.)

विषय : चाळ गाव, ता. पनवेल, जि. रायगड येथील सर्व्हे नं. ६१ (पार्ट) ते ६६ या जागेवरील प्रस्तावित घातक घनकचरा व्यवस्थापन वापर बदलून तो अघातक स्वरूपाच्या अन्य वापराच्या प्रयोजनासाठी करण्याबाबत..  
संदर्भ : १. आपले पत्र क्र. पमपा/न.र.वि/२७७०/२०२२ दि. २१.११.२०२२.  
२. मे. मुंबई वेस्ट मॅनेजमेंट लि. यांचे पत्र क्र. MWML/MIDC/Land Allotment/०३३२३-१, दि. ०३.०३.२०२३.  
३. मे. मुंबई वेस्ट मॅनेजमेंट लि. यांचे पत्र क्र. MWML/MIDC/Land Allotment/१०३२३-१, दि. १०.०३.२०२३.

उक्त संदर्भिय पत्र क्र. १ अन्वये, मौजे-चाळ, ता. पनवेल, जि. रायगड येथील सर्व्हे नं. ६१ (पार्ट) ते ६६ या जागेवर घातक कचरा व्यवस्थापनाचे कोणतेही कामकाज सुरु नसल्याने व सदरची जागा घातक घनकचरा व्यवस्थापनासाठी तांत्रिकदृष्ट्या योग्य नसल्याने सदर जागा सन २००१ च्या घातक घनकचरा व्यवस्थापनाच्या प्रसिध्दीकरणातून वगळावी तसेच त्याचा वापर बदलून ती अघातक स्वरूपाच्या अन्य वापराच्या प्रयोजनासाठी करण्याबाबत विनंती केली आहे.

मौजे-चाळ, ता. पनवेल, जि. रायगड येथील सर्व्हे नं. ६१ (पार्ट) ते ६६ ही जागा महामंडळाने मे. मुंबई वेस्ट मॅनेजमेंट लि. यांना वाटप केलेला भूखंड क्र. पी-३२ पार्ट क्षेत्र १०९४५० चौ.मी. मध्ये येत आहे.

प्रस्तुत प्रकरणी आपल्या प्रस्तावाचे अनुषंगाने मे. मुंबई वेस्ट मॅनेजमेंट लि. यांचे अभिप्राय घेण्यात आले असता मे. मुंबई वेस्ट मॅनेजमेंट लि. यांनी इकडील कार्यालयास संदर्भिय पत्र क्र. १ व २ नुसार त्यांचे अभिप्राय कळविले आहेत. त्यानुसार, मे. मुंबई वेस्ट मॅनेजमेंट लि. यांना तळोजा औद्योगिक क्षेत्रात वाटप केलेल्या भूखंड क्र. पी-३२ पार्ट क्षेत्र १०९४५० चौ.मी. च्या बदल्यात रायगड जिल्हयातील अति. पाताळगंगा औद्योगिक क्षेत्राची पहाणी करून उपलब्ध भूखंड क्र. ई-१३५, ई-१३६, ई-१३८, ई-१४०, ई-१४८ आणि ई-१५० असे एकूण क्षेत्र १६१००० चौ.मी. या जागेची निवड करून Common Hazardous Waste Treatment Storage and Disposal Facility या प्रयोजनासाठी काही अटी व शर्तीस अधिन राहून वाटप करण्याबाबत सहमती दर्शविली आहे.

आपण महामंडळास दिलेल्या उक्त संदर्भिय पत्र क्र. १ चे अनुषंगाने कळविण्यात येते की, मे. मुंबई वेस्ट मॅनेजमेंट लि. यांना तळोजा औद्योगिक क्षेत्रात वाटप केलेला भूखंड क्र. पी-३२ पार्ट क्षेत्र १०९४५० चौ.मी. हा भूखंड सन २००१ च्या घातक घनकचरा व्यवस्थापनाच्या प्रसिध्दीकरणातून वगळून अघातक स्वरूपाच्या अन्य वापराच्या प्रयोजनासाठी विना अधिसूचित करण्याची कार्यवाही सक्षम प्राधिकारी यांच्या मान्यतेने करण्यात येत आहे.

