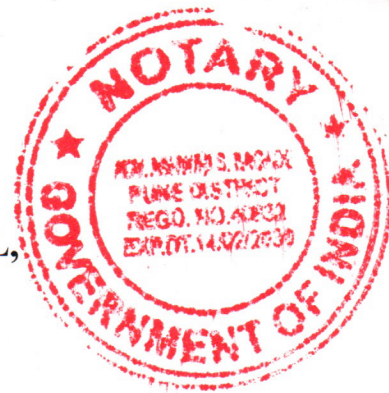




BEFORE THE NATIONAL GREEN TRIBUNAL,

WESTERN ZONE, PUNE

ORIGINAL APPLICATION NO: 51/2025

APPLICANT: KALPESH CHANDRAKANT

YADAV

-VS-

NON-APPLICANTS: UNION OF INDIA & ORS

**REJOINDER ON BEHALF OF RESPONDENT NOS.13, 14
& 15 WITH RESPECT TO COUNTER AFFIDAVIT
DATED 18 MAR 2026 SUBMITTED BY RESPONDENT
NOS. 7, 9 & 10.**

The Respondent Nos. 13, 14 & 15 in the instant matter
most respectfully submits:

1. The Respondent Nos. 7, 9 & 10 had placed on record its
reply to the original Application. Some of the contentions of the
Respondent No. 7, 9 & 10 being contentious, need to be

countered and clarified. Thusly, the respondent Nos. 13, 14 and 15 are submitting their rejoinder which is as under;

2. The answering Respondents submit that the averments made by the Respondent Nos. 7, 9 & 10 in paragraph No. 1 to 8 (page No. 734 to 740) are not directly related to Respondent No. 13, 14 & 15 respectively. Hence, no comments on para Nos. 1 to 8.

3. The answering Respondents submit that the averments made by the Respondent Nos. 7, 9 & 10 in paragraph No. 5 at page No. 741 to 744 in their reply with respect to checking of plinth/ column up to plinth level, deviation during construction, CC, Occupancy Certificate & Part Occupancy Certificate are contradictory.

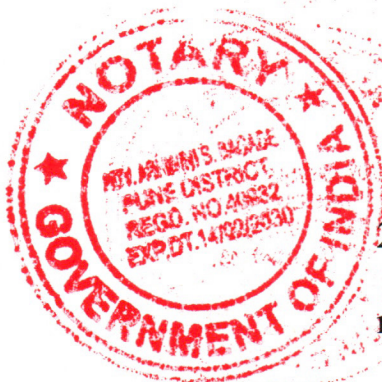
3.1. It is submitted that primary responsibility for issue of Site Elevation Certificate and Appendix 'F' for further issuance of site commencement/ plinth level/ part occupancy/ occupancy/ completion certificate to the land

owner/ builder/ developers lies with local municipal corporation (PMC).



3.2. Further, the Project Proponent (M/s. Venkatesh Landmark) the Respondent No.17 had submitted the Appendix-F and site elevation certificate, with all NOC proposals with wrong co-ordinates of the plot (Pillar No 1- 18.34.36.1N / 73.54.45.8E; Pillar No. 8- 18.34.33.6N / 73.54.46.1E) and distance from the outer parapet wall to petitioner's land and outer parapet wall of AF Station Pune.

3.3. IAF's role remains restricted to check the applicability in accordance within the provisions of Gazette of India GSR 751(E), Section 9A of Aircraft Act 1934, Works of Defence Act 1903 (WODA) and other relevant orders on the subject to the said NOC proposal. To Initial proposal of Project Proponent, the answering Respondents had issued an NOC vide Air HQ vide Air HQ/S 17726/4/ATS (Ty BM – MMCMVII) dated 17 July



2019 for a period of five years as per coordinates mentioned in Appendix 'C', Appendix 'F' duly countersigned and issued by PMC and Site Elevation Certificate issued by Survey of India (SOI) on the basis of co-ordinates submitted by petitioner to the SOI office with an application dated 26 Mar 2018.



3.4. During routine visit of Land Management Cell of AF Stn Pune (Respondent) in Vimananagar area, it was noted that permanent building was constructed by Oxy Beaumonde c/o M/s. Venkatesh Landmark at Sy No. 214/215 within the restricted area of 100 meters from outer parapet of AF Station Pune. Accordingly, a letter vide 2W/S 452/1/Wks (LMC) dtd 20 Oct 23 was sent to PMC for removal/ elimination of such constructions.

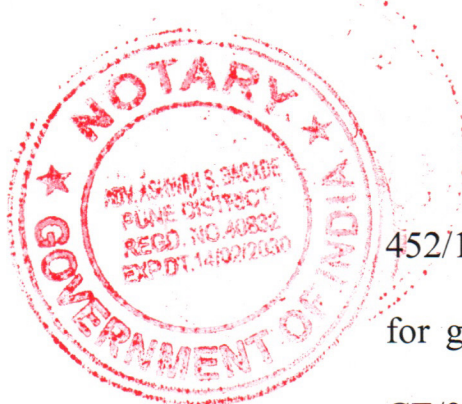
3.5. While, obtaining NOC from the AF Station Pune (Respondent), Project Proponent has concealed the actual distance (i.e. 17 meters from P1) from the outer parapet wall of AF Station Pune. Project Proponent had submitted

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a false Appendix-F with a counter signature from PMC official, incorrect Site Elevation Certificate issued by Survey of India (SOI) on basis of false Co-ordinates of the plot (Pillar No 1- 18.34.36.1N / 73.54.45.8E; Pillar No. 8- 18.34.33.6N/ 73.54.46.1E) submitted by Project Proponent to the SOI office with application dated 26 Mar 2018 & obtained NOC from IAF and Commencement Certificate, Plinth Level Certificate and Part Occupancy Certificate from PMC, wherein no PMC official had visited and cross checked the data mentioned in Site Elevation Certificate and Appendix-F which were countersigned building branch of PMC.

