

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL
WESTERN ZONE BENCH, PUNE
ORIGINAL APPLICATION NO. 80 OF 2025**



IN THE MATTER OF:

Vanashakti & Anr.

..... Applicants

Versus

City and Industrial Development Corporation

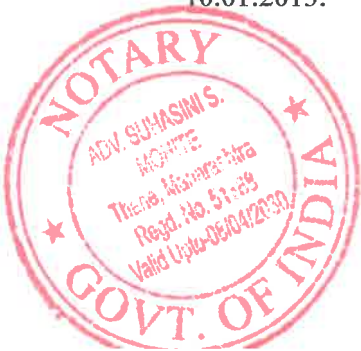
of Maharashtra & Ors.

..... Respondents

REPLY TO ORIGINAL APPLICATION ON BEHALF OF RESPONDENTS NOS. 1, 2 & 3 — CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED (CIDCO):

I, **VAIBHAVI MAHAKALKAR, SENIOR PLANNER (DP-II NAINA)**, the authorised representative of Respondent Nos. 1, 2 & 3, Age-45 Years, Occupation- Service, Office at Planning Dept., NAINA office, Tower no.10,7th Floor, Belapur Railway Station Complex, CBD Belapur, Navi Mumbai, after verifying all the records, do hereby state on the solemn affirmation that:

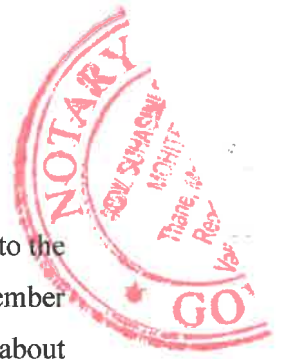
A. Respondent No. 1 states that it is a Company duly incorporated on the 17th day of March 1970, under the Companies Act, 1956. Respondent No. 1 is a Government Company as defined under Section 617 of the Companies Act, with its entire share capital subscribed wholly and exclusively by the State Government and its seven nominees. Further, Respondent No. 1 states that it has been designated as the Special Planning Authority for Navi Mumbai Airport Influence Notified Area (NAINA) u/s 40(1) (b) of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as "the MR&TP Act") on 10.01.2013.



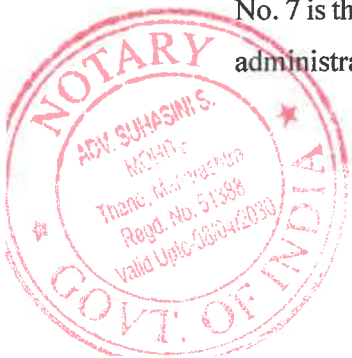
V. K. Kale



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- B. While granting the Environmental and Coastal Regulations Zone (CRZ) clearances to the proposed Greenfield airport Ministry of Environment & Forest (MoEF) in November 2010, the Ministry of Civil Aviation, Government of India, expressed concern about unplanned and haphazard development around the upcoming airport. In pursuance of these concerns, the Government of Maharashtra vide notification dated 10/01/2013 appointed the City and Industrial Corporation of Maharashtra (CIDCO) as Special Planning Authority (SPA) under Section 40 (I) (b) of MR&TP Act, 1966 for Navi Mumbai Airport Influence Notified Area (NAINA- Respondent No.2) to prepare a comprehensive Action Plan, Development Plan with due regard to the protection of environment and the principles of Urban Planning for sustainable development within the Influence Zone of proposed Navi Mumbai International Airport (NMIA), and regulate development in the Influence Zone. After following the due procedure established under the MRTP Act, Respondent No.1 has prepared the Interim Development Plan (IDP) of 23 villages of Respondent No. 2, which has received sanction of the Urban Development Department, State Government, on 27/04/2017. Respondent No.1 further states that the Government of Maharashtra has also sanctioned the Development Plan (DP) for 151 villages of Respondent No. 2 on 16/09/2019.
- C. It is stated that Respondent No. 2 is the Chief Planner and Respondent No.3 is the Additional Chief Planner in the Respondent No 1 Corporation.
- D. The Respondents above-named state that the present Application filed by the Applicants is totally false, misconceived and not maintainable in law.
- E. In its Application, the Applicants have stated that Respondent No. 1 has prepared and notified the Development Plan along with land-use maps covering 175 villages. The Applicants have further stated that Respondent No. 4 is entrusted with the responsibility of ensuring the complete preservation and protection of all natural areas and natural hill slopes. It is also stated that Respondent No. 5 exercises administrative control over the area falling within NAINA. The Applicant has further stated that Respondent No. 6 is a statutory authority established to conserve and protect forest areas, and that Respondent No. 7 is the Administrator of the Konkan Division, responsible for overseeing land revenue administration within the division. In view of the above, the Applicants have not made any



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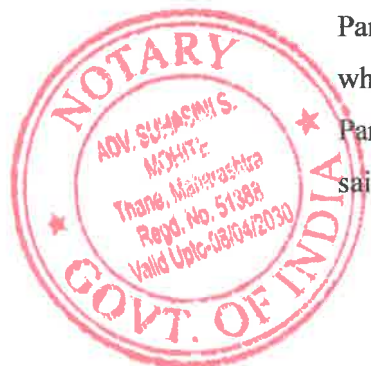
allegation whatsoever that Respondent Nos. 1, 2, and 3 have any role in permitting or preventing deforestation, excavation, or the removal or cutting of hills in violation of law.

F. The present Application is nothing but a baseless attempt on the part of the Applicants, and the Respondents above-named submit that the Applicants are deliberately and maliciously trying to drag the Respondents into the vexatious litigation. Also, facts put forth by the Applicants in the present Application are misleading. Moreover, the Applicants have not approached this Hon'ble Tribunal with clean hands and therefore do not deserve any equitable consideration from this Hon'ble Tribunal.

A. WITHOUT PREJUDICE TO THE AFORESAID, THE PARAWISE REPLY TO THE SAID APPLICATION OF THE APPLICANTS IS AS FOLLOWS-

At the very outset, it is most respectfully submitted by the Respondents above-named that, unless specifically admitted, all the contentions of the Applicants in the present Application may kindly be treated as specifically denied by the Respondents. The paragraph-wise reply to the Application of the Applicants is as follows:

1. In reply to the contents of paragraphs no. 1 to 5 of the Application, the Respondents above-named state that the contents thereof are a matter of record and hence need no reply. However, any adverse inferences drawn therefrom are denied in their entirety by the Respondents.
2. In reply to the allegations raised in paragraphs no. 6 to 12 of the Application, the Respondents above-named state that the contents thereof do not state the true nature of the facts and hence are denied to their entirety by the Respondents. Further, any inferences drawn therefrom are denied in their entirety by the Respondents. The Respondents above-named state that the said survey no. 57, village Nanoshi, Taluka Panvel District Raigad, falls in the sanctioned Development Plan of Respondent No.2. The said survey no. 57 is in Forest Zone and kept in Excluded Part (EP-14 Proposed change of Forest zone to LDZ (N7) zone) by the Government while sanctioning the Development Plan, and is subject to approval of Excluded Part (EP) by the Government vide separate notification. Details pertaining to the said notification are annexed herewith and marked as **Exhibit A**.



V. K. Kale

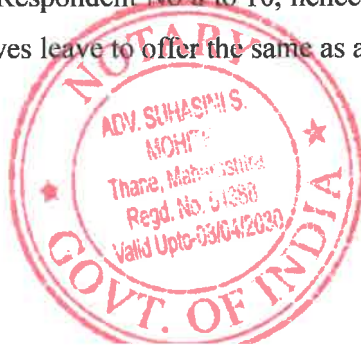


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3. In reply to the allegations raised in paragraphs no. 13 to 15 of the Application, the Respondents above-named state that the contents thereof do not state the true nature of the facts and hence are denied to their entirety by the Respondents. Further, any adverse inferences drawn therefrom are denied in their entirety by the Respondents. The Respondents above-named state that, based on information received from EE (NAINA-II), there is site excavation activity observed along the slope of the hill, on survey no. 57, village Nanoshi, Taluka Panvel, District Raigad. The Site verification Report and Photographs of the same are herewith and marked as **Exhibit B.**
4. In reply to the contents of paragraphs no.16 & 17 of the Application, the Respondents above-named state that the contents thereof do not concern the Respondents and therefore, the Respondents refrain from replying to the said paragraphs. Further, any adverse inferences drawn therefrom are vehemently and expressly denied by the Respondents in their entirety.
5. In reply to the allegations raised in paragraphs no. 18 to 20 of the Application, the Respondents above-named state that the contents thereof do not state the true nature of the facts and hence are denied to their entirety by the Respondents. Further, any adverse inferences drawn therefrom are denied in their entirety by the Respondents. The Respondents above-named state that on the basis of information received from CCUC (NAINA), there is an illegal soil excavation activity observed along the slope of the hill, on survey no. 57, village Nanoshi, Taluka Panvel, District Raigad. The Site verification Report and Photographs of the same are herewith and marked as **Exhibit C.**
6. In reply to the Grounds raised in the present Application from paragraph no. 23 to 25, the Respondents above-named state that the grounds mentioned therein are statutory provisions and judgements relying upon which Applicant has sought action by the Respondent No 8 to 10, hence this Respondent offers no comments. However, craves leave to offer the same as and when required.

V.Kale





In related to other issues which are similar to OA 25/2025 filed before this Hon.Tribunal, the Affidavit in reply filed by CIDCO may be adopted in this reply also.

- 8. In reply to the Prayer clause of the Application, the Respondents above-named respectfully submit that the present Application is misconceived. Accordingly, in the absence of any role attributed to Respondent Nos. 1, 2, and 3, no relief or prayer can be sought against them, and therefore, the Applicants are not entitled to any relief claimed. Therefore, the Respondents above-named pray that the present Application be dismissed with costs against the Respondents.

V.Kale

Respondent Nos. 1, 2 & 3

VERIFICATION

I, VAIBHAVI MAHAKALKAR, SENIOR PLANNER (DP-II NAINA), the authorised representative of Respondent Nos. 1, 2 & 3, Age-45 Years, Occupation- Service, Office at Planning Dept., NAINA office, Tower no.10, 7th Floor, Belapur Railway Station Complex, CBD Belapur, Navi Mumbai, after verifying all the records, do hereby state on the solemn affirmation that whatever is stated hereinabove is true and correct to the best of my knowledge and information.

Affirmed and signed on this 17th Day of MARCH, 2026.

V.Kale

Respondent Nos. 1, 2 & 3

Senior Planner (DP)
(NAINA)

8th, Floor, Tower No. 10,
CBD-Belapur, Navi Mumbai - 400 614.