कृपया याची नोंद घेण्यात यावी. सदरचे पत्र मा. मुख्य कार्यकारी अधिकारी, मऔविम यांच्या मान्यतेने निर्गमित करण्यात आलेले आहे.

उप मुख्य कार्यकारी अधिकारी (१),  
मऔविम, मुंबई-९३



## PUBLIC NOTICE

**RESUMPTION AND DENOTIFICATION OF LAND BEARING S.NO.61 (part) TO 66 OF CHAL VILLAGE FOR CHWTSDF, TALOJA NOTIFIED UNDER SEC.8 OF HAZARDOUS WASTE (MANAGEMENT AND HANDLING) RULES, 1989 & AS AMENDED FROM TIME TO TIME.**

[MIDC allotted Land at Plot No.32, bearing Survey No.68, 69/1(B), 69/2, 69/3, 69/4, 70, 71, 72/1, 72/2 (A), 72/2 (B), 73, 77/1, 77/2, 74/1, 74/2, 74/2 (B), 74/2 (C), 74/3, 85 admeasuring area 284460 sq.mt. AND Plot No. 32 (part), bearing Survey No.61 (part), 62, 63/1, 63/2, 64, 65 & 66 admeasuring 109540 Sq.mt to M/s. Ramky Finance & Investment Pvt. Ltd, Hyderabad] on date 24/12/2001 to develop Comprehensive Hazardous Waste Treatment, Storage and Disposal Facility (CHWTSDF) on Build, Own & Operate (BOO) basis.

Panvel Municipal Corporation vide letter dated 21/11/2022 has requested Maharashtra Industrial Development Corporation to change the Land use pattern from Hazardous waste to some other Non-Hazardous purposes of Plot No 32 (part) bearing Survey No. 61 (part), 62,63/1,63/2,64,65 & 66 which is yet to be developed to receive Hazardous Waste for scientific treatment & disposal. Similarly, numbers of complaints about pollution from Taloja Industrial Area is being received from nearby villagers/residents.

Considering the above request of Panvel Municipal, M/s. Ramky Finance & Investment Pvt. Ltd. Hyderabad, [through its SPV viz., M/s. Mumbai Waste Management Ltd.] has concurred & decided to surrender the unutilized Plot No. P-32 (part), bearing Survey No.61 (part), 62, 63/1, 63/2, 64, 65 & 66 admeasuring 109540 Sq.mt to MIDC. Therefore, MIDC has decided to resume the possession of the said plot with MIDC by denotifying with change in Land use pattern from Hazardous Waste to Industrial activities from the date of issue of this Public Notice .

*[Signature]*  
27/03/23

(Dr. Vipin Sharma)  
Chief Executive Officer  
MIDC, Mumbai-93

Date: 27 /03/2023



# पनवेल महानगरपालिका Panvel Municipal Corporation

कार्यालय पत्ता : पनवेल, जि. रायगड, महाराष्ट्र 410206.

संपर्क : (+91) 022 2745 8040 / 41/ 42

ईमेल : panvelcorporation@gmail.com • www.panvelcorporation.com



स्वातंत्र्याचा अमृत महोत्सव

No./PMC/C.O./ 991 /2023

Date :- 27/06/2023

## Before Municipal Commissioner, Panvel Revocation Order (Under section 51 of the MRTP Act 1966)

**Sub :-** Revocation of Development Permission on Survey No. 43/3/2, 59/1, 60/1/2B, 35/1+2/1(2), 35/1+2/1(3) & 35/1+2/1(4) At. - Ghot, Tal- Panvel, Dist- Raigad Issued Dated 25/03/2022 Vide Building Permission No. PMC/TP/Ghot/43/3/2, 59/1&Others/ 21-22/16188/876/2022.

