

IN THE HON'BLE NATIONAL GREEN TRIBUNAL,  
WESTERN ZONE, PUNE AT PUNE  
ORIGINAL APPLICATION NO.37 of 2023  
DISTRICT : PUNE

SushantSubhash More

----- APPLICANT

V/s

M/s Hotel SahyadriPushpa  
and 102 others.

---- RESPONDENTS

INDEX TO THE REPORT IN COMPLIANCE WITH THE  
ORDER DATED 04.12.2023 PASSED BY THE HON'BLE  
NATIONAL GREEN TRIBUNAL (WZ), PUNE

Sr. No.	Particulars	Annexure	Page Nos.	
			From	To
**	REPORT		01	25
1.	Copy of the order dated 04.12.2023 passed in O.A. No.37 of 2023	Annx-1	27	41
2.	Copy of the Minutes of the Meeting dated 01.01.2024	Annx-2	43	61
3.	Copy of the chart, mentioning list of Establishments and built up areas of the 100 objected constructions.	Annx-3	63	68

4.	Copy of the chart showing position that remaining 31 establishments have not obtained consent from the MPC Board and have not provided wastewater treatment systems	Annx-4	69	75
5.	Copy of the details regarding 11 properties are residential plus home stay types	Annx-5	77	78
6.	Copy of the list of remaining 55 establishments those are either private residential property, private farmhouses, or open plots and therefore do not come under the consent regime of the MPC Board	Annx-6	79	82
7.	Copy of the Notification dated 08.01.2018	Annx-7	83	114
8.	Copy of the notification dated 23.12.2021 that the State Government has framed regulations for Conservation Zone in Satara region	Annx-8	115	158
9.	Copy of the map clarifying that the Core Zone is marked by blue colour and the Buffer Zone is marked by green colour,	Annx-9	159	160
10.	Copy of the Report of the Deputy Conservator of Forest submitted a Report to the Collector, Satara	Annx-10	161	165
	Last Page			165

**REPORT IN COMPLIANCE WITH THE ORDER DATED  
04.12.2023 PASSED BY THE HON'BLE NATIONAL  
GREEN TRIBUNAL (WZ), PUNE  
IN  
APPLICATION NO. 37 OF 2023  
(Mr. SushantSubhash More Vs. M/s. Hotel  
SayadriPuspa &Ors).**

**1.0 BACKGROUND:**

- a) The Grievance in the Original Application 37/2023 (WZ) filed by one SushantSubhash More is that Kaas Plateau is a reserved Forest situated a distance 25 KM from Satara, Maharashtra. It is part of UNESCO World Natural heritage Site. It is a biodiversity hot spot and has an area of approx. 10.0 sq.KM. According to the Applicant, there exists 100 hotels and farm houses that have been constructed illegally on Yavateshwar to Kaas Road. These establishments are polluting environment. Despite a letter dated 03.10.2022, MPCB did not take any action. According to MPCB Officers the structures are located in the pollution prevention area under the Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981 and Hazardous and Other Wastes (Management and Transboundary Movement) Rules,

2016 and the Solid Waste Management Rules, 2016. From 13.10.2022 to 19.10.2022 the Respondent No.102 MPCB issued Notices to the private Respondents. Pursuant to the observations by the MPCB and the notices sent by them, the Applicant issued notice to the District Collector, Satara, calling upon him to take action. The Tahsildar, Satara issued notices to some of the Respondents regarding construction of structure without statutory permission from the authorized Authority. According to the Applicant, as per the guidelines for Control of Pollution and Enforcement of Environmental Norms at Individual Establishment and Area/Cluster of Restaurants/ Hotels/Motels/ Banquets etc , it is mandatory to obtain Consent to Establish (NOC) before commencement of construction activities and Consent to Operate (CTO) before starting operation of Units as per the provisions of Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981 The private Respondents are illegally operating without any such Consent. They have been extracting ground water from the Authority. They have not provided Effluent Treatment Plants to treat the waste water generated

by them. There are no exhaust systems to channelize the fugitive emissions including cooking and kitchen emissions. The provisions of sold Waste Management Rules, 2016 are observed in breach.

- b) On 04.12.2023, Hon'ble National Green Tribunal (WZ), Bench Pune considered the pleadings of the parties. It constituted a Committee to go into the details of violations allegedly made and submit their recommendations before the Tribunal as to whether the said constructions deserve to be demolished and/or environmental damage compensation needs to be imposed. The Committee comprises one member each from
- i) The District Collector, Satara,
  - ii) The Maharashtra State Pollution Control Board.
  - iii) The Environment & Climate Change Dept, State of Maharashtra.
  - iv) The Deputy Conservator of Forest, Satara
  - v) The Maharashtra State Road Development Corporation Ltd
- c) The Committee is directed to visit the site and submit a factual and action taken report as to whether there is a violation of EIA Notification-2006, Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981, Maharashtra Regional & Town Planning Act,

1966 and Forest Conservation Act, 1980. The office of the Collector was to be the Nodal Agency for coordination and logistic support. Hereto annexed and marked as **ANNEXURE -1** is the copy of the order dated 04.12.2023 passed in O.A. No.37 of 2023

## 2.0 APPROACH:

- a) As the Nodal Agency for coordination, the District Collector arranged a Meeting for which representatives of the remaining four members were invited. This Meeting was held in the office of the District Collector, Satara Shri. JitendraDudi on 01.01.2024 at 11:00 AM. The Collector, Satara presided over the Meeting. For that Meeting, the following representatives of above referred five members were present.

Sr. No	Name of the officer & Designation	to whom the said officer represented
1	Ms. Aditi Bhardwaj - The Deputy Conservator of Forest, Satara	The Deputy Conservator of Forest, Satara
2	Mr. S.S. Bhosale, SDO, Satara	District Collector, Satara

3	Mr. A.A. Satpute, SRO, Satara	Maharashtra State Pollution Control Board.
4	Absent	The Environment & Climate Change Dept, State of Maharashtra.
5	Mr. PrashilPazare,	The Maharashtra State Road Development Corporation Ltd
6	Mr. Rajesh Jadhav, Tahsildar, Satara	Not a member, but as an Officer concerned with the issue in the capacity as Planning Authority.
7	Mr. Dattatraya Kale, Asst. Director, Town Planning	Not a member, as a representative of the Town Planning Department, which is concerned with the implementation of Regional Plan.
9	Mr. TusharPatil, Dy. Superintendent of Land Records, Satara	Not a member, as a representative of the Land Records Department, which is concerned with the record of the properties.
10	Mr. Prashant Khairmode, Dy. Engineer, PWD, Satara	Not a member, as a representative of the Public Works Dept. Satara, which is concerned with the measurement of roads.

b) At the time of meeting, it was decided to visit the Site in order to find out; whether there are illegalities as mentioned in the order of the Hon'ble Tribunal dated 04.12.2023. The Minutes of the

Meeting dated 01.01.2024 are annexed and marked as ANNEXURE -2 .

- c) The representatives of the Committee visited the site on 16.01.2024. At the time of the said visit, all the above mentioned Officers/Representatives were present.

### 3.0 OBSERVATIONS & FINDINGS:

#### a) Violation of EIA Notification - 2006 :

At the time of visit, the Committee had in its mind the notification dated 14.09.2006 issued by the Ministry of Environment and Forest u/s 3(1) (2) (v) of the Environment (Protection) Act, 1986. The said notification deals with requirements of prior Environmental Clearance (EC). The Schedule to the said Notification enlists the projects or activities requiring prior EC. Clause 8 of the said Notification deals with Building & Construction Projects. The said Clause runs as under:-

#### Clause 8 :-

8)	Building or Construction Projects or Area Development projects and Townships.		
a)		>20,000 sq.mtr and <1,50,000 sq.mtrs of built up area	The term "built-up area" the purpose of this Notification the built up or covered area on all floors put together including its basement and other

			<p>service areas, which are proposed in the building or construction projects.</p> <p>Note: 1- The projects or activities shall not include industrial shed, school, college, hostel for educational institutions, but shall buildings shall ensure sustainable environmental management, solid and liquid waste management, rain water harvesting and may use recycled materials such as fly ash bricks.</p> <p>Note-2 – “General conditions” shall not apply.</p>
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Therefore, the Committee wanted to ascertain whether the area of construction exceeds 20,000 sqmtr as contemplated by the 14.09.2006 Notification. In this regard, the Land Records Dept informed the Committee that it has carried out measurements of 100 objected structures. Accordingly, it brought the record. The Committee verified the record and found that none of the objected structures is having built up area more than

20,000 sq.mtr . Therefore, prior EC is not required. Hereto annexed and marked as **ANNEXURE -3** is the copy of the chart, mentioning list of Establishments and built up areas of the 100 objected constructions. The said Chart shows that the Built up area of none of the structure is more than 20,000 sq.mtr.

b) **Violation under the Water (Prevention and Control of Pollution) Act of 1974 and the Air (Prevention and Control of Pollution) Act of 1981:**

The Committee found that out of a total of 100 objected establishments (private respondents 1 to 100), 34 establishments conduct hotels, restaurants, or lodging and have built-up area under 20,000 sq m. These establishments come under the consent regime of the MPC board in Green category of industry as classified by CPCB vide direction dtd. 07/06/2016. Out of 34 establishments, three have obtained consent to operate from MPCB. The remaining 31 establishments have not obtained consent from the MPC Board and have not provided wastewater treatment systems. Hereto annexed herewith and marked as **ANNEXURE-4** is the Chart explaining this position.

11 properties are residential plus home stay types. Details are appended to ANNEXURE -5 .They do not require Consent from MPCB.

The remaining 55 establishments are either private residential property, private farmhouses, or open plots and therefore do not come under the consent regime of the MPC Board. Hereto annexed herewith and marked as ANNEXURE-6 is the list of such Establishments.

c) **Violation of the Maharashtra Regional and Town Planning Act, 1966**

None of the objected structures have obtained the prior permission of the Planning Authority to carry out constructions as required U/s 44 r/w 45 of the MRTP Act of 1966. Notification dated 08.01.2018 declares the Regional Plan. From the said Notification, it is clear that the Kaas Plateau falls in the conservation zone of the said Plan. The said Notification is at ANNEXURE-7 . Thereafter, by notification dated 23.12.2021 the State Government has framed regulations for Conservation Zone in Satara region. The said Regulations are at ANNEXURE-8. The map attached to the said notification clarifies that the Core Zone is marked by blue colour and the Buffer Zone is marked by green

colour, copy of which is at **ANNEXURE-9**. With the help of representative of the Town Planning Dept , the Committee ascertained the location of the objected structures. It is revealed that all the structures fall in the Buffer Zone and not in the Core Zone. As per the Notification dated 23.12.2021, the construction is conditionally permissible in the Buffer Zone.

d) **Forest Conservation Act,1980**

In order to assist the Committee and the Tribunal, the Deputy Conservator of Forest has submitted a Report to the Collector, Satara. As per this Report, none of the objected structures violated the Forest Conservation Act. The said Report is at **ANNEXURE-10**.

**3.0 Committees Conclusion & Suggestions:**

a) **EIA Notification - 2006 :**

Since, prior Environmental Clearance is not necessary. There is no violation of this Notification, hence Committee has no suggestion to make in this regard.

b) **Water (Prevention and Control of Pollution) Act of 1974 and the Air (Prevention and Control of Pollution) Act of 1981**

As regards those Establishments for whom, the Consent to Establish and Consent to Operate was necessary, MPCB shall take action against them. Environmental Compensation can be recovered from them.

c) **Violation of the Maharashtra Regional and Town Planning Act, 1966**

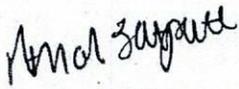
If the private respondents do not apply for regularization of their structures, the said structures will have to be demolished under the MRTP Act, 1966 for violation of the provisions of the said Act by the Planning Authority.

d) **Forest Conservation Act, 1980**

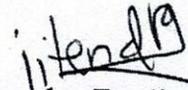
Since there is no violation of the Forest Conservation Act, no action needs to be taken.

Hence, this Report.

  
Prashil Pazare,  
Assistant  
Planner  
MSRDC and  
Committee  
Member

  
A. A. Satpute,  
SRO, Satara  
and Committee  
Member

  
Aditi Bhardwaj  
The Deputy  
Conservator of  
Forest, Satara  
and Committee  
Member

  
Jitendra Dudi  
District  
Collector Satara  
and Committee  
Member

Item No.6

(Pune Bench)

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

THROUGH PHYSICAL HEARING (WITH HYBRID OPTION)

**Original Application No.37/2023 (WZ)**

Sushant Subhash More

.....Applicant

*Versus*

M/s Hotel Sayadri Puspa &amp; Ors.

....Respondent(s)

Date of hearing: 04.12.2023

**CORAM: HON'BLE MR. JUSTICE DINESH KUMAR SINGH, JUDICIAL MEMBER  
HON'BLE DR. VIJAY KULKARNI, EXPERT MEMBER**

Applicant : Mr. Asim Sarode, Advocate  
Respondent(s) : Mr. Rahul Garg, Advocate for R-1, 16, 22, 23, 24, 25, 26,  
27, 29, 30, 31, 32, 33, 34, 36, 38, 39, 46, 47, 48, 49, 50,  
51, 52, 62, 65, 67, 69, 71, 72, 82, 86, 90, 92, 93 & 97  
Mr. Shivshankar Swaminathan, Advocate for R-2  
Ms. Kirti Bhoite, Advocate, representing Economic Laws  
Practice, Advocates & Solicitors, for R-21  
Mr. Nitin Deshpande, Advocate along-with  
Mr. Sudhakar S. Bhosale, SDO, Satara for R-101  
Ms. Manasi Joshi, Advocate for R-102  
Mr. Aniruddha Kulkarni, Advocate for R-103

**ORDER**

1. In compliance with our previous order dated 04.09.2023, learned counsel Mr. Asim Sarode representing applicant has not filed any affidavit regarding the respondents, which are mentioned in para no.2 of our earlier order, to whom the notices were sent by registered post. Out of them, some have refused to receive notices and some notices have returned with an endorsement "refused" or whatever endorsements so that an appropriate order could be passed regarding them.

2. The learned counsel for applicant further submits that he has received several notices written with the endorsement that the

respondents are not residing at the given addresses as they have let out the said accommodation to the tenants. Therefore, he submits that if the notices are served on the tenants, the same should be treated to have been served upon the said respondents. We provide him last opportunity of two weeks within which he shall file an affidavit to the effect that service has been effected on all these respondents and whatever endorsements have been made on the envelope of notices, which have returned, should also be indicated so that an appropriate order may be passed in that regard, failing which we would have no option but to pass an adverse order against the applicant.

3. The learned counsel for applicant was also directed by the previous order in para no.10 to implead the Deputy Conservator of Forests, Satara as respondent No.104. But no such application has been moved impleading the same nor has he filed any amended memo of parties or has taken any steps for service to be effected upon such newly impleaded respondent. We provide him last opportunity of two weeks within which he shall complete these amendment process and effect service upon newly impleaded respondent No.104 and file an amended memo of parties. He is directed to serve a copy of the same upon all other parties.

4. We have noticed that there are large number of respondents in the present case. Some of them are being represented through their learned counsel, who submit before us that they have not received a copy of the Original Application and other relevant documents. Therefore, we direct the learned counsel for applicant to provide entire set of records of Original Application to all the respondents in the present matter, who have not been served, through e-mail positively.

5. In compliance with our previous order, learned counsel Ms. Kirti Bhoite representing respondent No.21/Mr. Farukh Nariman Koopar submits that she has filed her Vakalatnama along-with reply affidavit, the same is taken on record. By that very order, we had also directed learned counsel Mr. Shivshankar Swaminathan representing respondent No.2-M/s Sai Shivar to file Vakalatnama and four weeks' time was also sought by the said learned counsel to file reply affidavit. But the same has not been filed and plea is taken that the copy of the Original Application has not been served upon him. We have already instructed above about this fact to the learned counsel for applicant. Further, we make it clear that if any of the respondents does not have the copy of Original Application, they may obtain a copy of the same directly from the learned counsel for applicant.

6. From the side of respondent Nos.1, 16, 22, 23, 24, 25, 26, 27, 29, 30, 31, 32, 33, 34, 36, 38, 39, 46, 47, 48, 49, 50, 51, 52, 62, 65, 67, 69, 71, 72, 82, 86, 90, 92, 93 & 97 learned counsel Mr. Rahul Garg has appeared, who prays that two weeks' time may be allowed to file reply affidavit, the same is allowed.

7. From the side of respondent No.102/MPCB, learned counsel Ms. Manasi Joshi has appeared, who submits that this matter requires constitution of a Committee, in order to ascertain the illegal constructions, which need to be demolished in accordance with law and if such Committee is constituted, which submits its report, thereafter only it would be appropriate for her to file reply affidavit.

8. From the side of respondent No.103/State Environment Department, learned counsel Mr. Aniruddha Kulkarni has appeared, who submits that he does not want to file reply affidavit.

9. From the side of respondent No.101/District Collector, Satara, learned counsel Mr. Nitin Deshpande along-with Mr. Sudhakar S. Bhosale, SDO, Satara have appeared, who apprised us that reply affidavit has already been filed, where-in it is submitted that in exercise of powers under Section 15(1) of the Maharashtra Regional & Town Planning Act, 1966, the State Government has brought into effect the Regional Plan for Satara District, which is annexed as Annexure 'R-1'. He has also annexed Government Notification dated 08.01.2018, which is a regional plan for Satara District, in which Kaas Plateau is shown to fall in the Conservation Zone. But we do not find any such mention in the said Notification that Kaas Plateau falls in Conservation Zone. We direct the learned counsel for respondent No.101 to clarify in this regard.

10. Further, it is mentioned in this reply affidavit by the respondent No.101 that the Urban Development Department of the State Government has sanctioned Regulations for Conservation Zone vide Notification dated 23.12.2021, which covers the Conservation Zone in Satara Region and defines Core Zone of Conservation Zone and Buffer Zone of Conservation Zone. Kaas Plateau is covered by these Regulations. The said regulation is annexed as Annexure R-3 at page no.809 of the paper book, where-in we find that Kas Pathar has been referred to have been identified and proposed to be conserved and protected as Conservation Zone. Further, it is mentioned that none of the alleged illegal structures belonging to the respondent Nos.1 to 100, fall in Core Zone of the Conservation Zone. We enquired from the learned counsel for respondent No.101 as to what does core zone mean, he submits that the same would mean the Kas Pathar. But we direct him to file an affidavit in this regard that it is nothing but Kas Pathar.

11. Further, it is mentioned in this affidavit by the respondent No.101 that the table portion of Kaas Plateau constitutes a Core Zone. The area consisting mainly of the slopes around Core Zone having ecological importance due to its waters and more specifically shown in Green colour on the Plan appended to the Notification as Appendix-M constitutes the Buffer Zone. We find from record that the said Appendix-M has not been annexed, where-in, in green colour, it is stated to have been shown that the slops around the Core Zone is of ecological importance. Therefore, we direct him to file an affidavit in this regard before the next date positively.

12. We have gone through the remaining part of the affidavit of respondent No.101, in which we failed to understand as to why this kind of affidavit has been submitted by the learned counsel for respondent No.101 as nothing could be explained by him as to how these pleadings would help us in resolving the dispute in question.

13. In para no.11 of the affidavit of respondent No.101, it is submitted that the structures, which are prayed to be demolished, fall in 11 villages, out of which for 9 villages the Planning Authority is the District Collector and for the remaining two villages i.e. Atali and Parambewadi, the Planning Authority is MSRDC (Maharashtra State Road Development Corporation Limited) and therefore, the Planning Authority i.e. MSRDC needs to be impleaded as one of the respondents in the present case.

14. In view of above, we direct the learned counsel for applicant to implead the MSRDC (Maharashtra State Road Development Corporation Limited) as respondent No.105 in the present case forthwith and file amended memo of parties.

15. It is also made clear in this affidavit by the respondent No.101 that for the villages, for which the Collector, Satara, is the Planning Authority and he had issued notices under Section 45 of the Maharashtra Land Revenue Code (MLRC), 1966 in the year 2013 to 2021 for unauthorized use of land and under Section 52 & 53 of the MRTP Act, and fine has been imposed. But when we enquired from the learned counsel for respondent No.101 as to whether after imposition of fine, the matter is over and illegality has been regularized, it is stated by the said learned counsel that the regularization applications are also moved, which are under consideration. But these facts have not been brought on record by the said learned counsel.

16. We also made a query from the learned counsel for respondent No.101 as to whether notices sent to the persons, list of which (99 persons) are annexed at page nos.871 to 872 of the paper book, are the same respondents before us, he submits that he cannot clarify in this regard. He has to verify about it. We failed to understand as to why these facts have not been verified and yet the affidavit has been filed before us by the learned counsel for respondent No.101. We deprecate this practice and expect that only relevant facts need to be mentioned by them in future in their affidavit which would assist us in resolving the dispute in the present matter.

17. It appears from the prayer, which has been made by the applicant that he seeks demolition of the constructions raised by the private respondents on Kaas Plateau, which is said to be Reserved Forest and Eco-sensitive area where no such construction could be permitted.

18. Since the private respondents are large in number and each and every case would be difficult to scrutinize, therefore, we deem it

appropriate to constitute a Committee to go into the details of the violations made at their end and submit their recommendations before us as to whether the said constructions deserve to be demolished and/or environmental damage compensation needs to be imposed, comprising one Member each from:-

- (i) The District Collector, Satara;
- (ii) The Maharashtra State Pollution Control Board (MSPCB);
- (iii) The Environment & Climate Change Department, State of Maharashtra;
- (iv) The Dy. Conservator of Forest, Satara; and
- (v) The Maharashtra State Road Development Corporation Limited (MSRDC).

19. The District Collector, Satara shall be the nodal agency for coordination and logistic support.

20. The Committee is directed to visit the site and submit a factual and action taken report as to whether there is a violation of EIA Notification, 2006; Water (Prevention and Control of Pollution) Act, 1974; Air (Prevention and Control of Pollution) Act, 1981; Maharashtra Regional & Town Planning Act, 1966; and Forest Conservation Act, within a period of two months of uploading this order.

21. The report in the matter be submitted through e-filing by using portal of NGT in the form of searchable PDF/OCR Support PDF and not in the form of Image PDF.

22. Applicant is directed to supply the required documents and copy of the application to the Members of the Committee within three days from today.

23. Registry is directed to communicate a copy of this order to the above-mentioned Committee forthwith for compliance.

Put up this matter for further consideration on 05.03.2024

Dinesh Kumar Singh, JM

Dr. Vijay Kulkarni, EM

December 04, 2023  
Original Application No.37/2023 (WZ)  
P.Kr

**दि.०१/०१/२०२४ रोजी मा. जिल्हाधिकारीसो सातारा यांचे अध्यक्षतेखाली राष्ट्रीय हरीत लवाद यांचेकडील ओरिजनल ऑप्लीकेशन ३७/२०२३ चे अनुशंगाने बैठकीचे इतिवृत्त.**

श्री. सुशांत सुभाष मोरे यांनी मा. राष्ट्रीय हरीत लवाद यांचेकडे दाखल केलेल्या मूळ अर्ज ३७/२०२३ चे अनुशंगाने मा. न्यायालयाने दिनांक ०४/१२/२०२३ रोजी सुनावणीदरम्यान केलेल्या आदेशास अनुसरून मा.जिल्हाधिकारीसो सातारा यांचे अध्यक्षतेखाली समिती स्थापन करणेत आलेली असून सदर समिती सदस्य तसेच आवश्यक विभागाचे प्रमुख यांची आढावा बैठक घेणेची सूचना मा. जिल्हाधिकारी यांचेकडून प्राप्त झालेवरून मा. जिल्हाधिकारीसो सातारा यांचे अध्यक्षतेखाली दिनांक ०१/०१/२०२४ रोजी जिल्हाधिकारी कार्यालयात आयोजित करणेत आली. सदर बैठकीस खालीलप्रमाणे अधिकारी उपस्थित होते.

अ.नं.	अधिकारी नांव	विभाग
१	जितेंद्र डूडी	जिल्हाधिकारी सातारा
२	आदिती भारदवाज	उपवनसंरक्षक सातारा
३	नागेश पाटील	निवासी उपजिल्हाधिकारी सातारा
४	सुधाकर भोसले	उपविभागीय अधिकारी सातारा
५	अमोल सातपुते	उपप्रादेशिक अधिकारी महाराष्ट्र प्रदूषण नियंत्रण महामंडळ
६	राजेश जाधव	तहसिलदार सातारा
७	हणमंत कोळेकर	तहसिलदार जावली
८	दत्तात्रय काळे	सहाय्यक संचालक नगररचना सातारा
९	प्रशांत खैरमोडे	उपअभियंता सार्वजनिक बांधकाम विभाग सातारा
१०	तुषार पाटील	उपअधिक्षक भूमी अभिलेख सातारा
११	ए.ए.शेवाळे	उपअधिक्षक भूमी अभिलेख जावली

वरीलप्रमाणे उपस्थित अधिकारी यांचे स्वागत करून बैठकीस सुरुवात करणेत आली. श्री. सुशांत सुभाष मोरे यांनी मा. राष्ट्रीय हरीत लवाद यांचेकडे दाखल केलेल्या मूळ अर्ज ३७/२०२३ चे अनुशंगाने मा. न्यायालयाने दिनांक ०४/१२/२०२३ रोजी सुनावणीदरम्यान प्रकरणात प्रतिवादी १०५ असलेने याबाबत प्रतिवादीनिहाय छाननी करणे अवघड असलेने कास परिसरातील अनधिकृत बांधकामे तसेच त्याअनुशंगाने होत असलेल्या प्रदूषणाबाबत मा.जिल्हाधिकारी सातारा यांचे अध्यक्षतेखाली समिती गठित करून त्यांचेद्वारे नियमांचे उल्लंघन झाले अगर कसे याची तपासणी करून सदरहू बांधकामे पाडणेस योग्य आहेत किंवा कसे? तसेच पर्यावरणाच्या हानीबाबत संबंधितांवर दंडात्मक कारवाई करावी अगर कसे? याबाबत अहवाल सादर करणेचे आदेश दिलेले आहेत. सदर समितीमध्ये १) जिल्हाधिकारी सातारा २) महाराष्ट्र प्रदूषण नियंत्रण महामंडळ ३) पर्यावरण व वातावरणीय बदल विभाग महाराष्ट्र राज्य ४) उपवनसंरक्षक सातारा ५) महाराष्ट्र राज्य रस्ते विकास महामंडळ हे सदस्य असून समितीने सदरील जागी प्रत्यक्ष स्थळपहाणी करून Environmental Impact Assessment Notification, २००६, Water (Prevention & Control of Pollution) Act १९७४, Air (Prevention & Control of Pollution) Act १९८१, महाराष्ट्र नगररचना अधिनियम १९६६, Forest

Conservation Act यांमधील तरतूदींचे उल्लंघन झाले अगर कसे याची पाहणी करून दोन महीन्यात मा. न्यायालयात अहवाल सादर करणेच्या सूचना दिलेल्या आहेत. याबाबतची माहीती मा.जिल्हाधिकारी यांनी उपस्थितांना दिली.

सदरील बैठकीस पर्यावरण व वातावरणीय बदल विभाग महाराष्ट्र राज्य व महाराष्ट्र प्रदूषण नियंत्रण महामंडळ यांचे प्रतिनिधी यांना आगावू पत्र देवून देखील गैरहजर राहिलेबाबत मा.जिल्हाधिकारी यांनी तीव्र नाराजी व्यक्त केली, सदरील बाब ही राष्ट्रीय हरीत लवाद न्यायालयाशी निगडित असलेने विहित मुदतीत समितीने अहवाल सादर करणेचा असलेने अशा महत्वपूर्ण बैठकांना गैरहजर न रहाणेबाबत लेखी पत्र देणेच्या सूचना निवासी उपजिल्हाधिकारी सातारा यांना देण्यात आली.

