

REPORT OF THE JOINT COMMITTEE

Appointed by the Hon'ble National Green Tribunal, Wester Zone Bench,
Pune in Original Application No. 100 of 2024 (WZ)



CTS 827A/4A/1, Malad

Mumbai Sub-Urban district

OFFICE OF THE ADDITIONAL PRINCIPAL CHIEF CONSERVATOR OF FORESTS

WILDLIFE WESTERN REGION

MUMBAI

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**Report of the Joint committee appointed by Hon'ble National
Green Tribunal, Wester Zone Bench, Pune in Original
Application No. 100 of 2024 (WZ)**

1. Brief history of the land in question

The private land parcel in question CTS 827A/4A/1 involved in the matter before the Hon'ble NGT pertains to Survey No. 239/1 of Village Malad, Mumbai Suburban District. On 9th August 1975, a notice under Section 35(3) of the Indian Forest Act, 1927, was issued and served to the F.E. Dinshaw Trust for the acquisition of 1488 acres and 33 gunthas of the Trust's land as Acquired Private Forest in Survey No. 239/1 of Village Malad.

The Divisional Forest Officer of Borivali National Park at that time requested the F.E. Dinshaw Trust to hand over possession of the 1488 acres and 33 gunthas of land in question. In a letter dated 3rd September 1975, the Trust informed the Divisional Forest Officer of Borivali National Park (now Sanjay Gandhi National Park) that approximately 44 acres of this land had already been acquired by the Municipal Corporation of Greater Mumbai (MCGM) in 1969, and around 600 acres had been taken by the MCGM in March-April 1974 under the Land Acquisition Act. Consequently, the Trust handed over possession of only 841 Acres and 29 Gunthas to Borivali National Park by September 1975. In their letter dated 10th September 1975, the F.E. Dinshaw Trust further clarified that about 639 Acres 16 Gunthas 2 Annas of land in Survey No. 239/1 of Village Malad, out of the total 1488 Acres 33 Gunthas, had been acquired by and was in possession of MCGM, which is why only 841 Acres and 29 Gunthas could be handed over.

The F.E. Dinshaw Trust and others subsequently filed Misc. Petition No. 1465 of 1975 against the Conservator of Forest, Thane,

the Divisional Forest Officer of Borivali National Park, and the State of Maharashtra. In the petition, it was argued that approximately 640 Acres of land in Survey No. 239/1 of Village Malad were no longer available for transfer to the Forest Department or Borivali National Park authorities, as this area had already been acquired and handed over to the MCGM prior to the enforcement of the Maharashtra Private Forest (Acquisition) Act, 1975. Given this situation, the F.E. Dinshaw Trust submitted that about 639 Acres and 29.5 Gunthas were unavailable for acquisition. Consequently, the Trust and the State filed **Consent terms** (Copy of the Consent terms is attached as **Annexure-1**) on 3rd December 1979, limiting the acquisition under the Maharashtra Private Forest (Acquisition) Act, 1975, to 848 Acres, 29 Gunthas, and 12 Annas. As a result, Sanjay Gandhi National Park took possession of 848 Acres, 29 Gunthas, and 12 Annas of land from Survey No. 239/1 of Village Malad.

Under the Development Plan for “P” Ward in 1967, the MCGM reserved an area of 572 acres and 29 gunthas from Survey No. 239/1 of Village Malad under the Maharashtra Regional and Town Planning Act, 1966 (MRTP Act 1966), along with other lands, for the purpose of expanding Aarey Milk Colony and establishing cattle stables. In September 1973, the MCGM passed a resolution to acquire these lands under Sections 126 and 127 of the Maharashtra Regional and Town Planning Act, 1966. However, as some of the land was hilly terrain and unsuitable for cattle settlement, it was returned to the F.E. Dinshaw Trust via an MCGM resolution dated 26th March 1984. It was later learned that the F.E. Dinshaw Trust subsequently granted development rights or power of attorney of the private land parcel to Ferani Hotels Pvt. Ltd. for the development of this land.