3.6. Thereafter, on request of answering Respondent No. 13, a joint ground survey request has been sent to PMC vide 2W/4008/23/ATS BM-IV dtd 25 and 31 Jul 2025. Additionally, wrt letter dated 20 Oct 23 after no response received by this Stn, a reminder letter was forwarded to Commissioner (PMC), Dy Commissioner (PMC) and Building permission Dept Zone-4 (PMC) vide 2W/S





452/1/Wks (LMC) dtd 05 Aug 25 for ascertaining the facts for ground survey. PMC had replied through letter No. CE/9414 dtd 02 Sep 25, *“due to non-availability of systems, PMC could not ascertain the actual coordinates of building and height of the building. PMC has conducted drone survey and it is vividly seen that the said buildings are not getting affected by 100m restriction as per the Drone survey. However, if you further want to ascertain the co-ordinates then you are kindly requested to get survey done from concerned developers.”* Hence, the averment made by the Respondent Nos. 7, 9 & 10 in Para No. 5 at page No. 741 to 744 are not true. Moreover, it is submitted that, Plinth Level Checking Certificate, Occupancy Certificate and Completion Certificate were issued by the PMC (R-7) without checking the actual height and coordinates of the said building.

3.7. Thus, in order to validate the actual co-ordinates of the site (Yashcon Development and Oxy Beaumonde C/o M/s. Venkatesh Landmark through Mr. Rahul Kondiba

7

Satav), a ground survey was conducted on 15 Oct 25 by the reps of Respondent No. 13 through a joint survey in the presence of both builders and PMC staff (Junior Engineer, Abhishek J Kusalkar). In the instant survey, it was revealed that two towers (building) of M/s. Yashcon Development and back site tower number "D" and "E" of Oxy Beaumonde C/o M/s. Venkatesh Landmark were protruding beyond the Area /Building bounded by the co-ordinate (Pillar No. 3 & 4) for which NOC was issued on 17 July 2019 (Oxy Beaumonde C/o M/s. Venkatesh Landmark through Mr. Rahul Kondiba Satav). Moreover, co-ordinates of the plot (Pillar No 1- 18.34.36.1N/ 73.54.45.8E; Pillar No. 8- 18.34.33.6N/ 73.54.46.1E) are falling within 100M restriction zone as per WODA vide SRO-12 dt 14.02.2007.

3.8. Both the builders had constructed buildings with a height more than 620m AMSL (Approx.) with rooftop amenities like swimming pool, picnic space and community clubhouse.





3.9. Due to vested interest of Building Branch Zone-4 (PMC staff) and for reasons best known to these authorities, without obtaining the mandatory NOC from AF Station Pune, the CC was issued to builder (Yashcon) and Completion Certificate/ Occupancy Certificate was also issued after expiry of NOC issued to Mr. Rahul Kondiba Satav. The same was affirmed by Oxy Beaumonde C/o M/s. Venkatesh Landmark through Mr. Rahul Kondiba Satav through e-mail dated 11 Sep 25 and affidavit dated 19 Sep 25 with other documents and photographs.



3.10. Oxy Beaumonde c/o M/s. Venkatesh Landmark through Mr. Rahul Kondiba Satav has informed that, the NOC was misused by M/s. Yashcon Development without his knowledge and consent and withdrawal of NOC proposal by builder (Yashcon Urban Development LLP) with malafide intention and bad motive. Therefore, the construction made by M/s Yashcon Urban Development



LLP is considered illegal. It is a smaller part of the plot for which NOC was issued by Air HQ (VB) vide Air HQ/8/17726/ 4/ ATS (Ty BM-MMCMVII) dt 17 Jul 2019 for a height of 615.178m to specific building related to Oxy Beaumonde c/o M/s. Venkatesh Landmark through Mr. Rahul Kondiba Satav.

3.11. Due to vested interest of Building Branch Zone-4 (PMC staff) and for reasons best known to those authorities, Respondent No.7 has accepted incorrect Site Elevation Certificate issued by Survey of India (SOI) on basis of false co-ordinates of the plot (Pillar No 1- 18.34.36.1N / 73.54.45.8E; Pillar No. 8- 18.34.33.6N / 73.54.46.1E) submitted by Oxy Beaumonde C/o M/s. Venkatesh Landmark to the SOI office with application dated 26 Mar 2018 and issued a false Appendix-F on basis of false co-ordinates of the plot (Pillar No 1- 18.34.36.1N / 73.54.45.8E) submitted by Oxy Beaumonde C/o M/s. Venkatesh Landmark and also issued Commencement Certificate, Plinth Level Certificate, and Part Occupancy



Certificate to Oxy Beaumonde C/o M/s. Venkatesh Landmark proprietor, Mr. Rahul Kondiba Satav, wherein the CC and plan was sanctioned including to construct building on 12M portion of existing PMC/ PWD road in front of said project. Refers **Annexure "A7" and Annexure "A8"** of reply affidavit filed by answering respondent no. 13 to 15.



3.12. During operation Sindoor in May 25, one person was found video graphing the loading of weapons with aircraft near fighter squadron and same was caught by vigilant on duty air warrior guard of this base. The FIR of the incident/ act was lodged with Police Station, Vimantal for the safety of National Interest. Moreover, two incidents of drone instruction were also stopped by vigilant on duty air warrior guard of this base, wherein after investigation by Civil police and Intelligence agencies it was revealed that, each drone was operated from the top of the illegal building of M/s. Yashcon Development and Oxy Beaumonde C/o M/s. Venkatesh Landmark. Refers

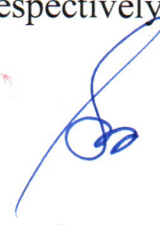


Annexure "A9" of reply affidavit filed by answering respondent no. 13 to 15.



4. The answering Respondents submit that the averments made by the Respondent Nos. 7, 9 & 10 in paragraph Nos. 9 to 12 (page Nos. 744 to 746) are not directly related to Respondent No. 13, 14 & 15 respectively. Hence, no comments on para Nos. 9 to 12.