BEFORE ME

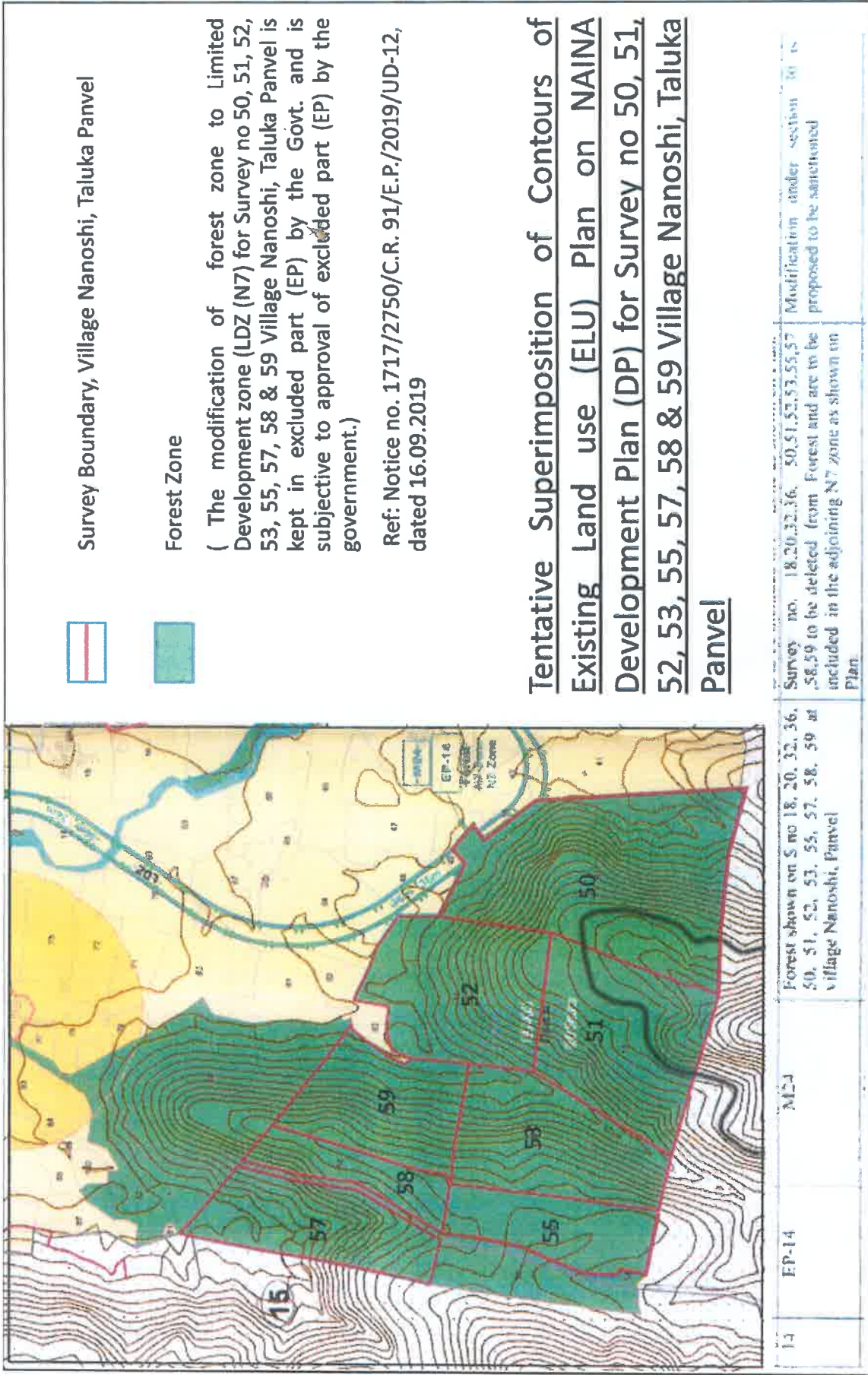
S. S. Mohite
17/3/2026



NOTED & REGISTERED
Sr. No. 141 Page No. 29
Reg. No. 1 Date 17 MAR 2026

17 MAR 2026

ADV. SUHASINI S. MOHITE
B.Com, LL.M.
NOTARY GOVT. OF INDIA
Reg. No. 51388
Office No. 44, Prabhakar Centre, Sector-1A,
CBD Belapur, Navi Mumbai - 400 614.
Mob. 9833129528 / 9321753361



Survey Boundary, Village Nanoshi, Taluka Panvel

Forest Zone

(The modification of forest zone to Limited Development zone (LDZ (N7) for Survey no 50, 51, 52, 53, 55, 57, 58 & 59 Village Nanoshi, Taluka Panvel is kept in excluded part (EP) by the Govt. and is subjective to approval of excluded part (EP) by the government.)

Ref: Notice no. 1717/2750/C.R. 91/E.P./2019/UD-12, dated 16.09.2019

Tentative Superimposition of Contours of Existing Land use (ELU) Plan on NAINA Development Plan (DP) for Survey no 50, 51, 52, 53, 55, 57, 58 & 59 Village Nanoshi, Taluka Panvel

14	EP-14	MCD	Forest shown on S no 18, 20, 32, 36, 50, 51, 52, 53, 55, 57, 58, 59 of village Nanoshi, Panvel	Survey no. 18,20,32,36, 50,51,52,53,55,57,58,59 to be deleted from Forest and are to be included in the adjoining N7 zone as shown on Plan	Modification under section 30 is proposed to be sanctioned
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महाराष्ट्र शासन राजपत्र

असाधारण भाग एक-कोकण विभागीय पुरवणी

वर्ष ५, अंक ५७(३)]

बुधवार, सप्टेंबर १८, २०१९/भाद्र २७, शके १९४१

| पृष्ठे ९५, किंमत : रुपये ११.००

असाधारण क्रमांक १०९

प्राधिकृत प्रकाशन

नगरविकास विभाग

मुख्य इमारत, ४ था मजला, मंत्रालय,
मुंबई ४०० ०३२, दिनांक १६ सप्टेंबर २०१९.

अधिसूचना

क्र. टीपीएस. १७१७/स.क्र.२७५०/प्र.क्र.११/२०१९/नवि-१२. — ज्याअर्थी, महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ (महा. अधिनियम XXXVII, १९६६) (यापुढे ज्याचा उल्लेख 'उक्त अधिनियम' असा करण्यात आला आहे.), च्या कलम ४० च्या उप-कलम (१) मधील खंड (ख) द्वारा प्रदान करण्यात आलेल्या अधिकारांचा वापर करून महाराष्ट्र शासनाने दिनांक १० जानेवारी, २०१३ रोजीच्या अधिसूचना क्रमांक टीपीएस. १७१२/४७५/प्र.क्र.-९८/१२/नवि-१२ (यापुढे ज्याचा उल्लेख 'उक्त अधिसूचना' असा करण्यात आला आहे) अन्वये त्यात नमूद केल्याप्रमाणे नवी मुंबई विमानतळ प्रभाव अधिसूचित क्षेत्र (नेना), (यापुढे ज्याचा उल्लेख "उक्त अधिसूचित क्षेत्र" असा करण्यात आला आहे.) साठी शहर आणि औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित (महाराष्ट्र शासनाच्या मालकीची व नियंत्रणाखालील कंपनी) (यापुढे ज्याचा उल्लेख "उक्त महामंडळ" असा करण्यात आला आहे.) म्हणजे 'सिडको' ची विशेष नियोजन प्राधिकरण ('यापुढे ज्याचा उल्लेख "उक्त प्राधिकरण" असा करण्यात आला आहे.) म्हणून नेमणूक केली आहे;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम २३ च्या उप-कलम (१) अन्वये प्रदान करण्यात आलेल्या अधिकारांचा वापर करून उक्त महामंडळाने उक्त अधिसूचित क्षेत्राची विकास योजना तयार करण्याचा त्यांचा इरादा घोषित केल्याबाबत नोटीस प्रसिद्ध केल्यापासून साठ दिवसांचे कालावधीत जनतेकडून त्यावर हरकती/सूचना मागविण्यासाठीची नोटीस महाराष्ट्र शासन राजपत्र भाग-२, गुरुवार ते शुक्रवार, दिनांक १५-२१ मे, २०१४ द्वारे प्रसिद्ध केली आहे ;

आणि ज्याअर्थी, उक्त अधिसूचित क्षेत्राच्या विकास योजनेचा आराखडा तयार होईपर्यंत महामंडळाने उक्त अधिनियमात नमूद तरतुदींचे पालन करून २३ गावांसाठी 'प्रारूप अंतरिम विकास योजना' तयार व प्रसिद्ध करून महाराष्ट्र शासनास उक्त अधिनियमाच्या कलम ३० अन्वये दिनांक २२ सप्टेंबर २०१५ रोजी मंजूरीसाठी सादर केलेली आहे व शासनाने दिनांक २७ एप्रिल २०१७ रोजी सादर अंतरिम विकास योजनेस मंजूरी दिलेली आहे;

आणि ज्याअर्थी, उक्त अधिनियमाचे कलम २५ अन्वये, उक्त महामंडळाने उक्त अंतरिम विकास आराखड्याचे क्षेत्र वगळता उर्वरित उक्त अधिसूचित क्षेत्रामध्ये समाविष्ट असलेल्या जमिनींचे सर्वेक्षण करून त्यातील जमिनींचा विद्यमान वापर दर्शविणारा जमीन-वापर नकाशा तयार करून दिनांक ९ नोव्हेंबर, २०१५ रोजी शासनाला सादर केला आहे;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ४० च्या उप-कलम (१) मधील खंड (ख) अंतर्गत प्रदान करण्यात आलेल्या अधिकारांचा वापर करून महाराष्ट्र शासनाने अधिसूचना क्रमांक टीपीएस. १८१५/अनौसं/७८/१५/नवि-१३, दिनांक १७ फेब्रुवारी, २०१६ अन्वये महाराष्ट्र राज्य रस्ते

(१)

विकास महामंडळाची सदर अधिसूचनेमध्ये नमूद केलेल्या गावांच्या क्षेत्रासाठी विशेष नियोजन प्राधिकरण म्हणून नियुक्ती केली आहे. तसेच, महाराष्ट्र शासनाने १८ मार्च २०१६ च्या अधिसूचनेन्वये (पुरवणी) प्रस्तावित खालापूर विशेष उद्देशिय वाहन (SPV) मधील गावे व महाराष्ट्र औद्योगिक विकास महामंडळाच्या विशेष नियोजन प्राधिकरणातील गावे महाराष्ट्र राज्य रस्ते विकास महामंडळाच्या अधिसूचित क्षेत्रामधून वगळली आहेत;

आणि ज्याअर्थी, महाराष्ट्र शासनाच्या दि.१७ फेब्रुवारी २०१६ व दि. १८ मार्च २०१६ च्या अधिसूचनेन्वये सिडकोचे अधिसूचित क्षेत्र आता २२४ गावांसाठी मर्यादित राहिले आहे. (यापुढे ज्याचा उल्लेख “उक्त सुधारित अधिसूचित क्षेत्र” असा करण्यात आला आहे.)