On 10th May 2024, the Hon’ble National Green Tribunal, Western Zone Bench, Pune, constituted a Joint Committee to investigate the matter in Original Application No. 100 of 2024 (WZ). This committee includes one representative each from Respondent

No. 1 (Municipal Commissioner, MCGM), Respondent No. 5 (Principal Secretary, Water Resources Department, State of Maharashtra), and Respondent No. 7 (Additional Principal Chief Conservator of Forests), with the Additional Principal Chief Conservator of Forests designated as the nodal agency. The Tribunal directed the Joint Committee to visit the site in question, after notifying the applicants of the visit date, and to submit a report regarding the accuracy of the claims made by the applicants in this case. The Committee is also tasked with proposing any necessary actions that the Tribunal may require. The Additional Principal Chief Conservator of Forests is to submit the Joint Committee's report within one month via email to ngt-pune@gov.in, preferably in a searchable PDF/OCR-supported format, rather than an image PDF.

Accordingly, the Additional Principal Chief Conservator of Forests (Wildlife), Western Region, Mumbai, has constituted the following committee vide letter dated 14.06.2024 (Copy of the letter has been attached as **Annexure-2**).

1.	Dr. V. Clement Ben, IFS Additional Principal Chief Conservator of Forests (Wildlife) Western Region, Mumbai.	Nodal Officer
2.	Dr. Bhagyashree Kapse, Deputy Municipal Commissioner, Zone-7, MCGM.	Member
3.	Shri. Narendra Mahajan, Executive Engineer, Thane Irrigation Division, Kalwa (Thane)	Member
4.	Shri. G. Mallikarjuna, IFS Chief Conservator of Forests & Director, Sanjay Gandhi National Park, Borivali, Mumbai.	Member Secretary

2. Site Inspection by the Joint Committee and its observations

On 23rd July 2024, the aforementioned committee conducted a joint site inspection at CTS 827A/4A/1 in Malad after informing the applicants. Mr. Stalin Dayanand, a representative of the applicant organization, was also present during the inspection. The photographs taken during the joint site inspection are attached as **Plates I to V**. The committee's observations are as follows:

- 1) As per the Development Plan of P/N Ward, sanctioned by the State Government in 1993, the plot bearing CTS No. 827A/4A of Village Malad (East) was designated as a No Development Zone (NDZ). This plot was subsequently subdivided into two separate plots, now bearing CTS Nos. 827A/4A/1 and 827A/4A/2.
- 2) The land parcels bearing CTS Nos. 827A/4A/1 and 827A/4A/2 in Malad are situated adjacent to the boundary of Sanjay Gandhi National Park, placing them within the Eco-sensitive Zone (ESZ) surrounding the park. This zone, as notified, extends between 100 meters to 4 kilometers depending on the specific location. In this area, the ESZ is 100 meters wide. Any development within this Eco-sensitive Zone requires the permission of the competent authority.
- 3) As per Government Notification No. TPB 4313/CR-191/2013/UD-11 dated 05.04.2016, the subdivided plot bearing CTS No. 827A/4A/2 of Village Malad (East) has been included in the Residential Zone and is reserved for "Police Housing." This reservation is alongside an 18.30-meter-wide road that passes through the plot bearing

CTS No. 827A/4A/1 of Village Malad (East) (a copy of the notification is attached as **Annexure-3**). The construction work for the Police Housing has not yet commenced. Additionally, the requisite permissions for the development of the "Police Housing" and the D.P. Road from the competent authority under the SGNP Eco-sensitive zone notification have not yet been obtained.

- 4) The plot bearing CTS No. 827A/4A/1 in Malad (East) is located in a No Development Zone (NDZ) and is impacted by the D.P. Road as per the sanctioned Development Plan 2034. According to this plan, an 18.30-meter-wide D.P. Road runs along the boundary of Sanjay Gandhi National Park (SGNP) on the north side, providing access to the adjoining plot bearing CTS No. 827A/4A/2 of Village Malad (East), which is reserved for Police Housing (Copy of the D.P. Remarks regarding CTS No. 827A/4A/1 is attached as **Annexure-4**). The advance possession of this 18.30-meter-wide road was taken over by the Municipal Corporation of Greater Mumbai (MCGM) on 27.07.2019 (a copy of the possession letter is attached as **Annexure-5**).
- 5) Ferrani Hotels Pvt. Ltd., received permission from the SGNP ESZ Monitoring Committee, as per their letter dated 1st November 2018, to develop residential and commercial buildings on the plot CTS No. 827A/4A/1 (a copy of the ESZ Monitoring Committee's permission letter is attached as **Annexure-6**).
- 6) Unlike the dense vegetation within the boundary of Sanjay Gandhi National Park, this land parcels in CTS No. 827A/4A/1 and 827A/4A/2 are notably devoid of tree growth, a stark contrast that highlights the impact

of human activities on the environment. The site is largely barren, with only shrubs and grass remaining. This lack of significant tree cover is a direct result of repeated human interventions, including the removal of vegetation. No root stocks, which could allow for natural regrowth, were found during the inspection, indicating that the area has been degraded. The remaining vegetation is sparse and is the product of the land being continuously put under biotic pressure.