5. The answering Respondents submit that the averments made by the Respondent Nos. 7, 9 & 10 in paragraph No. 13 are not true. The Air Officer Commanding of Air Force Station, Lohegaon, Pune has taken up the case with the Director General of Civil Aviation, Mumbai and New Delhi for declaring illegal constructions made by M/s Yashcon Urban Development LLP Horizon Developers at Sy No. 214/1/4 and M/s Venkatesh Landmark at Sy No. 214/1/1 & 214/1/4 at Vill-Lohegaon, Pune for violation of GSR 751(E) as mandated in Appendix 'G' of ASI/ Part III/ ATS/01/ 2017 vide letter No. 2W/5004/34/AS BM-II dated 14 Jan 26 and 06 Apr 26 respectively. Similarly, Air



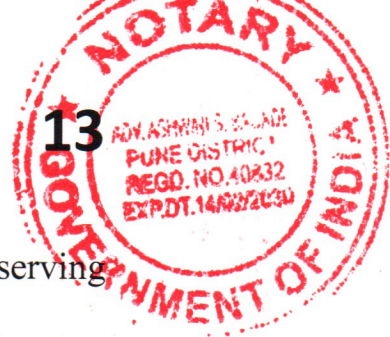


Force Station, Pune has also taken up the case with PMC Commissioner, Pune for demolition of illegal constructions made by the both builders in the vicinity of Air Force Station, Lohegaon, Pune vide letter No 2WG/2271/158/LGL BM-II dated 10 Mar 26, till date no reply received from PMC. Refers **Annexure "A10"** of reply affidavit filed by answering respondent no. 13 to 15. The copies of letter No. 2WG/2271/158/LGL BM-II and 2W/5004/34/AS BM-II dtd 10 Mar 26 and 06 Apr 26 respectively are annexed as **ANNEXURE-"R1"**.



6. The answering Respondents submit that the averments made by the Respondent Nos. 7, 9 & 10 in paragraph Nos. 14 to 18 (page Nos. 746 to 748) are not directly related to Respondent No. 13, 14 & 15 respectively. Hence, no comments on para Nos. Nos. 14 to 18.

7. The answering Respondents submit that the averments made by the Respondent Nos. 7, 9 & 10 in paragraph No. 19 is contradictory. The Respondent Nos. 7, 9 & 10 are stating that



theirs's role is only sanctioning the plan within and observing the compliance as per the Maharashtra Regional Town Planning Act, 1966 and amendment of DC & UDCPR rules but in actual they do not comply the same. Moreover, refer paragraph No.2, above.



PUNE

DATED: 29/06/26

FOR RESPONDENT NOS

13, 14 & 15

(Satbir Singh Rai)
Air Cmde
AOC
25Wg, AF

BEFORE ME

Ashwini S. Bagade

**ASHWINI S. BAGADE
ADVOCATE & NOTARY
GOVT. OF INDIA PUNE**

**NOTED & REGISTERED
SERIAL NO. 113
DATE 30/06/26**

30 JUN 2026



**SOLEMN AFFIRMATION**

I Air Cmde Satbir Singh Rai, VM S/o
Sh. Gurmeet Singh Aged about 51 yrs, Occupation: Service, R/o
Air Force Station Lohegaon, Pune-32 do hereby take oath and
state on solemn affirmation:

That I am working as Air Officer Commanding at No.2
Wing AF at Pune under the Ministry of Defence (GOI) as the
Respondent No.13, herein. I am conversant with the facts of the
present case and therefore able to depose the same. I am also
authorised by the Respondent Nos.14 & 15 to depose on their
behalf.

I say that the Counsel as per my instructions has drafted
the above Reply. I have gone through the contents of the above
said Reply and understood the same. I say that the contents of the
Reply are true to my knowledge and as per the records of the
Organisation, which I believe to be true. As far as the legal
submissions herein are concerned, the same are correct as advised
by my counsel. The contents of the Reply are explained to me in



vernacular, which I found to be correct. Hence, signed and
verified at PUNE on this 29 day of JUNE 2026.


(Satbir Singh Rai)
Air Cmde
AOC
2 Wg, AF

Deponent

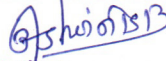
I know & identify the Deponent



(Atul J Pathak)

Advocate

BEFORE ME



**ASHWINI S. BAGADE
ADVOCATE & NOTARY
GOVT. OF INDIA, PUNE**

**NOTED & REGISTERED
SERIAL NO...113
DATE...30/06/26**

30 JUN 2026



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

ORIGINAL APPLICATION NO: 51/2025

**APPLICANT: KALPESH CHANDRAKANT
YADAV**

-VS-

**NON-APPLICANTS: UNION OF INDIA &
ORS**

Ser. No.	Description of Exhibits/Annexures	Page No.
01	Rejoinder affidavit on behalf of Respondent Nos 13,14 and 15 in respect to reply affidavit filed by Respondent No 7, 9& 10.	
02	ANNEXURE-“R1” Copies of letter No. letter No. 2WG/2271/158/LGL BM-II and 2W/5004/34/AS BM-II dtd 10 Mar 26 and 06 Apr 26 respectively.	

Filed

Advocate for Respondent Nos. 13, 14 & 15

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

ORIGINAL APPLICATION NO: 51/2025

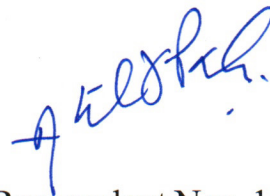
**APPLICANT: KALPESH CHANDRAKANT
YADAV**

-VS-

**NON-APPLICANTS: UNION OF INDIA &
ORS**

Rejoinder on Behalf of Respondent Nos. 13, 14 & 15 against
reply affidavit dt 18 Mar 26 submitted by Respondent Nos. 7,
9 & 10

Dated this th 29 day of June 2026



Advocate for the Respondent Nos. 13, 14 & 15

Mobile No. 9422145289

E Filing Code



Air Commodore Satbir Singh Rai VM

एयर कोमोडोर सतबीर सिंह राए वि एम

Air Officer Commanding

एयर कमान अधिकारी

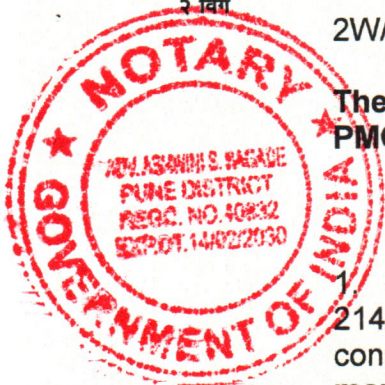
Tele / Fax : 020-26687730 (O)

Air Force Station,
Pune - 411 032
Maharashtra

10 Mar 26

2W/2271/158/Lgl (BM-II)

The Commissioner,
PMC, Pune



1. It is submitted that NOC for construction of building at Sr. No. 214/1/1 & 214/1/4, Vill- Lohegaon, Pune was issued to M/s Venkatesh Landmark for construction for the height of **615.178m AMSL as per the coordinates mentioned in para 2 (e) of NOC dated 17 Jul 19**. However, on 15 Oct 25 a physical survey was carried out by reps of this station in the presence of PMC (JE) and both builders (M/s. Venkatesh Landmark and M/s. Yashcon Urban Development LLP Horizon Developers), it is found that,

1.1. The Co-ordinates of the plot (Pillar No 1- 18.34.36.1N / 73.54.45.8E; Pillar No. 8- 18.34.33.6N / 73.54.46.1E) are covering approx. half of the public road and also falls within 100M restricted zone as per WODA vide SRO-12 read with latest drone survey conducted as per the Hon'ble Bombay High Court order in PIL 77/06. **Copy of the drone survey related to this area is annexed herewith for your ready reference.**

1.2. Building Branch Zone-4 (PMC staff) have accepted the incorrect Site Elevation Certificate issued by Survey of India (SOI) on basis of false Co-ordinates of the plot (Pillar No 1- 18.34.36.1N / 73.54.45.8E; Pillar No. 8- 18.34.33.6N / 73.54.46.1E) submitted by Oxy Beaumonde C/o M/s. Venkatesh Landmark.

