

**BEFORE THE NATIONAL GREEN TRIBUNAL,  
WESTERN ZONE BENCH, PUNE  
ORIGINAL APPLICATION NO.37/2023(WZ)**

Sushant Subhash More .....Applicant

Versus

M/s Hotel Sayadri Puspa  
& Ors.

.....Respondents



**AFFIDAVIT IN REPLY ON BEHALF OF  
RESPONDENTS NO 92**

I Chamsheroo N Chhabada Age: 61 the

Respondents No. 92 do hereby state on solemn  
affirmation as under:

- (1) It submitted that this application is filed by Applicant alleging that there exists 100 hotels and farmhouses that have been constructed illegally on Yavateshwar to Kaas Road.
- (2) I'm filing this present Affidavit-in-Reply to oppose the grant of any reliefs to the Applicant as prayed for in the present Application. I

crave leave to file a further Additional Affidavit in Reply as and when sought necessary.



(3) At the outset, I deny each and every averment and allegation made in the present Application, which is contrary to and/or inconsistent with what has been stated in the present Affidavit-in-reply and nothing stated therein shall be construed as an admission for the want of any specific and para-wise denial or non-traverse unless and until the same is specifically admitted hereinafter.

(4) Findings of Joint Committee Report dated 02/03/2024

A. It is submitted that in *OBSERVATIONS & FINDINGS: at Para a) "....The committee verified the record and found that none of the objected structures is having built up area more than 20,000 sq.mtr."*



B. It is submitted that at *Para b) .... 34 establishments conduct hotels, restaurants, or lodging and have built-up area under 20,000 sq m.*

C. It is submitted that at *Para c) None of the objected structures have obtained the prior permission of the Planning Authority to carry out constructions as required U/s 44 r/w 45 of the MRTP Act of 1966.*

*.... With the help of representative of the Town Planning Dept, the Committee ascertained the location of the objected structures. It is revealed that all the structures fall in the Buffer Zone and not in the Core Zone*

D. It is submitted that at *Para d) .... the Deputy Conservator of Forest has submitted a Report to the Collector, Satara. As per this Report, none of the objected structures violated the Forest Conservation Act.*

(5) Therefore, Answering Respondents submits with respect to "para a and d)" that The structures of Answering Respondent do not the attract the Environment Clearance and also not violated Forest Conservation Act.



(6) It is further submitted that the structures Answering Respondent does not fall within the Buffer Zone as per the notification of Regulations for Conservation Zone in Satara Region dated 23/12/2021 and same is confirmed by the Joint Committee Report. Hence the Buffer Zone is permitted for uses.

(7) It is submitted that Answering Respondent has applied for regularization construction.

Hereto marked and annexed as **Annexure A**.

(8) Hence this Affidavit.

Pune Satara

Date: 06/08/2025

  
Res. Nos. 92

VERIFICATION

I, Ghansham N Chabada, Age: 61,

do hereby state on solemn affirmation that what is stated forgoing Para's is true and correct to my own knowledge and belief.

Solemnly affirmed at Pune

This day of 06/08, 2025

*Ghansham N Chabada*

Respondents No. 92

Adv. for Respondents No. 92

Solemnly affirmed before me by  
Shri/Smt. Ghansham N. Chabada  
R/o. Gulmohar Colony, Shahunagar,  
Acadoli Sakar  
Who is identified before me by  
Shri/Smt. \_\_\_\_\_  
or to whom I know personally

NOTED & REGISTERED  
at Serial No 2288/2025  
Date 06/08/2025

06/08/2025  
Date

*[Signature]*  
Commissioner of  
Oath





महाराष्ट्र शासन  
महसूल व ग्राम विभाग  
तहसिल कार्यालय सातारा

Email-tahsilsatara@gmail.com

फॉन नं- ०२२६२-(२३०६६२)