The former Director of the Sanjay Gandhi National Park (SGNP), via a letter dated 19.01.2019, issued a directive to M/S Ferrani Hotels Pvt Ltd, the entity responsible for the land parcel CTS 827A/4A/1. The directive instructed them to establish firelines within their property to act as a protective barrier, preventing the spread of fires from their land into the Sanjay Gandhi National Park. This measure is crucial for safeguarding the park's flora, fauna, and overall ecological integrity (Copy of the letter dated 19.01.2019 is attached as **Annexure-7**).

According to documents provided by the MCGM, a significant fire broke out on 3rd December 2018 at the land parcel CTS 827A/4A/1 in Malad. Following this incident, the Deputy Regional Officer of the Maharashtra Pollution Control Board (MPCB) conducted a thorough inquiry to determine the impact of the fire. The findings of this investigation were detailed in a report dated 26.02.2019 (Copy of the report of Deputy Regional Officer, MPCB is attached as **Annexure-8**).

The report revealed the details about the condition of the land prior to the fire. Specifically, it was found that 65 large teak trees and 126 large trees of various other species had been cut down at the roots shortly before the fire occurred. Additionally, 185 medium-sized teak trees

and 778 trees of other species were similarly felled. The report further documented that 522 tree roots were severed prior to the fire, and during the blaze, 4,216 tree roots were destroyed, indicating extensive deforestation activities had taken place on the land.

The scale of the destruction and the timing of the tree cutting strongly suggested deliberate human intervention aimed at clearing the land, possibly to facilitate future development. In response to the MPCB's findings, Mr. Mayuresh Dattatray Bhoir from Garden Department, P/North Ward, MCGM, filed a FIR against Ferani Hotels Pvt Ltd., at Dindoshi Police Station, Mumbai, urging immediate legal action for large scale illegal tree felling on land parcel CTS 827A/4A/1 in Malad. Regarding FIR No. 942/19, filed by Mr. Mayuresh Dattatray Bhoir from the Garden Department, P/North Ward, MCGM, against Ferani Hotels Pvt. Ltd. at Dindoshi Police Station, Mumbai, the case was investigated, and 'A' summary report was submitted by the investigating officer to the competent authority. Upon reviewing the police report, it was found that the investigation relied primarily on witness statements (Copy of the FIR is attached as **Annexure-9**). The status report on the above FIR was obtained from the Senior Police Inspector, Dindoshi Police Station (a copy of the report is attached as **Annexure-10**).

- 7) During the site inspection conducted by the Joint Committee, it was observed that no construction activity has occurred within the 100-meter strip of the Eco-sensitive Zone affecting CTS Nos. 827A/4A/1 and 827A/4A/2 on the northern and eastern sides. Land leveling work is currently underway for the 18.30-meter-wide D.P. Road, which runs parallel to the Sanjay

Gandhi National Park (SGNP) along the northern boundary of the plot. Additionally, five IT/ITES buildings are already present within CTS 827A/4A/1, along with internal roads providing access to both the existing and proposed developments.

- 8) The water stream running through the plot bearing CTS No. 827A is known as 'Walbut Nalla,' a feature also documented in the Development Plan 2034 for this land parcel. The major nalla remarks for the plot bearing CTS No. 827A, Village Malad (East), provided by the Deputy Engineer (Storm Water Drains), Planning Cell, are included in **Appendix-11**. Accordingly, a portion of the Walbut Nalla has been partially trained as confirmed by the letter from the Executive Engineer (Storm Water Drains) (P&R), MCGM, dated 24.02.2019 (a copy of the letter is attached as **Appendix-12**).

This land parcel forms part of the watershed for Walbut Nalla. As an integral part of the natural drainage system, this area plays a crucial role in channeling rainwater and maintaining the hydrological balance necessary for the proper flow of these nalla.

However, previous development activities on this land have already caused significant disruptions to the natural watercourses. These activities have altered the terrain, leading to disturbances in the natural water flow, potentially resulting in waterlogging, reduced groundwater recharge, and increased surface runoff. Such disruptions not only impact the immediate environment but also affect the overall ecological health of the Walbut Nalla, with potential consequences like downstream flooding and erosion.