आणि ज्याअर्थी, उक्त महामंडळाने उक्त अंतरिम विकास आराखड्याचे क्षेत्र वगळता उक्त सुधारित अधिसूचित क्षेत्रासाठी प्रारूप विकास योजना, विकास योजना अहवाल आणि प्रारूप विकास नियंत्रण व प्रोत्साहन नियमावली तयार केली आहे;

आणि ज्याअर्थी, उक्त महामंडळाच्या संचालक मंडळाने दिनांक २७ ऑक्टोबर २०१६ रोजीच्या ठराव क्र.११७२९ अन्वये सदर प्रारूप विकास योजना, प्रारूप विकास नियंत्रण व प्रोत्साहन नियमावली आणि विकास योजना अहवालास मंजूरी दिली आहे;

आणि ज्याअर्थी, उक्त महामंडळाने उक्त अधिनियमाच्या कलम २६ च्या उप-कलम (१) अन्वये प्रदान करण्यात आलेल्या अधिकारांचा वापर करून उक्त अंतरिम विकास आराखड्याचे क्षेत्र वगळता सुधारित अधिसूचित क्षेत्रासाठी प्रारूप विकास योजना, विकास योजना अहवाल आणि प्रारूप विकास नियंत्रण व प्रोत्साहन नियमावली तयार करून त्यासंबंधीची सूचना महाराष्ट्र शासन राजपत्र भाग-२, क्र. १०२, दिनांक ७ नोव्हेंबर, २०१६ द्वारे प्रसिद्ध केली आहे;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम २८ च्या उप-कलम (२) अन्वये गठीत करण्यात आलेल्या नियोजन समितीने हरकती व सूचनांची सुनावणी घेऊन त्यानुसार दिनांक २८ जुलै, २०१७ रोजी उक्त महामंडळास अहवाल सादर केलेला आहे;

आणि ज्याअर्थी, नियोजन समितीने हरकती व सूचनांसह सादर केलेला अहवाल विचारात घेता उक्त महामंडळाने त्यांच्या संचालक मंडळाच्या दिनांक ११ ऑगस्ट, २०१७ रोजीच्या ठराव क्र.११०९४ अन्वये काही बदलासह सदर प्रारूप विकास योजना २२४ गावांसाठी लागू करण्यात आलेल्या प्रारूप विकास नियंत्रण व प्रोत्साहन नियमावलीसह उक्त अधिनियमाच्या कलम २८ च्या उप कलम (४) अन्वये दिनांक १ सप्टेंबर, २०१७ रोजीच्या महाराष्ट्र शासन राजपत्रात प्रसिद्ध केली आहे व उक्त प्रारूप विकास योजना उक्त अधिनियमाच्या कलम ३० च्या उप कलम (१) अन्वये दिनांक २० सप्टेंबर २०१७ रोजी शासनास अंतिम मंजूरीसाठी सादर केलेली आहे;

आणि ज्याअर्थी, नियोजनाच्या दृष्टीने उक्त सुधारित अधिसूचित क्षेत्राची अखंडता विचारात घेता खालापूर तालुक्यातील ३५ गावे व ठाणे तालुक्यातील १४ गावे उक्त सुधारित अधिसूचित क्षेत्रातून वगळणे आवश्यक आहे असे शासनाचे मत झाले आहे आणि त्यामुळे उक्त सुधारित अधिसूचित क्षेत्र आता उपरोक्त गावे वगळून १७५ गावांसाठी मर्यादित झाले आहे (यापुढे ज्याचा उल्लेख “अंतिम अधिसूचित क्षेत्र” असा करण्यात आला आहे.);

आणि ज्याअर्थी, शासनाने योग्य ती चौकशी केल्यानंतर आणि संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांच्याशी विचारविनिमय केल्यानंतर उक्त अधिनियमाच्या कलम ३१ च्या उप कलम (१) नुसार उक्त अंतिम अधिसूचित क्षेत्राची प्रारूप विकास योजना, विकास नियंत्रण व प्रोत्साहन नियमावलीसह भागशः सोबतच्या परिशिष्ट अ मध्ये नमूद काही फेरबदलासह (काही सारभूत स्वरूपाचे प्रस्तावित केलेले परिशिष्ट ब मधील फेरबदल वगळता) मंजूर करण्याचा निर्णय घेतलेला आहे;

आणि ज्याअर्थी, शासनाने प्रस्तावित केलेले उक्त प्रारूप विकास योजनेत दर्शविलेले ई.पी.-१ ते ई.पी.-३८ म्हणून निर्देशित केलेले फेरबदल हे परिशिष्ट ब मध्ये नमूद केल्यानुसार सारभूत स्वरूपाचे असल्याने सदर फेरबदल उक्त अधिनियमाच्या कलम ३१ अन्वये स्वतंत्रपणे शासन सूचना क्र.टीपीएस. १७१७/स.क्र.२७५०/प्र.क्र.९१/२०१९/नवि-१२, दिनांक १६/०९/२०१९ अन्वये प्रसिद्ध करण्यात आलेले आहेत. (यापुढे ज्याचा उल्लेख “वगळलेला भाग” असा करण्यात आला आहे.);

आता त्याअर्थी, उक्त अधिनियमाच्या कलम ३१ च्या उप कलम (१) नुसार प्रदत्त आणि या अनुषंगाने प्राप्त इतर अधिकारांचा वापर करून शासन याद्वारे :

(अ) उक्त प्रारूप विकास योजनेला, विकास नियंत्रण व प्रोत्साहन नियमावलीसह सोबत जोडलेल्या परिशिष्ट अ मध्ये नमूद फेरबदलासह खालील टिपांच्या अधीन राहून अंतिम मंजूरी देत आहे (विकास योजनेत दर्शविलेले ई.पी.-१ ते ई.पी.-३८ म्हणून निर्देशित केलेले सारभूत फेरबदल वगळून)

(ब) उक्त प्रारूप विकास योजना, सोबत जोडलेल्या परिशिष्ट अ मध्ये नमूद फेरबदलासह शासनाने मंजूर केल्याप्रमाणे सदर अधिसूचना महाराष्ट्र शासन राजपत्र प्रसिद्ध झाल्याच्या दिनांकापासून एक महिन्याच्या कालावधीनंतर सदर विकास योजना अंमलात येईल.

(क) सदर अधिसूचनेनुसार मंजूर झालेल्या विकास योजनेच्या प्रस्तावानुसार मुंबई महानगर प्रादेशिक योजनेमधील प्रस्तावात उक्त अंतिम अधिसूचित क्षेत्रापुरते उक्त अधिनियमाचे कलम २७ अन्वये बदल झाला आहे, असे समजण्यात यावे.

टिपा:-

१. सदर अंतिम विकास योजना अंमलात आल्याच्या दिनांकापासून ती एक महिन्याच्या कालावधीकरीता जनतेच्या अवलोकनार्थ मुख्य नियोजनकार नैना यांच्या कार्यालयात कार्यालयीन कामकाजाच्या दिवशी कार्यालयीन वेळेत उपलब्ध राहिल.

२. सदर विकास योजना अहवालात नमूद केलेले आरक्षणाखालील क्षेत्र अंदाजित असून अंतिम विकास योजनेत दर्शविलेल्या हद्दीप्रमाणे जागेवरील प्रत्यक्ष मोजणीनुसार येईल ते क्षेत्र अंतिम राहिल.

३. सर्व विद्यमान रस्ते जर अंतिम विकास योजनेत दर्शविले असले अथवा नसले तरी त्यांची स्थिती विद्यमान सार्वजनिक रस्ते म्हणून गृहीत धरण्यात यावी. तसेच विद्यमान रस्ते विकास योजनेमध्ये विकास योजना रस्ता म्हणून दर्शविले असल्यास त्याचा चटई क्षेत्र निर्देशांक किंवा हस्तांतरणीय विकास हक्क अनुज्ञेय होणार नाही.

४. प्रत्यक्ष जागेवरील परिस्थितीनुसार किंवा भूमी अभिलेख आणि मंजूर अभिन्यास इत्यादीनुसार पडताळणी केल्यानंतर विकास योजना नकाशामध्ये आढळून आलेल्या आरेखनातील दोष मुख्य कार्यकारी अधिकारी नैना यांनी आवश्यक खातरजमा केल्यानंतर सुधारीत करावयाच्या आहेत.

५. सीआरझेड क्षेत्रातील जमिनीचा, आरक्षणांचा व रस्त्यांचा विकास (समुद्रकिनारा, खाडी, कांदळवने, कांदळवनाचा बफर झोन इत्यादी) हा—

(अ) केंद्र शासनाच्या पर्यावरण व वन मंत्रालयाचे सागरी किनारा विनियम क्षेत्राकरीता (CRZ) च्या दिनांक १९/०२/१९९१ व दिनांक ०६/०१/२०११ च्या अधिसूचना व त्यानंतर केंद्र शासनाकडून वेळोवेळी निर्गमित करण्यात आलेल्या सुधारणांच्या अधिन राहिल.

(ब) सागरी किनारा व्यवस्थापन आराखड्याच्या अधिन राहिल.

(क) महाराष्ट्र सागरी किनारा क्षेत्र व्यवस्थापन प्राधिकरण (MCZMA) किंवा राष्ट्रीय सागरी किनारा क्षेत्र व्यवस्थापन प्राधिकरण (NCZMA) यापैकी लागू असलेल्या प्राधिकरणाच्या मंजूरीच्या अधिन राहिल.

सदरची अधिसूचना ही महाराष्ट्र शासनाच्या www.maharashtra.gov.in (कायदे/नियम) या संकेतस्थळावर उपलब्ध आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने

अशोक का. खांडेकर,
कार्यासन अधिकारी.

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English Translation

Maharashtra Government Notification
Extraordinary part 1- Kokan Section supplement
Year 5, part 57 (3) Wednesday September 18 2019/bhadra 27, shake 1941 (pages 95 cost Rs 11.00)

Extraordinary No. 109
Authorized Publication
Urban Development Department
Main Building, 4th Floor, Mantralaya
Mumbai 400 032 Dated 16th September 2019

Notification

No. TPS. 1717/S. No. 2750/P.No. 91/2019/Navi-12 vide order, the Maharashtra Regional and Town Planning Act, 1966 (Maha. Act XXXVII 1966) (hereinafter referred to as "the said notified area"). In exercise of the powers conferred by clause (b) of sub-section (1) of section 40 of the Maharashtra Act, the Government of Maharashtra vide notification No. TPS 1712/475/Q. No. -98/12/Navi-12 dated 10th January 2013 (hereinafter referred to as the said notification) has declared the Navi Mumbai Airport Impact Notified Area (NAINA) as mentioned therein.

(hereinafter referred to as "the said notified area"). The City and Industrial Development Corporation (Maharashtra) Limited (a company owned and controlled by the Government of Maharashtra) (hereinafter referred to as "the said Authority"). has been appointed

And whereas, in exercise of the powers conferred under sub-section (1) of section 23 of the said Acts, the said Corporation has published a notice inviting objections/suggestions from the public within a period of sixty days from the date of publication of the notice regarding its intention to prepare a development plan for the said notified area in Maharashtra Government Gazette Part 2, Thursday to Friday, dated 15th-21st May 2014.

And whereas, pending the preparation of the development plan for the said notified area, the Corporation has prepared and published a "Draft Interim Development Plan" for 23 villages in compliance with the provisions mentioned in the said Act and submitted it to the Government of Maharashtra for approval on 22nd September 2015 under Section 30 of the said Act and the Government has approved the said Interim Development Plan on 27th April 2017.

And whereas, under Section 25 of the said Act, the said Corporation has surveyed the lands included in the remaining notified area excluding the area of the said Interim Development Plan and prepared a land use map showing the existing use of the land therein and submitted it to the Government on 9th November 2015.

And whereas, in exercise of the powers conferred under clause (b) of sub-section (1) of section 40 of the said Act, the Government of Maharashtra has, vide notification No. TPS 1815/ANU/78/15 Nov-13, dated 17th February 2016, appointed the Maharashtra State Road Development Corporation as the Special Planning Authority for the area of villages mentioned in the said notification.