1.3. Subsequently Building Branch Zone-4 (PMC staff) has issued CC with site plan sanction for construction of various towers/ buildings on the 12M portion of existing PMC/ PWD road in front of said project without prior checking and ground visit.

1.4. The letter addressed to PMC by the Stn Authority vide letter dtd 20 Oct 23 wrt violation of 100M restriction by Oxy Beaumonde was ignored and the Commencement Certificate of M/s. Oxy Beaumonde C/o M/s. Venkatesh Landmark was revised and also issued with the Plinth Level Certificate and Part Occupancy Certificate by the Building Branch Zone-4 (PMC staff) of the said project without checking and ground visit.

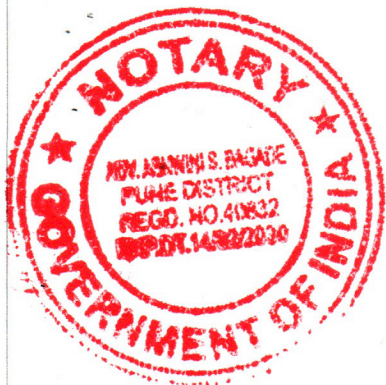
1.5. **The back site tower number "D" and "E" of Oxy Beaumonde C/o M/s. Venkatesh Landmark were protruding beyond the co-ordinates (Pillar No. 3 & 4) for which NOC was issued on 17 July 2019, which violates para 2(e) of ibid NOC and WODA.**

1.6. Further, it is intimated that the applicant (i.e. Oxy Beaumonde C/o M/s. Venkatesh Landmark) had rendered an undertaking vide Appendix D1 that "No extension or structure permanent or temporary (e.g. Cranes

25. 10. 1941



Antennas, mumtee, Lighting Arresters, Lift machine room, overhead water tank, cooling towers, signs, any attachment of fixtures of any kind) shall be permitted above the cleared height.”



1.7. In addition, the said builder (M/s. Venkatesh Landmark) also has enlarged the scope of the project to construct certain other infrastructure, which violates the **“100 meters from the outer periphery boundary wall”** stipulation of Works of Defence Act.

1.8. Building Branch Zone-4 (PMC staff), without obtaining the mandatory NOC from AF Station Pune, issued the CC to builder (Yashcon) and Completion Certificate/ Occupancy Certificate was also issued after expiry of NOC issued to Mr. Rahul Kondiba Satav. The same was affirmed by Oxy Beaumonde C/o M/s. Venkatesh Landmark through Mr. Rahul Kondiba Satav through Email dated 11 Sep 25 and affidavit dated 19 Sep 25 with other documents and photographs. Hence, the construction made by M/s Yashcon Urban Development LLP is illegal.

2. Moreover, it is also intimated that, M/s. Yashcon Urban Development LLP Horizon Developers at Sy No. 214/1/4 at Vill- Lohegaon, Pune withdrew their NOC proposal due to restriction of height upto 604.585m AMSL for construction of building vide Air HQ letter No. Air HQ/S 17726/4/1/ATS (PC-MMMCXVII) dtd 10 Mar 21, which was less than 615.178m AMSL cleared for M/s Venkatesh Landmark for NOC dated 17 Jul 19.

2.1. M/s. Yashcon Urban Development has constructed their property upto the height of 620m (Approx) AMSL.

2.2. M/s. Oxy Beaumonde C/o M/s. Venkatesh Landmark through Mr. Rahul Kondiba Satav has informed to this Station that, the NOC was misused by M/s. Yashcon Development without his knowledge and consent. M/s. Yashcon Urban Development withdrew their NOC proposal vide Air HQs letter dtd 10 Mar 21, with malafide intention and bad motive.

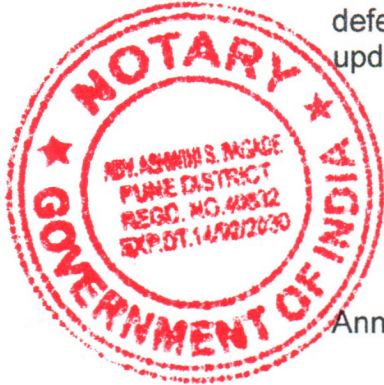
2.3. Therefore, buildings of M/s. Yashcon Development are illegal and hazardous for air defence systems of this base due to their construction upto the height of approx. 620m AMSL with rooftop amenities like swimming pool, picnic space and community clubhouse, which violates the mandatory condition of GSR.

3. During operation Sindoor in May 25, one person was found video graphing the loading of weapons with aircraft near fighter sqn and same was caught by vigilant on duty air warrior guard of this base. The FIR of the incident/ act was lodged with PS Vimantal for the safety of National Interest. Moreover, two incidents of drone intrusion were also stopped by vigilant on duty air warrior guard of this base, wherein after investigation by Civil police and Intelligence agencies it was revealed that, each drone was operated from the top of the building of M/s. Yashcon Development and Oxy Beaumonde C/o M/s. Venkatesh Landmark.

4. It is further submitted that to avoid any future complication and legal action against the illegal construction/ project Proponent, Mr. Rahul Kondiba Satav proprietor of Oxy Beaumonde C/o M/s. Venkatesh Landmark with a malafide intention and motive has sent an email to AOC, 2 Wg dtd 29 Oct 25 to this effect that, “the said project has been formally handed over to the Oxy Beaumonde Co-op Housing Society, as the Conveyance Deed registered via doc no.: TGD-9127-2025 dated 13/08/2025 has been executed in their favour”. Subsequently, this station has replied vide email dtd 05 Nov 25 that,

"By handing over of project to RWA could not exempt your acts/works or construction of building by violating the norms and laws of land".