- Ref :-**
1. Development Permission issued vide No. PMC/TP/Ghot/ 43/3/2,59/1&Others/21-22/16188/876/2022, Dated. 25/03/2022.
  2. Taloja Manufacture's Association's letter no. TMA/SJS/22-23/61, Dt. 22/08/2022. (Inward No- 2867, Dated. 24/08/2022)
  3. Scientist-II, Environment & Climate Change state Environment Impact Assesment Authority Mumbai Letter no. SEIAA-2022/CR-46/SEIAA, Dated 09<sup>th</sup> September 2022.
  4. Stay order by PMC vide letter No.PMC/TP/Ghot/43/3/2, 59/1&Others/21-22/16186/2747/2022, Dated. 15/11/2022.
  5. Acceptance of stay order by M/s. Arihant Superstructure Dated. 22/11/2022. (Inward No- 25962, Dated. 22/11/2022)
  6. Intern report subimitted by PMC vide letter No. PMC/TP/38-21/2603/2022, Dated. 21/10/2022.
  7. Hon'ble NGT case no. I.A. No.134 of 2022 (wz) in Appeal NO. 40 of 2022 (wz), Dated. 29 September 2022.
  8. MIDC Notification Dated 27<sup>th</sup> March 2023.
  9. Notice issued by PMC for Hearing vide Letter No. PMC/TP/Ghot/43/3/2,59/1&Others/21-23/16188/997/2023 Dated. 03/04/2023
  10. M/s. Arihant Superstructure Letter Dated. 11/05/2023.

WHEREAS, Panvel Municipal Corporation is formed on 26<sup>th</sup> September 2016 and Village Ghot is included in Panvel Municipal Corporation jurisdiction. Village Ghot is demarcated in former AKBSNA's (MMRDA) approved DP-2005. Survey No. 35 & 36 of Village Ghot, Tal- Panvel is demarcated in AKBSNA's Development Plan, and the land u/r (under reference) has 24.00 M wide authorized road,

AND WHEREAS, Unified Development Control and Promotional Regulation-2020 (UDCPR's) Rule no. 7.7.1 & 7.7.2, EWS / LIG projects are permissible,

AND WHEREAS, Village Chal and Village Ghot are sharing revenue boundaries part area of village. Village Chal comes under MIDC and MIDC is planning authority to part area and demarcated as Industrial zone in Navi Mumbai Development Plan (updated till 2012). As per Rule no. 4.8(ii) of unified development control and promotional regulation-2020 (UDCPR's) residential or habitable use is permissible at the minimum distance of 23 M from Industrial Zone,

AND WHEREAS, Panvel Municipal Corporation is in process of preparing Revised & Consolidated draft development plan for its 30 villages (included in its jurisdiction), for which Panvel Municipal Corporation by its letter asked various Government Authorities including CIDCO & MIDC about reservation on land, details of land to be incorporated in existing land use plan, about these requirements of land (if any) to keep reservation in proposed draft land use plan, but no reply was received from CIDCO & MIDC and therefore this office did not receive any authorized information regarding existing land use on land U/r (under reference) in Industrial zone at Village Chal,

AND WHEREAS, while ELU was going on, MIDC, CIDCO, Taloja Manufacturers Association and Mumbai Waste Management Private Limited, as a Development authority of Panvel City, should have provided information to the Panvel Municipal Corporation regarding Proposal of Land Fill Site or Hazardous Waste at village Chal in Industrial Zone, however same was not done by them. Also, there was no board installed indicating use of Land. As per 7/12 extract subject land is in the name of CIDCO,

AND WHEREAS, Rule no. 15.8.2 of DCR for AKBSNA (MMRDA), residential uses are permissible in Gaothan expansion area, within 200 m circumference from the boundary of Gaothan. And as per Rule no. 5.1.1(vi), it is mentioned that in the case of villages in Regional Plan of Mumbai Metropolitan Region, distance shall be 500 M,