मा. न्यायालयामध्ये प्रतिवादी करणेत आलेल्या सुमारे १०० बांधकामधारकांच्या बाबतीत सर्व संबंधित विभागांनी आपले विभागाशी निगडित कायदयाचा भंग झाला आहे किंवा कसे याबाबत तपासणी करून पुढील बैठकीपूर्वी तक्ता तयार करून सादर करणेच्या सूचना मा.जिल्हाधिकारी यांनी उपस्थितांना दिल्या. उपविभागीय अधिकारी सातारा यांनी वरील १०० प्रतिवादी यांनी नियोजन प्राधिकारी तहसिलदार सातारा यांनी महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ चे कलम ५२ व ५३ अन्वये सदरील बांधकामाबाबत अधिकृत असलेबाबतचे पुरावे सादर करणेकामी नोटीस बजावणी केलेली असून संबंधितांनी याप्रकारची कागदपत्रे सादर न केलेने वरील नियमानुसार रक्कम रू. ५०००/- दंडाचे आदेश पारित केलेले आहेत, पैकी ३० प्रतिवादी यांनी सदरील रक्कम तहसिलदार सातारा यांचेकडे जमा केली असून आजअखेर रेखांकन व बांधकाम परवानगीसाठी तहसिलदार सातारा यांचेकडे २४ अर्ज प्राप्त झालेले असून पैकी १८ प्रकरणांत नियोजन प्राधिकारी महसूल विभाग असून उर्वरीत ०६ प्रकरणांत महाराष्ट्र शासन नगरविकास विभाग यांचेकडील नवीन महाबळेश्वर गिरीस्थान विकास करणेसाठी शासन निर्णय टिपीएस-१८१७/१६५२/प्र.क्र.३३५/२०१८/नवि-१३ दिनांक ०४/०५/२०२३ नुसार नियोजन प्राधिकारी म्हणून महाराष्ट्र राज्य रस्ते विकास महामंडळ यांची नियुक्ती करणेत आलेली आहे, सदरची प्रकरणे त्यांचेकडे पाठविणेत आलेचे सांगितले. ज्या ३० जणांनी तहसिलदार यांचेकडे दंड रक्कम जमा केली आहे, त्यांची स्वतंत्र यादी करून त्यांची बांधकामे नियमानुकूल करणेस पात्र आहेत अगर कसे याबाबत सहाय्यक संचालक नगररचना सातारा यांचा अभिप्राय घेवून छाननी करणेची सूचना मा.जिल्हाधिकारी यांनी दिली.

प्रतिवादी यांनी केलेल्या बांधकामाबाबत महाराष्ट्र जमीन महसूल अधिनियम १९६६ व महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ चे तरतूदींचा भंग झालेबाबत उपविभागीय अधिकारी सातारा, सहाय्यक संचालक नगररचना सातारा, सार्वजनिक बांधकाम विभाग सातारा यांनी पक्षकार निहाय यादी तयार करावी, यामध्ये सदरील बांधकामापैकी जी बांधकामे नियमानुसार बांधली आहेत अशांची स्वतंत्र यादी करावी, दंडात्मक कारवाई करून बांधकाम नियमाकुल करता येतील अशांची स्वतंत्र यादी करावी, तसेच जी बांधकामे नियमाकुल करता येणे शक्य नाही अशांची स्वतंत्र यादी करणेच्या सूचना मा.जिल्हाधिकारी यांनी केल्या. सार्वजनिक बांधकाम विभाग सातारा यांनी सदरील बांधकामे बिल्डिंग लाईन व कंट्रोल लाईन नियमानुसार आहेत का? याबाबतचा अहवाल उपविभागीय अधिकारी सातारा यांचेमार्फत सादर करावा.

उपवनसंरक्षक सातारा यांनी Forest Conservation Act यांमधील तरतूदींचे उल्लंघन झाले अगर कसे याची पाहणी करून याबाबतची यादी सादर करणेच्या सूचना मा.जिल्हाधिकारी यांनी केली. तसेच Environmental Impact Assessment Notification, २००६, Water (Prevention & Control of Pollution) Act १९७४, Air (Prevention & Control of Pollution) Act १९८१ च्या तरतूदींचा भंग झाला अगर कसे? याबाबत पर्यावरण व वातावरणीय बदल

विभाग महाराष्ट्र राज्य व महाराष्ट्र प्रदूषण नियंत्रण महामंडळ यांनी आपला अहवाल सादर करणेची सूचना मा.जिल्हाधिकारी यांनी केली.

प्रकरणी मा.न्यायालयाचे दोन महीन्याची मुदत समितीला दिलेली असलेने सदरील सूचनांप्रमाणे सर्व विभागांनी आपआपले नेमून दिलेले कामकाज मुदतीत पूर्ण करणेची दक्षता घ्यावी, तसेच दिनांक १६/०१/२०२४ रोजी वाद मिळकतीत समितीमार्फत स्थळपहाणी करणेत येईल, सदरील दिवशी सर्व समिती सदस्यांनी उपस्थित रहाणेची सूचना मा.जिल्हाधिकारी यांनी केली. सर्व उपस्थितांचे आभार मानून बैठक संपलेचे जाहीर करणेत आले.

उपविभागीय अधिकारी तथा  
दंडाधिकारी सातारा उपविभाग सातारा

क्र./जमीन/कावि- /२०२४  
दिनांक ०३/०१/२०२४.

प्रति,

सर्व संबंधित -----

प्रत - मा.जिल्हाधिकारीसो सातारा यांना माहीतीसूतव सविनय सादर.

महसूल सहाय्यक  
तहसिलदार सातारा

उप  
अभियंता,  
सा. बा. उपविभाग, सातारा  
३१/०१/२०२४

आवक जावक लिपीक  
उपअधीक्षक भूमि अभिलेख

सातारा ३१/०१/२४

०५/०१/२०२४  
आवक जावक लिपीक  
उपवनसंरक्षक सातारा

Received  
05/01/2024

Sub-Regional Office  
M.P.C.Board, Satara  
NEW ADMINISTRATIVE BUILDING  
2nd Floor, Behind 3 T. Stand  
Sadar Bazar, Satara. 415 001  
Ph -(02162) 233527

११४  
३१/०१/२०२४  
करिष्ठ लिपीक  
सहायक सवालक, नगर रचना  
सातारा यांचे कार्यालय

MINUTES OF THE MEETING HELD UNDER THE  
CHAIRMANSHIP OF DISTRICT COLLECTOR, SATARA  
PURSANT TO THE O.A.NO.37 OF 2023 OF THE  
HON'BLE NATIONAL GREEN TRIBUNAL ON 01.01.2024

Pursuant to the Original Application No.37/2023 filed by Mr.Sushant Subhash More with the National Green Tribunal, and according to the order passed by the Hon'ble Tribunal during the hearing on 04/12/2023, a Committee has been constituted under the Chairmanship of Collector, Satara. Since, an instruction have been received from the Collector, Satara to organize a Review Meeting of the Committee members as well as the heads of the necessary departments, a Meeting has been organised under the Chairmanship of the Collector, Satara on 01/01/2024 at the Collector's office. The following officers were present in the said meeting.

Sr. No	Name of the officer	Department
1	Mr. Jitendra Hudi	Collector, Satara
2	Ms. Aditi Bhardwaj	The Deputy Conservator of Forest, Satara
3	Mr. Nagesh Patil	Residential Deputy Collector, Satara
4	Mr. Sudhakar Bhosale,	Sub-Divisional Officer, Satara
5	Mr. Amol Satpute	Sub-Regional Officer, Maharashtra State Pollution Control Board.
6	Mr. Rajesh Jadhav	Tahsildar, Satara
7	Mr. Hanumant Kolekar	Tahsildar, Jawali.
8	Mr. Dattatraya Kale	Asst. Director, Town Planning
9	Mr. Prashant Khairmode	Dy. Engineer, PWD, Satara
10	Mr. Tushar Patil	Dy. Superintendent of Land Records, Satara
11	Mr. A.A. Shewale	Dy. Superintendent of Land Records, Jawali.

The meeting was started by welcoming the officers present as above. Pursuant to the Original Application No.37/2023 filed by Mr. Sushant Subhash More with the Hon'ble National Green Tribunal, during the hearing on

04/12/2023 by the Hon'ble Tribunal, since there are 105 Respondents in the case, it was difficult to scrutinize the matter according to the Respondents. Therefore, pursuant to the unauthorized constructions in the Kaas area and the pollution caused by them, it has been directed to form a Committee under the Chairmanship of Collector Satara, and by verifying whether the rules have been violated and how, whether the said constructions are liable to demolish or how? so also, whether the penalised action should be taken against the concerned towards the damages to the environment or how? submit a report to that effect. The Committee comprises of 1) Collector Satara 2) Maharashtra Pollution Control Board 3) Environment and Climate Change Department Maharashtra State 4) Deputy Conservator of Forests Satara 5) Maharashtra State Road Development Corporation as members. It has been directed to the Committee to make site visit personally and submit a report within two months to the Hon'ble Tribunal by verifying that, whether the provisions of Environmental

Impact Assessment Notification-2006, Water (Prevention & Control of Pollution) Act, 1974, Air (Prevention & Control of Pollution) Act, 1981, Maharashtra Regional Town Planning Act, 1966 and Forest Conservation Act have been violated or not? The Collector gave the information about this to the attendees.

The Collector expressed his deep displeasure regarding the non-attendance of the representatives of the Department of Environment and Climate Change, Maharashtra State and the Maharashtra Pollution Control Board, even after giving an advance notice to them. As the said matter is related to the National Green Tribunal, and the Committee has to submit a report within the prescribed time frame. Resident Deputy Collector Satara was instructed to give a written letter regarding non-attendance of such important meetings.

In the case of about 100 construction owners who were made Respondents in the Hon'ble Tribunal, all the concerned departments should verify, whether the law

related to their department has been violated or how, and prepare a Chart and submit before the next meeting, the Collector instructed the attendees. The Planning Authority i.e. Tahsildar Satara has passed an order imposing the fine of Rs.5000/- each to the above 100 Respondents, as they have not submitted evidence that the said construction are authorized, in spite of the notices issued by the Planning Authority Tahsildar Satara, as per the provisions of Sections 52 and 53 of the Maharashtra Regional Planning and Town Planning Act 1966. Out of said 100 Respondents, 30 Respondents have deposited the said amount with Tahsildar Satara, and as on today 24 applications have been received to the Tahsildar Satara for layout and construction permission and out of the same, in 18 cases the Planning Authority is Revenue Department, and in remaining 06 cases, according to the Government decision of the Urban Development Dept. bearing No.TPS-1817/1652/C.No.335/2018/Navi-13 dated 04/05/2023, the Maharashtra State Roads Development Corporation

appointed as a Planning Authority for the development of new Mahabaleshwar Giristhan (Mountain). It has been informed that, said cases have been sent to them. The Collector instructed to make a separate list of the 30 persons who have deposited the penalty amount with the Tahsildar and take the opinion of the Assistant Director Town Planning, Satara that whether their constructions are eligible for regularization and how? and scrutinize the same.

Pursuant to the violation of the provisions of the Maharashtra Land Revenue Act 1966 and the Maharashtra Regional Planning and Town Planning Act 1966 regarding the construction done by the Respondents, Sub Divisional Officer Satara, Assistant Director Urban Planning Satara, Public Works Department Satara should prepare a party wise list. In this, a separate list should be made of the constructions, which have been built as per the rules. There should be a separate list of those, whose constructions can be regularised by imposing penalty. Similarly, it has been directed to make a separate list of those constructions,

which cannot be regularised. The Public Works Department Satara, should submit a report through the Sub-divisional Officer, Satara that, whether said constructions are in accordance with the building line and control line rules?

The Collector directed to the Deputy Conservator of Forest Satara to verify, whether there is a violation of the provisions of the Forest Conservation Act and submit a list to that effect. Similarly, the Collector has directed the Department of Environment and Climate Change, State of Maharashtra and Maharashtra Pollution Control Board to verify, whether there is a violation of the provisions of Environmental Impact Assessment Notification, 2006, Water (Prevention & Control of Pollution) Act 1974 & Air (Prevention & Control of Pollution) Act 1981 and submit their reports in that regard.

In the matter, as the Hon'ble Tribunal has given a two-month deadline to the Committee, as per the above instructions, all the departments should take care to

complete their assigned work within the timeframe. Similarly, on 16/02/2024 site inspection will be done at the disputed properties through the Committee. The Collector instructed all Committee Members to be present on the said day. After thanking all present, has declared that meeting is over.

Sd/-3/1/24  
Sub Divisional Officer and Magistrate,  
Satara Sub Division Satara

No./ Land/Kavi- /2024  
Dated 03/01/2024.

To,

- All concerned.

Copy to

- The Collector Satara - for information.

## Detailed of List of Hotel, Lodging, Restaurant, Farm House, Banglow, Homes at Kas Pathar &amp; nearby

S.No.	Respondent No.	Name of Hotel/ Restaurant/Farmhouse	Proprieter/Owner	Address	Total Area H.R.	Built up Area in Sq.mtr.(As per TILR Satara record)	Use of property
1	1	Hotel Sahyadri Puspa	Mr. Somnath Rajarama Jadhav	A/P Atali, Gat No. 347, Tal. & Dist - Satara	0.1994	350	Hotel
2	2	M/s Sai Shivar	Mr. Rajesh Mahadeo Mane,	A/P Anavale, Survey No. 284, Tal. & Dist.- Satara	0.18	180	Hotel
3	3	Mr. Deepak Bhagwat Javale & 1	Mr. Deepak Bhagwat Javale & 1	A/P Yavateshwar, Survey No. 109/3, Tal. & Dist.- Satara	0.10	25	Residential House
4	4	M/s Rutugandh Hotel	Mr. Rajesh Nandkumar Bhutkar	A/P Yavateshwar, Survey No. 70/3, Tal. & Dist.- Satara	0.06	278	Hotel
5	5	Mr. Mahendrakumar Mansukhlal Shah	Mr. Mahendrakumar Mansukhlal Shah	A/P Yavateshwar, S No. 24/3, Survey No. 24/3, Tal. & Dist.- Satara	0.3467	60	Farm House
6	6	Mr. Babulal Rajarama Bhambare	Mr. Babulal Rajarama Bhambare	A/P Yavateshwar, Survey No. 116/1/1, Tal. & Dist.- Satara	0.1083	55	Farm House
7	7	M/s Prabhushrushti Krushi Paryatan Kendra	Mr. Kunal Kishor Ghodake	Yavateshwar, Survey No. 129/3, Tal. & District- Satara	0.20	192	Hotel
8	8	Mr. Raj deep Eknath Majgaon	Mr. Raj deep Eknath Majgaon	A/P Yavateshwar, Survey No 119/1, Tal. & Dist. Satara	0.1850	239	Residential House
9	9	Mr. Leelachand Tejaji Bafna	Mr. Leelachand Tejaji Bafna	A/P Yavateshwar, Survey No. 80, Tal. & Dist. Satara	0.13	100	Farm House
10	10	Mr. Rajendra Subhaa Bagal & 1	Mr. Rajendra Subhaa Bagal & 1	A/P Yavateshwar, Survey No. 111, Tal. & Dist. Satara	0.17.50	88	Residential House
11	11	Miss. Aparna Avinash Bachal	Miss. Aparna Avinash Bachal	A/P Yavateshwar, Survey No. 42/1, Tal. & Dist.- Satara	0.64	124	Farm House
12	12	M/s Shreyash Palace	Mr. Nilkanth Parshuram Tapase	A/P Yavateshwar, Survey No. 109/3, Tal, & Dist.- Satara	0.085	136	Residential/Home stay
13	13	Miss. Smita Shashikant Patkar	Miss. Smita Shashikant Patkar	A/P Yavateshwar, Survey No. 23/2, Tal. & Dist.- Satara	0.2	153	Farm House
14	14	Miss. Indrayani Pradeep Jadhav	Miss. Indrayani Pradeep Jadhav	A/P Yavateshwar, Survey No. 119/1 A, Tal. & Dist.- Satara	0.02	0	Demolish the Construction
15	15	Miss. Nilima Madan Bhosale	Miss. Nilima Madan Bhosale	At. Sambarwadi, Po. Yavateshwar, Survey No. 43/2D/1, Tal. & Dist.- Satara	0.085	212	Farm House
16	16	M/s Hotel City View	Mr. Shakil Abdul Sayyad	At. Sambarwadi, Po. Yavateshwar, Survey No. 35/1, Tal. & Dist.- Satara	0.05	132	Farm House
17	17	Mrs. Sangita Ghanshyam Mane	Mrs. Sangita Ghanshyam Mane	A/P Yavateshwar, Survey No. 47/1, Tal. & Dist.- Satara	0.0825	126	Farm House
18	18	Mr. Babaso Shivajirao Kadam	Mr. Babaso Shivajirao Kadam	A/P Yavateshwar, Survey No. 47/2, Tal. & Dist- Sata	0.0375	0	Demolish the Construction

S.No.	Respondent No.	Name of Hotel/ Restaurant/Farmhouse	Proprieter/Owner	Address	Total Area H.R.	Built up Area in Sq.mtr.(As per TILR Satara record)	Use of property
19	19	Mrs. Swarada Shirish Chithia	Mrs. Swarada Shirish Chithia,	A/P Yavateshwar, Survey No. 5, Tal. & Dist.- Satara	0.01	409	Hotel
20	20	Mr. Mahesh Suresh Loya	Mr. Mahesh Suresh Loya,	Gat No. 284, Tal. & Dist.- Satara.	1.01	360	Farm House
21	21	Mr. Farukh Nariman Koopar	Mr. Farukh Nariman Koopar,	A/P Anavale, Gat No. 284, Tal. & Dist- Satara	1.49	520	Farm House
22	22	Mr. Shankar Rajaram Jadhav	Mr. Shankar Rajaram Jadhav	A/P Aatali, Gat No. 344, Tal. & Dist.- Satara	0.1994	170	Hotel
23	23	M/s Heritage Villa and M/s Heritage Wadi	Mr. Sampat Rajaram Jadhav	A/P Aatali, Gat No. 344, Tal. & Dist.- Satara	0.1994	140	Hotel
24	24	Mrs. Sarika Sampat Jadhav	Mrs. Sarika Sampat Jadhav	A/P-Aatali, Gat No. 344, Tal. & Dist.- Satara	0.81	838	Hotel
25	25	Mr. Dilip Mahadeo Umbarkar	Mr. Dilip Mahadeo Umbarkar	A/P Yawateshwar, Survey No. 44/1, Tal. & Dist.- Satara	0.18	164	Farm House
26	26	Mr. Baburao Shamrao Kane	Mr. Baburao Shamrao Kane	A/P Yawateshwar, Survey No. 120/24/1, Tal. & Dist.- Satara	0.08	142	Residential/Home stay
27	27	Mr. Shrikrushna Ramchandra (Chandru) Umbacker	Mr. Shrikrushna Ramchandra (Chandru) Umbacker	A/P Yawateshwar, Survey No. 105/1/1, Tal. & Dist.- Satara	0.18	204	Residential/Home stay
28	28	Mr. Shankar Nana Jare	Mr. Shankar Nana Jare	A/P Yawateshwar, Survey No. 115/2/1, Tal. & Dist.- Satara	0.065	74	Residential/Home stay
29	29	Mr. Mukul Ganapatrao Pawar	Mr. Mukul Ganapatrao Pawar	A/P Yawateshwar, Survey No. 105/2, Tal. & Dist.- Satara	0.46	306	Residential/Home stay
30	30	Hotel Bakula	Mr. Gulabrao Genu Bhanage	At. Sambarwadi, Po. Yawateshwar, Survey No. 36/3, Tal. & Dist.: Satara	0.0785	679	Hotel
31	31	Mr. Rajendra Dnyandeo Karve	Mr. Rajendra Dnyandeo Karve	A/P Yawateshwar, Survey No. 120/7, Tal. & Dist.- Satara	0.03	53	Residential/Home stay
32	32	Mr. Ramdas Shankar Karve	Mr. Ramdas Shankar Karve	A/P Yawateshwar, Gat. No. 120/8, Tal. & Dist.- Satara	0.035	257	Residential/Home stay
33	33	Mr. Dattatraya Tukaram Bhanage	Mr. Dattatraya Tukaram Bhanage	At. Sambanvadi, Po. Yawateshwar, Survey No. 37/2, Tal. & Dist.- Satara	0.7378	433	Residential/Home stay
34	34	Mr. Atmaram Gangaram Bhanage	Mr. Atmaram Gangaram Bhanage	At. Sambarwadi, Po. Yawateshwar, Survey No. 39/1/1, Tal. & Dist.- Satara	0.3742	137	Residential House
35	35	Mrs. Laxmibai Khashaba Umbarkar	Mrs. Laxmibai Khashaba Umbarkar	A/P Yawateshwar, Survey No. 89/1, Tal. & Dist- Satara	0.0412	49	Residential House
36	36	Mr. Baburao Ganu Umbarkar	Mr. Baburao Ganu Umbarkar	A/P Yawateshwar, Survey No. 89/1, Tal. & Dist.- Satara	0.3988	155	Residential House
37	37	Mr. Mansing Yashwant Pawar	Mr. Mansing Yashwant Pawar	A/P Yawateshwar, Survey No. 42/1 and 89/1 Tal. & Dist- Satara	0.64	93	Residential House

S.No.	Respondent No.	Name of Hotel/ Restaurant/Farmhouse	Proprieter/Owner	Address	Total Area H.R.	Built up Area in Sq.mtr.(As per TILR Satara record)	Use of property
38	38	Mr. Rohidas Baburao Sapkal	Mr. Rohidas Baburao Sapkal	A/P Yawateshwar, Survey No. 72, Tal. & Dist- Satara	0.516	67	Residential House
39	39	Mr. Suryakant Dnyandeo Kane	Mr. Suryakant Dnyandeo Kane	A/P Yawateshwar, Survey No. 120/7, Tal. & Dist.- Satara	0.03	113	Residential/Home stay
40	40	Mr. Sampat Tukaram More	Mr. Sampat Tukaram More	A/P Petri, Survey No. 60, Tal. & Dist.- Satara	1.2675	45	Residential House
41	41	Ramchandra Hariba More	Ramchandra Hariba More	A/P Petri, Gat. No.60, Tal. & Dist.- Satara	0.493	110	Residential House
42	42	Mr. Ankush Vitthal More	Mr. Ankush Vitthal More	A/P Petry, Survey No. 60, Tal. & Dist.- Satara	0.5633	40	Residential House
43	43	Mrs. Shantabai Narayan More	Mrs. Shantabai Narayan More	A/P Petri, Survey No. 60, Tal. & Dist.- Satara	1.2675	25	Residential House
44	44	Mr. Nitin Ganpat More	Mr. Nitin Ganpat More	Survey No. 60, Tal. & Dist.- Satara	1.2675	100	Residential House
45	45	Mr. Prasanna Ravindra Gadkari	Mr. Prasanna Ravindra Gadkari	Gat No. 311A, Tal. & Dist.- Satara	1.09	100	Residential House
46	46	Mr. Krushna Ramchandra Mane	Mr. Krushna Ramchandra Mane	A/P Anavale, Gat No. 339, Tal. & Dist.- Satara	0.4	400	Residential House
47	47	M/s Sarpanchwada	Mr. Santosh Sahadeo Aatale	A/P Atali, Gat No. 344, Tal. & Dist- Satara	0.58	350	Residential House
48	48	M/s Swapnanagari Kas Hill Resort	Mr. Jagu Changu Mane	A/P Anavale, Gat No. 358, Tal. & Dist.- Satara	0.33	765	Hotel
49	49	M/s Dongarmatha Agro Tourisum	Mr. Namdeo Shankar Jadhav	A/P Anavale, Gat No. 346, Tal. & Dist.- Satara	3.67	680	Hotel
50	50	Mr. Ajit Maruti Mane	Mr. Ajit Maruti Mane	Gat No. 347, Tal. & Dist.- Satara	0.05	335	Hotel
51	51	Mr. Sampat Rajaram Jadhav	Mr. Sampat Rajaram Jadhav	A/P Atali, Gat No. 319, Tal. & Dist.- Satara	0.385	805	Hotel
52	52	M/s Dream House	Mr. Sampat Ganapat Jambhale	A/P Jambhalmure (Kanher), Gat No. 24/14 and Gat No. 51/12, Tal. & Dist-Satara	0.2516	404	Residential House
53	53	Jaywant Manohar Thoke	Jaywant Manohar Thoke	A/P Jambhalmure (Kanher), Gat No. 51/8, Tal. & Dist.-Satara	0.4333	0	Open plot. NO other Activity
54	54	Mr. Dhananjay Vishwasrao Jadhav	Mr. Dhananjay Vishwasrao Jadhav	A/P Jambhalmure(Kanher), Gat No. 51/10, Tal. & Dist-Satara	0.32	170	Hotel
55	55	M/s Kass Hill Resort	Shailesh Prabhakar Inamdar	A/P- Jambhalmure (Kanher), Gat No.51/12, Tal. & Dist-Satara	0.115	48	Hotel
56	56	Mrs.Hemlata Purushottam Nikam	Mrs.Hemlata Purushottam Nikam	A/P- Jambhalmure (Kanher), Gat No.51/8, Tal. & Dist-Satara	0.2489	85	Residential House
57	57	Mr.Manoj Narayan Deshmane	Mr.Manoj Narayan Deshmane	A/P- Jambhalmure (Kanher), Gat No.51/12, Tal. & Dist-Satara	0.0323	116	Residential House
58	58	M/s Blue Valley Resort	Mr.Jalindar Shirang Shinde	A/P-Agundewadi, Gat No.24/12, Tal. & Dist-Satara	0.2363	85	Hotel

S.No.	Respondent No.	Name of Hotel/ Restaurant/Farmhouse	Proprieter/Owner	Address	Total Area H.R.	Built up Area in Sq.mtr.(As per TILR Satara record)	Use of property
59	59	Mr.Ramesh Chandrashekhar Kabbur	Mr.Ramesh Chandrashekhar Kabbur	A/P-Agundewadi, Gat No.16/1, Tal. & Dist-Satara	0.48	230	Farm House
60	60	Laxman Jagannath Shinde	Laxman Jagannath Shinde	A/P-Agundewadi, Gat No.24/12, Tal. & Dist-Satara	0.1142	0	
61	61	Mr.Ramesh Anil Ubale	Mr.Ramesh Anil Ubale	A/P-Agundewadi, Gat No.16/6, Tal. & Dist-Satara	0.2	300	Hotel
62	62	Mr.Balkrushna Kondiba Shedage	Mr.Balkrushna Kondiba Shedage	A/P-Agundewadi, Gat No.24/4, Tal. & Dist-Satara	0.2478	250	Hotel
63	63	Mr.Dhanaji Balawant Shinde	Mr.Dhanaji Balawant Shinde	A/P-Agundewadi, Gat No.24/4, Tal. & Dist-Satara	0.3115	240	Farm House
64	64	Mr. Nilesh (Atul) Arun Bartakke	Mr. Nilesh (Atul) Arun Bartakke	A/P Choragewadi, Gat No. 195, Tal. & Dist-Satara	0.45	130	Farm House
65	65	Mr. Vaman Mahadeo Umbarkar	Mr. Vaman Mahadeo Umbarkar	A/P Yawateshwar, Survey No. 44/1, Tal. & Dist.-Satara	0.65	205	Residential/Home stay
66	66	Mrs. Shamala Madan Joshi	Mrs. Shamafa Madan Joshi	A/P Yawateshwar, Gat No. 104/11/1, Tal. & Dist.-Satara	0.12	409	Hotel
67	67	Mr. Madhukar Tukaram Patekar	Mr. Madhukar Tukaram Patekar	A/P Yawateshwar, Gat No. 100/1, Tal. & Dist. Satara	0.186	184	Residential/Home stay
68	68	Mr. Ranjit Shankarrao More	Mr. Ranjit Shankarrao More	A/P Yawateshwar, Gat No. 25, Tal, & Dist.-Satara	0.56	572	
69	69	M/s Shrileela Resort (Agro Tourism)	Mr. Ravindra Chandru Mane and Nitin Mane	A/P Anavale, Survey No. 333, Tal. & Dist.- Satara.	0.36	655	Hotel
70	70	Mrs. Shubhangi Anil Patel	Mrs. Shubhangi Anil Patel	A/P Anavale, Gat No. 284, Tal. & Dist.- Satara	0.2	50	Farm House
71	71	M/s Nature Plateau Paradise	Mr. Sahajaram Narayandas Chhabada	A/P Atali, Survey No. 294, Tal. & Dist.-Satara	0.4457	0	Hotel
72	72	Mr. Shrirang Dhondiram Gogavale	Mr. Shrirang Dhondiram Gogavale	A/P Choragewadi, Gat No. 189, Tal. & Dist.Satara	0.315	90	Hotel
73	73	Mr. Ashok Sahebrao Kadam	Mr. Ashok Sahebrao Kadam	A/P Parambewadi, Gat No.97, Tal. & Dist.- Satara	0.46	550	Farm House
74	74	Mr. Laxman Ganapat Kadam	Mr. Laxman Ganapat Kadam	A/P Yawateshwar, Gat No. 68/1, Tal. & Dist.-Satara	0.2583	276	Residential House
75	75	Mr. Mangesh Vitthal Wadekar	Mr. Mangesh Vitthal Wadekar	A/P Yawateshwar, Gat No. 101/2, Tal. & Dist.- Satara	0.12	106	Farm House
76	76	M/s Green Valley Resort	Mr. Sudhir Ramchandra Salunkhe	A/P Yawateshwar Survey No. 32 Tal. & Dist. - Satara	0.0297	164	Hotel
77	77	Mr.Jitendra Vishvnath Bhosale	Mr.Jitendra Vishvnath Bhosale	A/P Yawateshwar, Gat No. 101/3, Tal. & Dist.-Satara	0.08	177	Hotel