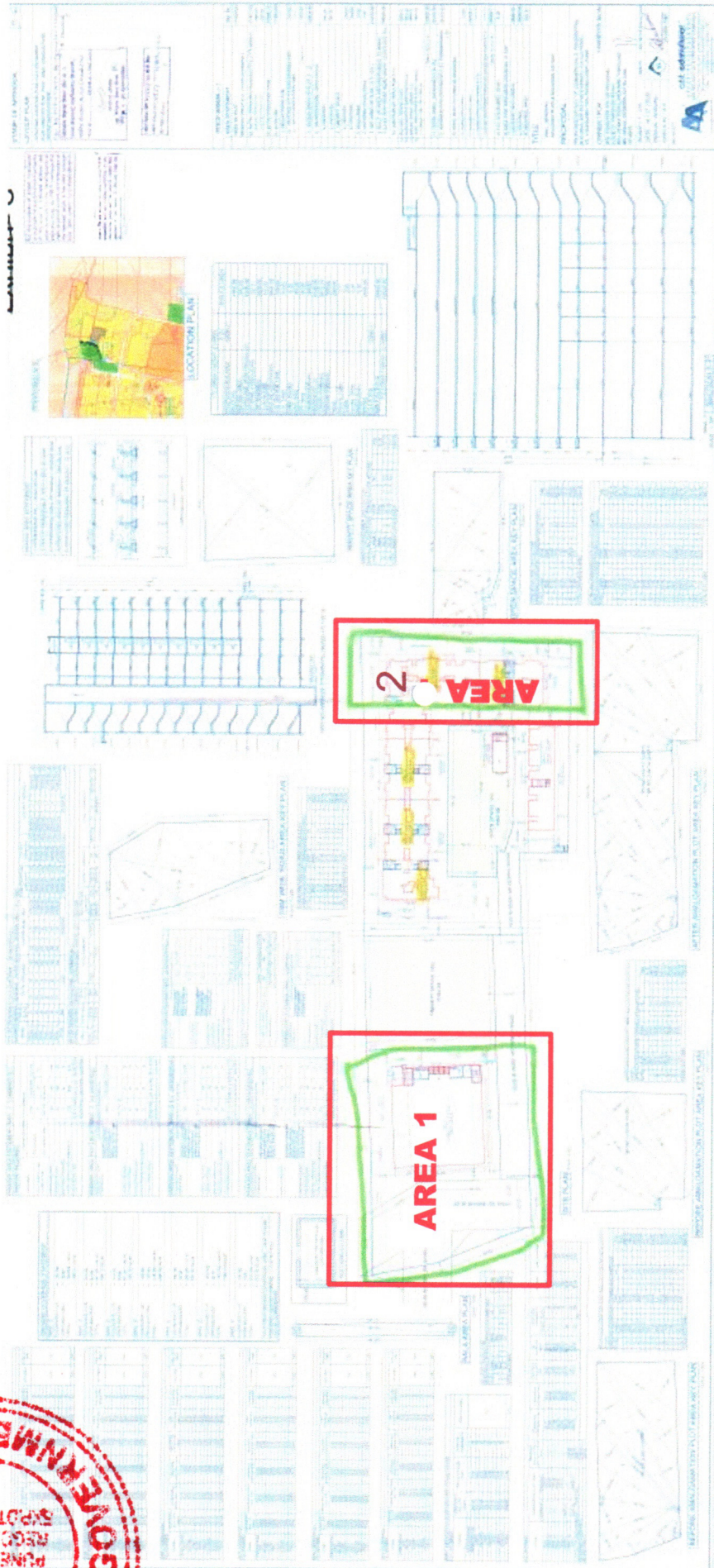
5. In view of the observations brought out in para 1.8, you are requested to take necessary action against issuance of completion /Occupancy Certificate after expiry of NOC to the builder by the Building branch Zone-4 office and to demolish the illegal construction made by both builders without valid NOC from IAF Stn Pune for the safety of Local Flying Area and safety and security of this defence installation and effectiveness of sophisticated air defence systems and update this station regarding the action taken.



With warm regards,

A handwritten signature in blue ink, consisting of a stylized 'S' followed by a horizontal line.

Annexure : As stated.



KEY TO LEGENDS:

AREA 1 (Red colour marking)	- Oxy Beaumonde C/o M/s. Venkatesh Landmark has violate SRO 12 notification in accordance with WODA. The Co-ordinates of the Oxy Beaumonde's plot (Pillar No 1- 18.34.36.1N / 73.54.45.8E); Pillar No. 8- 18.34.33.6N / 73.54.46.1E) are covering approx. half of the public road (12 meters) and also falls within 100M restricted zone as per WODA vide SRO-12 read with latest drone survey conducted as per the Hon'ble Bombay High Court order in PIL 77/06. - Herein, Oxy Beaumonde C/o M/s. Venkatesh Landmark has submitted false Co-ordinates of his Plot's Pillar No 1 and 8 to obtaining Site Elevation Certificate from SOI and further obtained the Appendix F (nearest point of construction site from the outer parapet wall of IAF Sin Pune) from PMC. Wherein, PMC Building Branch Zone-4 (PMC staff) has issued Appendix-F, CC, Plinth Level Certificate, Completion Certificate and Occupancy Certificate without physical checking and site visit of the said builder and ignoring the objection raised by Land Management Cell of AF Sin Pune vide letter dtd 20 Oct 23 per WODA vide SRO-12.
AREA 2 (Red colour marking)	- Oxy Beaumonde C/o M/s. Venkatesh Landmark has violated the conditions of NOC for constructing the buildings more than permissible height of 615.178m AMSL within the coordinates mentioned in para 2 (e) of NOC dated 17 Jul 19 and also construct tower D and E; beyond the co-ordinates (Pillar No. 3 & 4) for which NOC was issued on 17 July 2019. The back site tower number "D" and "E" of Oxy Beaumonde C/o M/s. Venkatesh Landmark were protruding beyond the co-ordinates (Pillar No. 3 & 4) for which NOC was issued on 17 July 2019.