AND WHEREAS, as per guidelines of Central pollution control board vide No HAZWAMS/17/2000-1, permissible Gaothan+ extension area boundary, Land Fill/ Hazardous Waste is not permissible from the Gaothan / within the area of 500-meter circumference,

AND WHEREAS, Panvel Municipal Corporation has issued Development permission to M/s. Arihant Superstructure on 25/03/2022 in village Ghot. As per AKBSNA DP 2005, said plot is within 500 m from gaothan expansion, where residential uses are permissible and Commencement Certificate is issued subject to condition that the project proponent shall obtain Environmental Clearance before starting any construction activity,

AND WHEREAS, M/s. Taloja manufacturing raised objection on above Development on plot u/r and mentioned that 500 m buffer zone shall be kept around CHWTSDF area,

AND WHEREAS, MIDC has issued notification dated 27 March 2023, and changed the boundaries of the existing CHWTSDF,

AND WHEREAS, after latest notification of the MIDC, it became necessary to revise the building plans approved in the adjoining areas,

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AND WHEREAS, this office has issued a notice of revocation to the project proponent and called for hearing according to section 51 of the MRTP Act 1966,

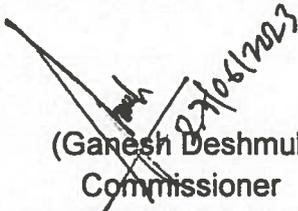
AND WHEREAS, project proponent has remain present and submitted his say in writing and also argued his submission verbally at length,

AND WHEREAS, though the development permission was granted on 25/3/2022, and thereafter within very short span on 15/11/2022 the development permission was stayed and as such there are no development activities are carried out so far,

AND after hearing the concern parties, this office reached to the conclusion that the approved building plans are required to modified accroding to the new notification of the MIDC dated 27/03/2023.

Therefore, the Building Permission issued vide letter no. PMC/TP/Ghot/43/3/2,59/1&Others/21-22/16188/876/2022, Dated 25/03/2022, is hereby revoked under section 51 of MRTP Act-1966, and Project Proponents are directed to modify & resubmit their proposals according to the new notification of the MIDC. Development charges already paid against building permission no PMC/TP/Ghot/43/3/2,59/1&Others/21-22/16188/876/2022 will be adjusted in the revised plan, if submitted or it will be adjusted in the any proposals submitted by the project proponents in future or same can be refunded to the project proponents if demanded.

Hence this order issued today under the seal and signature of Municipal Commissioner

  
(Ganesh Deshmukh)  
Commissioner  
Panvel Municipal Corporation

Place : Panvel

Date :- / /2023

Copy to: -

1. Hon. Principal Secretary,  
Ministry of Environment, Forest and  
Climate Change,  
Mantralaya, Mumbai.
2. Chief Executive Officer,  
Maharashtra Industrial Development Corporation (MIDC)  
Mumbai – 93.
3. M/s. Arihant Superstructures Ltd,  
Through Director Mr. Ashok B. Chhajjer.  
Arihant Aura, B-wing, 26th Floor,  
Plot No. 13/1, TTC Industrial Area,  
Thane Belapur Road, Turbhe,  
Navi Mumbai – 400 705.



# पनवेल महानगरपालिका Panvel Municipal Corporation

कार्यालय पत्ता : पनवेल, जि. रायगड, महाराष्ट्र 410206.

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स्वातंत्र्याचा अमृत महोत्सव

No./PMC/C.O./ ११३ /2023

Date :- 27/06/2023

## Before Municipal Commissioner, Panvel Revocation Order (Under section 51 of the MRTP Act 1966)

**Sub :-** Revocation of Development Permission on Survey No. 35/1A, 35/1B, 35/1C & 36/0, At. - Ghot, Tal- Panvel, Dist- Raigad Issued Dated 25/03/2022 Vide Building Permission No. PMC/TP/Ghot/35/1A,35/1B,35/1C&36/0/21-22/16188/877/2022