S.No.	Respondent No.	Name of Hotel/ Restaurant/Farmhouse	Proprieter/Owner	Address	Total Area H.R.	Built up Area in Sq.mtr.(As per TILR Satara record)	Use of property
78	78	Mr. Amit Pratapsinh Deshmukh	Mr. Amit Pratapsinh Deshmukh	A/P Yawateshwar, Gat No. 102/1, Tal. & Dist.- Satara	0.12	360	Farm House
79	79	Mrs. Smita Sachin Pathak	Mrs. Smita Sachin Pathak	A/P Gavadi, Gat No. 696, Tal. & Dist. Satara	0.2	90	Residential House
80	80	M/s Vardhan Villa	Mr. Ranjit Shankarrao More	A/P Yawateshwar, Tal. & Dist.- Satara	0.56	0	Residential House
81	81	Mrs. Seema Avinash Pawar	Mrs. Seema Avinash Pawar	A/P Yawateshwar, R. Survey No. 53/2, Tal. & Dist.- Satara	0.36	511	Hotel
82	82	M/s Hotel Satyam Shivam	Mr. Rahul Phadtare	A/P Yawateshwar, Survey No. 81, Tal. Dist- Satara	0.055	300	Hotel
83	83	Mr. Rajendra Raghunath Bobade	Mr. Rajendra Raghunath Bobade	A/P Anavale, Gat No. 282/C, Tal. & Dist.- Satara	0.2	60	Farm House
84	84	Mrs. Manisha Nandkumar Nalavade	Mrs. Manisha Nandkumar Nalavade	A/P Anavale, Gat No. 340, Tal. & Dist.- Satara	0.925	373	Farm House
85	85	Mrs. Premlata Harinarayan Kasat	Mrs. Premlata Harinarayan Kasat	A/P Anavale, Gat No. 282/A, Tal. & Dist- Satara	0.4169	350	Farm House
86	86	Mr. Kisan Sakharam More	Mr. Kisan Sakharam More	A/P Petri, Gat No. 61, Tal. & Dist.- Satara	0.28	100	Residential House
87	87	Mr. Vishal Udhav Kadam	Mr. Vishal Udhav Kadam	A/P Petri, Gat No. 61, Tal. & Dist.- Satara	0.2	200	Farm House
88	88	Mr. Amar Kondiba Aatale	Mr. Amar Kondiba Aatale	A/P Aatali, Gat No. 344, Tal. & Dist.- Satara	0.0906	5	Residential House
89	89	Mr. Jahangir Khan Ahamad Khan	Mr. Jahangir Khan Ahamad Khan	A/P Aatali, Gat No. 320, Tal. & Dist- Satara	0.1433	40	Residential House
90	90	Mr. Sampat Rajaram Jadhav	Mr. Sampat Rajaram Jadhav	A/P Aatali, Gat No. 318, Tal. & Dist.- Satara	0.385	805	Hotel
91	91	Mr. Vinit Kiran Sabale (minor) with mother Mrs. Sheetal Kiran Sabale	Mr. Vinit Kiran Sabale (minor) with mother Mrs. Sheetal Kiran Sabale	A/P Aatali, Gat No. 322, Tal. & Dist.- Satara	0.385	940	Hotel
92	92	Mr. Ghanshyam Narayandan Chhabada	Mr. Ghanshyam Narayandan Chhabada	A/P Antall, Gat No. 302 and 296/2 Tal. & Dist.- Satara	1.525	1960	Hotel
93	93	Mr. Bapurao Hariba Aatale	Mr. Bapurao Hariba Aatale	Gat No. 309, Tal, & Dist.- Satara	0.945	105	Residential House
94	94	M/s Rockhill Resort	Mr. Firoz Habibkhan Pathan	A/P Aatali, Gat No. 319, Tal. & Dist.- Satara	0.2	755	Hotel
95	95	Mrs. Vaishali Pramod Tankasale	Mrs. Vaishali Pramod Tankasale	A/P -Aagundewadi, Gat No. 16/4, 16/5, Tal. & Dist.- Satara	0.3593	495	Hotel
96	96	Mr. Pratapsinh Laxmanrao Rajemahadik	Mr. Pratapsinh Laxmanrao Rajemahadik	A/P Aagundewadi, Gat No. 16/6, Tal. & Dist.- Satara	0.2	285	Shooting Range Training Center
97	97	M/s The Red Fort Resort	Mr. Vikram Lalasaheb Pawar	At. Po. Paravewadi, Gat No. 315, Tal. & Dist.- Satara	0.4	205	Hotel

S.No.	Respondent No.	Name of Hotel/ Restaurant/Farmhouse	Proprieter/Owner	Address	Total Area H.R.	Built up Area in Sq.mtr.(As per TILR Satara record)	Use of property
98	98	Mr. Vaibhav Kundalik Pharande	Mr. Vaibhav Kundalik Pharande	A/13 Kanher, Survey No. 51/7, Tal. & Dist.- Satara	0.125	144	Hotel
99	99	Mr. Avinash Malharrao Kakade	Mr. Avinash Malharrao Kakade	A/P Choragewadi, Survey No. 195, Tal. & Dist. Satara	0.45	180	Hotel
100	100	Mr. Ramchandra Kishan More	Mr. Ramchandra Kishan More	A/P Petri, Survey No. 61, Tal. & Dist. Satara	1.1675	210	Residential House

Detailed List of Hotel, Lodging, Restaurant, Farm House, Banglow, Homes at Kas Pathar & nearby area

1115

S. No.	Respondent No.	Name of Hotel/ Restaurant/Farmhouse	Proprieter/Owner	Address	Built up Area in Sq.mtr.(As per Tehsil record)	Use of property	Violation under Water (P & CP) Act, 1974	Violation under Air (P & CP) Act, 1981
1	1	Hotel Sahyadri Puspa	Mr. Somnath Rajarama Jadhav	A/P Atali, Gat No. 347, Tal. & Dist - Satara	416	Hotel	Consent Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 valid up to 31/12/2024.	
2	2	M/s Sai Shivar	Mr. Rajesh Mahadeo Mane,	A/P Anavale, Survey No. 284, Tal. & Dist.- Satara	94	Hotel	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 . 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.
3	4	M/s Rutugandh Hotel	Mr. Rajesh Nandkumar Bhutkar	A/P Yavateshwar, Survey No. 70/3, Tal. & Dist.- Satara	200	Hotel	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 . 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.
4	7	M/s Prabhushrushti Krushi Paryatan Kendra	Mr. Kunal Kishor Ghodake	Yavateshwar, Survey No. 129/3, Tal. & District- Satara	750	Hotel	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 . 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.
5	19	Mrs. Swarada Shirish Chithia	Mrs. Swarada Shirish Chithia,	A/P Yavateshwar, Survey No. 5, Tal. & Dist.- Satara	300	Hotel	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 . 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.

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1116

S. No.	Respondent No.	Name of Hotel/ Restaurant/Farmhouse	Proprietor/Owner	Address	Built up Area in Sq.mtr. (As per Tehsil record)	Use of property	Violation under Water (P & CP) Act, 1974	Violation under Air (P & CP) Act, 1981
6	22	Mr. Shankar Rajaram Jadhav	Mr. Shankar Rajaram Jadhav	A/P Aatali, Gat No. 344, Tal. & Dist.- Satara	100	Hotel	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974. 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.
7	23	M/s Heritage Villa and M/s Heritage Wadi	Mr. Sampat Rajaram Jadhav	A/P Aatali, Gat No. 344, Tal. & Dist.- Satara	180	Hotel	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974. 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.
8	24	Mrs. Sarika Sampat Jadhav	Mrs. Sarika Sampat Jadhav	A/P-Aatali, Gat No. 344, Tal. & Dist.- Satara	300	Hotel	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974. 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.
9	30	Hotel Bakula	Mr. Gulabrao Genu Bhanage	At. Sambarwadi, Po. Yawateshwar, Survey No. 36/3, Tal. & Dist.: Satara	1800	Hotel	Consent Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 valid up to 31/12/2025	
10	48	M/s Swapnanagar Kas Hill Resort	Mr. Jagu Changu Mane	A/P Anavale, Gat No. 358, Tal. & Dist.- Satara		Hotel	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974. 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.

S. No.	Respondent No.	Name of Hotel/ Restaurant/Farmhouse	Proprieter/Owner	Address	Built up Area in Sq.mtr.(As per Tehsil record)	Use of property	Violation under Water (P & CP) Act, 1974	Violation under Air (P & CP) Act, 1981
11	49	M/s Dongarmatha Agro Tourism	Mr. Namdeo Shankar Jadhav	A/P Anavale, Gat No. 346, Tal. & Dist.- Satara	200	Hotel	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974. 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.
12	50	Mr. Ajit Maruti Mane	Mr. Ajit Maruti Mane	Gat No. 347, Tal. & Dist.- Satara	50	Hotel	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974. 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.
13	51	Mr. Sampat Rajaram Jadhav	Mr. Sampat Rajaram Jadhav	A/P Atali, Gat No. 319, Tal. & Dist.- Satara	100	Hotel	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974. 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.
14	54	Mr. Dhananjay Vishwasrao Jadhav	Mr. Dhananjay Vishwasrao Jadhav	A/P Jambhalmure(Kanher), Gat No. 51/10, Tal. & Dist.- Satara	50	Hotel	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974. 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.
15	55	M/s Kass Hill Resort	Shailesh Prabhakar Namdar	A/P- Jambhalmure (Kanher), Gat No.51/12, Tal. & Dist-Satara	100	Hotel	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974. 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.

S. No.	Respondent No.	Name of Hotel/ Restaurant/Farmhouse	Proprietor/Owner	Address	Built up Area in Sq.mtr. (As per Tehsil record)	Use of property	Violation under Water (P & CP) Act, 1974	Violation under Air (P & CP) Act, 1981
16	58	M/s Blue Valley Resort	Mr. Jalindar Shrirang Shinde	A/P Agundewadi, Gat No.24/12, Tal. & Dist-Satara	400	Hotel	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974. 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.
17	61	Mr. Ramesh Anil Ubale	Mr. Ranesh Anil Ubale	A/P Agundewadi, Gat No.16/6, Tal. & Dist-Satara	300	Hotel	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974. 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.
18	62	Mr. Balkrushna Kondiba Shedage	Mr. Balkrushna Kondiba Shedage	A/P Agundewadi, Gat No.24/4, Tal. & Dist-Satara	100	Hotel	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974. 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.
19	66	Mrs. Shamafa Madan Joshi	Mrs. Shamafa Madan Joshi	A/P Yawateshwar, Gat No. 104/11/1, Tal. & Dist-Satara	150	Hotel	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974. 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.
20	69	M/s Shriileela Resort (Agro Tourism)	Mr. Ravindra Chandru Mane and Nitin Mane	A/P Anavale, Survey No. 333, Tal. & Dist.-Satara.		Hotel	Consent Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 valid up to 31/12/2024.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.
21	71	M/s Nature Plateau Paradise	Mr. Sahajaram Narayandas Chhabada	A/P Atali, Survey No. 294, Tal. & Dist.-Satara	800	Hotel	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974. 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.

S. No.	Respondent No.	Name of Hotel/ Restaurant/Farmhouse	Proprietor/Owner	Address	Built up Area in Sq.mtr. (As per Tehsil record)	Use of property	Violation under Water (P & CP) Act, 1974	Violation under Air (P & CP) Act, 1981
22	72	Mr. Shrirang Dhondiram Gogavale	Mr. Shrirang Dhondiram Gogavale	A/P Choragewadi, Gat No. 189, Tal. & Dist. Satara	100	Hotel	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974. 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.
23	76	M/s Green Valley Resort	Mr. Sudhir Ramchandra Salunkhe	A/P Yawateshwar Survey No. 32 Tal. & Dist. - Satara	104	Hotel	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974. 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.
24	77	Mr. Jitendra Vishvnath Bhosale	Mr. Jitendra Vishvnath Bhosale	A/P Yawateshwar, Gat No. 101/3, Tal. & Dist. - Satara	100	Hotel	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974. 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.
25	81	Mrs. Seema Avinash Pawar	Mrs. Seema Avinash Pawar	A/P Yawateshwar, R. Survey No. 53/2, Tal. & Dist. - Satara	150	Hotel	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974. 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.
26	82	M/s Hotel Satyam Shivam	Mr. Rahul Phadtare	A/P Yawateshwar, Survey No. 81, Tal. Dist. - Satara		Hotel	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974. 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.

S. No.	Respondent No.	Name of Hotel/ Restaurant/Farmhouse	Proprietor/Owner	Address	Built up Area in Sq.mtr. (As per Tehsil record)	Use of property	Violation under Water (P & CP) Act, 1974	Violation under Air (P & CP) Act, 1981
27	90	Mr. Sampat Rajaram Jadhav	Mr. Sampat Rajaram Jadhav	A/P Aatali, Gat No. 318, Tal. & Dist.- Satara	485	Hotel	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974. 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.
28	91	Mr. Vinit Kiran Sabale (minor) with mother Mrs. Sheetal Kiran Sabale	Mr. Vinit Kiran Sabale (minor) with mother Mrs. Sheetal Kiran Sabale	A/P Aatali, Gat No. 322, Tal. & Dist.- Satara	53	Hotel	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974. 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.
29	92	Mr. Ghanshyam Narayandan Chhabada	Mr. Ghanshyam Narayandan Chhabada	A/P Aatali, Gat No. 302 and 296/2 Tal. & Dist.- Satara	133	Hotel	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974. 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.
30	94	M/s Rockhill Resort	Mr. Firoz Habibkhan Pathan	A/P Aatali, Gat No. 319, Tal. & Dist.- Satara	61	Hotel	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974. 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.
31	95	Mrs. Vaishali Pramod Tankasale	Mrs. Vaishali Pramod Tankasale	A/P -Aagundewadi, Gat No. 16/4, 16/5, Tal. & Dist.- Satara	1100	Hotel	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974. 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.

S. No.	Respondent No.	Name of Hotel/ Restaurant/Farmhouse	Proprieter/Owner	Address	Built up Area in Sq.mtr. (As per Tehsil record)	Use of property	Violation under Water (P & CP) Act, 1974	Violation under Air (P & CP) Act, 1981
32	97	M/s The Red Fort Resort	Mr. Vikram Lalasaheb Pawar	At. Po. Paravewadi, Gat No. 315, Tal. & Dist.- Satara	2000	Hotel	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974. 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.
33	98	Mr. Vaibhav Kundalik Pharande	Mr. Vaibhav Kundalik Pharande	A/13 Kanher, Survey No. 51/7, Tal. & Dist.- Satara	650	Hotel	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974. 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.
34	99	Mr. Avinash Malharrao Kakade	Mr. Avinash Malharrao Kakade	A/P Choragewadi, Survey No. 195, Tal. & Dist. Satara	300	Hotel	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974. 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.

Annexure-5

Detailed List of Hotel, Lodging, Restaurant, Farm House, Banglow, Homes at Kas Pathar & nearby area

S. No.	Respondent No.	Name of Hotel/Restaurant/Farmhouse	Proprietor/Owner	Address	Built up Area in Sq.mtr.(As per Tehsil record)	Use of property	Violation under Water (P & CP) Act, 1974	Violation under Air (P & CP) Act, 1981
1	12	M/s Shreyash Palace	Mr. Nilkanth Parshuram Tapase	A/P Yawateshwar, Survey No. 109/3, Tal. & Dist.- Satara	160	Residential/Home stay	Not Applicable	Not Applicable
2	26	Mr. Baburao Shamrao Kane	Mr. Baburao Shamrao Kane	A/P Yawateshwar, Survey No. 120/24/1, Tal. & Dist.- Satara	90	Residential/Home stay	Not Applicable	Not Applicable
3	27	Mr. Shrikrushna Ramchandra (Chandru) Umbarker	Mr. Shrikrushna Ramchandra (Chandru) Umbarker	A/P Yawateshwar, Survey No. 105/1/1, Tal. & Dist.- Satara	100	Residential/Home stay	Not Applicable	Not Applicable
4	28	Mr. Shankar Nana Jare	Mr. Shankar Nana Jare	A/P Yawateshwar, Survey No. 115/2/1, Tal. & Dist.- Satara	75	Residential/Home stay	Not Applicable	Not Applicable
5	29	Mr. Mukul Ganapatrao Pawar	Mr. Mukul Ganapatrao Pawar	A/P Yawateshwar, Survey No. 105/2, Tal. & Dist.- Satara	220	Residential/Home stay	Not Applicable	Not Applicable
6	31	Mr. Rajendra Dnyandeo Karve	Mr. Rajendra Dnyandeo Karve	A/P Yawateshwar, Survey No. 120/7, Tal. & Dist.- Satara	50	Residential/Home stay	Not Applicable	Not Applicable
7	32	Mr. Ramdas Shankar Karve	Mr. Ramdas Shankar Karve	A/P Yawateshwar, Gat. No. 120/8, Tal. & Dist.- Satara	77	Residential/Home stay	Not Applicable	Not Applicable
8	33	Mr. Dattatraya Tukaram Bhanage	Mr. Dattatraya Tukaram Bhanage	At. Sambanvadi, Po. Yawateshwar, Survey No. 37/2, Tal. & Dist.- Satara	400	Residential/Home stay	Not Applicable	Not Applicable
9	39	Mr. Suryakant Dnyandeo Kane	Mr. Suryakant Dnyandeo Kane	A/P Yawateshwar, Survey No. 120/7, Tal. & Dist.- Satara	105	Residential/Home stay	Not Applicable	Not Applicable
10	65	Mr. Vaman Mahadeo Umbarker	Mr. Vaman Mahadeo Umbarker	A/P Yawateshwar, Survey No. 44/1, Tal. & Dist.- Satara	100	Residential/Home stay	Not Applicable	Not Applicable
11	67	Mr. Madhukar Tukaram Patekar	Mr. Madhukar Tukaram Patekar	A/P Yawateshwar, Gat. No. 100/1, Tal. & Dist. Satara	100	Residential/Home stay	Not Applicable	Not Applicable

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## Detailed of List of Hotel, Lodging, Restaurant, Farm House, Banglow, Homes at Kas Pathar &amp; nearby area

S.No.	Respon dent No.	Name of Hotel/ Restaurant/Farmhouse	Proprieter/Owner	Address	Built up Area in Sq.mtr.(As per Tehsil record)	Use of property	Violation under Water (P & CP) Act, 1974	Violation under Air (P & CP) Act, 1981
1	3	Mr. Deepak Bhagwat Javale & 1	Mr. Deepak Bhagwat Javale & 1	A/P Yavateshwar, Survey No. 109/3, Tal. & Dist.- Satara	60	Residential House	Not Applicable	Not Applicable
2	5	Mr. Mahendrakumar Mansukhlal Shah	Mr. Mahendrakumar Mansukhlal Shah	A/P Yavateshwar, S No. 24/3, Survey No. 24/3, Tal. & Dist.- Satara	80	Farm House	Not Applicable	Not Applicable
3	6	Mr. Babulal Rajarama Bhambare	Mr. Babulal Rajarama Bhambare	A/P Yavateshwar, Survey No. 116/1/1, Tal. & Dist.- Satara	300	Farm House	Not Applicable	Not Applicable
4	8	Mr. Raj deep Eknath Majgaon	Mr. Raj deep Eknath Majgaon	A/P Yavateshwar, Survey No 119/1, Tal. & Dist. Satara	75	Residential House	Not Applicable	Not Applicable
5	9	Mr. Leelachand Tejaji Bafna	Mr. Leelachand Tejaji Bafna	A/P Yavateshwar, Survey No. 80, Tal. & Dist. Satara	100	Farm House	Not Applicable	Not Applicable
6	10	Mr. Rajendra Subhaa Bagal & 1	Mr. Rajendra Subhaa Bagal & 1	A/P Yavateshwar, Survey No. 111, Tal. & Dist. Satara	100	Residential House	Not Applicable	Not Applicable
7	11	Miss. Aparna Avinash Bachal	Miss. Aparna Avinash Bachal	A/P Yavateshwar, Survey No. 42/1, Tal. & Dist.- Satara	150	Farm House	Not Applicable	Not Applicable
8	13	Miss. Smita Shashikant Patkar	Miss. Smita Shashikant Patkar	A/P Yavateshwar, Survey No. 23/2, Tal. & Dist.- Satara	250	Farm House	Not Applicable	Not Applicable
9	14	Miss. Indrayani Pradeep Jadhav	Miss. Indrayani Pradeep Jadhav	A/P Yavateshwar, Survey No. 119/1 A, Tal. & Dist.- Satara		Demolish the Construction	Not Applicable	Not Applicable
10	15	Miss. Nilima Madan Bhosale	Miss. Nilima Madan Bhosale	At. Sambarwadi, Po. Yavateshwar, Survey No. 43/2D/1, Tal. & Dist.- Satara	150	Farm House	Not Applicable	Not Applicable
11	16	M/s Hotel City View	Mr. Shakil Abdul Sayyad	At. Sambarwadi, Po. Yavateshwar, Survey No. 35/1, Tal. & Dist.- Satara	50	Farm House	Not Applicable	Not Applicable
12	17	Mrs. Sangita Ghanshyam Mane	Mrs. Sangita Ghanshyam Mane	A/P Yavateshwar, Survey No. 47/1, Tal. & Dist.- Satara	105	Farm House	Not Applicable	Not Applicable
13	18	Mr. Babaso Shivajirao Kadam	Mr. Babaso Shivajirao Kadam	A/P Yavateshwar, Survey No. 47/2, Tal. & Dist.- Satara		Demolish the Construction	Not Applicable	Not Applicable



S.No.	Respondent No.	Name of Hotel/Restaurant/Farmhouse	Proprietor/Owner	Address	Built up Area in Sq.mtr. (As per Tehsil record)	Use of property	Violation under Water (P & CP) Act, 1974	Violation under Air (P & CP) Act, 1981
30	52	M/s Dream House	Mr. Sampat Ganapat Jambhale	A/P Jambhalmure (Kanhher), Gat No. 24/14 and Gat No. 51/12, Tal. & Dist.-Satara	350	Residential House	Not Applicable	Not Applicable
31	53	Jaywant Manohar Thoke	Jaywant Manohar Thoke	A/P Jambhalmure (Kanhher), Gat No. 51/8, Tal. & Dist.-Satara		Open plot. NO other Activity	Not Applicable	Not Applicable
32	56	Mrs. Hemlata Purushottam Nikam	Mrs. Hemlata Purushottam Nikam	A/P- Jambhalmure (Kanhher), Gat No. 51/8, Tal. & Dist.-Satara	200	Residential House	Not Applicable	Not Applicable
33	57	Mr. Manoj Narayan Deshmane	Mr. Manoj Narayan Deshmane	A/P- Jambhalmure (Kanhher), Gat No. 51/12, Tal. & Dist.-Satara	100	Residential House	Not Applicable	Not Applicable
34	59	Mr. Ramesh Chandrashekhar Kabbur	Mr. Ramesh Chandrashekhar Kabbur	A/P- Agundewadi, Gat No. 16/1, Tal. & Dist.-Satara	100	Farm House	Not Applicable	Not Applicable
35	60	Laxman Jagannath Shinde	Laxman Jagannath Shinde	A/P- Agundewadi, Gat No. 24/12, Tal. & Dist.-Satara			Not Applicable	Not Applicable
36	63	Mr. Dhanaji Balawant Shinde	Mr. Dhanaji Balawant Shinde	A/P- Agundewadi, Gat No. 24/4, Tal. & Dist.-Satara	200	Farm House	Not Applicable	Not Applicable
37	64	Mr. Nilesh (Atul) Arun Bartakke	Mr. Nilesh (Atul) Arun Bartakke	A/P Choragewadi, Gat No. 195, Tal. & Dist.-Satara	100	Farm House	Not Applicable	Not Applicable
38	68	Mr. Ranjit Shankarrao More	Mr. Ranjit Shankarrao More	A/P Yawateshwar, Gat No. 25, Tal. & Dist.-Satara			Not Applicable	Not Applicable
39	70	Mrs. Shubhangi Anil Patel	Mrs. Shubhangi Anil Patel	A/P Anavale, Gat No. 284, Tal. & Dist.- Satara	270	Farm House	Not Applicable	Not Applicable
40	73	Mr. Ashok Sahebrao Kadam	Mr. Ashok Sahebrao Kadam	A/P Parambewadi, Gat No. 97, Tal. & Dist.- Satara	300	Farm House	Not Applicable	Not Applicable
41	74	Mr. Laxman Ganapat Kadam	Mr. Laxman Ganapat Kadam	A/P Yawateshwar, Gat No. 68/1, Tal. & Dist.-Satara	63	Residential House	Not Applicable	Not Applicable
42	75	Mr. Mangesh Vitthal Wadekar	Mr. Mangesh Vitthal Wadekar	A/P Yawateshwar, Gat No. 101/2, Tal. & Dist.- Satara	100	Farm House	Not Applicable	Not Applicable
43	78	Mr. Amit Pratapsinh Deshmukh	Mr. Amit Pratapsinh Deshmukh	A/P Yawateshwar, Gat No. 102/1, Tal. & Dist.- Satara	100	Farm House	Not Applicable	Not Applicable
44	79	Mrs. Smita Sachin Pathak	Mrs. Smita Sachin Pathak	A/P Gavadi, Gat No. 696, Tal. & Dist.- Satara	1000	Residential House	Not Applicable	Not Applicable
45	80	M/s Vardhan Villa	Mr. Ranjit Shankarrao More	A/P Yawateshwar, Tal. & Dist.- Satara	101	Residential House	Not Applicable	Not Applicable
46	83	Mr. Rajendra Raghunath Bobade	Mr. Rajendra Raghunath Bobade	A/P Anavale, Gat No. 282/C, Tal. & Dist.- Satara	100	Farm House	Not Applicable	Not Applicable

S.No.	Respondent No.	Name of Hotel/ Restaurant/Farmhouse	Proprietor/Owner	Address	Built up Area in Sq.mtr. (As per Tehsil record)	Use of property	Violation under Water (P & CP) Act, 1974	Violation under Air (P & CP) Act, 1981
47	84	Mrs. Manisha Nandkumar Nalavade	Mrs. Manisha Nandkumar Nalavade	A/P Anavale, Gat No. 340, Tal. & Dist.- Satara	100	Farm House	Not Applicable	
48	85	Mrs. Premlata Harinarayan Kasat	Mrs. Premlata Harinarayan Kasat	A/P Anavale, Gat No. 282/A, Tal. & Dist.- Satara	200	Farm House	Not Applicable	
49	86	Mr. Kisan Sakharan More	Mr. Kisan Sakharan More	A/P Petri, Gat No. 61, Tal. & Dist.- Satara	100	Residential House	Not Applicable	
50	87	Mr. Vishal Udhav Kadam	Mr. Vishal Udhav Kadam	A/P Petri, Gat No. 61, Tal. & Dist.- Satara	50	Farm House	Not Applicable	
51	88	Mr. Amar Kondiba Aatale	Mr. Amar Kondiba Aatale	A/P Aatali, Gat No. 344, Tal. & Dist.- Satara	150	Residential House	Not Applicable	
52	89	Mr. Jahangir Khan Ahamad Khan	Mr. Jahangir Khan Ahamad Khan	A/P Aatali, Gat No. 320, Tal. & Dist.- Satara	192	Residential House	Not Applicable	
53	93	Mr. Bapurao Hariba Aatale	Mr. Bapurao Hariba Aatale	Gat No. 309, Tal. & Dist.- Satara	192	Residential House	Not Applicable	
54	96	Mr. Pratapsinh Laxmanrao Rajemahadik	Mr. Pratapsinh Laxmanrao Rajemahadik	A/P Aagundewadi, Gat No. 16/6, Tal. & Dist.- Satara	300	Shooting Range Training Center	Not Applicable	
55	100	Mr. Ramchandra Kishan More	Mr. Ramchandra Kishan More	A/P Petri, Survey No. 61, Tal. & Dist. Satara	90	Residential House	Not Applicable	

GOVERNMENT OF MAHARASHTRA  
URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai-400 032

NOTIFICATION

Date:08/01/2018.