KEY TO LEGENDS:

POINT R1 TO R8 (Red colour marking)	NOC issued to Oxy Beaumonde C/o M/s. Venkatesh Landmark at Sr. No. 214/1/1 & 214/1/4, Vill- Lohegaon, Pune by IAF for construction of buildings upto the height of 615.178m AMSL as per the coordinates (R1 TO R8) mentioned in para 2 (e) of NOC dated 17 Jul 19.
AREA 1 (White colour marking)	1. Oxy Beaumonde C/o M/s. Venkatesh Landmark has violate SRO 12 notification in accordance with WODA. The Co-ordinates of the Oxy Beaumonde's plot (Pillar No 1- 18.34.36.1N / 73.54.45.8E; Pillar No. 8- 18.34.33.6N / 73.54.46.1E) are covering approx. half of the public road (12 meters) and also falls within 100M restricted zone as per WODA vide SRO-12 read with latest drone survey conducted as per the Hon'ble Bombay High Court order in PIL 77/06. 2. Herein, Oxy Beaumonde C/o M/s. Venkatesh Landmark has submitted false Co-ordinates of his Plot's Pillar No 1 and 8 to obtaining Site Elevation Certificate from SOI and further obtained the Appendix F (nearest point of construction site from the outer parapet wall of IAF Stn Pune) from PMC. Wherein, PMC Building Branch Zone-4 (PMC staff) has issued Appendix-F, CC, Plinth Level Certificate, Completion Certificate and Occupancy Certificate without physical checking and site visit of the said builder and ignoring the objection raised by Land Management Cell of AF Stn Pune vide letter dtd 20 Oct 23 per WODA vide SRO-12.
AREA 2 (White colour marking)	1. Oxy Beaumonde C/o M/s. Venkatesh Landmark has violated the conditions of NOC for constructing the buildings more than permissible height of 615.178m AMSL within the coordinates mentioned in para 2 (e) of NOC dated 17 Jul 19 and also construct tower D and E, beyond the co-ordinates (Pillar No. 3 & 4) for which NOC was issued on 17 July 2019. 2. The back site tower number "D" and "E" of Oxy Beaumonde C/o M/s. Venkatesh Landmark were protruding beyond the co-ordinates (Pillar No. 3 & 4) for which NOC was issued on 17 July 2019.
AREA 3 (White colour marking) Read with Point No Y1 to Y4.	1. M/s. Yashcon Urban Development LLP Horizon Developers at Sy No. 214/1/4 at Vill- Lohegaon, Pune withdrew their NOC proposal due to restriction of height upto 604.585m AMSL for construction of building vide Air HQ letter No. Air HQ/S 17726/4/1/ATS (PC-MMMCXXVII) dtd 10 Mar 21. Refers Point No Y1 to Y4 with yellow colour marking. 2. Herein, M/s. Yashcon Urban Development LLP Horizon Developers has submitted copy of NOC dated 17 Jul 19 issued to Oxy Beaumonde C/o M/s. Venkatesh Landmark for construction of buildings upto the height of 615.178m AMSL as per the coordinates (R1 TO R8). 3. M/s. Oxy Beaumonde C/o M/s. Venkatesh Landmark through Mr. Rahul Kondiba Satav has informed to this Station through Email dated 11 Sep 25 and affidavit dated 19 Sep 25 with other documents and photographs that, the NOC dated 17 Jul 19 was misused by M/s. Yashcon Development without his knowledge and consent. 4. Without obtaining the mandatory NOC from AF Station Pune, Building Branch Zone-4 (PMC staff) has issued the CC to builder (Yashcon) and Completion Certificate/ Occupancy Certificate was also issued after expire of NOC issued to Mr. Rahul Kondiba Satav. 5. Buildings of M/s. Yashcon Development are illegal and hazardous for air defence systems of this base due to their construction upto the height of approx. 620m AMSL with rooftop amenities like swimming pool, picnic space and community clubhouse, which violates the mandatory condition of GSR.

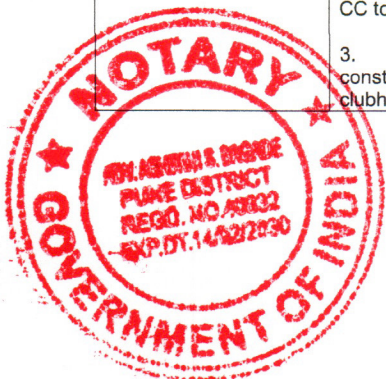


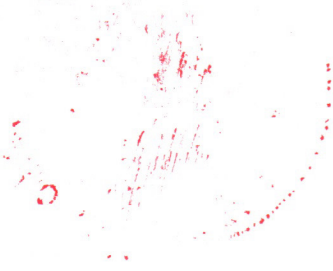
DRONE SURVEY WRT AF STN PUNE WITHIN 100M



KEY TO LEGENDS:

RED COLOUR MARKING	Outer parapet wall of AF Stn Pune for 100M restricted zone as per WODA vide SRO-12 read with latest drone survey conducted as per the Hon'ble Bombay High Court order in PIL 77/06.
BLUE COLOUR MARKING	100M restricted zone as per WODA vide SRO-12 read with latest drone survey conducted as per the Hon'ble Bombay High Court order in PIL 77/06. Area between Red colour marking and Blue colour marking is restricted.
AREA 1 (White colour marking)	1. Oxy Beaumonde C/o M/s. Venkatesh Landmark has violate SRO 12 notification in accordance with WODA. The Co-ordinates of the Oxy Beaumonde's plot (Pillar No 1- 18.34.36.1N / 73.54.45.8E; Pillar No. 8- 18.34.33.6N / 73.54.46.1E) are covering approx. half of the public road (12 meters) and also falls within 100M restricted zone as per WODA vide SRO-12 read with latest drone survey conducted as per the Hon'ble Bombay High Court order in PIL 77/06. 2. Herein, Oxy Beaumonde C/o M/s. Venkatesh Landmark has submitted false Co-ordinates of his Plot's Pillar No 1 and 8 to obtaining Site Elevation Certificate from SOI and further obtained the Appendix F (nearest point of construction site from the outer parapet wall of IAF Stn Pune) from PMC. Wherein, PMC Building Branch Zone-4 (PMC staff) has issued Appendix-F, CC, Plinth Level Certificate, Completion Certificate and Occupancy Certificate without physical checking and site visit of the said builder and ignoring the objection raised by Land Management Cell of AF Stn Pune vide letter dtd 20 Oct 23 per WODA vide SRO-12.
AREA 2 (White colour marking)	1. Oxy Beaumonde C/o M/s. Venkatesh Landmark has violated the conditions of NOC for constructing the buildings more than permissible height of 615.178m AMSL within the coordinates mentioned in para 2 (e) of NOC dated 17 Jul 19 and also construct tower D and E, beyond the co-ordinates (Pillar No. 3 & 4) for which NOC was issued on 17 July 2019. 2. The back site tower number "D" and "E" of Oxy Beaumonde C/o M/s. Venkatesh Landmark were protruding beyond the co-ordinates (Pillar No. 3 & 4) for which NOC was issued on 17 July 2019.
AREA 3 (White colour marking)	1. M/s. Yashcon Urban Development LLP Horizon Developers at Sy No. 214/1/4 at Vill- Lohegaon, Pune withdrew their NOC proposal due to restriction of height upto 604.585m AMSL for construction of building vide Air HQ letter No. Air HQ/S 17726/4/1/ATS (PC-MMMCXVII) dtd 10 Mar 21. 2. Without obtaining the mandatory NOC from AF Station Pune, Building Branch Zone-4 (PMC staff) has issued the CC to builder (Yashcon) and Completion Certificate/ Occupancy Certificate. 3. Buildings of M/s. Yashcon Development are illegal and hazardous for air defence systems of this base due to their construction upto the height of approx. 620m AMSL with rooftop amenities like swimming pool, picnic space and community clubhouse, which violates the mandatory condition of GSR.