- Ref :-**
1. Development Permission issued vide No. PMC/TP/Ghot/35/1A,35/1B,35/1C&36/0/21-22/16188/877/2022, Dated. 25/03/2022.
  2. Environmental Clearance issued to Arihant Superstructure's Dated. 25/07/2022, (Inward No- 2875, Dated. 22/09/2022)
  3. Taloja Manufacture's Association's letter no. TMA/SJS/22-23/61, Dt. 22/08/2022. (Inward No- 2867, Dated. 24/08/2022)
  4. Scientist-II, Environment & Climate Change state Environment Impact Assesment Authority Mumbai Letter no. SEIAA-2022/CR-46/SEIAA, Dated 09<sup>th</sup> September 2022.
  5. Stay order by PMC vide letter No.PMC/TP/Ghot/21-22/2598/2022, Dated. 20/10/2022.
  6. Acceptance of stay order by M/s. Arihant Superstructure Dated. 20/10/2022.
  7. Intern report submitted by PMC vide letter No. PMC/TP/38-21/2603/2022, Dated. 21/10/2022.
  8. Hon'ble NGT case no. I.A. No.134 of 2022 (wz) in Appeal NO. 40 of 2022 (wz), Dated. 29 September 2022.
  9. MIDC Notification Dated 27<sup>th</sup> March 2023.
  10. Notice issued by PMC for Hearing vide Letter No. PMC/TP/Ghot/35/1A,35/1B,35/1C&36/0/21-23/16188/996/2023 Dated. 03/04/2023
  11. M/s. Arihant Superstructure Letter Dated. 11/05/2023.

WHEREAS, Panvel Municipal Corporation is formed on 26<sup>th</sup> September 2016 and Village Ghot is included in Panvel Municipal Corporation jurisdiction. Village Ghot is demarcated in former AKBSNA's (MMRDA) approved DP-2005. Survey No. 35 & 36 of Village Ghot, Tal- Panvel is demarcated in AKBSNA's Development Plan, and the land u/r (under reference) has 24.00 M wide authorized road,

AND WHEREAS, Unified Development Control and Promotional Regulation-2020 (UDCPR's) Rule no. 7.7.1 & 7.7.2, EWS / LIG projects are permissible,

AND WHEREAS, Village Chal and Village Ghot are sharing revenue boundaries part area of village. Village Chal comes under MIDC and MIDC is planning authority to part area and demarcated as Industrial zone in Navi Mumbai Development Plan (updated till 2012). As per Rule no. 4.8(ii) of unified development control and promotional regulation-2020 (UDCPR's) residential or habitable use is permissible at the minimum distance of 23 M from Industrial Zone,

AND WHEREAS, Panvel Municipal Corporation is in process of preparing Revised & Consolidated draft development plan for its 30 villages (included in its jurisdiction), for which Panvel Municipal Corporation by its letter asked various Government Authorities including CIDCO & MIDC about reservation on land, details of land to incorporated in existing land use plan, about these requirements of land (if any) to keep reservation in proposed draft landuse plan, but no reply was received from CIDCO & MIDC and therefore this office did not received any authorized information regarding existing land use on land U/r (under reference) in Industrial zone at Village Chal,

AND WHEREAS, while ELU was going on, MIDC, CIDCO, Taloja Manufacturers Association and Mumbai Waste Management Private Limited, as a Development authority of Panvel City, should have provide information to the Panvel Municipal Corporation regarding Proposal of Land Fill Site or Hazardous Waste at village Chal in Industrial Zone, however same was not done by them. Also, there was no board installed indicating use of Land. As per 7/12 extract subject land is in the name of CIDCO,

AND WHEREAS, Rule no. 15.8.2 of DCR for AKBSNA (MMRDA), residential uses is permissible in Gaothan expansion area, within 200 m circumference form the boundary of Gaothan. And as per Rule no. 5.1.1(vi), it is mentioned that in the case of villages in Regional Plan of Mumbai Metropolitan Regien, distance shall be 500 M,