Maharashtra  
Regional and  
Town  
Planning Act  
1966

No. TPS-1917/1585/C.R.150/17/UD-13 -Whereas the Maharashtra Town Planning Act, 1966 (Maharashtra Act No.XXXVII of 1966) (hereinafter referred "the said Act") provides for the establishment of regions to regulate use of lands regions, and for planned & balanced development;

And whereas, in exercise of the powers conferred under the provisions of sub-section (1) of Section 3 of the said Act, the Government of Maharashtra constituted a Region to be called the Satara Region for the entire area within jurisdiction of the Satara district, excluding Mahableshwar Pachgani Region (hereinafter referred to as the said Region) the limits of which have been detailed under the Notification, Urban Development Department No.TPS-1912/348/CR103/12/Reconstructed No.50/UD-13, dated 15/10/2012, published in the Maharashtra Government Gazette, Pune Division, Part-I, dated 01/11/2012 to 07/11/2012;

And whereas, by the Government Notification, Urban Development Department No. TPS-1912/564/CR 107/12/ Reconstruction No.53/UD-13, dated 03/12/2012 issued under sub-Section (1) of Section 4 of "the said Act", the Government of Maharashtra further constituted a Regional Planning Board to be called as the Satara Regional Planning Board" (hereinafter referred to as "the said Board") published in the Maharashtra Government Gazette, Pune Division, Part-I, dated 20/12/2012 to 26/12/2012 at Page No. 1 to 3;

And whereas, the said Board after carrying out necessary surveys for preparing an Existing Land Use Map of the said Region, prepared and published a draft Regional Plan for the said region (hereinafter referred to as "the said draft Regional Plan") for inviting suggestions and/or objections from the public in accordance with the provisions of sub-Section (1) of Section 16 of the said Act 1966 on 30/03/2017 and a Notice to that effect was published in the Maharashtra Government Gazette, Pune Division, Part - I dated 30/03/2017, on page No. 1 to 3;

And whereas, the said Board, after considering the report of the Regional Planning Committee appointed by it under sub-Section (3) of Section 10 of the said Act, on the suggestions / objections and representations in respect of the said Regional Plan, modified the said Regional Plan in accordance with the provisions of Section 16 of the said Act and submitted such modified Regional Plan together, with the report of Regional Planning Committee for approval of Government under sub-Section (1) of Section 15 read with sub-Section (4) of Section 16 of the said Act vide its letter No.2898 dated 14/09/2017;

And whereas, the Government of Maharashtra after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune proposes to approve the said Draft Regional Plan with certain modifications, specified in Schedule appended hereto;

Now, therefore, in exercise of the powers conferred by sub-Section (1) of Section 15 of the said Act and under clause 7 of the Regional Planning Board Regulation 1967 and all other powers enabling it in this behalf, the Government of Maharashtra hereby,

(a) Accords sanction to the said Draft Regional Plan of satara subject to the modifications specified in the Schedule (Schedule A and B) appended hereto.





1130

85

NOTICE  
GOVERNMENT OF MAHARASHTRA  
URBAN DEVELOPMENT DEPARTMENT  
Mantralaya, Mumbai-400 032  
Date :08/01/2018

Notice under Section 17 of the Maharashtra Regional & Town Planning Act  
1966:

No.TPS-1917/1585/C.R.150/17/UD-13. Notice is hereby given that for balanced / planned development of the Satara District, the Regional Plan of Satara has been sanctioned by the Government vide Urban Development Department's Notification No. TPS- 1917/1585/ C.R.150/17/UD-13 dated 08/01/2018 under the provisions of Section 15(1) of the Maharashtra Regional & Town Planning Act 1966;

A copy of approved Final Regional Plan of Satara (2016-2036) as sanctioned by the Government is made available for inspection of the public during office hours on all working days in the following offices -

- (a) Collector, Satara.
- (b) Chief Executive Officer, Zilla Parishad, Satara
- (c) Assistant Director of Town Planning, Satara Branch, Satara.

A copy or copies thereof or any extract there from certified to be correct is available for sale to the public at reasonable prices in the office of the Assistant Director of Town Planning, Branch Office, Z.P. annex Bldg. Room No.20 to 24, Satara-415001.

The Regional Plan of Satara Region as a sanctioned by the Government shall come into force after two months from publication of Notification in the Maharashtra Government Gazette and the same shall be called the "Final Regional Plan of the Satara Region (2016-2036)".

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



(R.M.Pawar)

Under Secretary to Government

Maharashtra  
Regional and  
Town  
Planning Act  
1966

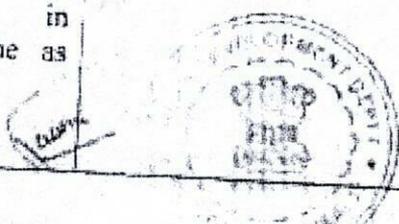
## SCHEDULE - A

Accompaniment to the Government Notification No. TPS -1917/1585/C.R.150/17/UD-13,  
Dated : 08/01/2018.

Sr. No	Modification No.	Proposal as per plan published u/s 16(1) of M.R.T.P. Act.1966	Proposal as per plan Submitted u/s-16(4) of M.R.T.P. Act.1966	Modification Sanctioned by Government u/s 15(1) of M.R.T.P. Act.1966
<b>1) Satara Urban Growth Centre</b>				
<b>Modification of Zones</b>				
1	M-1	<b>Agricultural Zone</b> lands from village Karanje, Saidapur and Kondve Tal. Satara situated on Southern side of Venna river as shown on plan, Kondve - S.No.53, 54, 55 and others. Saidapur - S.No.7, 8, 9, 10, 11, 12pt and others. Karanje - S.No. 63pt, 67pt, 66pt, 120pt, 123 pt, 121, 237 and others.	The lands from village Karanje, Saidapur and Kondve Tal.Satara situated on Southern side of Venna river are deleted from "Agricultural" Zone and included in "Residential" Zone as shown on plan.	Zoning of lands is retained as per the published plan under section 16 (1) of MR&TP Act. 1966.
2	M-2.1	<b>Agricultural Zone</b> lands situated on North-East Side of Village Karandwadi Tal. Satara as shown on plan. Karandwadi S.No.120, 141, 143 and others.	The lands situated on North-East Side of Village Karandwadi Tal. Satara are deleted from "Agricultural" Zone and included in "Residential" Zone as shown on plan.	Zoning of lands is retained as per the published plan under section 16 (1) of MR&TP act, 1966.
3	M-2.2	<b>Agricultural Zone</b> Lands situated on South-West side on village Karandwadi. S.No.60, 59, 58, 65, 67 and others as shown on Plan.	The lands situated on South-West side on village Karandwadi are deleted from "Agricultural" Zone and included in "Residential" Zone as shown on plan.	Zoning of lands retained as per the plan published under section 16 (1) of MR&TP act, 1966.
4	M-4.3	<b>"Agricultural" Zone</b> - The lands situated on Western and Southern side of Venna River from village Kodoli Tal. Satara as shown on plan. Kodoli - S.No.28, 27, 25, 35, 136, 118,119 and others.	The lands situated on Western and Southern side of Venna River from village Kodoli Tal. Satara are deleted from "Agricultural" Zone and included in "Residential" Zone as shown on plan.	Zoning of lands is retained as per the published plan under section 16 (1) of MR&TP Act. 1966.



5	M-12.1	<p>"Agricultural" Zone - The lands from village Panmalewadi Tal. Satara situated on Northern side of Venna River as shown on plan.</p> <p>Panmalewadi S.No. 252, 254, 256, 272, 273 and others.</p>	<p>The lands from village Panmalewadi Tal. Satara situated on Northern side of Venna River are deleted from "Agricultural" Zone and included in "Residential" Zone as shown on plan.</p>	<p>Zoning of lands is retained as per the published plan under section 16 (1) of MR&amp;TP Act. 1966.</p>
6	M-12.2	<p>"Agricultural" Zone - The lands from village Panmalewadi and Varye Tal. Satara situated on Northern side of Venna River as shown on plan.</p> <p>Panmalewadi S.No. 414, 415, 416, 417, 418 and others.</p>	<p>The lands from village Panmalewadi and Varye Tal. Satara situated on Northern side of Venna River are deleted from "Agricultural" Zone and included in "Residential" Zone as shown on plan.</p>	<p>Zoning of lands is retained as per the published plan under section 16 (1) of MR &amp; TP act. 1966.</p>
7	M-14.1	<p>"Agricultural" Zone - The lands from village Mhasve and Varye Tal. Satara situated on Northern and Southern side of National Highway No. 4 as shown on plan.</p> <p>Mhasve-S.No.64, 65, 66, 70, 91 to 103 and others.</p> <p>Varye-S.No.541, 542, 543, 544, 545 and others</p>	<p>The lands from village Mhasve and Varye Tal. Satara situated on Northern and Southern side of National Highway No. 4 are deleted from "Agricultural" Zone and included in "Residential" Zone as shown on plan.</p>	<p>Zoning of land is retained as per the published plan under section 16 (1) of MR &amp; TP act, 1966.</p>
8	M-17.1	<p>"Agricultural" Zone - The lands from village Wadhe Tal. Satara situated on Northern side of Venna river as shown on plan.</p> <p>Wadhe- S.No.344 to 358, 402 to 406, 75 to 80 and others.</p>	<p>The lands from village Wadhe Tal. Satara situated on Northern side of Venna river are deleted from "Agricultural" Zone and included in "Residential" Zone as shown on plan.</p>	<p>Zoning of lands is retained as per the published plan under section 16(1) of MR &amp; TP act. 1966.</p>



9	M-3.3	"Public/ Semi Public" Zone - The land bearing S.No./ G.No. 116 (pt) of village Kondve.	Land included in "Public/ Semi Public" Zone from S.No./G.No. 116 (pt) of village Kondve, is deleted from "Public/Semi Public" Zone and included in "Residential" Zone as shown on plan.	Sanctioned as per plan submitted w/s 16(4) of M.R. and T.P. Act 1966.
10	M-4.2	"Public Utility" Zone - The land bearing S.No. 243 of village Kodoli.	Land included in "Public Utility" Zone from S.No. 243 of village Kodoli, is deleted from "Public Utility" Zone and included in "Residential" Zone as shown on the plan.	Sanctioned as per plan submitted w/s 16(4) of M.R. and T.P. Act 1966.
<b>Modification of Roads</b>				
11	M-3.2	Alignments of 24 M. wide road from village Kondve passing through Gt. No. 122, 141, 142, 153, 154, 156 and others.	Alignments of the 24 M. wide road is modified and area under road included in Residential Zone as shown on plan.	Sanctioned as per plan submitted w/s 16(4) of M.R. and T.P. Act 1966.
12	M-4.1	Widening of State Highway No.140 for 45 Meter width passing through S.No. 2, 3, 4, 8, 9, 13, 14, and others from village Khindwadi and S.No. 318, 338, 345 and others from village Kodoli.	Widening of State Highway No.140 for 45 Meter width passing through Khindwadi to Kodoli is deleted and realignment for said road is done after survey by P.W.D. Satara and Town Planning Department.	Widening of State Highway No.140 for 45 M width passing through Khindwadi to Kodoli is refused but the existing width or width as per land acquisition of State Highway No. 140 whichever is more, is retained.
13	M-6.1	Proposed 18 Meter wide road passing through S.No.58, 59 of village Khed.	Proposed 18 Meter wide road passing through S.No.58, 59 of village Khed, is deleted and included in Residential Zone as shown on plan.	Proposed 18 M wide road passing through S.No.58, 59 of village Khed, is reinstated as per the published plan w/s 16(1) of M.R. and T.P. Act 1966.
14	M-6.2	The change in Alignment of the proposed 12 Meter wide road passing through S.No.24 of village Khed.	Alignment of the proposed 12 Meter wide road passing through S.No.24 is changed and area there under is included in Residential Zone as shown on plan.	Sanctioned as per plan submitted w/s 16(4) of M.R. and T.P. Act 1966.

15	M-6.3	The change in Alignment of the proposed 18 Meter wide road passing through S.No.52 and 53 of village Khed.	Alignment of the proposed 18 Meter wide road passing through S.No.52 and 53 of village Khed is changed and area there under is included in "Residential" Zone as shown on plan.	Sanctioned as per plan submitted u/s 16(4) of M.R. and T.P. Act 1966.
16	M-7.1	Proposed 12 Meter wide road passing through S.No. 34, 35 and 36 of village Godoli shown on published plan.	Proposed 12 Meter wide road passing through S.No. 34, 35 and 36 of village Godoli is deleted and area there under is included in "Residential" Zone shown on plan.	Sanctioned as per plan submitted u/s 16(4) of M.R. and T.P. Act 1966.
17	M-7.2	Residential Zone proposed in S. No. 94, 95, 96 and 167 in village Godoli.	12 M. wide road is proposed in S.No. 94, 95, 96 and 167 in village Godoli as shown on Plan.	Sanctioned as per plan submitted u/s 16(4) of M.R. and T.P. Act 1966.
18	M-14.2	Proposed 18 Meter wide road from S.No. 329 to 360 of village Wadhe and Mhasve as per published plan.	Proposed 18 Meter wide road from S.No. 329 to 360 of village Wadhe and Mhasve is deleted and area there under is included in "Residential" Zone as shown on plan.	Sanctioned as per plan submitted u/s 16(4) of M.R. and T.P. Act 1966.
19	M-1.2	Proposed alignment of 18 Meter wide road at village Wadhe passing through S.No. 207, 208, 210 and Karnje S.No.130, 132.	18 M. wide road at village Wadhe and Karnje is modified and area thereunder is included in Green Zone as shown in plan.	Proposed alignment of 18 M. wide road at village Wadhe retained as per published plan U/s16(1) of M.R. and T.P. Act 1966.
20	M-16.1	Proposed 15 Meter wide road passing through S.No. 537, 536, 525 and 526 at village Varye.	Proposed 15 Meter wide road passing through S.No. 537, 536, 525 and 526 at village Varye is deleted and area there under is included in "Agricultural No-Development" Zone as shown on plan.	Sanctioned as per plan submitted u/s 16(4) of M.R. and T.P. Act 1966.
21	M-17.2	Proposed alignment of 18 Meter wide road on Northern side of existing Canal at village Wadhe passing through S.No. 362, 363, 364.	Alignment of 18 M. wide road on Northern side of existing Canal is modified and area thereunder is included in Residential Zone as shown in plan.	Proposed alignment of 18 M. wide road is retained as per published plan under section 16 (1) of MR&TP Act, 1966.



22	M-17.3	Proposed alignment of 18 Meter wide road on Northern side of Venna river at village Wadhe passing through S.No.25, 26, 27, 33, 76,77,113and others.	Proposed alignment of 18 Meter wide road on Northern side of Venna river at village Wadhe is deleted as shown in plan.	Proposed alignment of 18 Meter wide road is retained as per published plan under section 16 (1) of MR & TP act, 1966.
<b>2) Wai Urban Growth Centre</b>				
23	M-1	"Industrial" Zone from village Shelarwadi, Tal.Wai land bearing S.No.209, 211, 215, 274 and others.	Land excluded from "Industrial" Zone and included in "Agricultural / No-Development" Zone as shown on plan.	Sanctioned as per plan submitted u/s 16(4) of M.R.&T.P. Act 1966.
24	M-2	"Agricultural" Zone- The lands bearings S.No.140, 151, 157, 197, 205, 228 and others from village Wai Tal.Wai situated on North-West side of Wai Municipal Council.	The lands bearing S.No.140,151,157,197, 205, 228 and others from village Wai situated on North-West side of Wai Municipal Council are deleted from "Agricultural Zone and included in Residential Zone as shown on plan.	Zoning of lands is retained as per the published plan under section 16 (1) of MR&TP act, 1966
	M-3	"Agricultural" Zone-The lands bearing S.No.43, 51, 57, 362, 363, 495, 510, 650 703 and others from village Wai Tal.Wai situated on East-North side of Wai Municipal Council.	The lands bearing S.No.43, 51, 57, 362, 363, 495, 510, 650 703 and others from village Wai situated on East & North side of Wai Municipal Council are deleted from "Agricultural Zone and included in Residential Zone as shown on plan.	Zoning of lands is retained as per the published plan under section 16 (1) of MR&TP act, 1966.
25	M-4	12 M. road shown on plan in S.No.17, 27, 28, 29 and 35 of village Siddhanathwadi.	12 M. road in S.No.17, 27, 28, 29 and 35 of village Siddhanathwadi. is deleted and area there under is included in "Residential" Zone and alignment of existing road is retained as shown on plan.	Sanctioned as per plan submitted u/s 16(4) of M.R. and T.P. Act 1966.
26	M-5	12 M. proposed road as shown on plan in S.No. 9, 12, 17, 27 of village Siddhanathwadi Tal Wai.	Proposed 12 M. road is deleted and area thereunder included in Residential Zone and Existing road in S.No.9, 12, 17, 27 of village Siddhanath wadi is widen to 12 M.	Sanctioned as per plan submitted u/s 16(4) of M.R. and T.P. Act 1966.



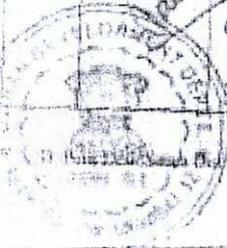
27	M-6	Land included in "Residential" Zone from S.No. 60 of village Songirwadi.	Land included in "Residential" Zone from S. No. 60 of village Songirwadi, is deleted from "Residential" Zone and included in "Public Utility" Zone as shown on plan.	Sanctioned as per plan submitted u/s 16(4) of M.R. and T.P. Act 1966.
28	M-7	Green Belt to the Northern side of Krishna River in S.No.628,631,634, 638,643,644,652,653 & 681 of village Wai Tal Wai.	Existing road in Green Belt to the Northern side of Krishna River is shown on plan in S.No. 628, 631, 634, 638,643, 644, 652,653 & 681 of village Wai Tal Wai.	Sanctioned as per plan submitted u/s 16 (4) of MR & TP act, 1966.
29	M-8	Agricultural zone to the Northern side of Krishna River as shown on plan in S.No.554, 555, 603, 606, 608, 609, 618, 619, 620, 623, 624, 637, 641, & 648 of village Wai.	Existing roads in Agricultural zone to the Northern side of Krishna River are shown in S.No.554, 555, 603, 606, 608, 609, 618, 619, 620, 623, 624, 637, 641, & 648 of village Wai as shown on Plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.
30	M-9	Existing road shown in land bearing S.No.532, 534, 571,572 & 568 of village Wai.	State Highway No.139 in S.No.532, 534, 571, 572 & 568 of village Wai is widened to 45 M. as shown on plan.	Sanctioned as per plan submitted u/s 16(4) of MR&TP act, 1966.
31	M-10	Proposed Road widening of 24 M. in S.No.567, 568 and 569 of village Wai Tal Wai.	Road widening of 24 M. is reduced to 18 M. and deleted area is included in Agricultural Zone as shown on plan.	Sanctioned as per plan submitted u/s 16(4) of MR&TP act, 1966.
32	M-11	Proposed 18 Meter and 15 Meter wide road passing through S.No.651, 644, 634, 631, 623, 628, 627, 630, 632, 611, 554, 553 and 640 at village Wai.	Proposed 18 Meter and 15 Meter wide road passing through S.No.651, 644, 634, 631, 623, 628, 627, 630, 632, 611, 554, 553 and 640 at village Wai is deleted and area there under is included in "Agricultural No-Development" Zone as shown on plan.	Sanctioned as per plan submitted u/s 16(4) of MR&TP act, 1966.



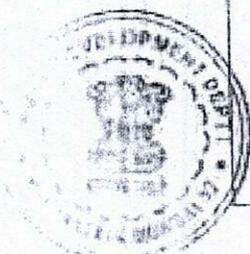
33	M-12	Agricultural zone to the East side of Wai Municipal Council in S.No.554, 555, 603, 606, 608, 609, 618, 619, 620, 623, 624, 637, 641, & 648 of village Wai.	Existing roads in Agricultural zone to the East side of Wai Municipal Council are marked in S.No.554, 555, 603, 606, 608, 609, 618, 619, 620, 623, 624, 637, 641, & 648 of village Wai as shown on Plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966 and in addition 15 M. new road proposed as shown on Plan.
	M-13	"Agricultural" Zone - The lands bearing S.No.238 of village Wai.	Land bearing S. No. 238 of village Wai, is deleted from "Agricultural" Zone and included in "Public Utility" Zone as shown on Plan.	Sanctioned as per plan submitted u/s 16(4) of MR&TP act, 1966.
34	M-14	Proposed 15 M. wide road passing through S.No.481, 482, 484, 504,503, 507, 502,485,486 of village Wai	Proposed 15 Meter wide road passing through S.No.481, 482, 484, 504, 503, 507, 502, 485, 486 of village Wai is deleted and area there under is included in adjacent zone as shown on plan.	Sanctioned as per plan submitted u/s 16(4) of MR&TP act, 1966.
<b>3) Phaltan Urban Growth Centre</b>				
35	M-1	"Agricultural" Zone - The lands bearing S.No.19 (pt) 21, 22, 26, 29, 30,33,35, 36, 24 from village Chaudharwadi and S.No.60 ,61 (Pt) of Village Sastewadi.	The lands bearing S.No.19 (pt) 21, 22, 26, 29, 30, 33, 35, 36, 24 from village Chaudharwadi and S.No.60, 61(Pt) of Village Sastewadi are deleted from "Agricultural" Zone and included in "Residential" Zone as shown on plan.	Zoning of lands is retained as per the published plan u/s 16 (1) of MR & TP Act, 1966
36	M-2	"Agricultural" Zone - The lands bearing S.No.60, 61, 59, 58, 57, 56, 55, 54, 52, 47, 48, 49 from village Sastewadi.	The lands bearing S.No.60, 61, 59, 58, 57, 56, 55, 54, 52, 47, 48, 49 from village Sastewadi are deleted from "Agricultural" Zone and included in "Residential" Zone as shown on plan.	Zoning of lands is retained as per the published plan u/s 16 (1) of MR&TP Act, 1966.
37	M-3	"Agricultural" Zone - The lands bearing S.No.47, 48, 49 from village Sastewadi and S.No.39, 38, 37 from village	The lands bearing S.No.47, 48, 49 from village Sastewadi and S.No.39, 38, 37 from village Algudewadi are deleted from "Agricultural" Zone and	Zoning of lands is retained as per the published plan u/s 16 (1) of MR&TP Act, 1966.



		Algudewadi.	included in "Residential" Zone as shown on plan.	
38	M-4	"Agricultural" Zone - The lands bearing S.No.47, 40, 58, 46, 44, 43, 42, 41, 35, 39, 38 from village Dhuldev.	The lands bearing S.No.47, 40, 58, 46, 44, 43, 42, 41, 35, 39, 38 from village Dhuldev are deleted from "Agricultural" Zone and included in "Residential" Zone as shown on plan.	Zoning of lands is retained as per the published plan u/s 16(1) of MR&TP Act, 1966.
39	M-5	"Agricultural" Zone the lands bearing S.No.29 to 41(pt), 45 to 47, 52 to 57, 62 to 65, 83 to 90, 92 to 96 etc. from village Pharandwadi.	The lands bearing S.No.29 to 41(pt), 45 to 47, 52 to 57, 62 to 65, 83 to 90, 92 to 96 etc. from village Pharandwadi are deleted from "Agricultural" Zone and included in "Residential" Zone as shown on plan.	Zoning of lands is retained as per the published plan u/s 16 (1) of MR&TP Act, 1966.
40	M-5	"Agricultural" Zone -The lands bearing S.No.92, 93, 94, 95, 96, 90 from village Kolki.	The lands bearing S.No.92, 93, 94, 95, 96, 90 from village Kolki are deleted from "Agricultural" Zone and included in "Residential" Zone as shown on plan.	Zoning of lands is retained as per the published plan u/s 16 (1) of MR&TP Act, 1966.
41	M-6	"Agricultural" Zone - The lands bearing S.No.130, 129, 127, 128, 125, 109, 123, 111, 112, 103, 105, 110, 87, 107 from village Zirapwadi.	The lands bearing S.No.130, 129, 127, 128, 125, 109, 123, 111, 112, 103, 105, 110, 87, 107 from village Zirapwadi are deleted from "Agricultural" Zone and included in "Residential" Zone as shown on plan.	Zoning of lands is retained as per the published plan u/s 16(1) of MR&TP Act, 1966.
42	M-7	"Public-Semi Public" Zone - The lands bearing S.No.108 (pt) from village Zirapwadi.	The land bearing S.No.108 (pt) from village Zirapwadi is deleted from "Public-Semi Public" Zone and included in "Residential" Zone as shown on plan.	The land bearing S.No.108 (pt) from village Zirapwadi Tal. Phaltan is deleted from "Public-Semi Public" Zone and included in "Agricultural" Zone as shown on plan.
43	M-8	"Agricultural" Zone - The lands bearing S.No.03, 04, 05, 06, 10, 08, 10, 11, 12, 16, 17, 18, 20, 21, 22, 23, 31, 32, 41, 42, 43.	The land bearing S.No.03, 04, 05, 06, 10, 08, 10, 11, 12, 16, 17, 18, 20, 21, 22, 23, 31, 32, 41, 42, 43, 35 from village Jadhavwadi and	The lands bearing S.No.39, 42 (pt), 43(pt), 44(pt) are deleted from "Agricultural" Zone and included in "Residential" Zone as shown on Plan and zoning for remaining lands is retained as per the published



		34, 39, 40, 38, 33, 35 from village Jadhavwadi, and S.No.21, 22, 23, 26, 27 from village Thakurki.	S.No.21, 22, 23, 26, 27 from village Thakurki are deleted from "Agricultural" Zone and included in "Residential" Zone as shown on plan.	plan u/s 16 (1) of MR&TP Act, 1966.
44	M-10	"Agricultural" Zone - The lands bearing S.No.29, 28, 30, 32, 33, 34, 35, 24, 36, 18, 17, 15, 42, 43, 45, 46, 47, 48, 49, 50, 51, 54, 91, 66, 67, 68, 70, 71, 74, 75, 69, 72, 73, 83, 84 from village Thakurki.	The lands bearing S.No.29, 28, 30, 32, 33, 34, 35, 24, 36, 18, 17, 15, 42, 43, 45, 46, 47, 48, 49, 50, 51, 54, 91, 66, 67, 68, 70, 71, 74, 75, 69, 72, 73, 83, 84 from village Thakurki are deleted from "Agricultural" Zone and included in "Residential" Zone as shown on plan.	Zoning of lands is retained as per the published plan u/s 16 (1) of MR&TP Act, 1966.
45	M-11	Change of boundary of Phaltan Municipal Council. The land bearing S.No.82 from Pharandwadi and S.No.50 of Sastewadi.	The land bearing S.No.82 from Pharandwadi and S.No.50 of Sastewadi included in Phaltan Urban Growth Center is deleted and included in Phaltan Municipal Council as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.
<b>Modification in Roads</b>				
46	M-12	Proposed 18 Meter wide road shown on plan in S.No.17, 18, 19, 21, 22 of village Pharandwadi.	Proposed 18 Meter wide road shown on plan in S.No.17, 18, 19, 21, 22 of village Pharandwadi, is deleted and area there under is included in "Residential" Zone and New 18 meter wide road is proposed in S.No. 13, 14, 17 of village Pharandwadi as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.
47	M-13	Proposed 24 Meter wide road shown on plan in S.No.10 of village Pharandwadi.	Proposed 24 Meter wide road shown on plan in S.No.10 of village Pharandwadi, is deleted and area there under is included in "Residential" Zone and New 18 meter wide road is proposed on boundary of S.No.9, 10, 11 from village Pharandwadi as shown on plan.	Sanctioned as per plan submitted u/s 16(4) of MR&TP act, 1966.