Also, the Maharashtra Government, vide its notification dated 18th March 2016 (Supplement), has excluded the villages in the proposed Khalapur Special Purpose Vehicle (SPV) and the villages under the Special Planning Authority of Maharashtra Industrial Development Corporation from the notified area of Maharashtra State Road Development Corporation.

And whereas, as per the notifications of the Government of Maharashtra dated 17th February 2016 and 18th March 2016, the notified area of CIDCO has now been limited to 224 villages (hereinafter referred to as "the said revised notified area").

And whereas, the said Corporation has prepared a draft development plan, development plan report and draft development control and promotion regulations for the said revised notified area excluding the area of the said interim development plan.

And whereas, the Board of Directors of the said Corporation has approved the said draft development plan, draft development control and promotion regulations and development plan report vide resolution No. 11729 dated 27th October 2016.

And whereas, the said Corporation, in exercise of the powers conferred under sub-section (1) of section 26 of the said Acts, has prepared a draft development plan report and draft development control and promotion rules for the revised notified area excluding the area of the said interim development plan and has published a notification in this regard in the Maharashtra Government Gazette Part 2 No. 102 dated 7th November 2016.

And whereas, the Planning Committee constituted under sub-section (2) of section 28 of the said Act, after hearing the objections and suggestions, has submitted a report to the said Corporation on 28th July 2017.

And whereas, having considered the report submitted by the Planning Committee with its objections and suggestions, the said Corporation, vide its Board of Directors'

resolution No. 11094 dated 11th August 2017, has published the said draft development plan with some modifications for 224 villages along with the draft development control and promotion rules applicable to them in the Maharashtra Government Gazette dated 1st September 2017 under sub-section (4) of section 28 of the said Act

And the said draft development plan has been submitted to the Government for final approval on 20th September 2017 under sub-section (1) of section 30 of the said Act. And whereas, considering the integrity of the said revised notified area for planning purposes, the Government is of the opinion that it is necessary to exclude 35 villages in Khalapur taluka and 14 villages in Thane taluka from the said revised notified area and therefore the said revised notified area is now limited to 175 villages excluding the above villages (hereinafter referred to as the "Interim Notified Area").

And whereas, the Government, after due inquiry and consultation with the Director, Town Planning, State of Maharashtra, Pune, has decided to approve the draft development plan of the said final notified area, including the development control and promotion regulations, in part with certain modifications as set out in Annexure A hereto (except for some proposed modifications of a substantive nature in Annexure B) under sub-section (1) of section 31 of the said Act.

And whereas, the said amendment referred to as EP 38 in the said draft development plan proposed by the Government is of a substantial nature as mentioned in Annexure V, the said amendment has been separately published under section 31 of the said Act vide Government Notification No. TPS. 1717/S.Kr. 2750/Pr.Kr. 91/2019/Navi-12 dated 16/9/2019. (Hereinafter referred to as the "Excluded Part").

Now, therefore, in exercise of the powers conferred by sub-section (1) of section 31 of the said Act and in exercise of the powers conferred by this Act, the Government hereby

a) approves the said draft development plan, along with the Development Control and Promotion Rules, with the modifications mentioned in Annexure A attached thereto, subject to the following notes (excluding the substantive modifications referred to in E. P. 38 as shown in the development plan):

b) The said draft development plan, as approved by the Government with the modifications mentioned in Annexure A attached thereto, shall come into force after a period of one month from the date of publication of the said notification in the Maharashtra Government Gazette.

c) It shall be deemed that the proposal in the Mumbai Metropolitan Regional Plan, as per the proposal of the development plan approved under the said notification, has been modified under section 27 of the said Act for the said interim notified area.

Maharashtra Government Gazette Extraordinary Part One Konkan Divisional Supplement, September 18, 2019/Bhadra 27, 1941

Note

1) The said Interim Development Plan shall be available for public inspection for a period of one month from the date of its implementation in the office of the Chief Planner, Naina, during office hours on office working days.

2) The area under reservation mentioned in the said development plan report is estimated and the area as per the actual measurement on the site as per the boundary shown in the interim development plan shall be final.

3) All existing roads, whether shown in the interim development plan or not, shall be deemed to be existing public roads. Also, if the existing road is shown as development road in the development plan, its carpet area index or transferable development right shall not be permissible.

4) After verification as per the actual site conditions or as per the land records and approved layout etc., the defects in the drawing found in the development plan map are to be revised after necessary verification by the Chief Executive Officer Naina.

5) Development of land, reservations and roads in CRZ area (seashore, creek, mangrove forest, mangrove forest buffer zone etc.) is-

a) The Coastal Zone shall be subject to the notifications of the Ministry of Environment and Forests of the Central Government dated 19/02/1991 and dated 06/01/2011 for the coastal zone and the amendments issued by the Central Government from time to time thereafter.

b) The Coastal Zone shall be subject to the Coastal Management Plan.

c) Subject to the approval of the Maharashtra Coastal Zone Management Authority (MCZMA) or the National Coastal Zone Management Authority (NCZMA), whichever is applicable.

This notification is available on the website of the Government of Maharashtra under www.maharashtra.gov.in (Acts/Rules).

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

Ashok K. Khandekar
Executive Officer

विकास योजना-नैना
 (खालापूर तालुक्यातील ३५ गावे आणि ठाणे तालुक्यातील १४ गावे तयारून)
 (महाराष्ट्र शासन, नगर विकास विभाग, अधिसूचना क्र.टीएमएस-१७१७/सं.क्र.२७५०/प्र.क्र.११/२०१९/निवि.१२, दि.१६.०९.२०१९ चे आधारे)
 विवरणपत्र अ

पुनरांशु प्रवेशक व नगर रचना अधिनियम, १९६६ च कलम ३(१) अन्वये शासनाने प्रस्तावित केलेले सातूने नव्याचे वजन (व्यवस्थेयोग्य मात)

Sl. No.	Excluded Part	Modification No.	Proposal as Published under section 26 of the MR&TP Act, 1966	Proposal submitted to the Government under section 30 of the MR&TP Act, 1966	Modification of administrative nature proposed by the Government under Section 31(1) of the MR&TP Act, 1966 (FP)
1	3				
1	EP-1	M3	561_BD (area 20.62 ha.), Mahedhar Parvel	v. To reduce area of Bus Depot (561_BD) to 8.0 ha as shown on Plan. vi. Part area of Bus Depot 561_BD to be deleted and is to be included in adjoining N7 zone and new reservation no. 553A P as shown on Plan.	Modification under section 30 is proposed to be sanctioned.
2	EP-2	M6	553_P (area 7.4 ha.), Chhadhan, Parvel	v. To delete part reservation 553_P from private 500L20 & other and is to be included partly in N7 zone and N4 zone as shown on Plan. vi. To access the already proposed park (553_P) in s.no. 114, a new 12 m wide road is proposed along the water body through private lands as shown on Plan.	Modification under section 30 is proposed to be sanctioned.
3	EP-3	M8	Proposed 24 m wide road at village Wanganam Tarf Lajge, Parvel	v. To propose new 24 m wide road up to the service road of proposed Mumbai-Madhina SPUR as shown on Plan. vi. Area deleted under 24m wide road is to be included in adjoining N7 Zone as shown on Plan.	Modification under section 30 is proposed to be sanctioned.
4	EP-4	M10	LDZ, Residential zone (area 6.8 ha.) at village Kevate, Parvel	The proposed N1 (earlier R1 zone) and N7 (earlier LDZ) Zone on part s. no. 42 and N7 (earlier LDZ) zone on part s. no. 43 on West side of proposed 36m wide road to be deleted and is to be included in new TBR reservation no. 305A TBR as shown on Plan.	Modification under section 30 is proposed to be sanctioned.
5	EP-5	M11	502_GBL at village Hatigam, Parvel	v. New 24m wide road to be provided towards north direction of 392_GBL between 24m	Modification under section 30 is proposed to be sanctioned.

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				wide road and 30m wide road considering the existing road and size 49 & accordingly to revise the shape of 392_GII as shown on plan. vi. Small pocket of R4 zone between new 2m wide road and 392_GII to be deleted and is to be included in 392_GII as shown on plan.	
6	EP-6	M13	402_STP-11 (area 3.20 Hargram, Panvel Forest shown on S. no. 1L/1F 11/1B, 1L/1D, at village Deharang Panvel Forest at village Nandgaon Panvel	ha. 1 at village Hargram, Panvel	Modification under section 30 is proposed to be sanctioned.
7	EP-7	M14			Modification under section 30 is proposed to be sanctioned.
8	EP-8	M15			Modification under section 30 is proposed to be sanctioned.
9	EP-9	M16	Recreation Zone (R4) at village Nandgaon, Vadavadi, Turmade, Sangath, Chinchawat, Shitabon, Panvel		Modification under section 30 is proposed to be sanctioned.
10	EP-10	M18	268 GC (area 9.31 Chirvat, Panvel		Modification under section 30 is proposed to be sanctioned.
11	EP-11	M20	Urban village zone for Gaothara which falls along NAINA Boundary		Modification under section 30 is proposed to be sanctioned.
12	EP-12	M22	Mixed Use Zone at village Bhingarvadi, Panvel		Modification under section 30 is proposed to be sanctioned.

13	EP-13	M23	Recreation Zone at village Paji Bk. Panvel	The N5 Zone (earlier Recreation Zone) within proposed 24 m wide loop road and North-West side of 24 mt wide loop road to be deleted and is to be included in N7 Zone as shown on Plan.	Modification under section 30 is proposed to be sanctioned.
14	EP-14	M24	Forest shown on S no 18, 20, 32, 36, 50, 51, 52, 53, 55, 57, 58, 59 at village Nanoshi, Panvel	Survey no. 18,20,32,36, 50,51,52,53,55,57,58,59 to be deleted from Forest and are to be included in the adjoining N7 zone as shown on Plan.	Modification under section 30 is proposed to be sanctioned.
15	EP-15	M25	Proposed 30 m wide road at village Nanoshi, Panvel	v. Proposed 36m wide road is to be extended towards South upto the foothill as shown on Plan. vi. A new loop of 24m wide is proposed for connecting the settlements and joined further to the extended 30 m wide road coming from village Panvel as shown on Plan.	Modification under section 30 is proposed to be sanctioned.
16	EP-16	M26	Proposed 24m wide road at village Vestvi, Dighshi, Karthavali, Uran	The width of proposed 24m wide road to be increased to 36m towards eastern side as shown on Plan.	Modification under section 30 is proposed to be sanctioned.
17	EP-17	M27	Proposed 60 m wide road at village Dighshi, Uran	vi. The width of proposed 60m wide road to be reduced to 15m and realigned the entire stretch of road to create better junctions at both ends as shown on Plan. vii. Area deleted under 60m wide road is to be included in adjoining N7 & N4 Zone as shown on Plan.	Modification under section 30 is proposed to be sanctioned.
18	EP-18	M28	Proposed 2.5m wide road at village Kalhe Panvel	ix. A new 2.4m wide road is proposed to access 594 P reservation as shown on Plan. v. The width of existing 5m wide road to be increased to 12m, till the culvert as shown on Plan. vi. A proposed 2.4m wide Road to be extended towards eastern side till 2.4m wide DP road which further connects to NH17 as shown on Plan.	Modification under section 30 is proposed to be sanctioned.
19	EP-19	M40	New 24 m wide road, at village Hananapur, Pan	A new 2.4m wide road to be proposed along the boundary of village Hananapur from proposed 42m wide road upto the proposed MMC as shown on Plan	Modification under section 30 is proposed to be sanctioned.