AND WHEREAS, as per guidelines of Central pollution control board vide No HAZWAMS/17/2000-1, permissible Gaothan+ extension area boundary, Land Fill/ Hazardous Waste is not permissible from the Gaothan / within the area of 500-meter circumference,

AND WHEREAS, Panvel Municipal Corporation has issued Development permission to M/s. Arihant Superstructure on 25/03/2022 in village Ghot. As per AKBSNA DP 2005, said plot is within 500 m from gaothan expansion, where residential uses are permissible and Commencement Certificate is issued subject to condition that the project proponent shall obtain Environmental Clearance before starting any construction activity,

AND WHEREAS, M/s. Taloja manufacturing raised objection on above Development on plot u/r and mentioned that 500 m buffer zone shall be kept around CHWTSDF area,

AND WHEREAS, MIDC has issued notification dated 27 March 2023, and changed the boundries of the existing CHWTSDF,

AND WHEREAS, after latest notification of the MIDC, it became necessary to revise the building plans approved in the adjoining areas,

AND WHEREAS, this office has issued a notice of revocation to the project proponent and called for hearing according to section 51 of the MRTP Act 1966,

AND WHEREAS, project proponent has remain present and submitted his say in writing and also argued his submission verbally at length,

AND WHEREAS, though the development permission was granted on 25/3/2022, the project received Environmental Clearance on 25/07/2022 and thereafter within very short span on 20/10/2022 the development permission was stayed and as such there are no development activities are carried out so far,

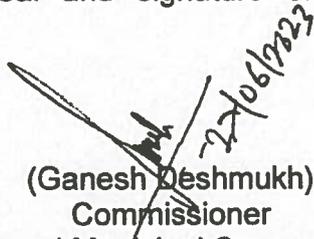
AND after hearing the concern parties, this office reached to the conclusion that the approved building plans are required to modified accroding to the new notification of the MIDC dated 27/03/2023.

Therefore, the Building Permission issued vide letter no. PMC/TP/Ghot/ 35/1A,35/1B,35/1C&36/0/21-22/16188/877/2022, Dated 25/03/2022, is hereby revoked under section 51 of MRTP Act-1966, and Project Proponents are directed to modify & resubmit their proposals according to the new notification of the MIDC. Development charges already paid against building permission no PMC/TP/Ghot/ 35/1A, 35/1B, 35/1C & 36/0/21-22/16188/877/2022 will be adjusted in the revised plan, if submitted or it will be adjusted in the any proposals submitted by the project proponents in future or same can be refunded to the project proponents if demanded.

Hence this order issued today under the seal and signature of Municipal Commissioner

Place : Panvel

Date :- 27 / 06 / 2023

  
(Ganesh Deshmukh)  
Commissioner  
Panvel Municipal Corporation

Copy to :-

1. Hon. Principal Secretary,  
Ministry of Environment, Forest and  
Climate Change,  
Mantralaya, Mumbai.
2. Chief Executive Officer,  
Maharashtra Industrial Development Corporation (MIDC)  
Mumbai – 93.
3. M/s. Arihant Superstructures Ltd,  
Through Director Mr. Ashok B. Chhajjer.  
Arihant Aura, B-wing, 26th Floor,  
Plot No. 13/1, TTC Industrial Area,  
Thane Belapur Road, Turbhe,  
Navi Mumbai – 400 705.

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

**APPEAL NO. 39 OF 2022 WZ**

Taloja Manufacturers Association  
**APPELLANT**  
**VERSUS**  
Union of India and Others.  
**RESPONDENTS**

**AFFIDAVIT-IN-REPLY ON BEHALF  
OF RESPONDENT NO. 6  
PANVEL MUNICIPAL  
CORPORATION**

**YATIN MALVANKAR**

**Advocate High Court Mumbai**  
**Chambers of Anil V. Anturkar, Senior Advocate**  
93, Engineers Premises, Ground Floor, Mumbai  
Samachar Marg, near J & K Bank, Fort, Mumbai-  
400032

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