48	M-14	Change of boundary of Phaltan Municipal Council. The land bearing S.No.5 from Thakurki Tal.Phaltan	The land bearing S.No.5 from Thakurki Tal.Phaltan included in Phaltan Urban Growth Center is deleted and included in Phaltan Municipal Council as shown on plan.	Sanctioned as per plan submitted u/s 16(4) of MR & TP act, 1966.
49	M-15	Change of boundary of Phaltan Urban Growth Complex. The land bearing S.No.41, 53, 37, 42, 44, 65, 66, 50, 68, 69,72.67 from village Phaltan	The land bearing S.No.41, 53, 37, 42, 44, 65,66,50,68,69,72,67 from village Phaltan which are shown in Phaltan Municipal Council are deleted from Phaltan Municipal Council and included in Phaltan Urban Growth Complex and area there under is included in Agricultural Zone as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR & TP act, 1966.
50	M-16	Proposed 18 M. wide road in village Jadhavwadi passing through S.No.44, 45, 42, 10 etc. and village Zrapwadi passing through S.No.109, 111, 119, 121, 128 etc.	Proposed 18 Meter wide road is widened to 24 M. wide Ring road as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.
51	M-17	Change of boundary of Phaltan Urban Growth Complex. The land bearing S.No.116 from village Phaltan	The land bearing S.No.116 from village Phaltan which is shown in Phaltan Municipal Council is deleted from Phaltan Municipal Council and included in Phaltan Urban Growth Complex and area there under is included in Agricultural Zone as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.
52	M-18	Change of boundary of Phaltan Urban Growth Complex. The land bearing S.No.123 from village Phaltan	The land bearing S.No.123 from village Phaltan which is shown in Phaltan Municipal Council is deleted from Phaltan Municipal Council and included in Phaltan Urban Growth Complex and area there under is included in Agricultural Zone as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.

53	M-19	Proposed 18 meter wide road passing through land bearing S.No.31, 34, 39, 52, 55 of village Kolaki and S.No.129, 130 of village Zirapwadi.	Proposed 18 Meter wide road in S.No. 31, 34, 39, 52, 55 of village Kolaki and S.No.129, 130 of village Zirapwadi is deleted and area there under is included in "Residential" Zone as shown on plan.	Proposed 18 meter wide road is retained as per plan published u/s 16 (1) of MR& TP Act, 1966.
4) Shirwal Rural Growth Centre				
54	M-1	Residential Zone The lands from S.No. 1100 (pt), 1110 (pt), 1111(pt), 1114 (pt), 1116(pt), of Village Shirwal Tal. Khandala	The lands from S.No. 1100 (pt), 1110 (pt), 1111(pt), 1114 (pt), 1116(pt), of Village Shirwal Tal. Khandala are deleted from Residential Zone and included in Industrial Zone as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.
55	M-2	Proposed 30 M. wide road S.No.910 to 923, 925 to 931, 882, 884, 885, 875 to 879, 942, 854, 853 850 & etc. of village Shirwal Tal.Khandala	Proposed 30 M. wide road width is reduced to 18 M. wide & deleted area from road is included in Adjoining Zone in S.No.910 to 923, 925 to 931, 882, 884, 885, 875 to 879, 942, 854, 853 850 & etc. of village Shirwal Tal.Khandala as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.
56	M-3	Proposed road winding of 15 M. S.No. 1309 to 1315, 1319 to 1321, 1323 to 1334 & etc. of village Shirwal Tal.Khandala	Proposed road winding of 15 M. is deleted & deleted area is included in Residential Zone in S.No.1309 to 1315, 1319 to 1321, 1325 to 1334 & etc. of village Shirwal Tal.Khandala And alignment of existing road is retained as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.
57	M-4	Proposed 18 mtr. wide road in S.No.950 to 952 of village Shirwal Tal.Khandala	Proposed 18 mtr. wide road in S.No.950 to 952 of village Shirwal Tal.Khandala is deleted and included in Residential Zone. As shown on plan.	Proposed 18 meter wide road is retained as per plan published u/s 16 (1) of MR&TP Act, 1966.
58	M-5	"Public/ Semi Public" Zone from S.No. 390 & 391 of village Shirwal	Land included in "Public/ Semi Public" Zone from S.No. 390 & 391 of village Shirwal	Sanctioned as per plan submitted u/s 16 (4) of MR & TP act, 1966.



		Tal.Khandala	Tal.Khandala is deleted (excluding Grampanchayat Office) from "Public/Semi Public" Zone and included in "Residential" Zone as shown on plan.	
59	M-6	Proposed 30 M. wide road in S. No.597 to 602 of village Shirwal Tal. Khandala	Proposed road width 30 M. is reduced to 18 M. with change in alignment & deleted area included in Residential Zone as shown on plan.	Road alignment is retained as per the plan published u/s 16 (1) of M.R.T.P.Act 1966 with reduced width of 18 M.
60	M-7	Vacant Land shown in S.No.11 of village Shirwal Tal Khandala	Land in S.No.11 of village Shirwal Tal Khandala is included in "Residential Zone". As shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.
61	M-8	"Agricultural" Zone - The lands bearing S.No.16,18 from Village Moh Traf Shirwal Tal Khandala	The lands bearing S.No.16, 18 from Village Moh Traf Shirwal Tal Khandala situated on Western side of Odha/Nala are deleted from Agricultural Zone and included in Residential Zone as shown on plan.	Zoning of lands is retained as per the published plan u/s 16 (1) of MR&TP Act, 1966.
62	M-9	"Public/ Semi Public" Zone from S.No. 1397 of village Shirwal Tal. Khandala	Land included in "Public/ Semi Public" Zone from S.No. 1397 of village Shirwal Tal. Khandala is deleted from "Public/Semi Public" Zone and included in "Residential" Zone as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.
63	M-10	"Agricultural" Zone lands bearing S.No.334, 344 etc. of village Moh tarf shirwal.	Land deleted from Agricultural Zone and included in "Residential" Zone as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.
64	M-11	Proposed 18 M. wide road passing through S.No. 414, 416 to 418, 420, 421, 424 to 427, 430, 431, 433 to 435, 438 to 442, 446 to 448, 1381, 474 to 482, 450 to 468, of village Moh Terf Shirwal Tal.Khandala.	Proposed 18 M. wide road is widened to 30 M. in S.No. 414, 416 to 418, 420, 421, 424 to 427, 430, 431, 433 to 435, 438 to 442, 446 to 448, 1381, 474 to 482, 450 to 468, of village Moh Terf Shirwal Tal. Khandala as shown on plan.	Sanctioned as per plan submitted u/s 16(4) of MR&TP act. 1966.

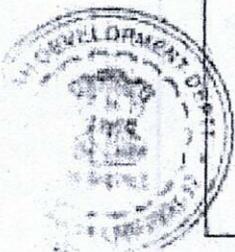


65	M-12	Vacant Land shown in S.No. 1386 & 1387 of Village Shirwal Tal Khandala.	Land bearing S.No. 1386 & 1387 of Village Shirwal Tal Khandala is included in "Residential Zone" as shown on plan.	Land bearing S.No. 1386 & 1387 of Village Shirwal Tal Khandala is included in "Agricultural Zone".
66	M-13	"Agricultural" Zone - The lands bearing S.No.608,485, 490, 659, 894,853 etc. from Village Shirwal Tal Khandala	The lands bearing S.No.608, 485, 490, 659, 894,853 etc. from Village Shirwal Tal Khandala are deleted from Agricultural Zone and included in Residential Zone as shown on plan.	Zoning of lands is retained as per the published plan u/s 16 (1) of MR&TP Act, 1966.
67	M-14	Proposed 18 M. wide road passing through S.No. 851 to 854, 857 to 860, 865 to 872, 819, 886, 887, 900, 705 to 707, 701, 693, 694, 670, 672 to 674, 631, 630, 626, 627, 623, 655 & etc. of village Shirwal	Proposed 18 M. wide road is widened to 30 M. in S.No. 851 to 854, 857 to 860, 865 to 872, 819, 886, 887, 900, 705 to 707, 701, 693, 694, 670, 672 to 674, 631, 630, 626, 627, 623, 655 & etc. of village Shirwal as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR & TP act, 1966.
68	M-15	Proposed 30 Meter wide road from S.No.496 to 499, 384, 340, 494 of village Shirwal Tal. Khandala	Proposed 30 Meter wide road from S.No.496 to 499, 384, 340, 494 of village Shirwal Tal. Khandala is deleted and area there under is included in "Residential" Zone as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR & TP act, 1966.
69	M-16	"Agricultural" Zone-The lands bearing S.No.577, 600,601, 488,489 and others from Village Shindewadi Tal. Khandala	The lands bearing S.No.577, 600,601, 488,489 and others from Village Shindewadi Tal.Khandala are deleted from Agricultural Zone and included in Residential Zone as shown on plan.	Zoning of lands is retained as per the published plan u/s 16 (1) of MR&TP Act, 1966.
<b>5) Umbraj-Godwadi Rural Growth Centre</b>				
70	M-1	Proposed 24 M. wide road passing through in S. No. 49, 48, 45, 51, 53, 55, 66, 64. of village Godwadi & S.No. 191, 192, 198, 134, 135, 136, 137, 138, 118, 119, 120 of Village Umbraj	Proposed road 24 M. wide passing through S. No. 49, 48, 45, 51, 53, 55, 66, 64. of village Godwadi & S.No. 191, 192, 198, 134,135, 136, 137, 138, 118, 119, 120 of Village Umbraj Tal. Karad is reduced to 18 M. wide as shown on plan	Proposed road 24 M. wide road is retained as per published plan u/s 16 (1) of MR&TP Act, 1966.



71	M-2	Proposed 24 Meter wide road passing through S.No.90 to 93, 86, 87, 79, 80, 101, 117 of village Umbraj Tal. Karad	Proposed 24 Meter wide road passing through S.No.90 to 93, 86, 87, 79, 80, 101, 117 of village Umbraj Tal. Karad is deleted and included in Residential Zone as shown on plan.	Proposed 24 Meter wide road is sanctioned with change in alignment as shown on Plan.
72	M-3	Residential Zone in S.No.90 to 93, 79, 80, 84, 86, 117 of village Umbraj Tal. Karad	New alignment of 18 M. wide road passing through S.No.90 to 93, 79, 80, 84, 86, 117 of village Umbraj Tal. Karad is proposed as shown on plan.	New alignment of road passing through S.No.90 to 93, 79, 80, 84, 86, 117 is sanctioned as per plan submitted u/s 16 (4) with 24 M. width as shown on Plan.
73	M-4	Proposed 24 M wide road passing through S. No. 15 to 17, 22 to 30 of Village Umbraj Tal. Karad.	Proposed change in width of road from 24 M. to 18 M. in S.No.15 to 17, 22 to 30 of Village Umbraj Tal. Karad as shown on plan.	Proposed road 24 M. wide is retained as per the published plan u/s 16 (1) of MR&TP Act, 1966.
74	M-5	"Public/ Semi Public" Zone from S.No. 169 (pt), 170(pt) of village Umbraj Tal. Karad	Land included in "Public/ Semi Public" Zone from S.No. 169 (pt), 170(pt) of village Umbraj Tal. Karad is deleted from "Public/Semi Public" Zone and included in "Residential" Zone as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.
75	M-6	"Public/ Semi Public" Zone from S.No. 168(pt), 169(pt), of village Umbraj Tal. Karad	Land included in "Public/ Semi Public" Zone from S.No.168(pt), 169(pt), of village Umbraj Tal. Karad is deleted from "Public/Semi Public" Zone and included in "Commercial" Zone as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.
6) Baydhan Rural Growth Centre				
76	M-1	"Agricultural" Zone- The lands bearing S.No.234 Pt., 231, 230, 261, 340 and others of village Bawdhan Tal. Wai situated on East side of Wai-Satara road	The lands bearing S.No.234 Pt., 231,230, 261,340 and others of village Bawdhan Tal.Wai are deleted from Agriculture Zone and included in Residential Zone as shown on plan.	Zoning of lands is retained as per the published plan u/s 16 (1) of MR&TP Act, 1966.

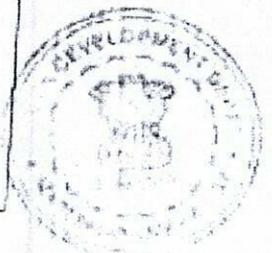
7) Vidni Rural Growth Centre				
77	M-1	G.No.266 of village Vidni Tal.Phaltan	G.No.266 of village Vidni as shown on published plan is corrected as G.No.256 and G.No.287.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.
8) Saidapur-Banwadi Rural Growth Centre				
78	M-1	"Agricultural" Zone - The lands bearing S.No.83,84 and others from village Banwadi Tal Karad	The lands bearing S.No.83, 84 and others from village Banwadi Tal Karad are deleted from Agricultural Zone and included in Residential Zone as shown on plan.	Zoning of lands is retained as per the published plan u/s 16 (1) of MR&TP Act, 1966.
79	M-2	"Agricultural" Zone - The lands bearing S.No.14 to 19 and others from village Banwadi Tal Karad	The lands bearing S.No.14 to 19 and others from village Banwadi Tal Karad situated on Eastern side of Banwadi Gaothan are deleted from Agricultural Zone and included in Residential Zone as shown on plan.	Zoning of lands is retained as per the published plan u/s 16 (1) of MR & TP Act, 1966.
80	M-3	Residential zone S.No. 53, 54, 51, 276, 277, 6, 7, of Village Saidapur, Tal Karad.	Existing roads in Residential zone to the Southern side of Canal are shown on plan in S.No. 53, 54, 51, 276, 277, 6, 7, of Village Saidapur Tal Karad as shown on Plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.
81	M-4	Proposed 18 Meter wide road passing through S.No. 7,6, 276, 277 of village Saidapur Tal. Karad	Proposed 18 Meter wide road passing through S.No.7,6, 276, 277 of village Saidapur Tal. Karad is deleted and included in Residential Zone as shown on plan.	Proposed road 18 M. wide is retained as per the published plan u/s 16 (1) of MR & TP Act, 1966.
82	M-5	"Public/ Semi Public" Zone from S.No. 130 of village Saidapur Tal. Karad	Land included in "Public/ Semi Public" Zone from S No. 130 of village Saidapur Tal. Karad is deleted from "Public/Semi Public" Zone and included in "Residential" Zone as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR & TP act, 1966.



## 9) Rethre (bk) Rural Growth Centre

83	M-1	"Public/ Semi Public" Zone from S.No.1(pt) of village Rethre (bk) Tal. Karad	Land included in "Public/ Semi Public" Zone from S.No.1(pt) of village Rethre (bk) Tal. Karad as shown on published plan, is deleted from "Public/Semi Public" Zone and included in "Agricultural" Zone as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR & TP act, 1966.
84	M-2	"Public/ Semi Public" Zone from S.No.1(pt) of village Rethre (bk) Tal. Karad	Land included in "Public/ Semi Public" Zone from S.No.1(pt) of village Rethre (bk) Tal. Karad as shown on published plan, is deleted from "Public/Semi Public" Zone and included in "Green Belt" as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR & TP act, 1966.
85	M-3	Existing Road adjacent to G.No.1118, 1697, 1723 Pt. and others of village Rethre (bk) Tal. Karad	Existing Road adjacent to G.No.1118, 1697, 1723 Pt. and others of village Rethre (bk) Tal. Karad is deleted and included in adjacent zone as shown on plan.	Existing road is retained as per the published plan u/s 16 (1) of MR & TP Act, 1966.
86	M-4	Proposed two 15 Meter wide roads passing through S.No.1447 to 1449, 1678, 1420, 1422, 1423, 1418, 1680 and others of village Rethre (bk) Tal. Karad	Proposed two 15 Meter wide roads passing through S.No.1447 to 1449, 1678, 1420, 1422, 1423, 1418, 1680 and others of village Rethre (bk) Tal. Karad are deleted and included in adjacent zone as shown on plan.	Proposed two roads of 15 M. wide are retained as per the published plan u/s 16 (1) of MR&TP Act, 1966.
87	M-5	Proposed 18 M. wide road passing through S.No.1561, 1562, 1565 and others of Village Rethre (bk) Tal. Karad	Proposed 18 M. road widening passing through S.No.1561, 1562, 1565 and others of Village Rethre (bk) Tal. Karad is deleted and included in adjacent zone as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.
88	M-6	Agricultural zone - S.No.1413, 1414, 1387, 1393, 1395, 1177, 1181, 1180, 1187, 1222, 1223, 1232, 1248 to 1250 of Village Rethre (bk) Tal. Karad.	Existing roads shown in Agricultural zone in S.No.1413, 1414, 1387, 1393, 1395, 1177, 1181, 1180, 1187, 1222, 1223, 1232, 1248 to 1250 of Village Rethre (bk) Tal. Karad as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.

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89	M-7	Proposed 15 Meter wide road passing through S.No 697, 692, 693, 696, 476 and others of village Rethre (bk) Tal.Karad	Proposed 15 Meter wide road passing through S.No 697, 692, 693, 696, 476 and others of village Rethre (bk) Tal. Karad is deleted and included in adjacent zone as shown on plan.	Proposed road 15 M. wide is retained as per the published plan u/s 16 (1) of MR&TP Act, 1966.
90	M-8	Proposed 15 M. wide road passing through S.No.492 to 495 of village Rethre (bk) Tal. Karad	Proposed 15 M. road widening in S.No.492 to 495 of village Rethre (bk), Tal.Karad is deleted and included in adjacent zone as shown on plan.	Proposed road 15 M. wide is retained as per the published plan u/s 16 (1) of MR&TP Act, 1966.
<b>10) Satara Region</b>				
91	M-1	Boundary of M.I.D.C. Kesurdi Tal. Khandala	Land deleted from "Industrial" Zone is included in "Agricultural / No-Development" Zone considering MIDC boundaries as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.
92	M-2	Colour code of Sahyadri Tiger Project boundary & core area	Modification is made regarding change of colour code of Sahyadri Tiger Project boundary & core area in index as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.
93	M-3	Newly Proposed six Rural Growth Centers in region.	Detail Plans of following Six new rural Growth Centers are submitted to Government at the time of submission for sanction. 1. Pusesawali Tal.Khatav 2.Pusegaon Tal.Khatav 3.Aundh Tal.Khatav 4.Gondawale(bk.) Tal.Maan 5. Mallharpeth Tal.Patan. 6.Kudal Tal.Jawali.	This proposal is not accepted.



(R.M. Pawar)

Under Secretary to Government

## SCHEDULE - 'B'

Accompaniment to the Government Notification No:TPS-1917/1585/ C.R-150/17/U.D-13,  
dated 08/01/2018

**Development Control & Promotion Regulations for  
Satara Region.  
PART I**

The Standardized Development Control & Promotion Regulations for Regional Plan Area in Maharashtra Sanctioned by the Government vide Notification No.TPS-1812/157/CR-71/12 Reconstruction No.34/12/RP/UD-13, dated 21/11/2013 along with modifications sanctioned by Government from time to time shall be applicable. Also, Clarification given by the Director of Town Planning, Maharashtra State, Pune under the provision of Section 46 of the M.R.& T.P.Act,1966in respect of said regulations shall also be applicable :-

## Part II

In addition to the Regulations as mentioned in "Part I", the Special Regulations suggested by Regional Planning Board, Satara for Regional Plan Satara area treated as "Part II" with the modifications suggested by Government while Sanction as below; (The suggestions which are given by Regional Planning Board, Satara but not covered under the following modifications are considered as rejected by Government while giving sanction to the Regional Plan)

**M-1 Regulations for proposed Buffer Zone up to 2.5 k.m. areal distance around Mahabaleswar Pachgani Region.**

The following Regulations is applicable for the proposed Buffer Zone :-

Proposed Land-use Zone	Permissible Users	Permissible F.S.I.
Lands falling within 50 mt.distance from the boundary of Mahabaleswar-Pachgani Region	No development shall be allowed	
Agriculture /No Development Zone	All users permissible in Agriculture zone in the sanctioned Regional Plan, Satara as per Regulation no 22.5	a) Maximum permissible F.S.I. shall be 0.75 for the lands falling within permissible peripheral distance from the gaathan. b) Maximum permissible F.S.I. shall be as per regulation no.22.5 for the lands falling beyond such permissible distance.
Forest	Development shall be permissible	as per M-23
Eco- Sensitive Area	Users permissible shall be as per MoEF notification dt 27.2.2017	a)Maximum permissible F S I shall be 0.75 for the lands falling within permissible peripheral distance from the gaathan. b) Maximum permissible F.S.I. shall be us per



		regulation no.22.5 for the lands falling beyond such permissible distance.
Core & Buffer Zone of Sahyadri Tiger Project	Permissible users & F.S.I. shall be as per the Development Control Regulations being prepared for this Zone by the Local Advisory Committee headed by Divisional Commissioner, Pune. Till such Regulations are framed, for the peripheral area of the gaothans falling in Buffer Zone, the users permissible in the Agriculture Zone shall be allowed with the approval of Competent Authority of the Forest Department. In the Core Zone, no development shall be permissible.	For gaothans in Buffer Zone a) Maximum permissible F.S.I. shall be 0.75 for the lands falling within permissible peripheral distance from the gaothan. b) Maximum permissible F.S.I. shall be as per regulation no.22.5 for the lands falling beyond such permissible distance.
Area of Growth Centre / Urban Complex falling within the Buffer Zone	As per the Land use proposed in such Growth Centre / Urban Complex Plan.	0.75 F.S.I. shall be permissible for the proposed Residential Land use Zone and for the proposed Agriculture/ No Development Zone, the F.S.I. for users permissible shall be as per Regulation No.22.5

#### M-2 CONSERVATION ZONE IN SATARA REGION:-

Regulations for proposed Conservation Zone submitted by Regional Planning Board are refused and directives given to Director of Town Planning, Maharashtra State, Pune that he should prepare Regulations for the Conservation Zone considering the environmental norms and make it applicable after following the provisions of Maharashtra Regional & Town Planning Act 1966.

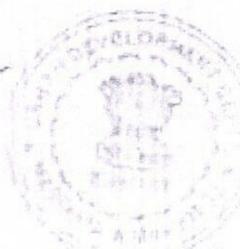
#### M-3 Regarding committed Development:-

Any development permission granted or any development proposal for which tentative or final approval has been recommended by the concerned Town Planning Office and is pending with the concerned Revenue Authority for demarcation or for final N A before 28/03/2017 (i.e. date of resolution of the RP Boards for the publication) shall be continued to be valid for that respective purpose along with approved Floor Space Index. Provided that it shall be permissible for the owner to either continue with the permission in toto as per such earlier approval for that limited purpose under erstwhile regulation or apply for grant of revised permission under the new regulations. However, in such revision of cases, the premium if any shall not be applicable; for the originally approved land use and FSI.

#### M-4 Draftsman's errors:

i) Draftsman's errors which are required to be corrected as per actual situation on site / or as per Survey Records, sanctioned layout etc. shall be corrected by the concerned District Collector, after due verification and prior approval of concerned Divisional Joint Director of Town Planning.

ii) Drafting errors if any regarding Private Lands shown by mistake in the restrictive zone such as defence zone, forest zone, command area etc. shall be corrected after due verifications of records and situation on ground by the concerned District



Collector/Authority with prior approval of Divisional Joint Director of Town Planning. In such case such Private Lands will be included in the adjacent zone.

**M-5 Power to change alignment of proposed Roads in Regional Plan other than Classified Roads:**

This provision is applicable as per clause 6.5.2.1 (ii) of Standardize DCPR of Regional Plans in Maharashtra.

**M-6 Development permissible along National Highways & State Highways within specific distances:**

This provision is kept in abeyance.

**M-7 Change of Alignment of Bypass Road / Ring Roads:**

Bypass/Ring Roads which are proposed in Regional Plan or required for the Towns/Cities/Villages shall be finalized by PWD department after detailed survey and the finalized alignment of such road will be the part of Regional Plan.

**M-8 Following new uses are permissible in Agriculture / No Development Zone permissible as per Regulation No.22.5 -**

a) Roads & Bridges, Railways, Ropeway, Underground pipelines, Cables & like purposes in any zone. If any road / ring road / express way declare by the State or Central Highway Authority, the alignment of such declared road shall deemed to be the part of the Regional Plan and for this procedure under Section 20 of MRTTP Act, 1966 is not necessary.

b) All projects of public interest undertaken by Central & State Government, bodies or public authorities controlled by the Government.

**c) Residential Development adjacent to Gaathan in Rural area -**

The Residential Development along the periphery of Gaathan boundary shall be permissible as per the criteria given below-

Sr. No.	Category of Village (Populations as per latest census)	Development allowed
1	Up to 5000	500 M
2	Above 5000 and up to 10000	750 M
3	Above 10000	1000 M
4	For Villages in Eco sensitive Zone	200 M

**Note:-** The population shall be considered as per the latest census.

Such development may be permitted on payment of premium of the total area of land. Such premium shall be calculated considering 15% rate of the said land as prescribed in the Annual Statement of Rates of the year granting such developments. Such premium shall be deposited in the concerned Authority /Branch Office of the Town Planning Department for crediting the same into the Government Treasury. Such premium charges shall be recovered at the time of tentative approval of the Development permission.



Provided that, where more than 50 % of area of the Survey Number/ Gat Number is covered within the above peripheral distance then the remaining whole of such Survey number/Gat number within one ownership shall be considered for development on payment of premium as above.

Provided also that for the areas which are converted into Municipal Councils / Nagar Panchayat within the Regional Plan (under the provision of Maharashtra Municipal Council, Nagarpanchayat and Industrial Township Act, 1965), such premium shall be calculated considering 5% rate of the said land as prescribed in the Annual Statement of Rates of the year while granting such residential development (without considering the guidelines therein). Out of this premium, 50% premium shall be deposited with the concerned Planning Authority and remaining 50% shall be deposited in the local branch office of Town Planning.

However such development should not be permitted on lands which deserve preservation or protection from Environmental considerations viz. Hills and Hill tops and within the required Buffer Zone / prohibited Zone from river, lakes and reservoirs of minor and major project of water resource department.

Provided further that, this regulation shall also be applicable for villages which are covered in growth center/peripheral plan area till such growth center/peripheral plans are prepared and published. For the villages for which growth center/peripheral plans are prepared and published, this regulation shall not be applicable.