20	LP-20	M41	Proposed 45m wide road at Pen	<p>ix. A part of 45m wide road to be deleted and is to be included in adjoining N7 Zone, water body, Marshy and Salt Pans as shown on plan.</p> <p>x. A new 60m wide road towards West side is proposed passing through Salt Pans and N7 Zone as shown on plan.</p> <p>xi. A new 45m wide road is proposed to connect a new 60m wide road as shown on plan.</p> <p>xii. A new 60m wide road is proposed towards East side to connect MMC as shown on plan.</p>	Modification under section 30 is proposed to be sanctioned.
21	LP-21	M42	Proposed 24m wide road at village Davanagar, Pen	<p>v. The proposed 24m wide road is realigned as per existing road and site contours along the foothill for better road geometry as shown on plan.</p> <p>vi. The proposed 24m wide road to be deleted at some locations and is to be included partly in adjoining N4, N7 Zone and Forest as shown on plan.</p> <p>vii. To show the s. nos. 199, 201, 202, 203, 204, 205 on Draft DP as shown on plan.</p>	Modification under section 30 is proposed to be sanctioned.
22	EP-22	M43	Waterbody at village Wave, pen	<p>viii. The waterbody shown on s. nos. 199, 201, 202, 203, 204, 205 to be deleted and is to be included in adjoining N4 and N7 Zones as shown on plan.</p>	Modification under section 30 is proposed to be sanctioned.
23	EP-23	-	N7 (LDZ), Village Mahodara	<p>N7 (LDZ), Village Mahodara</p>	<p>The 24 M wide road traversing from village Chudharu to Mahodara and shown upto MDR-13 to village Mahodara is proposed to be extended upto 60 M wide road as shown on plan.</p>
24	LP-24	-	Proposed 100 M wide Mumbai Vadodara Expressway (SPT R) passing through Village Wangani Turt Talaje	<p>Proposed 100 M wide Mumbai Vadodara Expressway (SPT R) passing through Village Wangani Turt Talaje</p>	<p>A new underpass is to be proposed in continuity with 21 M wide road shown upto proposed 100 M wide Mumbai Vadodara Expressway (SPT R) as shown on plan.</p>

25	EP-25	Proposed 24 M wide road passing through village Shiravali, leading to village Chinchavali Tarf Talaje	Proposed 24 M wide road passing through village Shiravali, leading to village Chinchavali Tarf Talaje	The proposed 24 M wide DP road is proposed to be straightened from common boundary of village Shiravali and Chinchavali Tarf Talaje and to be extended upto 45 M wide road at village Chinchavali Tarf Talaje. The area so released from earlier 24.10 M wide road alignment is proposed to be included in adjoining N-4 and N-7 zone as shown on plan.
26	EP-26	Industrial zone around villages Turade, Waveghar, Parake, Gulsunde, Ladavali Taluka Panvel	Industrial zone around villages Turade, Waveghar, Parake, Ladavali Taluka Panvel	Urban Village Zone Boundary (N-4) is proposed to be shown around the villages Turade, Waveghar, Parake, Gulsunde, Ladavali Taluka Panvel as shown on plan.
27	EP-27	284 P reservation on land bearing S. No 19, 111, 112, 113, 114, 115 and 116 of village Chinchvan Taluka-Panvel	284 P reservation on land bearing S. No 19, 111, 112, 113, 114, 115 and 116 of village Chinchvan Taluka-Panvel	The Park reservation 284 P is proposed to be reduced by deleting S. No 111, 112, 113, 114, 115 of village Chinchvan Taluka- Panvel from the reservation and the area so released is proposed to be included in adjoining zone as shown on plan.
28	EP-28	24.00 M wide road in Village Digbode	24.00 M wide road in Village Digbode	The 24 M wide road is proposed to be re-aligned as shown on plan
29	EP-29	Proposed reservations 365_GC, 372_PS, 371_PHC, 361_DB in village Lonivali Taluka-Panvel	Proposed reservations 365_GC, 372_PS, 371_PHC, 361_DB in village Lonivali Taluka-Panvel	Proposed reservations 365_GC, 372_PS, 371_PHC, 361_DB in village Lonivali, Taluka-Panvel are proposed to be deleted and land so released are proposed to be included in adjoining zone as shown on plan
30	EP-30	Proposed 24 M wide road at Village Wangam Tarf Talaje	Proposed 24 M wide road at Village Wangam Tarf Talaje	A new 24 M wide road giving access to S. No 7, 8, 12 etc of village Wangam Tarf Talaje is to be proposed as shown on plan.
31	EP-31	Industrial zone around villages Gulsunde, Turuka Panvel	Industrial zone around villages Gulsunde Taluka Panvel	The area to the North of Outstairie carian beyond proposed N-4 Zone and upto S. No 18 is proposed to be deleted from Industrial zone and is proposed to be included in N-4 Zone as shown on plan.

32	EP-12	Proposed 60 M road passing through village Bhangarwadi to Khanavale, Tal-Parvel	The proposed 60 M wide road is proposed to be retained in line with existing road constructed on site and the area so deleted from proposed 60 M road is proposed to be included in growth Create reserved as shown on plan.
33	EP-23	Proposed 60 M road passing through village Bhangarwadi to Khanavale, Tal-Parvel	After Regulation No. 18, 1911, following new provision is proposed to be included: 1) SPA-NAINA shall construct city level trunk infrastructure upto the Integrated Township Project corridor priority and within 5 to 7 years from the date of issue of the first commencement certificate to the HP. 2) In case the Developer constructs PMAY apartments, he shall not be obligated to construct Social Housing tenements to such extent as the dwelling units/flats as per PMAY norms and specifications. Provided that, such PMAY component shall be to the extent of minimum 25% of total residential component.
34	EP-24	Proposed 60 M road passing through village Bhangarwadi to Khanavale, Tal-Parvel	After Table No. 31, following additional Note is proposed to be inserted: With PMAY shall be permissible in M1 and N1 Zone subject to condition that, the developer shall provide all basic infrastructure on his own cost and obtaining special permission from SPA-NAINA.
35	EP-25	Proposed 60 M road passing through village Bhangarwadi to Khanavale, Tal-Parvel	Following provision is proposed to be added in 1-9 provision of table 31: <i>Table 11 1-9 Industry not listed above but including of category industries as defined by MPZB.</i> <i>Table 31 1-9 Industry not listed above but excluding of category industries as defined by MPZB.</i>

Table 11, 1979 B

However, reservation is already

				approved road category. Industry undertaken by the same owner shall be permissible in industrial zone subject to all necessary clearances. This regulation is proposed to be Sanctioned with following changes:
36	EP-36	Annexure 2, 6.111)	(i) Multi-storey buildings which are more than 15 m height;	(i) Multi-storey buildings which are more than 24 m height. Modification under section 10 is proposed to be sanctioned.
37	EP-37	DM-12 Note at Sr. No 9 of Table No 12.1	9. Warehousing in I.DZ with minimum 5 Ha area and with 20.0 M wide access road can avail additional FSI of 0.3 with payment of FLP for activities L-1, L-7 and L-8 of Table 31.3 If the site is hilly and having gradient more than 1:5 No development of any sort and activity involving cutting / leveling shall be permissible on such lands. Provided that, it shall be permissible to use such lands for Plantation, Park, Garden purposes, access road to developable pocket within the same development with minimum cutting and the applicable FSI of such lands shall be permissible to be utilized on balance land within the project. Area of such land shall be restricted to Maximum 40% of the total area of the project.	This regulation is proposed to be Sanctioned with following changes: If the site is hilly and having gradient more than 1:5 No development of any sort and activity involving cutting / leveling shall be permissible on such lands. Provided that, it shall be permissible to use such lands for Plantation, Park, Garden purposes, access road to developable pocket within the same development with minimum cutting. Area of such land shall be restricted to Maximum 40% of the total area of the project.
38	EP-38	DM-26 Regulation No 18.1	If the site is hilly and having gradient more than 22.5%	This regulation is proposed to be Sanctioned with following changes: If the site is hilly and having gradient more than 1:5 No development of any sort and activity involving cutting / leveling shall be permissible on such lands. Provided that, it shall be permissible to use such lands for Plantation, Park, Garden purposes, access road to developable pocket within the same development with minimum cutting. Area of such land shall be restricted to Maximum 40% of the total area of the project.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने

अशोक का. खांडेकर,
कार्यासन अधिकारी.

CIDCO/NAINA/SP(DP)-II/2025/E-459957

10.12.2025

Sub: Illegal degradation of natural areas, deforestation and flattening of hill slopes by excavation of soil and cutting of trees at Survey No 57 at village Nanoshi, NAINA, District Raigad

- Ref : 1. Letter from Vanshakti dated 15.05.2025 received on 08.12.2025
- 2. Court Case matter before the National Green Tribunal western zone bench, Pune. Original Application no 80/2025. Vanshakti & Anr. V CIDCO & Others.

As per above reference, it is understood that, on the Survey no 57, Village Nanoshi, Taluka Panvel, illegal excavation and flattening/levelling is going on. Additionally, same concerned is raised for adjoining survey no 50, 51, 52, 53, 55, 58 & 59.

The Zone of said survey no. is Forest Zone, subject to EP -14. (As per Notice no. 1717/2750/C.R. 91/E.P./2019/UD-12, dated 16.09.2019 modification of forest zone to Limited Development zone (LDZ (N7) for Survey no 50, 51, 52, 53, 55, 57, 58 & 59 Village Nanoshi, Taluka Panvel is kept in excluded part (EP-14) by the Govt. and is subject to approval of excluded part (EP) by the Govt.)

It is to be noted that, above survey nos. almost covers the complete hill. Part plan showing Superimposition of Contours of Existing Land use (ELU) Plan on NAINA sanctioned Development Plan (DP) for above said Survey no of Village Nanoshi, Taluka Panvel is attached for reference.

The detailed slope analysis is done for complete Survey no 50, 51, 52, 53, 55, 57, 58 & 59, Village Nanoshi, Taluka Panvel. This slope analysis of the said survey Nos. is carried out using Google earth. The same is enclosed for reference.

CCUC (NAINA) & EE (NAINA - I) section is requested to verify on site whether any, illegal excavation and flattening/levelling on Survey no 57, Village Nanoshi, Taluka Panvel has taken place. In view of the NGT matter OA 80/2025 WZ, CCUC (NAINA) & EE(NAINA)-I may provide site report at the earliest pl. Next hearing for the matter is scheduled on 17.12.2025.

Submitted please.

F. Balcoy
Asso. Planner 10.12.2025
(DP-NAINA)

CIDCO/EE (NAINA-II)
Inward. No. 1197/E-459957
Date 11-12-2025

Sr. Planner (DP-II) For early action req. 'A' above please.

V. Kale
10.12.2025

Separately to :

1. CCUC (NAINA)

✓ 2. EE (NAINA - I) Pl verify 'A' above

AEE (AM)

Pl hand
11/12/25

314

Undersigned visited the referred survey nos 7 of village. Tanochi, Tal. Panvel, dist Raigad on 13.12.2025 along with CCUC (NAINA) team.