Further unregulated development on this land parcel poses an even greater threat to the watershed.

Additional construction and land modification would likely exacerbate the existing disturbances, further obstructing the natural water flow. The continued alteration of this watershed area threatens to undermine the region's environmental stability, emphasizing the need for careful consideration of any future development plans to prevent further harm to this critical urban watershed in the region.

- 9) During the Joint Committee's field visit, it was observed that hill cutting and soil excavation activities have been conducted at few spots to facilitate the construction of the D.P. Road on the northern side of the land parcel. Such excavation can lead to increased soil erosion and instability, potentially affecting the surrounding environment. Besides the hill cutting, soil excavation was also noted at some locations within the land parcel. These activities have disrupted the natural soil layers, which could impact the area's ability to retain water and support vegetation.

- 10) As mentioned in the preceding paragraphs, the site inspection by the Joint Committee revealed that CTS No. 827A/4A/2, owned by M/S D.B. Realty, is located adjacent to CTS 827A/4A/1 and borders the Sanjay Gandhi National Park (SGNP). This land parcel shares several key characteristics and conditions with CTS 827A/4A/1:

- i. Like CTS 827A/4A/1, CTS No. 827A/4A/2 is situated near the SGNP boundary, placing it within the same ecological zone and subject to identical environmental regulations and protections.

- ii. Observations regarding land use, vegetation cover, and potential environmental impacts for CTS No. 827A/4A/2 are comparable to those noted for CTS 827A/4A/1, including disruptions to natural habitat or alterations caused by human activities.
- iii. CTS No. 827A/4A/2, like CTS 827A/4A/1, falls under the same regulatory framework due to its location within the Eco-sensitive Zone (ESZ) of SGNP.

3. **Recommendations:**

To offset the damages done to the said piece of private land, the following recommendations are suggested by the Joint Committee:

1. According to the notification dated 5th December 2016 regarding the Eco Sensitive Zone (ESZ) around Sanjay Gandhi National Park, the State Government was required to prepare a Zonal Master Plan within two years from the publication of the notification in the Official Gazette. This plan was intended to guide development and land use within the ESZ, ensuring that any activities are consistent with environmental protection goals and the preservation of the park's ecological integrity.

It has been observed that the Zonal Master Plan has not yet been developed or finalized. This delay has significant implications for the management and regulation of the Eco-sensitive Zone (ESZ) around the Sanjay Gandhi National Park, creating a regulatory gap that could potentially allow unregulated or inappropriate development activities. Therefore, it is recommended that the Hon'ble Tribunal direct the Monitoring Committee, established under the notification dated December 5, 2016, to expedite the preparation of the Zonal Master Plan. Additionally, the Hon'ble Tribunal should impose a key condition in the Zonal Master Plan stipulating

that no areas currently designated as No Development Zone (NDZ) within the Eco-sensitive Zone (ESZ) of the Sanjay Gandhi National Park shall be converted into Development Zones in the future. This measure is crucial to preserving the natural integrity of the area. It is further recommended that the Tribunal set a deadline of six months for the completion and submission of this plan, ensuring that the necessary regulatory framework is established promptly to effectively manage and protect the ESZ.

2. Regarding FIR No. 942/19, filed by Mr. Mayuresh Dattatray Bhoir from the Garden Department, P/North Ward, MCGM, against Ferani Hotels Pvt. Ltd. at Dindoshi Police Station, Mumbai, the case was investigated, and 'A' summary report was submitted by the investigating officer to the competent authority. Upon reviewing the police report, it was found that the investigation relied primarily on witness statements. However, incidents such as illegal tree felling and persistent burning cannot be adequately investigated through conventional police investigation methods alone. These types of violations require a more rigorous approach, such as vigilant monitoring of change detection studies, which provide reliable quantitative data.
3. The Joint Committee has concluded that the part of the area in question (up to 100 metres from the boundary of the Sanjay Gandhi National Park) falls within the boundaries of the notified ESZ of Sanjay Gandhi National Park. Consequently, the Committee recommends that hill cutting in this region be strictly prohibited to comply with the regulations governing the ESZ and to prevent any adverse impacts on the park's ecological integrity.

4. Given that the area has been degraded over the past few years, it is crucial to undertake a comprehensive rejuvenation effort to restore its ecological balance. The degradation of the land parcel has significantly disrupted the local ecosystem, leading to a loss of vegetation and the soil.