Provided also that this regulation shall also be applicable to all declared /Notified Gaathan under MLRC irrespective of its position shown on Regional Plan or not.

d) **Development in Gairan Lands/ Government Lands-**

Developments/ Construction in Gairan Lands/ Government Lands is permissible for any public purpose for Central & State Government/ Departments Projects including rehabilitation in any zone. In such cases FSI shall be as applicable for PSP zone.

Note- The premium charges mentioned in the above regulation shall not be applicable, if the work is undertaken by Central or State Govt. or public authorities controlled by it.

e) **Regulations for development of tourism and hospitality services under Community Nature Conservation around wildlife sanctuaries and national parks.**

Government in Urban Development Department vide Resolution No.TPS-1816/CR-563/16/Section-20(4)/UD-13 dated 20.09.2017 has granted final sanction to this Policy. The finally sanctioned Policy is as under-

**Applicability-** These regulations shall apply to the privately owned (not applicable to forest land) lands falling in Agriculture/ No Development Zone situated within 5 km distance from the boundaries of wildlife sanctuaries and national parks in the State of Maharashtra. The provisions of existing Regional Plans / Development Plans will prevail over these regulations, wherever lands are earmarked for urbanisable zones in such plans.

**Regulation-** For the lands situated within 5 km distance (or up to a limit of notified eco-sensitive zone, whichever is more) from the boundaries of wildlife sanctuaries and national parks, if the land owner applies for development permission, for development of eco-tourism, nature tourism, adventure tourism, same may be allowed; provided the land under consideration has minimum area of one hectare in contiguous manner.



xi) While allowing such development, principles given in the National Tiger Conservation Authority, New Delhi Notification No.15-31/2012-NTCA, dated 15/10/2012 published in the Gazette of India Ext. pt III S-4 dated 08/11/2012 and Government of Maharashtra as amended time to time shall be used as guidelines.

xii) All regulations prescribed in Eco-Sensitive zone Notification of concerned National Park/ Wildlife Sanctuary should be strictly followed and all clearances required should be taken.

f) Film studios at appropriate location having ground floor structure only with the built up area not exceeding 12.5 % of the *gross plot area excluding Regional Plan roads & any regional plan proposal* with the condition that proper landscaping is done & trees are planted at the rate of 400 trees per hectore.

g) Mangal Karyalaya / Lawns-

i) Minimum area for Mangal Karyalaya shall be 0.40 Hect. with FSI of 0.20. It may be permitted along with essential guest rooms, not exceeding 30% of area of Mangal Karyalaya. Area for Parking shall be 40% of gross area, which shall be properly earmarked and bounded by bifurcating wall.

ii) Lawns for ceremony shall be 0.80 Ha. with FSI of 0.20. Area for parking, shall be 40% of gross area.

iii) The plot shall abut on road having width of minimum 15m

iv) Such user shall be allowed only on payment of premium at the rate of 10% of the land rate as per ASR of the respective year.

h) With the prior approval of the Authority/Collector, manufacturing of Fireworks/ Explosives and Storage of Magazine/ Explosives may be permitted beyond 2 Km of Gaathan Settlement/Gaathan Boundary subject to No Objection Certificate from the Chief Controller of Explosives. Also the conditions imposed regarding distance of existing and proposed development other than Gaathan from the site shall be mandatory to the concerned as specified by the Explosive Department,

**M-9 To allow Farm house layout in No Development Zone:**

This provision is not accepted.

**M-10 Development in Non-declared Gaothans:**

This provision is not accepted.

**M-11 Development in areas above 1000 M. of Mean Sea Level:**

Directives given to Director of Town Planning, Maharashtra State, Pune that he should prepare Regulations for these areas considering the environmental norms and make it applicable after following the provisions of Maharashtra Regional & Town Planning Act 1966.

**M-12 Development in Green Belt along Water Course (River & Nala's)**

Following uses shall be permissible:

i) Agriculture,

ii) Tree Plantation, Gardens, River front development, Landscaping, Recreational open space etc.

iii) Development of pedestrian pathways, Jogging track, Cycle track, Boat club etc.

iv) Swimming pool, club house, recreational facilities excluding 15 m. belt along river bank, 9m. belt along nala and subject to other provisions in these regulations.



**Permissible users and built up area-**

The users permissible in Agricultural Zone/ No Development Zone area shall be as follows:-

- a) Agriculture, Farming, development of wild animal shelters, plantation and allied uses.
- b) Tourist homes, Resorts, Hotels etc. with Rooms/ suites, support areas for reception, kitchen, utility services etc. along with ancillary structures like covered parking, Watchman's quarter, guard cabin, landscape elements, and only one observation tower per tourist resort up to the height of 15 mt. with platform area up to 10 sq.mt. in permanent/ semi-permanent structural components.

**The norms for buildings will be as follows-**

- i) The construction activities shall be as per Zonal Master Plan of the concerned protected area.
- ii) The maximum permissible total built up area shall not exceed 10% of gross area with only G+1 structure having height not more than 9 mt. and it should blend with surrounding.
- iii) The Fencing/ fortification may be permissible for only 10% of total land area around built up structures in the form of chain link without masonry walls thereby keeping the remaining area free for movement of wildlife.
- iv) Tourism infrastructure must conform to environment friendly, low height, aesthetic architecture, natural cross ventilation; no use of asbestos, no air pollution, minimum outdoor lighting and merging with the surrounding landscape. They should generate at least 50% of their total energy and fuel requirement from non-conventional energy sources like solar and biogas, etc.
- v) The owner shall establish effective sewage disposal and recycling system during the construction and operational phase of the development. No 1 ltr. of sewage shall go into the natural stream.

If in cases, where lack of compliance is observed, the concerned authority should issue a notice to the resort owner/ operator for corrective action within 15 days, failing to do so or having not been satisfied with the action taken or reply/ justification received, any decision to shut down the unit may be taken, by the respective authority.

- vi) The owner shall establish effective systems for collection, segregation, composting and /or reuse of different types of solid waste collected during the construction and operational phase of the development.
- vii) The plastic components used within the area shall be recycled; failing which the resort shall be closed down within 48 hours.
- viii) Natural streams/ slopes/ terrain shall be kept as it is, except for the built-up area.
- ix) On the area other than 10% area, only local trees shall be planted and only natural vegetation shall be allowed.
- x) For the development of such type already taken place, Condition no. (iii) above shall be applicable retrospectively to the extent of restricting the fencing and keeping the remaining area free for movement of wildlife.



Provided that, if the owner / developer hands over the land earmarked as green belt to the Planning Authority for above purposes free of cost and free from encumbrances, then FSI of such land shall be permissible to be utilised on the land remaining after handing over the land under green belt.

**M-13 Regulation for development around natural lake, along river and reservoir etc.-**

Notwithstanding anything contained in these regulations, Development shall not be permitted on the lands falling within -

- a) the belt of 200 m. from the edge of natural lakes;
- b) the belt of 30 m. from the edge of river along both the side ,if HFL is not available. And if HFL is available then such 30 m. distance shall be measured from the HFL;
- c) the belt of 500 m. from full reservoir levels of the medium and large reservoirs developed by the Water Resources Department;

However, the above distances may be relaxed by the concerned authority subject to no objection certificate from the Irrigation Department and MPCB Department.

**M-14 Development in the vicinity of Airport-**

This Regulation shall be included after getting the data from Airport Authority about restrictions to development in Funnel Zone such as Distance from Runway & permissible height of building.

**M-15 Development within 500M from Jail premises-**

The developments within 500m. from the jail premises may be permitted with prior consent of the committee constituted in this regard vide government order no.UOR-81-2013-UD-11,Dated 4 December, 2013. This provision shall be subject to the orders issued as per notification by the Home Department and amended from time to time.

**M-16 Width of Roads to be considered while granting Development Permissions -**

Sr. No.	Category of Road	Width	Remarks
1	National Highways	60 m.	Width inclusive of 12.00 mt. wide Service Road on both sides.
2	State Highways	45 m.	Width inclusive of 9.00 mt. wide Service Road on both sides.
3	Major of District Roads	24 m.	No service road required.
4	Other District Roads	18 m.	No service road required.
5	Road Village to Village	15 m.	No service road required.



**Note:-**

1) If the width of any existing road / proposed road above is more than width specified in the table above, then the greater width shall prevail.

2) The above widths of road and service roads are subject to vary according to guidelines or circulars issued by the respective department time to time.

3) The development permission along the above classified roads shall be granted considering the total width of Roads.

4) The road widening to the classified roads shown in municipal boundary is rejected and the width of classified roads shall be considered as per classification of road decided by concerned authority.

**M-17 Development adjacent Military Area-**

The developments /construction will be permitted according to the directive given by the Government from time to time.

**M-18 Heritage Regulations For Conservation of Heritage Sites (Both Natural & Man Made) For Satara Regional Plan:**

Government has sanctioned Heritage regulations for Mhabaleshwar-Pachgani Regional Plan void notification dt.06/11/2015, this regulation also applicable for Satara Regional Plan.

**M-19 Mobile Tower Policy -** Regulations for setting up of Telecommunication Cell Site(s) / Base Station(s) in installation of the equipment for Telecommunication Network in the State of Maharashtra shall be as per the policy sanctioned for other Regional Plan vide Notification No.TPS-1810/1975/CR New 65/12/RP/UD-13, dated 04/03/2014.

**M-20 Special Township Policy -** Regulation for development of Integrated Township Policy in the State of Maharashtra shall be as per the policy sanctioned for the Regional Plan vide Notification No.TPS-1816/CR-368/ 15/20(4)/UD-13, dated 09/11/2016.

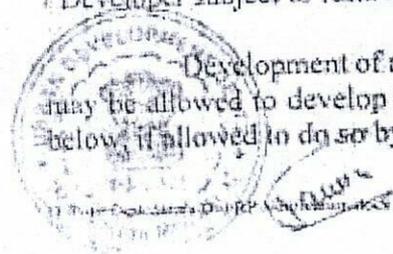
**M-21 Regulation No.13.3.11 regarding Amenity Space is replaced by following regulation Provision for Amenity Space-**

a) In Residential layout or sub-division of land more than 0.4 ha. (excluding the area under R.P. roads or road widening) in area or subdivision under Group Housing Scheme, an area admeasuring not less than 10% of the total area of the land, shall be reserved, in addition to 10% area required as open space in layout or subdivision, for Amenity Space.

b) Following users shall be permissible in the Amenity Space 1) Educational facilities, 2)Recreational facilities like play ground, garden, park, children's play ground, Sports complex, Stadium, Club House etc. 3)Multipurpose hall, 4) Convention Centers, 5) Cultural Centers, 6) Post offices, 7) Library, 8) Dispensary, Maternity Home, Hospital, 9) Police Station, 10) Fire Brigade, etc.11)Parking 12) Additional Public utility users with the permission of Director of Town Planning.

c) Amenity spaces may be developed by Collector / Future Planning Authority / Land owner / Developer subject to following:-

Development of amenity space may be carried out by the Authority, or the owner may be allowed to develop the same for the amenities as per priorities mentioned here in below, if allowed to do so by the respective Authority.



The priority for development of particular amenity in particular Residential area shall be decided by the Authority. If the Respective Authority is of the opinion that the amenity space is required to be develop for Playground, Garden, Park, Primary School, Hospital, Dispensary, Fire Brigade Station, Police Station, Parking and like other services, etc. then, such amenity space shall be handed over to the respective Authority and the Authority shall develop for the said purpose. If the Respective Authority is of the opinion that, the amenity space is not required for above mentioned purposes then on satisfaction that the proposal is in public interest he may allow the owner to develop the same for the other amenities mentioned in this regulation.

Provided that, it shall not be necessary to provide such Amenity space, if the land is proposed to be developed for IT or ITES users only and having area upto 2,00 Hectare.

Provided further that, if the amenity space is less than 200sq.m. in area and not suitable for creation of amenity, then, Respective Authority may instead of open land insist for amenity space in the form of built up area equal to 50% of amenity space as decided by the Authority. This built up amenity space preferable on ground floor and to be used by the general public as per the terms and conditions decided by the Authority.

Provided further that, this regulation shall not be applicable where entire development permission is for amenities specified in definition of amenity space.

Provided further that, this regulation shall not be applicable for revision of earlier sanctioned valid development permissions granted under the regulations in force prior to these regulations, where no such amenity space is provided in earlier sanctioned development permission.

However, if some amenity space is provided in the earlier permission, then quantum of such amenity space in the revised permission -

- i) shall be limited to the area provided in earlier permission.
- ii) shall not be reduced even though area of such amenity space is more than what is specified in this regulation.

Provided that, the amenity spaces which are earmarked in the layout tentatively or finally sanctioned earlier and not developed so far, may also be allowed to be developed as mentioned in this regulation.

Provided that such amenity space shall not be required in case of permission governed under I to R Regulation No. 22.4.2.1(v)

Provided further that where provisions in the Regional Plan or Zone Plan or any other plan has a provision of amenity space more than what is stipulated in this regulation, then amenity space as required under such plan shall prevail and in that case amenity space as per this regulation shall not be required.

**M-22** Following Regulation No 6.9 is added after existing regulation no 6.8:-

**6.9** - Solid Waste Disposal shall be the responsibility of owner/developer and condition to that effect shall be incorporated in development permission to achieve zero discharge.



**M-23 -Uses Permissible in Forest Zone-**

The development as may be required by the Ministry of Forests or its Authorities, as per their requirements, shall only be permissible on the lands owned & possessed by the Ministry / Department of Forest or its Authorities.

**M-24 Uses Permissible in Defence Zone-**

The development as may be required by the Ministry of Defence or its Authorities, as per their requirements, shall only be permissible on the lands owned & possessed by the Ministry of Defence or its Authorities.

**M-25 Area Specific Zones & Regulations -**

List of activities prohibited or to be regulated within the Eco-sensitive Zone shall be governed by the Environment (Protection) Act, 1986. The boundaries of the designated or Notified as Eco-sensitive Zone in respect of Bird Sanctuary, Wildlife Sanctuary and other project shall be as per the final notification issued under Environment (Protection) Act, 1986. All conditions regarding designations, development including Buffer Zone mentioned in respect Act shall be applicable.

M-26 The private or rental premises designated in Public-Semipublic Zone will continue to be in such zone as long as Public-Semipublic user exists. If such user is shifted or closed then the Authority shall allow development permission on such land considering adjoining predominant land use zone, after due verification and by an order in writing.

M-27 Existing boundaries of the establishments like MIDC, NTPC Thermal Power Station, Defence Establishment, Reserved Forest etc. shall be corrected by the respective authority in consultation with Joint Director, Town Planning. If any private property is included within the PSP Zone / Forest Land Use Zone / Defence Zone and if the owner establish that the private / individual ownership of land vest with him then the land use adjoining to such zone shall be assigned to piece of such land by the Authority in consultation with Divisional Joint Director, Town Planning.

M-28 Existing Features Shown on Regional Plan - The existing features shown on Regional Plan are indicative and stand modified on Regional Plan as per actual position. Merely mention of particular existing use on Regional Plan, shall not bar the owner from development permission in that zone. Also, the boundaries of s. no., alignment of existing road / nala and other physical features of land shall be as per measurement plan of Land Records Department.



(R.M. Pawar)

Under Secretary to Government

शासन अधिसूचना क्र.टिपीएस-१९१९/४३६/प्र.क्र.८३/१९/कलम २०(४)/नवि-१३,

दिनांक : २३/१२/२०२१ सोबतचे सहपत्र

APPENDIX -L

REGULATIONS FOR CONSERVATION ZONE IN SATARA REGION

PART-I

ADMINISTRATION

1.0 SHORT TITLE, EXTENT AND COMMENCEMENT

- Title:** -These Regulations shall be called as Regulations for Conservation Zone in Satara Region.
- Extent:**-These Regulations shall apply to the area earmarked as Conservation Zone, more specifically shown in green verge on the maps appended herewith as Appendix - "M" and illustratively listed in the Appendix - "N"
- Commencement** - These Regulations will come into force after it is sanctioned by Government.

If there is any conflict between any Regulations sanctioned for Regional Plan Area for Satara Region and these Regulations, these Regulations shall prevail.

2.0 Definition:-

**Conservation Zone** - Areas of ecological importance such as, fragile and ecologically sensitive habitats, sites with large number of rare, threatened, endemic flora and fauna, breeding sites, colonies of endemic and threatened species, rare geological formations etc., and environmental importance such as, sensitive water catchments, hydrological systems, nutrient catchments, those providing water nutrients, pollinator support, fodder and natural resource necessary for rural livelihood activities, other than Forest Department owned or forested lands necessarily required to be protected and conserved .

At present the ecological habitat of the following plateau cluster have been identified and are proposed to be conserved and protected as a Conservation Zone;

- Kas Pathar; an UNESCO Natural World Heritage Site
- Chalkewadi Pathar; and
- Sadavaghapur Pathar

Each cluster in the Conservation Zone comprises of

- \* A. **Core Zone:**- The top of Plateau commonly known as tableland, and more specifically shown in **Blue** colour on the plan appended herewith as Appendix - "M"; and
- B. **Buffer Zone:**-The area consisting mainly the slopes around the **Core Zone** having ecological importance due to its water shed and more specifically shown in **Green** colour on the plan appended herewith as Appendix - "M"

The activities in these Zones shall be regulated keeping with the goals of protecting Regional Biodiversity, Supporting & Enhancing the Ecological Conservation values and maintaining the healthy functioning of ecosystem services of the area. The regulation for conservation zone shall be as mention in part II below.



## 2.0 LAND USE CLASSIFICATION AND PERMISSIBLE USES

## A. Core Zone of Conservation Zone:

In respect of lands owned by the Forest Department, the Conservation and Restoration activities according to Conservation Management Plan prepared by Forest Department and / or State Biodiversity Authority shall prevail. While following regulations shall apply to allow development permissions and/or activities in the remaining area falling in this zone.

- a.
  - i. The Unified Development Control and Promotion Regulations as otherwise applicable to the land situated within Gaothans in Sanctioned Regional Plan, Satara along with the modifications made in it from time to time shall be applicable to the Gaothans shown as existing on Village Maps & Gaothans/extension of Gaothans subsequently declared by Revenue Department under the provisions of Maharashtra Land Revenue Code, 1966.
  - ii. Development permissions and/or activities except conservation activities shall not be permitted outside the Gaothan area.
  - iii. Activities of restoration of local biodiversity in the Conservation Zone shall be permissible with the prior permission of the Maharashtra State Biodiversity Board.
- b. i. **Windmills:** - New windmills shall not be permissible. However, repowering of existing windmills may be allowed with prior approval of MEDA. Existing foot print of allied buildings for windmills shall be maintained as far as possible and used to its potential.

Provided that, in case of repowering of existing windmills, appropriate measures to safeguard the biodiversity of the plateau be undertaken by the proponent in consultation with the State Biodiversity Authority. No further expansion of existing windmills for land shall be permitted.

- ii. **Solar Farms:** - Solar Farms shall not be permissible.
- c. Mining and quarrying activities for rocks, laterite, mud, soil etc. or digging for any purpose shall not be permitted.
- d. **Roads :-**
  - i. All existing tarred roads on the plateau shall be maintained at same width as all-weather roads.
  - ii. Non-tarred roads to be identified and demarcated and shall be maintained as un-tarred with the existing width and length. However, this shall not be applicable to the existing roads connecting to the existing Villages / Wadis / Talukas and District Head Quarters.
  - iii. No new roads shall be permitted.
  - iv. No widening of existing internal road/s shall be permissible.
  - v. a) Roads and Bridges, Railway, Ropeway, Underground Pipelines, Cables and like purpose in any zone. If any Road / Ring road / Express way declared by the State or Central Highway Authority, the alignment of such declared road



shall deemed to be the part of the Regional Plan and for this, procedure under section 20 of the M.R. & T.P Act, 1966 shall not be necessary.

- b) All projects of public interest undertaken by Central and State Government bodies or Public Authorities controlled by the Government.
- e. Plantations/Afforestation shall not be permitted.
- f. Any activity restricting /obstructing Natural water flows shall not be permitted.
- g. New man made water bodies as well as expansion of existing water bodies shall not be permitted.
- h. **Tourism and related infrastructure :-**
- Riding of animals or manual/automated vehicles or any animal drawn carts for the purposes of entertainment shall be prohibited.
  - Water sports, golf, balloon rides, paragliding, ropeway etc. shall not be allowed.
  - Use of area for entertainment, sports, film shooting shall be prohibited.
  - Forest guest house and Interpretation centre by Forest Dept. blending with nature shall be allowed with ground floor only.
  - No parking of any sort by the tourist shall be allowed in the core zone as well as peripheral distance of 1.5 km. from the boundary of core zone. However, there shall be no restriction on the provision of required parking as per prevailing regulations, in the individual premises.
  - Restoration and expansion of existing Temples and sacred groves shall be governed by the Heritage regulations applicable for the Satara Regional Plan.

**B. Buffer Zone of Conservation Zone:-**

The following uses shall be permissible in the Buffer zone of the Conservation Zone:-

- All agricultural uses including stables of domestic animals, piggeries, poultry farms accessory building, tents.
- Garden, forestry, nursery, public parks, play fields, summer camps for recreation of all types.
- Storage and drying of only organic manure.
- L.P.G. Godown subject to the following conditions:-

Minimum plot size and area of the plot shall be as given below

Sr. No.	Qty. of LPG in Kgs	Total area requirement for storage shed (Sq. M.)	Safety Clearance required all around in Meters	Preferable size of land with parking area of 6 m. wide on front side
1	5000	55	6	21 m. x 26 m.
2	8000	88	7	25 m. x 30 m.
3	10000	110	8	28 m. x 33 m.
4	12000	132	9	31 m. x 36 m.

**Conditions:-**

- Land should be free from live overhead power transmission or telephone lines.



- ii) The length of the storage shed should not be more than 1.5 times of width of storage shed.
  - iii) The land should not be situated in low lying area.
  - iv) The land should not be situated in congested area or gaathan.
- c. Public utility establishments such as electric sub-stations, receiving stations, sewage disposal water works along with residential quarters for essential staff for such works.
- f. **Farm house:** - subject to following conditions:-
- i. Minimum plot area under above use shall be 0.4 Ha.
  - ii. The land in which it is to be constructed is actually put under agricultural, Plantation, horticulture, floriculture, nursery etc. use.
  - iii. Farm house shall be permitted by the Authority/Collector only after the requisite permission for farm house is obtained by the owner from the Authority/Collector under the provisions of Maharashtra Land Revenue Code, 1966 and attested certified copy of such permission is attached with the application under Section 44 of the Maharashtra Regional and Town Planning Act, 1966.
  - iv. The FSI shall not exceed 0.0375 subject to a maximum built up area of 160 sq.m. in any case. Only ground floor structure with or without stilt shall be permissible with sloping roof.
- g. Swimming pools/sports and games, health clubs, cafeteria, canteen, tennis courts, etc.
- h. Mobile Phone Towers with ancillary equipment.
- i. Raisin/Processing units for Local Agriculture Produce.
- j. No extension for Mining and quarrying operations shall be permitted beyond expiry of valid period.
- k. **Ancillary service industries** for agriculture produce marketing and management, Ancillary service uses for agro related products like flowers, fruits, vegetables, poultry products, marine products related collection centres, auction hall, godowns, grading services and packing units, knowledge parks, cold storages, utility services (like banking, insurance, post office services) as service industries for agriculture produce marketing on the land owned by individuals/organizations, with construction up to a maximum of 20 % (FSI=0.20) of the net plot area.
- l. **Petrol Pump/LPG Pump/CNG Pump:-** Petrol Pump, LPG Pump, CNG Pump shall be permissible subject to following conditions:-
- i. The minimum size of plot shall be,
    - (a) 30.50 m x 16.75 m. in the case of Petrol/LPG/CNG Filling Station with kiosk without service bay;
    - (b) 36.50 m x 30.50 m. in the case of Petrol/LPG/CNG Filling Station with service bay.
  - ii. Plot shall be located /fronting on National Highway, State Highway, Major District Road, Other District Road or Village Road or other road with minimum width of 12 m. or more.

- iii. Permission from Government of India, Petroleum Ministry and Chief Controller of Explosives shall be necessary.
- iv. NOC from Public Works Department and other related departments shall be obtained as per the prevailing rules. As regards service road / building line/control line, the Government Resolution, Public Works Department, No. RBD-1081/871/Raste-7, dated 09 March, 2001 and the circulars issued in this regard from time to time shall be observed.
- As also instructions contained in Government of India, Ministry of Road Transport and Highways letter dated 25/09/2003 and 17/10/2003 and its enclosures as amended from time to time shall be observed.
- v. The plot on which a petrol filling station with or without service bays is proposed shall be an independent plot on which no other structure shall be constructed.
- vi. Petrol/LPG/CNG station shall not be permitted within a distance of 90 m. from junction of roads having minimum width of 12 m. each. Also Petrol station shall not be sited within a distance of 90 m. from the nearest premises of school, hospital and theatre, place of assembly or stadium.
- vii. In the case of kiosks and other buildings for sales office, snack bars etc. within the plot for Petrol/LPG/CNG filling stations, the setbacks from the boundaries shall be 4.50 m. Further the other clearances for the installations shall be as per the Petroleum Rules of 1937.
- m. Solid waste management, bio-gas plants, power generation from waste and non-conventional sources of energy.
- n. Wayside amenities such as motels, way-side restaurants, service stations, service godowns, factory outlets, along with public conveniences like toilets, food stall / stalls upto 15 sq.m. carpet area each, within basic permissible FSI of 0.10. Maximum FSI upto 0.50 on gross plot area shall be permissible for all above wayside amenities. Provided that, FSI above the basic permissible 0.10 FSI upto 0.50 may be granted by the Authority / Collector on payment of premium at the rate of 30% of the land rate of the said land mentioned in the Annual Statement of Rates (ASR) for the year in which such additional FSI is granted. Such premium shall be deposited in the office of the Authority / District Branch of the Town Planning Directorate; having maximum 9 m. height and G + 1 or Stilt + 2 structure in independent authorized plot abutting existing classified roads including ODR, MDR or on any road not less than 18.0 m. width shall be Permissible. It shall be mandatory for all Wayside Amenities to provide hygienic toilet facilities and decentralized MSW treatment and disposal facilities.
- o. Development of buildings of health resort, educational and medical activities, with G + 1 or Stilt + 2 structure, subject to plantation of indigenous trees at the rate of 5 trees per 'are' on the plot within basic permissible FSI of 0.10. Maximum FSI upto 0.20 on gross plot area shall be permissible for all above development.

Provide that, minimum plot area required for Health Resort shall be 0.40 Ha., whereas it shall be 1.0 Ha. for Educational and Medical activities.

Provided further that, FSI above the basic permissible 0.10 FSI up to 0.20 may be granted by the Authority / Collector on payment of premium at the rate of 20% of the land rate of the said land mentioned in the Annual Statement of Rates (ASR) for the year in which such additional FSI is granted. Such premium shall be deposited in the office of the Authority / District Branch of the Town Planning Directorate.

p. The layout / development permission already granted under erstwhile regulations before 28<sup>th</sup> March, 2017 (i.e. the date of resolution of the RP Board to publish Draft R.P.) shall be valid and continue to be so valid, unless otherwise specified in these regulations.

q. **Residential and Compatible development within & adjacent to Gaothan in Rural area:**

i. **Residential and Compatible development within Gaothan in Rural area:**

The development control and Promotion regulations as otherwise applicable to Gaothans in Sanctioned Regional Plan, Satara along with the modifications made in it from time to time shall be applicable to the Gaothans shown as existing on Village Maps & Gaothans / extension of Gaothans subsequently declared by Revenue Department under the provisions of Maharashtra Land Revenue Code, 1966.

ii. **Residential and Compatible development adjacent to Gaothan in Rural area:**

Residential and/or Compatible development shall be allowed within 200 m. from Periphery of the Gaothan Boundary with following conditions-

Such development may be permitted as per the prevailing regulations applicable to other such peripheral areas in Sanctioned Regional Plan, Satara along with the modifications made in it from time to time on payment of premium of the total area of land. Such premium shall be calculated considering 15% rate of the said land as prescribed in the Annual Statement of Rate of the year granting such developments. Such premium shall be deposited in the concerned Authority/Branch Office of the Town Planning Department for crediting the same in to the Government Treasury.