It is observed that on the site excavation activity is occurred (Approx. 150m X 30m wide) along the slope of hill in the survey no 57.

The photos of site visit are placed by c/35 to c/43.

During site visit, local villagers informed that the excavation was done @ before 2-3 years back.

At present no excavation activity is found.

EE (NAINA-II) is requested to peruse above and forward to Sr. Planner (DP-II) for further needful. Submitted please.

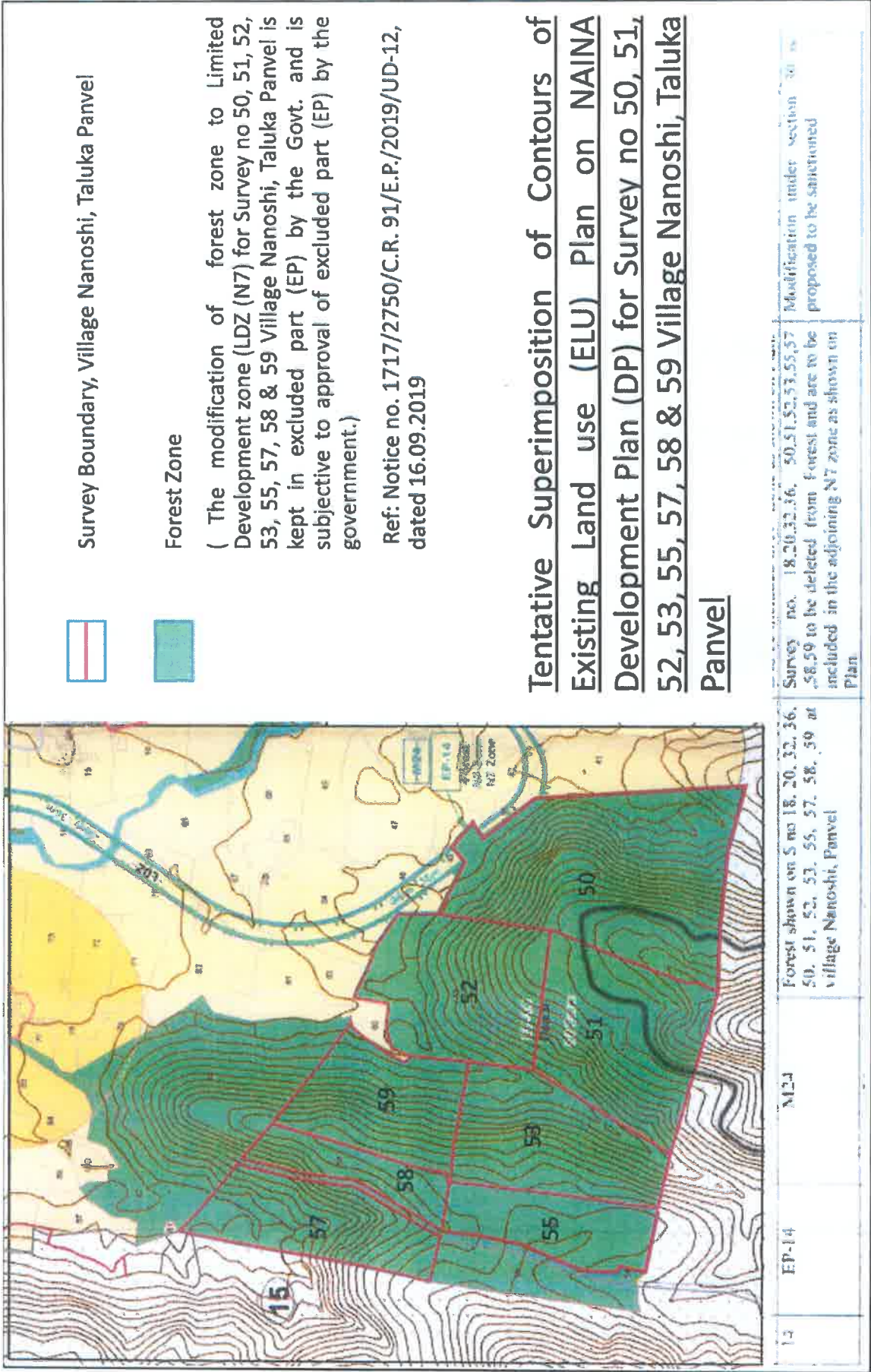
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15/12/2025
ASE (NAINA-II)

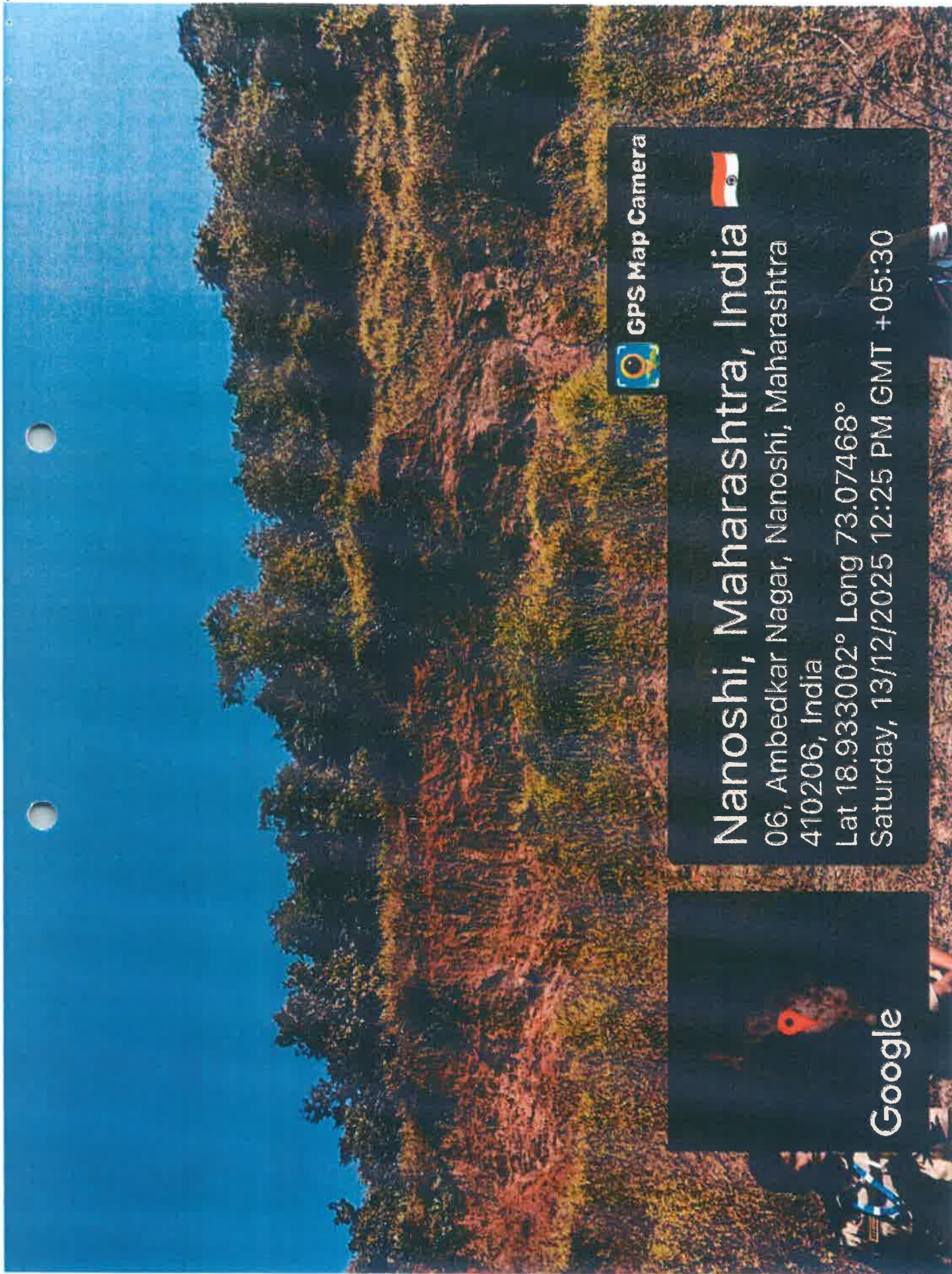
~~EE (NAINA-II)~~


[Signature]
15-12-25


Sr. Planner (DP-II)

CCUC
SP / TPO (NAINA)
WORK NO. 459957
Date: 13-12-25





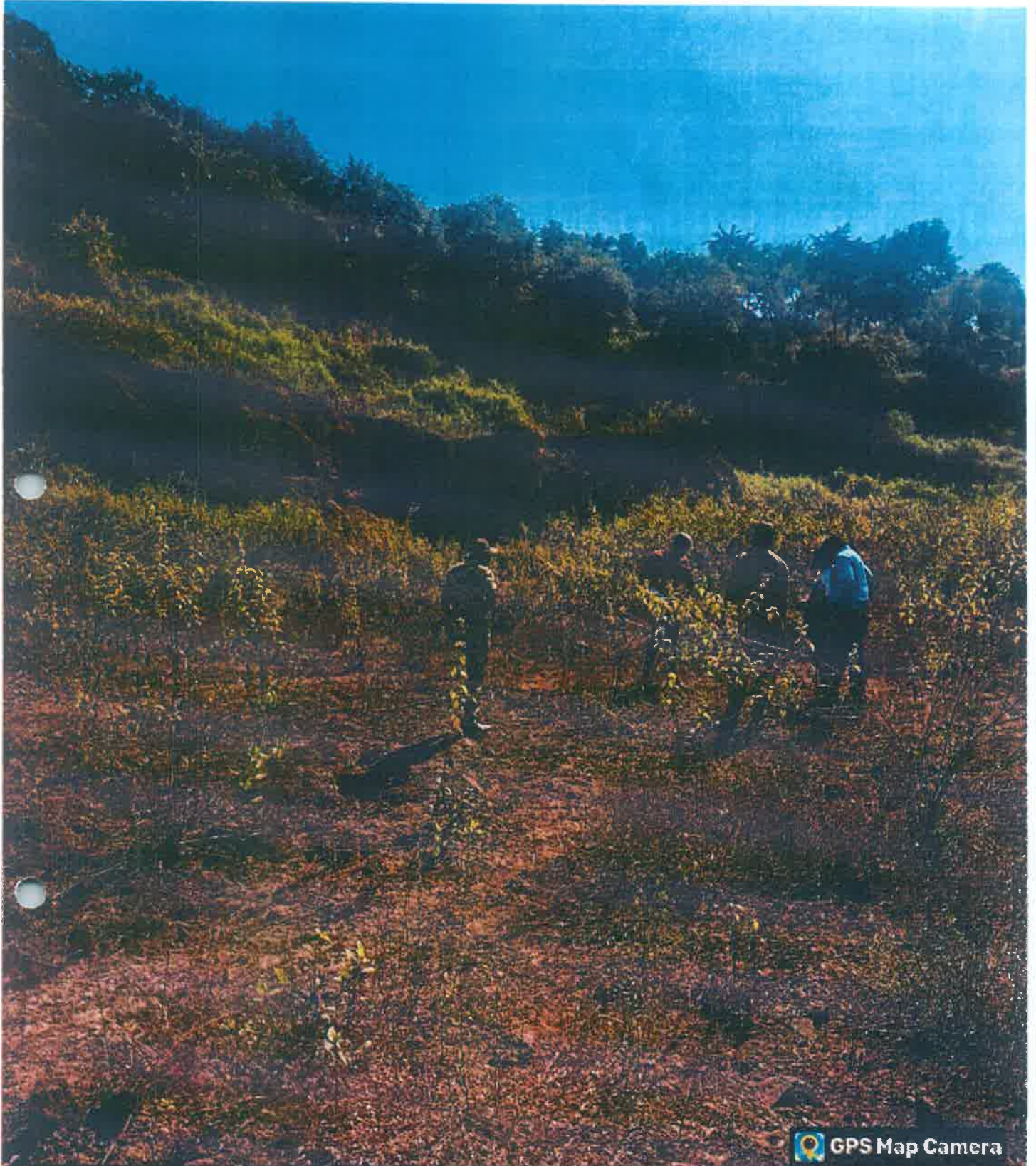
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410206, India
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Saturday, 13/12/2025 12:25 PM GMT +05:30