Reminder-I

Tele: 020-26687730

Aerospace Safety

2 Wing, AF

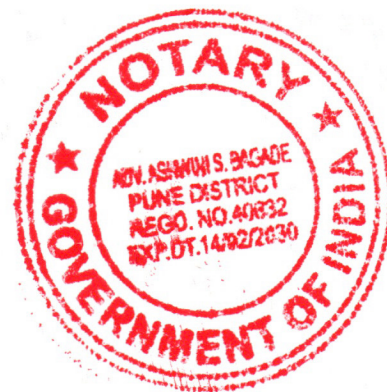
2W/5004/34/AS BM-II dated 06 Apr 26

Director General of Civil Aviation

Office of DGCA

Opposite Safdarjung Road

New Delhi-110001



**VIOLATION OF GSR 751(E) BY M/S. YASHCON URBAN DEVELOPMENT LLP
HORIZON DEVELOPERS AT SY NO. 214/1/4 AND M/S. VENKATESH LANDMARK
AT SY NO. 214/1/1 & 214/1/4 AT VILL- LOHEGAON, PUNE**

1. Reference is made to our letter of reference dated 14 Jan 26 (Copy annexed).
2. It is intimated that NOC for construction of building at survey No. 214/1/1 and 214/1/4 village Lohegaon, Taluka Haveli, Dist Pune Maharashtra by Shri Rahul Kondiba Satav was issued by MOD vide Air HQ/S17726/4/ATS(Ty) BM-MMCMVII dated 17 Jul 19 (Copy annexed).
3. It is submitted that NOC for construction of building at Sr. No. 214/1/1 & 214/1/4, Vill- Lohegaon, Pune was issued to M/s Venkatesh Landmark for construction for the height of **615.178m AMSL as per the coordinates mentioned in para 2 (e) of NOC dated 17 Jul 19**. However, during the physical survey carried out by reps of this station in the presence of PMC (JE) and both builders (M/s. Venkatesh Landmark and M/s. Yashcon Urban Development LLP Horizon Developers), it is found that,
 - 3.1 Complete buildings of M/s. Yashcon Development has been **constructed upto the height of approx. 620m AMSL with rooftop amenities like swimming pool, picnic space and community clubhouse**, which violates the mandatory condition of GSR.
 - 3.2 Moreover, Co-ordinates of the plot (Pillar No 1- 18.34.36.1N / 73.54.45.8E; Pillar No. 8- 18.34.33.6N / 73.54.46.1E) are covered approx. half of the public road and also falls within 100M restriction zone as per WODA vide SRO-12 read with latest drone survey conducted according to Hon'ble Bombay High Court order in PIL 77/06.
 - 3.3 Due to vested interest of Building Branch Zone-4 (PMC staff) and for reasons best known to these authorities, they has accepted incorrect Site Elevation Certificate issued by Survey of India (SOI) on basis of false Coordinates of the plot (Pillar No 1- 18.34.36.1N / 73.54.45.8E; Pillar No. 8- 18.34.33.6N / 73.54.46.1E) submitted by (Oxy Beaumonde C/o M/s. Venkatesh Landmark .
 - 3.4 Subsequently, PMC has issued CC with site plan sanction to construct the various towers/ buildings on the 12M portion of existing PMC/PWD road in front of said project without checking ground visit.

3.5 Now, Oxy Beaumonde C/o M/s. Venkatesh Landmark has also obtained revised Commencement Certificate, Plinth Level Certificate, and Part Occupancy Certificate from PMC for the said project.

3.6 The back site tower number "D" and "E" of Oxy Beaumonde C/o M/s. Venkatesh Landmark were protruding beyond the Area /Building bounded by the co-ordinate (Pillar No. 3 & 4) for which NOC was issued on 17 July 2019, which violates para 2(e) of ibid NOC and WODA.

4. Further, it is intimated that the applicant had rendered an undertaking vide Appendix D1 that "No extension or structure permanent or temporary (e.g. Cranes, Antennas, mumtee, Lighting Arresters, Lift machine room, overhead water tank, cooling towers, signs, any attachment of fixtures of any kind) shall be permitted above the cleared height." Moreover, it is also intimated that, vide Air HQ letter No. Air HQ/S 17726/4/1/ATS (PC-MMMCXXVII dtd 10 Mar 21, M/s. Yashcon Urban Development LLP Horizon Developers at Sy No. 214/1/4 at Vill- Lohegaon, Pune has withdrawn his NOC proposal due to restriction of height upto 604.585m AMSL for construction of building. Therefore, the complete buildings of M/s. Yashcon Development are illegal and hazardous for AIR DEFENCE SYSTEMS of this base due to constructed upto the height of approx. 620m AMSL with rooftop amenities like swimming pool, picnic space and community clubhouse, which violates the mandatory condition of GSR.

5. In addition, the said builder (M/s. Venkatesh Landmark) also has enlarged the scope of the project to construct certain other infrastructure which violates the "100 meters from the outer periphery boundary wall" stipulation of Works of Defence Act.