Provided that, where more than 50 % of area of the Survey Number / Gat Number is covered within the above peripheral distance then the remaining whole of such Survey number/Gat number within one ownership shall be considered for development on payment of premium as above.

Provided further that, such payment of premium shall not be applicable in cases where development permissions already granted or layout is already approved before 28<sup>th</sup> March, 2017 (i.e. the date of resolution of the RP Board to publish Draft R.P.) shall be entitled for development /FSI of respective use /zone by the authority/ Collector.

Such premium shall also be not applicable for revision of such already approved permissions.

r. **Development in Gairan Lands / Government Lands:-**

Development /Construction in Gairan Lands / Government Lands is permissible for any public purpose for Central & State Government/ Departments Projects including rehabilitation in any zone.

**Note 1 :-** The premium charges mentioned in the above regulation shall not be applicable, if the work is undertaken by Central or State Govt. or public authorities controlled by it.

**Note 2 :-** The development in command area shall be permissible subject to payment of restoration charges, if any to Irrigation Department.

s. **Regulation for development of tourism and hospitality services under Community Nature Conservation around wild life sanctuaries and National parks:-**

**Applicability:-** These regulations shall apply to the privately owned (not applicable to forest land) lands situated within 5 km or the distance as shown in the STR Conservation Plan, whichever is more, from the boundaries of wild life sanctuaries and national parks. The provisions of existing Regional Plans / Development Plans will prevail over these regulations, wherever lands are marked for urbanisable zones in such plans.

**Regulation:-** For the lands situated within 5 km distance from the boundaries of wildlife sanctuaries and national parks, if the land owner applies for development permission, for Development of eco-tourism, nature tourism, adventure tourism, same may be allowed; provided the land under consideration has minimum area of one hectore in contiguous manner.

**Permissible uses and built up area:-**

The uses permissible shall be as follows:-

- i. Agriculture, Farming, development of wild animal shelters, plantation and allied uses.
- ii. Tourist homes, Resorts, Hotels etc. with Rooms/ suites, support are as for reception, kitchen, utility services etc. along with ancillary structures like covered parking, Watchman's quarter, guard cabin, landscape element sand only one observation tower per tourist resort up to the height of 15 m. with platform area up to 10 sq. m. in permanent/ semi-permanent structural components.

**The norms for buildings will be as follows-**

- (a) The maximum permissible total built up area shall not exceed 10% of gross area with only G+1 or Stilt + 2 structure having height not more than 9m. and it should blend with surroundings.
- (b) The Fencing/fortification may be permissible for only 10% of total land area around built up structures in the form of chain link without masonry walls thereby keeping the remaining area free for movement of wildlife.
- (c) Tourism infrastructure must conform to environment friendly, low height, aesthetic architecture, natural cross ventilation; no use of asbestos, no air

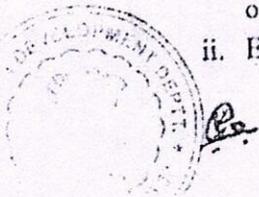
pollution, minimum outdoor lighting and merging with the surrounding landscape. The owner shall establish the system for captive energy generation using non- conventional energy sources like solar, wind biogas etc. so as to make the development self-sufficient.

- (d) The owner shall establish effective sewage disposal and recycling system during the construction and operational phase of the development. No amount of sewage shall go into the natural stream; failing which the resort shall be closed down within 48 hours.
  - (e) The owner shall establish effective systems for collection, segregation composting and/or reuse of different types of solid waste collected during the construction and operational phase of the development.
  - (f) The plastic components used within the area shall be recycled; failing which the resort shall be closed down within 48 hours.
  - (g) Natural stream/slopes terrain shall be kept as it is, except for the built-up area.
  - (h) On the area other than 10% area, only indigenous trees shall be planted and only natural vegetation shall be allowed.
  - (i) For the developments existing prior to the publishing of the Regional Plan, condition no.(ii) above shall be applicable retrospectively to the extent of restricting the fencing and keeping the remaining area free for movement of wildlife.
  - (j) While allowing such development, principles given in the National Tiger Conservation Authority, New Delhi Notification No. 15-31/2012-NTCA, dated 15/10/2012 published in the Gazette of India Ext. pt. III S-4 dated 08/11/2012 and Government of Maharashtra as amended time to time shall be used as guidelines.
- t. Film studios at appropriate location having ground floor structure only with the built up area not exceeding 4% (0.04) of the net plot area with the condition that proper landscaping is done & trees are planted at the rate of 500 indigenous trees per hecter.
  - u. Open Parking lots /Open Parking lay outs shall be allowed at a distance beyond 2.5 Km. from the boundary of core zone with previous approval of Authority/ Collector.
  - v. Plantations/ Afforestation: - Plantations shall be undertaken as per illustrative List of Plantations attached at Annexure - "A"

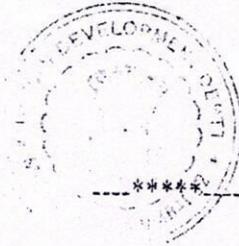
Any other compatible use not specified above may be permitted by the Authority / Collector with prior approval of Director of Town Planning, Maharashtra State, Pune.

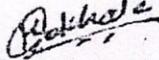
**Notes:**

- i. The permissible FSI for uses in Buffer zone of Conservation zone shall be 0.1 of the gross plot area, if not specified.
- ii. Every structure shall be with sloping roof.



- iii. All development proposals shall show the existing contour lines of the land at 3 m. intervals, certified by a qualified technical person. NO Development shall be permissible where slope of land is more than 20°.
- iv. The owner/Architect shall mark individual trees, dense tree cover area / forest alike area However where the tree cluster is too dense for individual trees to be marked then the area covered by the tree cluster is to be clearly demarcated on the plans.
- v. The District Conservator of Forest (DCF), Satara Division shall inspect all sites having dense tree cover and Steep Slopes prior to the sanction for the development permission in order to ascertain and verify the information provided about tree cover shown in the plans. On such inspection, the DCF, Satara shall certify whether the area under proposal has dense forest / tree cover or not and if yes he is required to mention the area covered by such dense forest/ tree cover / forest alike area.
- vi. In furtherance of above the D.C.F. shall give his detailed remarks regarding tree/s proposed to be cut and/or transplanted if any. However, the number of trees proposed to be cut or transplant shall not exceed 10 % of the number of trees existing thereupon.
- vii. With prior approval of the Director of Town Planning, Maharashtra State, Pune; the Authority/Collector may include other items of public interest in the list which are not covered in the above list.
- viii. Dumping of construction material outside the property in forest or in natural water course is strictly prohibited.



  
(Kishor V. Gokhale)  
Under Secretary to Government

शासन अधिसूचना क्र.टिपीएस-११९/४२६,प्र.क्र.८३/१९/कलम २०(४)/नवि-१३,  
दिनांक : २३/१२/२०२१ सोबतचे सहपत्र

**APPENDIX - O**

**REGULATIONS FOR AREAS SITUATED ABOVE 1000 m. OF  
MEAN SEA LEVEL IN SATARA REGION.**

**PART-I**

**ADMINISTRATION**

**1.0 SHORT TITLE,EXTENT AND COMMENCEMENT**

- A. Title :- These Regulations shall be called as Regulations for areas situated above 1000 m. of Mean Sea Level in Satara Region.
- B. Extent :- These Regulations shall apply to the area earmarked as areas situated above 1000 m. of Mean Sea Level and, more specifically shown in Red Contours on the maps appended herewith as Appendix - "P" and illustratively listed in the Appendix - "Q"
- C. Commencement - These Regulations will come into force after it is sanctioned by Government.

If there is any conflict between any Regulations sanctioned for Regional Plan Area for Satara Region and these Regulations, these Regulations shall prevail.

**PART - II**

**1.0 LAND USE CLASSIFICATION AND PERMISSIBLE USES**

- A. All Regulation of Buffer Zone of Conservation Zone shall be applicable while allowing Development in such areas and more specifically shown on the plan appended herewith as Appendix - "P"



*(किशोर वि. गोखले)*  
अवर सचिव, महाराष्ट्र शासन

GOVERNMENT OF MAHARASHTRA

Urban Development Department  
Madam Kama Marg, Hutatma Rajguru Chowk,  
Mantralaya, Mumbai - 400032  
Date: 23.12.2021

*The Maharashtra Regional and Town Planning Act, 1966*

No.TPS-1919/436/C.R.83/19/Sec.20(4)/UD-13 :- Whereas the Government in Urban Development Department has sanctioned the Regional Plan for the Satara Region (hereinafter referred to as "the said Regional Plan") under section 15 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") vide Notification No.TPS-1917/1585/C.R.150/17/UD-13, dated 08<sup>th</sup> January, 2018 (hereinafter referred to as "the said Notification") which has come into force with effect from 8<sup>th</sup> April, 2018;

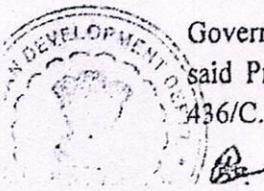
And whereas, Modification No.M-2 in part-II of Schedule-B of the said Notification is for Conservation Zone in Satara Region (hereinafter referred to as "the said Zone") and as per this modification, regulations for allowing the development in the said Zone submitted by the Regional Planning Board are refused and the Director of Town Planning, Maharashtra State, Pune has been directed to prepare regulations for the said Zone considering the environmental norms and make them applicable after following the provisions of the said Act;

And whereas, Modification No.M-11 in Part-II of Schedule-B of the said Notification is for development in area above 1000 m. of Mean Sea Level (hereinafter referred to as "the said Area") and the Director of Town Planning, Maharashtra State, Pune has been directed to prepare regulations for the said Area considering the environmental norms and make them applicable after following the provisions of the said Act;

And whereas, as per the said directives, the Director of Town Planning, Maharashtra State, Pune has prepared draft Regulations (hereinafter referred to as "the said Regulations") for allowing the development in the said Zone and in the said Area and submitted to the Government;

And whereas, the Government is of opinion that, in the public interest, it is necessary to incorporate the said Regulations, with some changes, as per Appendix-L (hereinafter referred to as "the said Rules") for allowing development on lands as specified in Appendix-M and as listed in Appendix-N, in the said Zone and to incorporate the said Regulations as per Appendix-O (hereinafter referred to as "the said Rules") for allowing development on lands as specified in Appendix-P and as listed in Appendix-Q, in the said Area and accordingly, to modify the sanctioned Development Control and Promotion Regulations of Satara Regional Plan, as per the provisions under section 20(2) of the said Act (hereinafter referred to as "the said Proposed Modification");

And whereas, as per provisions laid down in Section 20(3) of the said Act, the Government in Urban Development Department has declared its intention to carry out the said Proposed Modification and for that purpose issued the notice bearing No.TPS-1919/436/C.R.83/19/UD-13, dated 02.08.2019 for inviting suggestions / objections from general



public in respect of the said Proposed Modification, which is published in the Maharashtra Government Gazette dated 22 - 28 August, 2019 on page no.5 to 15. and the Joint Director of Town Planning, Pune Division, Pune was appointed as an "Officer" (hereinafter referred to as "the said Officer") to hear the suggestions / objections which are received and submit his report to the Government;

And whereas, the said Officer after completing the legal procedure as completed under section 20(3) of the said Act has submitted his report to the Government;

And whereas, after considering the report of the said Officer and after consulting the Director of Town Planning, Maharashtra State, Pune, the Government is of the opinion that, the said Proposed Modification needs to be sanctioned, with some changes;

Now therefore, in exercise of the powers conferred under section 20(4) of the said Act, the Government hereby :-

- 1) Sanctions the Regulations, as per Appendix-L for allowing development on lands as specified in Appendix-M and as listed in Appendix-N in the said Zone and Regulations as per Appendix-O for allowing development on lands as specified in Appendix-P and as listed in Appendix-Q in the said Area, with changes in some provisions and to incorporate in the said Regulations for Satara Region.
- 2) Directs to make an entry, after the last entry in the schedule of modification appended to the said Notification dated 08.01.2018 of sanctioning the said Regional Plan. Also directs that, for the sake of provision in regulation no.5.5.2, the Regulations as per Appendix-L for allowing development on lands as specified in Appendix-M and as listed in Appendix-N in the said Zone shall be applicable and for the sake of provision in regulation no.5.5.3, the Regulations as per Appendix-O for allowing development on lands as specified in Appendix-P and as listed in Appendix-Q in the said Area shall be applicable.
- 3) Fixes the date of publication of this Notification in the Official Gazette as the date of coming into force of this sanctioned modification.

This Notification, Appendix-L along with Appendix-M (Plan No.TPS-1919/436/C.R.83/19/Sec.20(4)/Ud-13) and Appendix-N and Appendix-O along with Appendix-P (Plan No.TPS-1919/436/C.R.83/19/Sec.20(4)/Ud-13) and Appendix-Q shall be made available for inspection to the general public during office hours on all working days at the following offices :-

- 1) The Director of Town Planning, Maharashtra State, Pune.
- 2) The Joint Director of Town Planning, Pune Division, Pune.
- 3) The Collector, Satara.
- 4) The Assistant Director of Town Planning, Satara Branch, Satara.

This Notification is published on the Government website [www.maharashtra.gov.in](http://www.maharashtra.gov.in) (Acts/Rules)

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



*Kishor V. Gokhale*  
(Kishor V. Gokhale)

Under Secretary to Government

APPENDIX -I

## REGULATIONS FOR CONSERVATION ZONE IN SATARA REGION

## PART-I

## ADMINISTRATION

## 1.0 SHORT TITLE, EXTENT AND COMMENCEMENT

- i. **Title:** -These Regulations shall be called as Regulations for Conservation Zone in Satara Region.
- ii. **Extent:**-These Regulations shall apply to the area earmarked as Conservation Zone, more specifically shown in green verge on the maps appended herewith as Appendix - "M" and illustratively listed in the Appendix - "N"
- iii. **Commencement** - These Regulations will come into force after it is sanctioned by Government.

If there is any conflict between any Regulations sanctioned for Regional Plan Area for Satara Region and these Regulations, these Regulations shall prevail.

## 2.0 Definition:-

**Conservation Zone** - Areas of ecological importance such as, fragile and ecologically sensitive habitats, sites with large number of rare, threatened, endemic flora and fauna, breeding sites, colonies of endemic and threatened species, rare geological formations etc., and environmental importance such as, sensitive water catchments, hydrological systems, nutrient catchments, those providing water nutrients, pollinator support, fodder and natural resource necessary for rural livelihood activities, other than Forest Department owned or forested lands necessarily required to be protected and conserved .

At present the ecological habitat of the following plateau cluster have been identified and are proposed to be conserved and protected as a Conservation Zone;

- a. Kas Pathar; an UNESCO Natural World Heritage Site
- b. Chalkewadi Pathar; and
- c. Sadavaghapur Pathar

Each cluster in the Conservation Zone comprises of

- A. **Core Zone:**- The top of Plateau commonly known as tableland, and more specifically shown in Blue colour on the plan appended herewith as Appendix - "M"; and
- B. **Buffer Zone:**-The area consisting mainly the slopes around the Core Zone having ecological importance due to its water shed and more specifically shown in Green colour on the plan appended herewith as Appendix - "M"

The activities in these Zones shall be regulated keeping with the goals of protecting Regional Biodiversity, Supporting & Enhancing the Ecological Conservation values and maintaining the healthy functioning of ecosystem services of the area. The regulation for conservation zone shall be as mention in part II below.



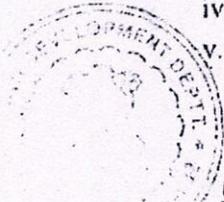
**1.0 LAND USE CLASSIFICATION AND PERMISSIBLE USES****A. Core Zone of Conservation Zone:**

In respect of lands owned by the Forest Department, the Conservation and Restoration activities according to Conservation Management Plan prepared by Forest Department and / or State Biodiversity Authority shall prevail. While following regulations shall apply to allow development permissions and/or activities in the remaining area falling in this zone.

- a. i. The Unified Development Control and Promotion Regulations as otherwise applicable to the land situated within Gaothans in Sanctioned Regional Plan, Satara along with the modifications made in it from time to time shall be applicable to the Gaothans shown as existing on Village Maps & Gaothans/extension of Gaothans subsequently declared by Revenue Department under the provisions of Maharashtra Land Revenue Code, 1966.
  - ii. Development permissions and/or activities except conservation activities shall not be permitted outside the Gaothan area.
  - iii. Activities of restoration of local biodiversity in the Conservation Zone shall be permissible with the prior permission of the Maharashtra State Biodiversity Board.
- b. i. **Windmills:** - New windmills shall not be permissible. However, repowering of existing windmills may be allowed with prior approval of MEDA. Existing foot print of allied buildings for windmills shall be maintained as far as possible and used to its potential.

Provided that, in case of repowering of existing windmills, appropriate measures to safeguard the biodiversity of the plateau be undertaken by the proponent in consultation with the State Biodiversity Authority. No further expansion of existing windmills for land shall be permitted.

- ii. **Solar Farms:** - Solar Farms shall not be permissible.
- c. Mining and quarrying activities for rocks, laterite, mud, soil etc. or digging for any purpose shall not be permitted.
- d. **Roads :-**
  - i. All existing tarred roads on the plateau shall be maintained at same width as all-weather roads.
  - ii. Non-tarred roads to be identified and demarcated and shall be maintained as un-tarred with the existing width and length. However, this shall not be applicable to the existing roads connecting to the existing Villages / Wadis / Talukas and District Head Quarters.
  - iii. No new roads shall be permitted.
  - iv. No widening of existing internal road/s shall be permissible.
  - v. a) Roads and Bridges, Railway, Ropeway, Underground Pipelines, Cables and like purpose in any zone. If any Road / Ring road / Express way declared by the State or Central Highway Authority, the alignment of such declared road



shall deemed to be the part of the Regional Plan and for this, procedure under section 20 of the M.R. & T.P Act, 1966 shall not be necessary.

- b) All projects of public interest undertaken by Central and State Government bodies or Public Authorities controlled by the Government.
- e. Plantations/Afforestation shall not be permitted.
- f. Any activity restricting /obstructing Natural water flows shall not be permitted.
- g. New man made water bodies as well as expansion of existing water bodies shall not be permitted.
- h. **Tourism and related infrastructure :-**
- Riding of animals or manual/automated vehicles or any animal drawn carts for the purposes of entertainment shall be prohibited.
  - Water sports, golf, balloon rides, paragliding, ropeway etc. shall not be allowed.
  - Use of area for entertainment, sports, film shooting shall be prohibited.
  - Forest guest house and Interpretation centre by Forest Dept. blending with nature shall be allowed with ground floor only.
  - No parking of any sort by the tourist shall be allowed in the core zone as well as peripheral distance of 1.5 km. from the boundary of core zone. However. there shall be no restriction on the provision of required parking as per prevailing regulations, in the individual premises.
  - Restoration and expansion of existing Temples and sacred groves shall be governed by the Heritage regulations applicable for the Satara Regional Plan.

**B. Buffer Zone of Conservation Zone:-**

The following uses shall be permissible in the Buffer zone of the Conservation Zone:-

- All agricultural uses including stables of domestic animals, piggeries, poultry farms accessory building, tents.
- Garden, forestry, nursery, public parks, play fields, summer camps for recreation of all types.
- Storage and drying of only organic manure.
- L.P.G. Godown subject to the following conditions:-

Minimum plot size and area of the plot shall be as given below

Sr. No.	Qty. of LPG in Kgs	Total area requirement for storage shed (Sq. M.)	Safety Clearance required all around in Meters	Preferable size of land with parking area of 6 m. wide on front side
1	5000	55	6	21 m. x 26 m.
2	8000	88	7	25 m. x 30 m.
3	10000	110	8	28 m. x 33 m.
4	12000	132	9	31 m. x 36 m.

**Conditions:-**

- Land should be free from live overhead power transmission or telephone lines.

- ii) The length of the storage shed should not be more than 1.5 times of width of storage shed.
  - iii) The land should not be situated in low lying area.
  - iv) The land should not be situated in congested area or gaathan.
- e. Public utility establishments such as electric sub-stations, receiving stations, sewage disposal water works along with residential quarters for essential staff for such works.
- f. **Farm house:** - subject to following conditions:-
- i. Minimum plot area under above use shall be 0.4 Ha.
  - ii. The land in which it is to be constructed is actually put under agricultural, Plantation, horticulture, floriculture, nursery etc. use.
  - iii. Farm house shall be permitted by the Authority/Collector only after the requisite permission for farm house is obtained by the owner from the Authority/Collector under the provisions of Maharashtra Land Revenue Code, 1966 and attested certified copy of such permission is attached with the application under Section 44 of the Maharashtra Regional and Town Planning Act, 1966.
  - iv. The FSI shall not exceed 0.0375 subject to a maximum built up area of 160 sq.m. in any case. Only ground floor structure with or without stilt shall be permissible with sloping roof.
- g. Swimming pools/sports and games, health clubs, cafeteria, canteen, tennis courts, etc.
- h. Mobile Phone Towers with ancillary equipment.
- i. Raisin/Processing units for Local Agriculture Produce.
- j. No extension for Mining and quarrying operations shall be permitted beyond expiry of valid period.
- k. **Ancillary service industries** for agriculture produce marketing and management. Ancillary service uses for agro related products like flowers, fruits, vegetables, poultry products, marine products related collection centres, auction hall, godowns, grading services and packing units, knowledge parks, cold storages, utility services (like banking, insurance, post office services) as service industries for agriculture produce marketing on the land owned by individuals/organizations. with construction up to a maximum of 20 % (FSI=0.20) of the net plot area.
- L. Petrol Pump/LPG Pump/CNG Pump:-** Petrol Pump, LPG Pump, CNG Pump shall be permissible subject to following conditions:-
- i. The minimum size of plot shall be,
    - (a) 30.50 m x 16.75 m. in the case of Petrol/LPG/CNG Filling Station with kiosk without service bay;
    - (b) 36.50 m x 30.50 m. in the case of Petrol/LPG/CNG Filling Station with service bay.
  - ii. Plot shall be located /fronting on National Highway, State Highway, Major District Road, Other District Road or Village Road or other road with minimum width of 12 m. or more.

- iii. Permission from Government of India, Petroleum Ministry and Chief Controller of Explosives shall be necessary.
- iv. NOC from Public Works Department and other related departments shall be obtained as per the prevailing rules. As regards service road / building line/control line, the Government Resolution, Public Works Department, No. RBD-1081/871/Raste-7, dated 09 March, 2001 and the circulars issued in this regard from time to time shall be observed.
- As also instructions contained in Government of India, Ministry of Road Transport and Highways letter dated 25/09/2003 and 17/10/2003 and its enclosures as amended from time to time shall be observed.
- v. The plot on which a petrol filling station with or without service bays is proposed shall be an independent plot on which no other structure shall be constructed.
- vi. Petrol/LPG/CNG station shall not be permitted within a distance of 90 m. from junction of roads having minimum width of 12 m. each. Also Petrol station shall not be sited within a distance of 90 m. from the nearest premises of school, hospital and theatre, place of assembly or stadium.
- vii. In the case of kiosks and other buildings for sales office, snack bars etc. within the plot for Petrol/LPG/CNG filling stations, the setbacks from the boundaries shall be 4.50 m. Further the other clearances for the installations shall be as per the Petroleum Rules of 1937.
- m. Solid waste management, bio-gas plants, power generation from waste and non-conventional sources of energy.
- n. Wayside amenities such as motels, way-side restaurants, service stations, service godowns, factory outlets, along with public conveniences like toilets, food stall / stalls upto 15 sq.m. carpet area each, within basic permissible FSI of 0.10. Maximum FSI upto 0.50 on gross plot area shall be permissible for all above wayside amenities. Provided that, FSI above the basic permissible 0.10 FSI upto 0.50 may be granted by the Authority / Collector on payment of premium at the rate of 30% of the land rate of the said land mentioned in the Annual Statement of Rates (ASR) for the year in which such additional FSI is granted. Such premium shall be deposited in the office of the Authority / District Branch of the Town Planning Directorate; having maximum 9 m. height and G + 1 or Stilt + 2 structure in independent authorized plot abutting existing classified roads including ODR, MDR or on any road not less than 18.0 m. width shall be Permissible. It shall be mandatory for all Wayside Amenities to provide hygienic toilet facilities and decentralized MSW treatment and disposal facilities.
- o. Development of buildings of health resort, educational and medical activities, with G + 1 or Stilt + 2 structure, subject to plantation of indigenous trees at the rate of 5 trees per 'are' on the plot within basic permissible FSI of 0.10. Maximum FSI upto 0.20 on gross plot area shall be permissible for all above development.

Provide that, minimum plot area required for Health Resort shall be 0.40 Ha., whereas it shall be 1.0 Ha. for Educational and Medical activities.



Provided further that, FSI above the basic permissible 0.10 FSI up to 0.20 may be granted by the Authority / Collector on payment of premium at the rate of 20% of the land rate of the said land mentioned in the Annual Statement of Rates (ASR) for the year in which such additional FSI is granted. Such premium shall be deposited in the office of the Authority / District Branch of the Town Planning Directorate.

p. The layout / development permission already granted under erstwhile regulations before 28<sup>th</sup> March, 2017 (i.e. the date of resolution of the RP Board to publish Draft R.P.) shall be valid and continue to be so valid, unless otherwise specified in these regulations.

q. **Residential and Compatible development within & adjacent to Gaothan in Rural area:**

i. **Residential and Compatible development within Gaothan in Rural area:**

The development control and Promotion regulations as otherwise applicable to Gaothans in Sanctioned Regional Plan, Satara along with the modifications made in it from time to time shall be applicable to the Gaothans shown as existing on Village Maps & Gaothans / extension of Gaothans subsequently declared by Revenue Department under the provisions of Maharashtra Land Revenue Code, 1966.

ii. **Residential and Compatible development adjacent to Gaothan in Rural area:**

Residential and/or Compatible development shall be allowed within 200 m. from Periphery of the Gaothan Boundary with following conditions-

Such development may be permitted as per the prevailing regulations applicable to other such peripheral areas in Sanctioned Regional Plan, Satara along with the modifications made in it from time to time on payment of premium of the total area of land. Such premium shall be calculated considering 15% rate of the said land as prescribed in the Annual Statement of Rate of the year granting such developments. Such premium shall be deposited in the concerned Authority/Branch Office of the Town Planning Department for crediting the same in to the Government Treasury.

Provided that, where more than 50 % of area of the Survey Number / Gat Number is covered within the above peripheral distance then the remaining whole of such Survey number/Gat number within one ownership shall be considered for development on payment of premium as above.

Provided further that, such payment of premium shall not be applicable in cases where development permissions already granted or layout is already approved before 28<sup>th</sup> March, 2017 (i.e. the date of resolution of the RP Board to publish Draft R.P.) shall be entitled for development /FSI of respective use /zone by the authority/ Collector.

Such premium shall also be not applicable for revision of such already approved permissions.



**r. Development in Gairan Lands / Government Lands:-**

Development /Construction in Gairan Lands / Government Lands is permissible for any public purpose for Central & State Government/ Departments Projects including rehabilitation in any zone.

**Note 1 :-** The premium charges mentioned in the above regulation shall not be applicable, if the work is undertaken by Central or State Govt. or public authorities controlled by it.

**Note 2 :-** The development in command area shall be permissible subject to payment of restoration charges, if any to Irrigation Department.

**s. Regulation for development of tourism and hospitality services under Community Nature Conservation around wild life sanctuaries and National parks:-**

**Applicability:-** These regulations shall apply to the privately owned (not applicable to forest land) lands situated within 5 km or the distance as shown in the STR Conservation Plan, whichever is more, from the boundaries of wild life sanctuaries and national parks. The provisions of existing Regional Plans / Development Plans will prevail over these regulations, wherever lands are marked for urbanisable zones in such plans.