Google

317

4/37



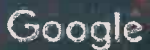
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Nanoshi, Maharashtra, India 

06, Ambedkar Nagar, Nanoshi, Maharashtra 410206, India

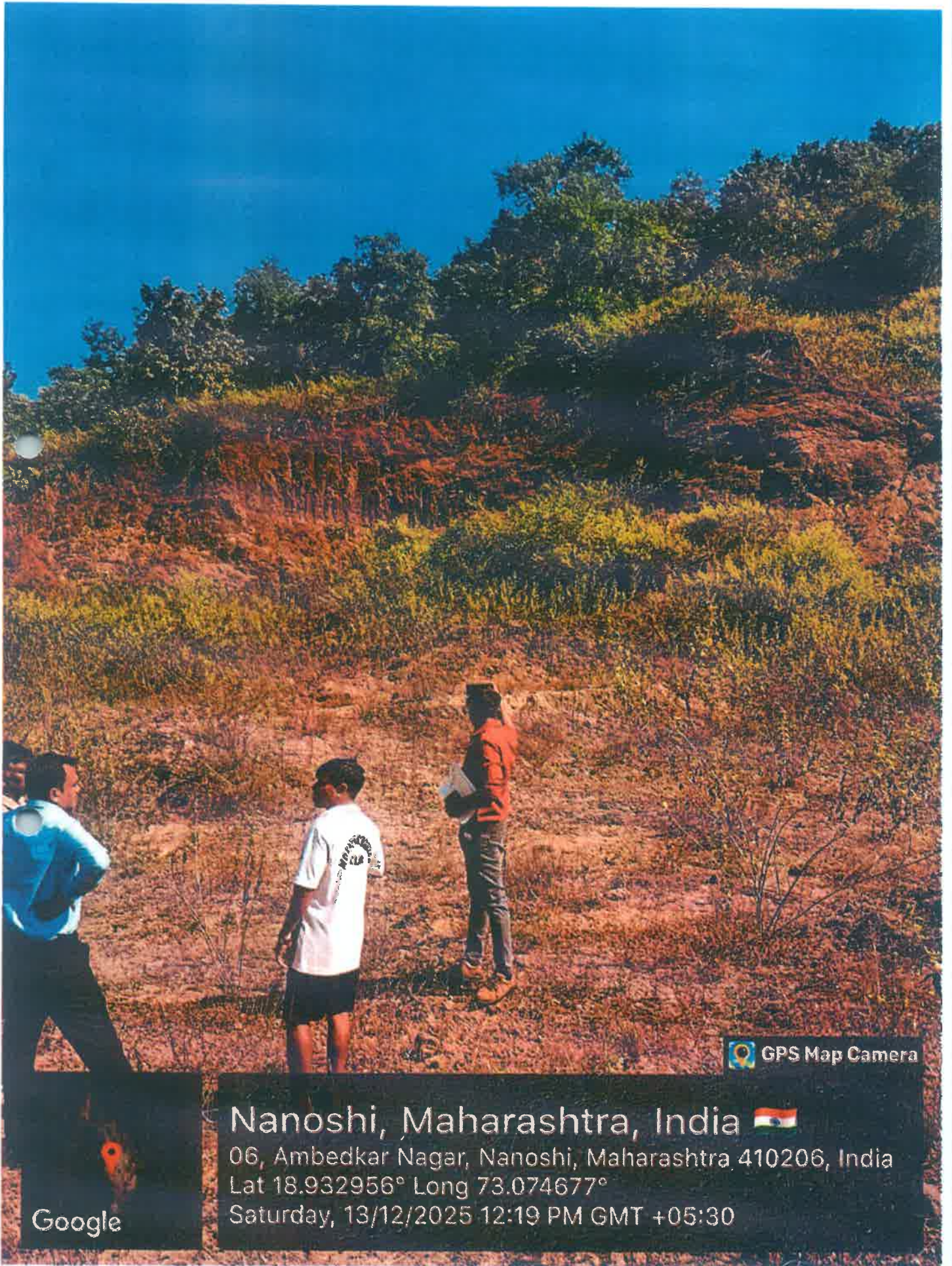
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Saturday, 13/12/2025 12:19 PM GMT +05:30

 Google

318

C/39




GPS Map Camera

Nanoshi, Maharashtra, India 

06, Ambedkar Nagar, Nanoshi, Maharashtra 410206, India

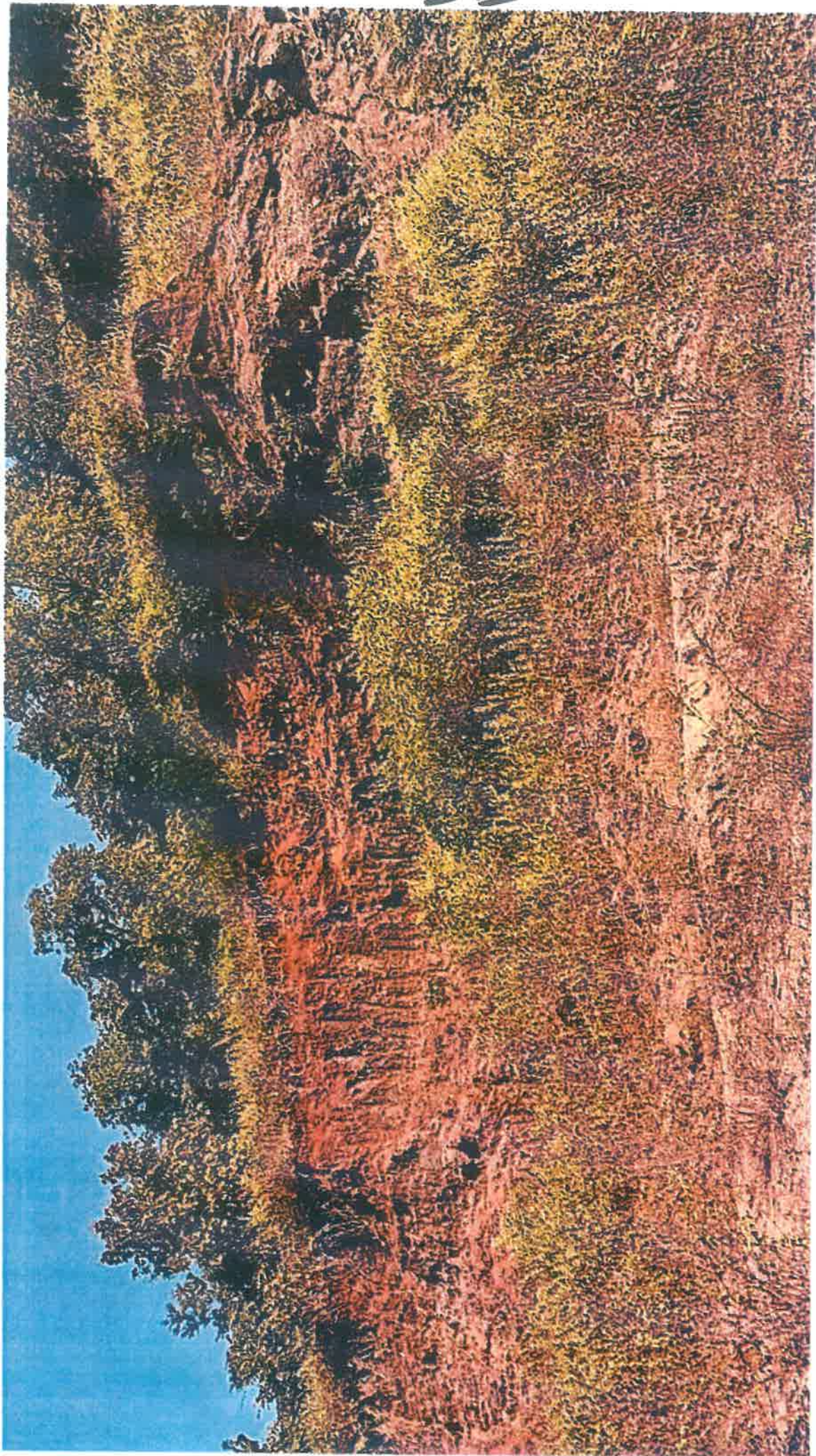
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Google 

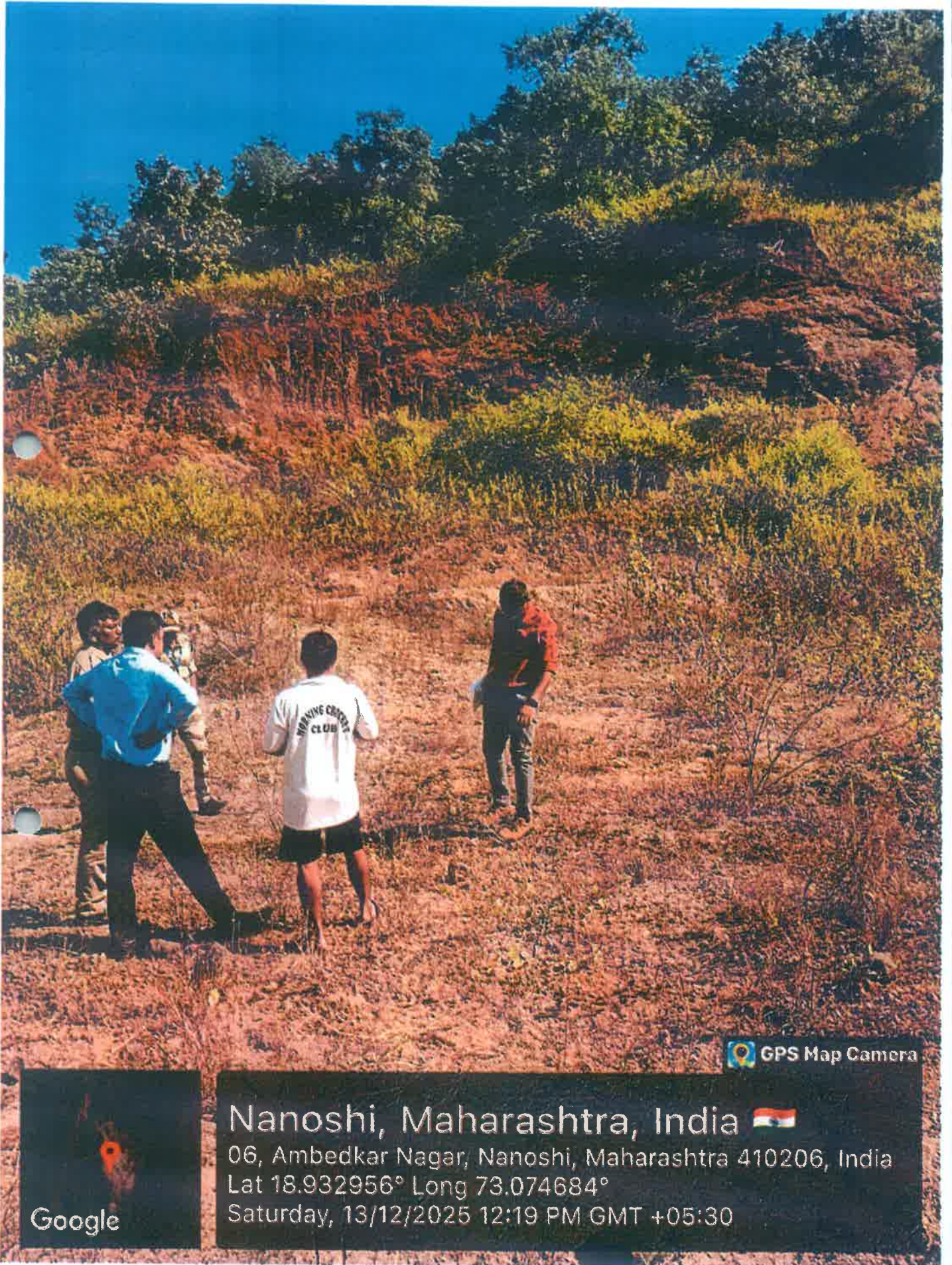
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c/43