6. In view of the above, you are requested to initiate the case against M/S. Yashcon Urban Development LLP Horizon Developers at SY No. 214/1/4 and M/S. Venkatesh Landmark at SY No. 214/1/1 & 214/1/4 at Vill- Lohegaon, Pune for violation of GSR 751 (E) as mandated in Appendix 'G' of ASI/Part III/ATS/01/2017.

(Satbir Singh Rai)
Air Commodore
Air Officer Commanding
2 Wing Air Force

Annexure: As stated.

Copy to:

DGCA, Western Regional Office, Integrated Operational Office Complex
New Airport Colony, Vile Parle (East), Mumbai - 400099

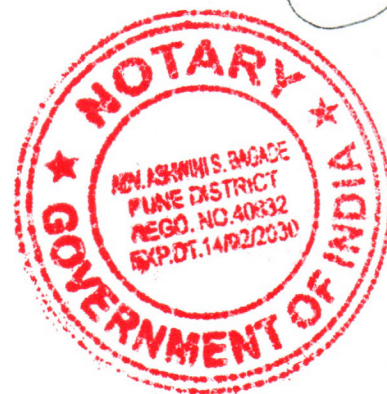
Air HQ VB (Wg Cdr Ops ATS IV)

HQ SWAC (CATCO)



Tele: 020-26687730

Aerospace Safety
2 Wing, AF



2W/5004/34/AS BM-II dated 06 Apr 26

Director General of Civil Aviation
Western Regional Office
Integrated Operational Office Complex
New Airport Colony, Vile Parle (East)
Mumbai
Maharashtra - 400099

**VIOLATION OF GSR 751(E) BY M/S. YASHCON URBAN DEVELOPMENT LLP
HORIZON DEVELOPERS AT SY NO. 214/1/4 AND M/S. VENKATESH LANDMARK
AT SY NO. 214/1/1 & 214/1/4 AT VILL- LOHEGAON, PUNE**

1. Reference is made to our letter of reference dated 14 Jan 26 address to DGCA office, New Delhi (Copy annexed for ready reference).

2. It is intimated that NOC for construction of building at survey No. 214/1/1 and 214/1/4 village Lohegaon, Taluka Haveli, Dist Pune Maharashtra by Shri Rahul Kondiba Satav was issued by MOD vide Air HQ/S17726/4/ATS(Ty) BM-MMCMVII dated 17 Jul 19 (Copy annexed).

3. It is submitted that NOC for construction of building at Sr. No. 214/1/1 & 214/1/4, Vill- Lohegaon, Pune was issued to M/s Venkatesh Landmark for construction for the height of **615.178m AMSL as per the coordinates mentioned in para 2 (e) of NOC dated 17 Jul 19**. However, during the physical survey carried out by reps of this station in the presence of PMC (JE) and both builders (M/s. Venkatesh Landmark and M/s. Yashcon Urban Development LLP Horizon Developers), it is found that,

3.1 Complete buildings of M/s. Yashcon Development has been **constructed upto the height of approx. 620m AMSL with rooftop amenities like swimming pool, picnic space and community clubhouse**, which violates the mandatory condition of GSR.

3.2 Moreover, Co-ordinates of the plot (Pillar No 1- 18.34.36.1N / 73.54.45.8E; Pillar No. 8- 18.34.33.6N / 73.54.46.1E) are covered approx. half of the public road and also falls within 100M restriction zone as per WODA vide SRO-12 read with latest drone survey conducted according to Hon'ble Bombay High Court order in PIL 77/06.

3.3 Due to vested interest of Building Branch Zone-4 (PMC staff) and for reasons best known to these authorities, they has accepted incorrect Site Elevation Certificate issued by Survey of India (SOI) on basis of false Coordinates of the plot (Pillar No 1- 18.34.36.1N / 73.54.45.8E; Pillar No. 8- 18.34.33.6N / 73.54.46.1E) submitted by (Oxy Beaumonde C/o M/s. Venkatesh Landmark).



-27-

3.4 Subsequently, PMC has issued CC with site plan sanction to construct the various towers/ buildings on the 12M portion of existing PMC/PWD road in front of said project without checking ground visit.

3.5 Now, Oxy Beaumonde C/o M/s. Venkatesh Landmark has also obtained revised Commencement Certificate, Plinth Level Certificate, and Part Occupancy Certificate from PMC for the said project.

3.6 **The back site tower number "D" and "E" of Oxy Beaumonde C/o M/s. Venkatesh Landmark were protruding beyond the Area /Building bounded by the co-ordinate (Pillar No. 3 & 4) for which NOC was issued on 17 July 2019, which violates para 2(e) of ibid NOC and WODA.**

4. Further, it is intimated that the applicant had rendered an undertaking vide Appendix D1 that "No extension or structure permanent or temporary (e.g. Cranes, Antennas, mumtee, Lighting Arresters, Lift machine room, overhead water tank, cooling towers, signs, any attachment of fixtures of any kind) shall be permitted above the cleared height.". Moreover, it is also intimated that, vide Air HQ letter No. Air HQ/S 17726/4/1/ATS (PC-MMMCXVII dtd 10 Mar 21, M/s. Yashcon Urban Development LLP Horizon Developers at Sy No. 214/1/4 at Vill- Lohegaon, Pune has withdrawn his NOC proposal due to restriction of height upto 604.585m AMSL for construction of building. Therefore, the complete buildings of **M/s. Yashcon Development are illegal and hazardous for AIR DEFENCE SYSTEMS of this base due to constructed upto the height of approx. 620m AMSL with rooftop amenities like swimming pool, picnic space and community clubhouse, which violates the mandatory condition of GSR.**

5. In addition, the said builder (M/s. Venkatesh Landmark) also has enlarged the scope of the project to construct certain other infrastructure which violates the **"100 meters from the outer periphery boundary wall"** stipulation of Works of Defence Act. The pictorial maps of these projects is annexed herewith for ready reference.

6. In view of the above, you are requested to initiate the case against **M/S. Yashcon Urban Development LLP Horizon Developers at SY No. 214/1/4 and M/S. Venkatesh Landmark at SY No. 214/1/1 & 214/1/4 at Vill- Lohegaon, Pune** for violation of GSR 751 (E) as mandated in Appendix 'G' of ASI/Part III/ATS/01/2017.

(Satbir Singh Rai)
Air Commodore
Air Officer Commanding
2 Wing Air Force

Annexure: As stated.