**Regulation:-** For the lands situated within 5 km distance from the boundaries of wildlife sanctuaries and national parks, if the land owner applies for development permission, for Development of eco-tourism, nature tourism, adventure tourism, same may be allowed; provided the land under consideration has minimum area of one hector in contiguous manner.

**Permissible uses and built up area:-**

The uses permissible shall be as follows:-

- i. Agriculture, Farming, development of wild animal shelters, plantation and allied uses.
- ii. Tourist homes, Resorts, Hotels etc. with Rooms/ suites, support are as for reception, kitchen, utility services etc. along with ancillary structures like covered parking, Watchman's quarter, guard cabin, landscape element and only one observation tower per tourist resort up to the height of 15 m. with platform area up to 10 sq. m. in permanent/ semi-permanent structural components.

**The norms for buildings will be as follows-**

- (a) The maximum permissible total built up area shall not exceed 10% of gross area with only G+1 or Stilt + 2 structure having height not more than 9m. and it should blend with surroundings.
- (b) The Fencing/fortification may be permissible for only 10% of total land area around built up structures in the form of chain link without masonry walls thereby keeping the remaining area free for movement of wildlife.
- (c) Tourism infrastructure must conform to environment friendly, low height, aesthetic architecture, natural cross ventilation; no use of asbestos, no air

pollution, minimum outdoor lighting and merging with the surrounding landscape. The owner shall establish the system for captive energy generation using non-conventional energy sources like solar, wind biogas etc. so as to make the development self-sufficient.

- (d) The owner shall establish effective sewage disposal and recycling system during the construction and operational phase of the development. No amount of sewage shall go into the natural stream; failing which the resort shall be closed down within 48 hours.
- (e) The owner shall establish effective systems for collection, segregation composting and/or reuse of different types of solid waste collected during the construction and operational phase of the development.
- (f) The plastic components used within the area shall be recycled; failing which the resort shall be closed down within 48 hours.
- (g) Natural stream/slopes terrain shall be kept as it is, except for the built-up area.
- (h) On the area other than 10% area, only indigenous trees shall be planted and only natural vegetation shall be allowed.
- (i) For the developments existing prior to the publishing of the Regional Plan, condition no.(ii) above shall be applicable retrospectively to the extent of restricting the fencing and keeping the remaining area free for movement of wildlife.
- (j) While allowing such development, principles given in the National Tiger Conservation Authority, New Delhi Notification No. 15-31/2012-NTCA, dated 15/10/2012 published in the Gazette of India Ext. pt. III S-4 dated 08/11/2012 and Government of Maharashtra as amended time to time shall be used as guidelines.
- t. Film studios at appropriate location having ground floor structure only with the built up area not exceeding 4% (0.04) of the net plot area with the condition that proper landscaping is done & trees are planted at the rate of 500 indigenous trees per hecter.
- u. Open Parking lots /Open Parking lay outs shall be allowed at a distance beyond 2.5 Km. from the boundary of core zone with previous approval of Authority/Collector.
- v. Plantations/ Afforestation: - Plantations shall be undertaken as per illustrative List of Plantations attached at Annexure - "A"

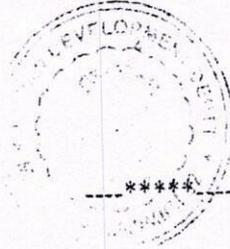
Any other compatible use not specified above may be permitted by the Authority / Collector with prior approval of Director of Town Planning, Maharashtra State, Pune.

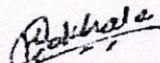
**Notes:**

- i. The permissible FSI for uses in Buffer zone of Conservation zone shall be 0.1 of the gross plot area, if not specified.
- ii. Every structure shall be with sloping roof.



- iii. All development proposals shall show the existing contour lines of the land at 3 m. intervals, certified by a qualified technical person. NO Development shall be permissible where slope of land is more than 20°.
- iv. The owner/Architect shall mark individual trees, dense tree cover area / forest alike area However where the tree cluster is too dense for individual trees to be marked then the area covered by the tree cluster is to be clearly demarcated on the plans.
- v. The District Conservator of Forest (DCF), Satara Division shall inspect all sites having dense tree cover and Steep Slopes prior to the sanction for the development permission in order to ascertain and verify the information provided about tree cover shown in the plans. On such inspection, the DCF, Satara shall certify whether the area under proposal has dense forest / tree cover or not and if yes he is required to mention the area covered by such dense forest/ tree cover / forest alike area.
- vi. In furtherance of above the D.C.F. shall give his detailed remarks regarding tree/s proposed to be cut and/or transplanted if any. However, the number of trees proposed to be cut or transplant shall not exceed 10 % of the number of trees existing thereupon.
- vii. With prior approval of the Director of Town Planning, Maharashtra State, Pune; the Authority/Collector may include other items of public interest in the list which are not covered in the above list.
- viii. Dumping of construction material outside the property in forest or in natural water course is strictly prohibited.



  
(Kishor V. Gokhale)  
Under Secretary to Government

APPENDIX - O

**REGULATIONS FOR AREAS SITUATED ABOVE 1000 m. OF  
MEAN SEA LEVEL IN SATARA REGION.**

**PART-I**

**ADMINISTRATION**

**1.0 SHORT TITLE,EXTENT AND COMMENCEMENT**

- A. Title :- These Regulations shall be called as Regulations for areas situated above 1000 m. of Mean Sea Level in Satara Region.
- B. Extent :- These Regulations shall apply to the area earmarked as areas situated above 1000 m. of Mean Sea Level and, more specifically shown in Red Contours on the maps appended herewith as Appendix - "P" and illustratively listed in the Appendix -"Q".
- C. Commencement - These Regulations will come into force after it is sanctioned by Government.

If there is any conflict between any Regulations sanctioned for Regional Plan Area for Satara Region and these Regulations, these Regulations shall prevail.

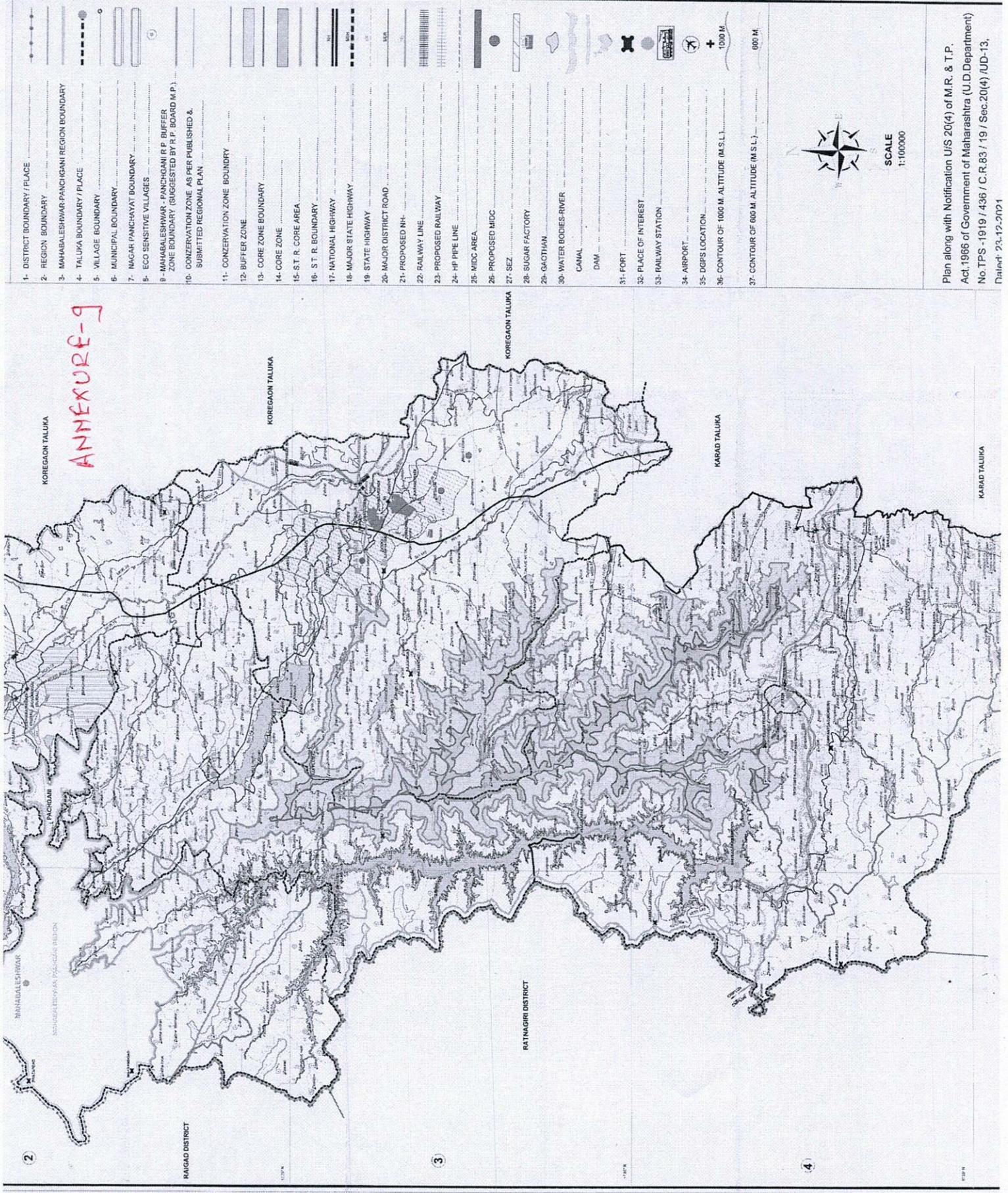
**PART - II**

**1.0 LAND USE CLASSIFICATION AND PERMISSIBLE USES**

- A. All Regulation of Buffer Zone of Conservation Zone shall be applicable while allowing Development in such areas and more specifically shown on the plan appended herewith as Appendix - "P"



*(Kishor V. Gokhale)*  
(Kishor V. Gokhale)  
Under Secretary to Government



- 1- DISTRICT BOUNDARY / PLACE
- 2- REGION BOUNDARY
- 3- MAHABALESHWAR-PANCHGANI REGION BOUNDARY
- 4- TALUKA BOUNDARY / PLACE
- 5- VILLAGE BOUNDARY
- 6- MUNICIPAL BOUNDARY
- 7- NAGAR PANCHAYAT BOUNDARY
- 8- ECO SENSITIVE VILLAGES
- 9- MAHABALESHWAR - PANCHGANI R P BUFFER ZONE BOUNDARY (SUGGESTED BY R.P. BOARD M.P.)
- 10- CONSERVATION ZONE AS PER PUBLISHED & SUBMITTED REGIONAL PLAN
- 11- CONSERVATION ZONE BOUNDARY
- 12- BUFFER ZONE
- 13- CORE ZONE BOUNDARY
- 14- CORE ZONE
- 15- ST. R. CORE AREA
- 16- S. T. R. BOUNDARY
- 17- NATIONAL HIGHWAY
- 18- MAJOR STATE HIGHWAY
- 19- STATE HIGHWAY
- 20- MAJOR DISTRICT ROAD
- 21- PROPOSED NH
- 22- RAILWAY LINE
- 23- PROPOSED RAILWAY
- 24- HP PIPE LINE
- 25- MIDC AREA
- 26- PROPOSED MIDC
- 27- SEZ
- 28- SUGAR FACTORY
- 29- GAOTIHAN
- 30- WATER BODIES-RIVER
- CANAL
- DAM
- 31- FORT
- 32- PLACE OF INTEREST
- 33- RAILWAY STATION
- 34- AIRPORT
- 35- DGPS LOCATION
- 36- CONTOUR OF 1000 M ALTITUDE (M.S.L.)
- 37- CONTOUR OF 600 M ALTITUDE (M.S.L.)



Plan along with Notification U/S 20(4) of M.R. & T.P. Act 1966 of Government of Maharashtra (U.D.Department) No. TPS - 1919 / 436 / C.R.83 / 19 / Sec.20(4) / UD-13, Dated- 23-12-2021

SR.NO.	HOTELNAME/OWNER	ADDRESS	Whether it is Situated in Forest (Encroachment) or Not	Whether there is violation of CA? (Forest Conservation Act, 1980 now Van Sanrakshanevam Sanvardhan Adhiniyam, 1980)
1	2	3	4	5
1	M/s Hotel Sahyadri Pushpa Through Mr. Somnath Rajaram Jadhav	A/P Atali Gat No. 347 Tal. Dist. Satara 415002	NO	NO
2	M/s Sai Shivar Through Mr. Rajesh Mhadeo Mane	A/P Anavle Survey No. 284 Tal. Dist. Satara 415002	NO	NO
3	Mr. Dipak Bhagavat Javale & 1	A/P Yavteshwar Survey No. 109/3 Tal. Dist. Satara 415002	NO	NO
4	M/s Rutugandhi Hotel Through Mr. Rajesh Nandkumar Bhutkar	A/P Yavteshwar Survey No. 70/3 Tal. Dist. Satara 415002	NO	NO
5	Mr. Mahendra Kumar Mansukhlal Shah	A/P Yavteshwar Survey No. 24/3 Tal. Dist. Satara 415002	NO	NO
6	Mr. Babulal Rajaram Bhambare	A/P Yavteshwar Survey No. 116/1 Tal. Dist. Satara 415002	NO	NO
7	M/s Prabhushrutikrushiparyatan Kendra Through Mr. Kunal Kishor Ghodake	A/P Yavteshwar Survey No. 129/3 Tal. Dist. Satara 415002	NO	NO
8	Mr. Rajdeep Eknath Majaon	A/P Yavteshwar Survey No. 119/1 Tal. Dist. Satara 415002	NO	NO
9	Mr. Leelachand Tejaji Bafna	A/P Yavteshwar Survey No. 80 Tal. Dist. Satara 415002	NO	NO
10	Mr. Rajendra Subhashbagal & 1.	A/P Yavteshwar Survey No. 111 Tal. Dist. Satara 415002	NO	NO
11	Miss. Aparna Avinsh Bachal	A/P Yavteshwar Survey No. 42/1 Tal. Dist. Satara 415002	NO	NO
12	M/s Shreyashpalace Through Mr. Nilkanth parshuram Tapase	A/P Yavteshwar Survey No. 109/3 Tal. Dist. Satara 415002	NO	NO
13	Miss. Smita Shashikant Patkar	A/P Yavteshwar Survey No. 23/2 Tal. Dist. Satara 415002	NO	NO
14	Miss. Indrayani Pradeep Jadhav	A/P Yavteshwar Survey No. 119/1 A Tal. Dist. Satara 415002	NO	NO
15	Miss. Nilima Madan Bhosale	At. Sambharwadi Po. Yavteshwar Survey No. 43/2 D/1 Tal. Dist. Satara 415002	NO	NO
16	M/s Hotel City View Through Mr. Shaikil Abdulsayyad	At. Sambharwadi Po. Yavteshwar Survey No. 35/1 Tal. Dist. Satara 415002	NO	NO
17	Mrs. Sangita Ghanshyami Mane	A/P Yavteshwar Survey No. 47/1 Tal. Dist. Satara 415002	NO	NO
18	Mr. Babasohi Jirokadam	A/P Yavteshwar Survey No. 47/2 Tal. Dist. Satara 415002	NO	NO
19	Mrs. Swarada Shirish Chitnis	A/P Yavteshwar Survey No. 57 Tal. Dist. Satara 415002	NO	NO
20	Mr. Mahesh Suresh Loya	A/P Anavle Gat No. 284 Tal. Dist. Satara 415002	NO	NO
21	Mr. Farukh Nariman Kooper	A/P Anavle Gat No. 284 Tal. Dist. Satara 415002	NO	NO
22	Mr. Sampat Rajaram Jadhav	A/P Atali Gat No. 344 Tal. Dist. Satara 415002	NO	NO
23	M/s Heritage Villa and M/s Heritage wadi Through Mr. Sampat Rajaram Jadhav	A/P Atali Gat No. 344 Tal. Dist. Satara 415002	NO	NO
24	Mrs. Sarika Sampat Jadhav	A/P Atali Gat No. 344 Tal. Dist. Satara 415002	NO	NO
25	Mr. Dilip Mahadeo Umbarkar	A/P Yavteshwar Survey No. 44/1 Tal. Dist. Satara 415002	NO	NO
26	Mr. Baburao Shamrao Kanve	A/P Atali Gat No. 120/24/1 Tal. Dist. Satara 415002	NO	NO
27	Mr. Shrikrushna Ramchandra (Chandru) Umbarkar	A/P Yavteshwar Gat No. 105/1 Tal. Dist. Satara 415002	NO	NO
28	Mr. Shankar Nana Jare	A/P Atali Gat No. 115/2/1 Tal. Dist. Satara 415002	NO	NO
29	Mr. Mukund Ganpatrao Pawar	A/P Yavteshwar Survey No. 105/2 Tal. Dist. Satara 415002	NO	NO
30	M/s Hotel Bakula Through Mr. Gulabrao Genu Bhanage	At. Sambharwadi Po. Yavteshwar Survey No. 36/3 Tal. Dist. Satara 415002	NO	NO
31	Mr. Rajendra Dnyandeo Kanve	A/P Yavteshwar Survey No. 120/7 Tal. Dist. Satara 415002	NO	NO
32	Mr. Ramdas Shankar Kanve	A/P Yavteshwar Gat No. 120/8 Tal. Dist. Satara 415002	NO	NO
33	Mr. Dattatray Tukaram Bhanage	At. Sambharwadi Po. Yavteshwar Survey No. 37/2 Tal. Dist. Satara 415002	NO	NO
34	Mr. Atmaram Gangaram Bhanage	At. Sambharwadi Po. Yavteshwar Survey No. 39/1/1 Tal. Dist. Satara 415002	NO	NO
35	Mrs. Laxmibai Khashaba Umbarkar	A/P Yavteshwar Survey No. 89/1 Tal. Dist. Satara 415002	NO	NO
36	Mr. Baburao Ganu Umbarkar	A/P Yavteshwar Survey No. 89/1 Tal. Dist. Satara 415002	NO	NO
37	Mr. Mansing Yashwantrao Pawar	A/P Yavteshwar Survey No. 42/1 and 89/1 Tal. Dist. Satara 415002	NO	NO



Range Forest Officer Satara

38	Mr. Rohidas Baburao Salkal	89/1	A/PY avtshwar Survey No. 72 Tal. Dist. Satara 415002	NO	NO
39	Mr. Suryakant Dnyandeo Kanve		A/PY avtshwar Survey No. 120/7 Tal. Dist. Satara 415002	NO	NO
40	Mr. Sampat Tukaram More		A/PPetry Survey No. 60 Tal. Dist. Satara 415002	NO	NO
41	Mr. Ramchandra Haribai More		A/PPetry Survey No. 60 Tal. Dist. Satara 415002	NO	NO
42	Mr. Ankush Vitthal More		A/PPetry Survey No. 60 Tal. Dist. Satara 415002	NO	NO
43	Mrs. Shantabai Narayan More		A/PPetry Survey No. 60 Tal. Dist. Satara 415002	NO	NO
44	Mr. Nitin Ganpat More		A/PPetry Survey No. 60 Tal. Dist. Satara 415002	NO	NO
45	Mr. Prasanna Ravindra Gadkari		A/PAtali Gat No. 31 Tal. Dist. Satara 415002	NO	NO
46	Mr. Krushna Ramchandra Mane		A/PAnavle Gat No. 339 Tal. Dist. Satara 415002	NO	NO
47	M/s Sarpanchwada Through Mr. Santoshahdeo Aatale		A/PAtali Gat No. 344 Tal. Dist. Satara 415002	NO	NO
48	M/s Swapnaganari Kas Hill Resort Through Mr. Jagu Changu mane		A/PAnavle Gat No. 358 Tal. Dist. Satara 415002	NO	NO
49	M/s Dongarmatha Agro Tourism Through Mr. Namdeo Shankar Jadhav		A/PAnavle Gat No. 346 Tal. Dist. Satara 415002	NO	NO
50	Mr. Ajit Maruti Mane		A/PAnavle Gat No. 347 Tal. Dist. Satara 415002	NO	NO
51	Mr. Sampat Maruti Jadhav		A/PAtali Gat No. 319 Tal. Dist. Satara 415002	NO	NO
52	M/s Dream House Through Mr. Sampat Ganpat Jambhale		A/P Jambhalmure (Kanher) Gat No. 24/14 and Gat No. 51/12 Tal. Dist. Satara 415002	NO	NO
53	Mr. Jayant Manohar Thoke		A/P Jambhalmure (Kanher) Gat No. 51/8 Tal. Dist. Satara 415002	NO	NO
54	Mr. Dhananjay Vishwasrao Jadhav		A/P Jambhalmure (Kanher) Gat No. 51/10 Tal. Dist. Satara 415002	NO	NO
55	M/s Kas Hill Resort Through Mr. Shailesh Prabhakar Inamdhar		A/P Jambhalmure (Kanher) Gat No. 51/12 Tal. Dist. Satara 415002	NO	NO
56	Mrs. Hemlata Purushottam Nikam		A/P Jambhalmure (Kanher) Gat No. 51/8 Tal. Dist. Satara 415002	NO	NO
57	Mr. Manoj Narayan Deshmane		A/P Jambhalmure (Kanher) Gat No. 51/12 Tal. Dist. Satara 415002	NO	NO
58	M/s Blue Valley Resort Through Mr. Jalindar Shirang Shinde		A/P Agundewadi Gat No. 24/12 Tal. Dist. Satara 415002	NO	NO
59	Mr. Ramesh Chandrashekhar Kabbur		A/P Agundewadi Gat No. 16/1 Tal. Dist. Satara 415002	NO	NO
60	Mr. Laxman Jagannath Shinde		A/P Agundewadi Gat No. 24/12 Tal. Dist. Satara 415002	NO	NO
61	Mr. Ramesh Anil Ubale		A/P Agundewadi Gat No. 16/6 Tal. Dist. Satara 415002	NO	NO
62	Mr. Balkrushna Kondiba Shedage		A/P Agundewadi Gat No. 24/4 Tal. Dist. Satara 415002	NO	NO
63	Mr. Dhanaji Balawant Shinde		A/P Agundewadi Gat No. 24/4 Tal. Dist. Satara 415002	NO	NO
64	Mr. Nilesh (Atul) Arun Bartakke		A/P Choragewadi Gat No. 195 Tal. Dist. Satara 415002	NO	NO
65	Mr. Yaman Mahadeo Umbarkar		A/PY avtshwar Survey No. 44/11 Tal. Dist. Satara 415002	NO	NO
66	Mrs. Shamala Madan Joshi		A/PY avtshwar Gat No. 104/11 Tal. Dist. Satara 415002	NO	NO
67	Mr. Madhukar Tukaram Patekar		A/PY avtshwar Gat No. 100/1 Tal. Dist. Satara 415002	NO	NO
68	Mr. Ranjit Shankarrao More & other		A/PY avtshwar Gat No. 25 Tal. Dist. Satara 415002	NO	NO
69	M/s Shrileela Resort (Agro Tourism) Through Mr. Ravindra Chandru Mane and Nitin Mane		A/P Anavle Survey No. 333 Tal. Dist. Satara 415002	NO	NO
70	Mrs. Shubhangi Anil Patil		A/P Anavle Gat No. 284 Tal. Dist. Satara 415002	NO	NO
71	M/s Nature's Paradise Through Mr. Sahajaram Narayandas Chhabada		A/P Aatali Survey No. 294 Tal. Dist. Satara 415002	NO	NO
72	Mr. Shirang Dhondiba Gogavale		A/P Choragewadi Gat No. 189 Tal. Dist. Satara 415002	NO	NO
73	Mr. Ashok Sahebrao Kadarn		A/P Parambewadi Gat No. 97 Tal. Dist. Satara 415002	NO	NO
74	Mr. Laxman Ganpat Kadarn & other		A/PY avtshwar Gat No. 68/1 Tal. Dist. Satara 415002	NO	NO
75	Mr. Mangesh Vitthal Wadekar		A/PY avtshwar Gat No. 101/2 Tal. Dist. Satara 415002	NO	NO
76	M/s Green Valley Resort Through Mr. Sudhir Ramchandra Salunkhe		A/PY avtshwar Survey No. 32 Tal. Dist. Satara 415002	NO	NO
77	Mr. Jitendra Vishvanath Bhosale		A/PY avtshwar Gat No. 101/3 Tal. Dist. Satara 415002	NO	NO
78	Mr. Amit Pratapsinh Deshmukh		A/PY avtshwar Gat No. 102/1 Tal. Dist. Satara 415002	NO	NO
79	Mrs. Smita Sachin Pathak		A/P Gavadi Gat No. 696 Tal. Dist. Satara 415002	NO	NO
80	M/s Yardhan Villa Through Mr. Ranjit Shankarrao More		A/PY avtshwar Gat No. 25 Tal. Dist. Satara 415002	NO	NO

Range Forest Officer Satara

81	Mrs. Seema Avinash Pawar	A/PY avteshwar Survey No. 53/2 Tal. Dist. Satara 415002	NO	NO
82	M/s Hotel Satyam Shivam Through Mr. Rahul Phadtare	A/PY avteshwar Survey No. 81 Tal. Dist. Satara 415002	NO	NO
83	Mr. Rajendra Raghunath Bobade	A/PAnavle Gat No. 282/C Tal. Dist. Satara 415002	NO	NO
84	Mrs. Manisha Nandkumar Nalawade	A/PAnavle Gat No. 340 Tal. Dist. Satara 415002	NO	NO
85	Mrs. Premilata Harinarayan Kasat	A/PAnavle Gat No. 282/A Tal. Dist. Satara 415002	NO	NO
86	Mr. Kisan Sakharan More	A/PPetri Gat No. 611 Tal. Dist. Satara 415002	NO	NO
87	Mr. Vishal Udhav Kadam	A/PPetri Gat No. 611 Tal. Dist. Satara 415002	NO	NO
88	Mr. Amar Kondiba Aatale	A/PAatali Gat No. 344 Tal. Dist. Satara 415002	NO	NO
89	Mr. Jahangir Khanahamad Khan	A/PAatali Gat No. 320 Tal. Dist. Satara 415002	NO	NO
90	Mr. Sampat Rajaram Jadhav	A/PAatali Gat No. 318 Tal. Dist. Satara 415002	NO	NO
91	Mr. Vinit Kiran Sabale (minor) with mother Mrs. Sheetal Kiran Sabale	A/PAatali Gat No. 322 Tal. Dist. Satara 415002	NO	NO
92	Mr. Ghanshyam Narayandas Chhabada	A/PAatali Gat No. 302 and 296/2 Tal. Dist. Satara 415002	NO	NO
93	Mr. Bapurav Hariba Aatale	A/PAatali Gat No. 309 Tal. Dist. Satara 415002	NO	NO
94	M/s Rockhill Resort Through Mr. Firoz Habib Khan Pathan	A/PAatali Gat No. 319 Tal. Dist. Satara 415002	NO	NO
95	Mrs. Vaisali Pramod Tankasale	A/PAagundewadi Gat No. 16/4, 16/5 Tal. Dist. Satara 415002	NO	NO
96	Mr. Pratapsinh Laxman Rao Rajmahadik	A/PAagundewadi Gat No. 16/6 Tal. Dist. Satara 415002	NO	NO
97	M/s Red Fort Resort Through Mr. Vikram Lalasaheb Pawar	A/PParambewadi Gat No. 315 Tal. Dist. Satara 415002	NO	NO
98	Mr. Vaibhav Kundalik Pharande	A/PKhanher Survey No. 51/7 Tal. Dist. Satara 415002	NO	NO
99	Mr. Avinash Mailharao Kakade	A/PChoragewadi survey No. 195 Tal. Dist. Satara 415002	NO	NO
100	Mr. Ramchandrakishan More	A/PPetry Survey No. 611 Tal. Dist. Satara 415002	NO	NO

Range Forest Officer Satara