320

C/41



GPS Map Camera



Nanoshi, Maharashtra, India 
06, Ambedkar Nagar, Nanoshi, Maharashtra 410206, India
Lat 18.932956° Long 73.074684°
Saturday, 13/12/2025 12:19 PM GMT +05:30

321

EXHIBIT-'C'

N/1

CIDCO/NAINA/SP(DP)-II/2025/E-459957

10.12.2025

Sub: Illegal degradation of natural areas, deforestation and flattening of hill slopes by excavation of soil and cutting of trees at Survey No 57 at village Nanoshi, NAINA, District Raigad

Ref : 1. Letter from Vanshakti dated 15.05.2025 received on 08.12.2025

2. Court Case matter before the National Green Tribunal western zone bench, Pune. Original Application no 80/2025. Vanshakti & Anr. V CIDCO & Others.

As per above reference, it is understood that, on the Survey no 57, Village Nanoshi, Taluka Panvel, illegal excavation and flattening/levelling is going on. Additionally, same concerned is raised for adjoining survey no 50, 51, 52, 53, 55, 58 & 59.

The Zone of said survey no. is Forest Zone, subject to EP -14. (As per Notice no. 1717/2750/C.R. 91/E.P./2019/UD-12, dated 16.09.2019 modification of forest zone to Limited Development zone (LDZ (N7) for Survey no 50, 51, 52, 53, 55, 57, 58 & 59 Village Nanoshi, Taluka Panvel is kept in excluded part (EP-14) by the Govt. and is subject to approval of excluded part (EP) by the Govt.)

It is to be noted that, above survey nos. almost covers the complete hill. Part plan showing Superimposition of Contours of Existing Land use (ELU) Plan on NAINA sanctioned Development Plan (DP) for above said Survey no of Village Nanoshi, Taluka Panvel is attached for reference.

The detailed slope analysis is done for complete Survey no 50, 51, 52, 53, 55, 57, 58 & 59, Village Nanoshi, Taluka Panvel. This slope analysis of the said survey Nos. is carried out using Google earth. The same is enclosed for reference.

CCUC (NAINA) & EE (NAINA - I) section is requested to verify on site whether any, illegal excavation and flattening/levelling on Survey no 57, Village Nanoshi, Taluka Panvel has taken place. In view of the NGT matter OA 80/2025 WZ, CCUC (NAINA) & EE(NAINA)-I may provide site report at the earliest pl. Next hearing for the matter is scheduled on 17.12.2025.

Submitted please.

शिलको/निअबा(नेमा)

आयक क्र. 1159

दिनांक. 12/12/25

P. Barco

Asso. Planner
(DP-NAINA)

Sr. Planner (DP-II)

For early action req. 'A' please

V. Kala
10.12.2025

Separately to :

VI. CCUC (NAINA)

2. EE (NAINA - I)

for 49

12/12

Urgent

CCUC to

ALC & Surveyor (Nainata)

CIDCO/NAINA/SP(DP)-II/2025/E-459957

10.12.2025

Sub: Illegal degradation of natural areas, deforestation and flattening of hill slopes by excavation of soil and cutting of trees at Survey No 57 at village Nanoshi, NAINA, District Raigad

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2. Court Case matter before the National Green Tribunal western zone bench, Pune. Original Application no 80/2025. Vanshakti & Anr. V CIDCO & Others.

As per above reference, it is understood that, on the Survey no 57, Village Nanoshi, Taluka Panvel, illegal excavation and flattening/levelling is going on. Additionally, same concerned is raised for adjoining survey no 50, 51, 52, 53, 55, 58 & 59.

The Zone of said survey no. is Forest Zone, subject to EP -14. (As per Notice no. 1717/2750/C.R. 91/E.P./2019/UD-12, dated 16.09.2019 modification of forest zone to Limited Development zone (LDZ (N7) for Survey no 50, 51, 52, 53, 55, 57, 58 & 59 Village Nanoshi, Taluka Panvel is kept in excluded part (EP-14) by the Govt. and is subject to approval of excluded part (EP) by the Govt.)

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CCUC (NAINA) & EE (NAINA - I) section is requested to verify on site whether any, illegal excavation and flattening/levelling on Survey no 57, Village Nanoshi, Taluka Panvel has taken place. In view of the NGT matter OA 80/2025 WZ, CCUC (NAINA) & EE(NAINA)-I may provide site report at the earliest pl. Next hearing for the matter is scheduled on 17.12.2025.

Submitted please.

P. Balle
Asso. Planner 10.12.2025
(DP-NAINA)

Sr. Planner (DP-II) For early action req. 'A' above please.

Separately to :

1. CCUC (NAINA)

2. EE (NAINA - I)

AEE (AH)

लिखावे/निआवां(नैना)

आवक क्र. 1151

दिनांक. 11/12/25

P. Balle
11/12/25

Arrange the joint visit to the site

[Signature]
11/12/25

1197/E-45995
Date 11-12-2025

क्र. सिडको/मु.नि.अ.बां. (नैना)/२०२५/

दि.१५.१२.२०२५

Sub: Illegal degradation of natural areas, deforestation and flattening of hill slopes by excavation of soil and cutting of trees at Survey No 57 at village Nanoshi,

Ref: १. CIDCO/NAINA/SP(DP)-11/2025/E-459957 10.12.2025
 २. Letter from Vanshakti dated 15.05.2025 received on 08.12.2025
 ३. Court Case matter before the National Green Tribunal western zone bench, Pune. Original Application no 80/2025. Vanshakti & Anr. V CIDCO & Others.

उपरोक्त संदर्भिय विषयान्वये मौजे नानोशी सर्व्हे नंबर ५७ तालुका पनवेल जिल्हा रायगड येथील दिनांक १३.१२.२०२५ रोजी नियंत्रक अर्नाधिकृत बांधकामे (नैना-१) व सहाय्यक कार्यकारी अभियंता (नैना-२) यांच्या समवेत प्रत्यक्ष स्थळ पाहणी केली असता सदर सर्व्हे नंबर वर डोंगर असून त्यावर अंदाजे १५० मीटर लांबीचे व ७० मीटर रुंदीचे मातीचे उत्खणन केले असल्याचे दिसून आले. सदर उत्खनन साधारण अडीच/तीन वर्षांपूर्वी केले असल्याचे चौकशी अंती समजले. सदर ठिकाणी कोणतेही बांधकाम केल्याचे आढळून आले नाही.

सदरचा अहवाल पुढील कार्यवाहीसाठी सादर .

सोबत स्थळदर्शक नकाशा व प्रत्यक्ष स्थळपाहणी दरम्यान आढळून आलेली छायाचित्रे जाडण्यात आली आहेत .C/ २८५ ते C/ २९५

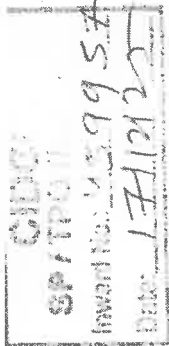

 भूमापक मु.नि.अ.बां. (नैना)

RBaud
 कार्यालयीन सहाय्यक मु.नि.अ.बां. (नैना)

नियंत्रक अर्नाधिकृत बांधकामे (नैना)

मुख्य नियंत्रक अर्नाधिकृत बांधकामे (नैना)

वरिष्ठ नियोजनकार (विकास आराखडा २ नैना)



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English Translation

No. CICO/M.N.A.B (Naina)/2025

Date-15/12/2025

Sub- Illegal degradation of natural area, deforestation and flattening of hills slopes by excavation of soil and cutting of trees at Survey No. 57 at village Nanoshi,

Ref- 1) CIDCO/NAINA/SP(DP)-11/2025/E-459957 10.12.2025
2) Letter from Vanshakti dtd 15.05.2025 received on 08.12.2025
3) Court Case matter before the National Green Tribunal Western Zone bench, Pune Original Application No. 80/2025. Vanshakti and Anr. V CIDCO and others.

When the above-mentioned reference subject was examined on 13.12.2025 at Nainoshi Survey No. 57 Taluka Panvel District Raigad along with Controller Unauthorized Constructions Naina-1 and Assistant Executive Engineer Naina 2, it was found that there is a hill on the said survey number and an excavation of soil of approximately 150 meters long and 70 meters wide has been done on it. After investigation, it was found that the said excavation was done about two and a half/three years ago. No construction was found to have been done at the said place.

The report is submitted for further action.

A topographic map and photographs found during the site visit have been attached. C/285 to C/295

Land Surveyor MNAB (Naina)

Departmental Assistant MNAB (NAINA)

Unauthorized construction controller (NAINA)

Chief Regulator unauthorized construction (NAINA)

Senor Planning Officer (Developmental Plan 2 Nain)



class

GPS Map Camera



Nanoshi, Maharashtra, India

06, Ambedkar Nagar, Nanoshi, Maharashtra
410206, India

Lat 18.932997° Long 73.074678°

Saturday, 13/12/2025 12:25 PM GMT +05:30





Google

cl 288A

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 GPS Map Camera


Nanoshi, Maharashtra, India
06, Ambedkar Nagar, Nanoshi, Maharashtra
410206, India
Lat 18.932974° Long 73.07468°
Saturday, 13/12/2025 12:21 PM GMT +05:30



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C10289

1/29/1



 GPS Map Camera



Nanoshi, Maharashtra, India

06, Ambedkar Nagar, Nanoshi, Maharashtra
410206, India

Lat 18.933002° Long 73.07468°

Saturday, 13/12/2025 12:25 PM GMT +05:30



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C/093