क्र. जमीन/कावि- २११४/२०२३

दिनांक २५/१२/२०२३

प्रति,

मा.व्यवस्थापक, | म.ग.व्यवस्थापक (अभियंता)  
महाराष्ट्र राज्य रस्ते विकास महामंडळ,  
पुणे एमएसआरडीसी ऑफिस,  
१ ल/मजला डी हॉल, नवीन प्रशासकीय इमारत,  
कौन्सिल हॉल, पुणे-४११०११/सातारा  
फोन . (020) 26051761

विषय: मोजे आटाळी ता. सातारा येथील ग. नं. ३०२ मधील क्षेत्र १०३१९ चौ. मी. क्षेत्रामध्ये रहिवास व वाणिज्य कारणास्तव रेखांकन व बांधकाम परवानगी मिळणेबाबत.

महोदय,

उपरोक्त संदर्भात विषयास अर्जदार श्री. घनशाम नारायणदास छाबडा रा. आटाळी ता.जि. सातारा, यांनी मोजे आटाळी ता. सातारा येथील ग. नं. ३०२ मधील क्षेत्र १०३१९ चौ. मी. क्षेत्रामध्ये रहिवास व वाणिज्य कारणास्तव रेखांकन व बांधकाम परवानगी मिळणेबाबत विनंती अर्ज केला आहे. प्रस्तुतची बाब आपले कार्यक्षेत्रात येत असलेने व याबाबतची मान्यता / परवानगी देणेबाबतचे नियोजन प्राधिकारी आपण असलेने व शासनाकडील अधिसूचना नुसार आपले स्तरावरून प्रस्तुत प्रकरणी सविस्तर चौकशी करून शासन नियमांतून तरतुदी विचारात घेऊन पुढील योग्य ती कार्यवाही होणेस विनंती आहे. सोबत मुळ प्रकरण सादर केले आहे.

आपला विश्वासू

  
तहसिलदार सातारा

प्रत:- श्री. घनशाम नारायणदास छाबडा रा. आटाळी, ता. जि. सातारा

२/- आपले प्रस्तुतचे प्रकरण उपरोक्त उल्लेखित कार्यालयाकडे पाठविणेत आले आहे. तरी आपलेकडील पुराव्यांचे कागदपत्रांसह संबंधित कार्यालयाशी संपर्क साधून कागदपत्रांची पूर्तत करणेत यावी.

OFFICE OF  
M.S.R.D.C.

15 JAN 2024

RECEIVED

  
तहसिलदार सातारा

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श्री घनशाम नारायणदास छाबडा  
प्लॉट नं. ३०, गुलमोहर कॉलनी  
गेंडामाळ सातारा  
दि. ०९.१२.२०२४

प्रति,  
असोसिएट प्लॅनर एस पी ए,  
एम एस आर डी सी लिमिटेड  
सीबीडी बेलापूर नवी मुंबई

०/८

विषय:- मौजे आटाळी गट नंबर ३०२ ता. जि. सातारा येथील बांधकाम परवानगी मिळणेबाबत

संदर्भ:- आपले कार्यालयीन पत्र जा क् MSRDC/SPA-NMB/BP-<sup>47</sup>~~46~~/ATALI/CC/2024/1222,  
Dt. 08 July 2024

मा. महोदय,

आपलेकडील वरील संदर्भीय पत्रास अनुसरून आम्ही मौजे आटाळी, गट नंबर ३०२ येथील जागेमधील बांधकामाचे प्लॅन तसेच आवश्यक ते सर्व कागदपत्र यासोबत जोडत आहे सदरचे कागदपत्र जमा करून घेऊन आमच्या प्रस्तावास मान्यता देऊन सहकार्य करावे.

सहकार्याबद्दल आभारी आहोत

कळावे

आपला विश्वसू

*(Signature)*

श्री घनशाम नारायणदास छाबडा

OFFICE OF THE  
MSRDC, ...

08 JUL 2024

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*(Signature)*