To address this issue, it is recommended that a targeted rejuvenation plan be developed. This plan should involve creating a 50-meter green belt within the Eco-sensitive Zone (ESZ) inside CTS 827A/4A/1 and CTS 827A/4A/2 by replanting native plant species that are well-suited to the local environment along the boundary of the Sanjay Gandhi National Park. Implementing this replanting strategy will help restore natural habitat conditions, support wildlife, and improve soil health. M/S Ferani Hotels Pvt. Ltd. and M/S D.B. Realty should respectively undertake this work using their own funds, in consultation with the Forest Department.

5. Construction activity is a Regulated activity as per ESZ notification of Sanjay Gandhi National Park dated 05.12.2016. The remarks regarding the construction activities in the SGNP ESZ notification are as given below:

Sl. No.	Activity	Remarks
11.	<i>Construction Activities</i>	<p><i>Construction shall be permitted within the Eco-sensitive Zone as per the provisions of the approved Development Plan and other applicable rules and regulation under the Maharashtra Regional and Town Planning Act:</i></p> <p><i>Provided that the under construction / renovation of</i></p>

		<p><i>commercial buildings including group housing societies, offices, and services such as Information Technology / Information Technology Enabled Services, Parks, Roads, Power Transmission lines and cables, Telecommunication Towers and cables, Sewage lines, civic amenities, etc., and new construction projects such as Mumbai Metro Rail Shed, and creation of new civic amenities such as water supply related infrastructure and facilities and Operation & Maintenance of infrastructure, facilities of civic amenities sanctioned by concerned Local Self Government under approved Development Plan under the Maharashtra Regional and Town Planning Act, may be permitted within ESZ subject to applicable rules and regulations.</i></p> <p><i>Provided further that commercial redevelopment, reconstruction, repairs of existing structures which includes group housing societies, sanctioned by concerned Local Self Government under approved Development Plan under the Maharashtra Regional and Town Planning Act, may be</i></p>
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		<p><i>allowed within Eco-sensitive Zone subject to applicable rules and regulations:</i></p> <p><i>The construction activity related to small scale industries not causing pollution shall be permitted as per applicable rules and regulations, if any, with the prior permission from the competent authority.</i></p> <p><i>The Approved Development Plan shall be in conformity with the Zonal Master Plan taking into consideration the conservation aspects of the Eco-sensitive Zone”.</i></p>
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In accordance with the provisions outlined in the ESZ notification, construction activities within the Eco-sensitive Zone (ESZ) are permitted, provided they comply with the stipulations of the approved Development Plan and adhere to the regulations set forth under the Maharashtra Regional and Town Planning Act. However, Ferrani Hotels Pvt. Ltd. received permission from the SGNP ESZ Monitoring Committee, as per their letter dated 1st November 2018, to develop residential and commercial buildings on the plot CTS No. 827A/4A/1, which is designated as a No Development Zone (NDZ) according to the D.P. Remarks.

6. After a thorough review of the current land conditions, the Joint Committee has recommended establishing a 50-meter buffer zone within the Eco-sensitive Zone (ESZ) adjacent to Sanjay Gandhi National Park. This buffer zone, with a

minimum width of 50 meters inside the ESZ, should be densely planted with native vegetation to create a natural barrier.

The primary goal of this buffer zone is to provide a protective cushioning effect for the National Park. By creating this vegetative barrier, the buffer will help mitigate potential negative impacts from nearby construction and development activities. This approach is intended to preserve the ecological integrity of the park, preventing disruptions to its natural processes and maintaining its environmental stability.

In addition to its protective role, the native vegetation within this buffer zone will contribute to several ecological benefits. It will aid in restoring and maintaining local biodiversity by providing habitat and food sources for various wildlife species. The presence of native plants will also enhance soil stability, reducing erosion and runoff, and improve the overall environmental quality of the area.

Furthermore, the Joint Committee recommends that this 50-meter buffer zone be made a mandatory requirement across the entire ESZ surrounding Sanjay Gandhi National Park. By enforcing this buffer zone universally throughout the ESZ around Sanjay Gandhi National Park, it will ensure consistent protective measures are applied, effectively safeguarding the park's ecological values and enhancing the resilience of the entire protected area.

Sanjay Gandhi National Park is a crucial ecological area nestled in the heart of Mumbai, acting as the city's green lung and providing a sanctuary for a diverse range of flora and fauna, including endangered species. The park is essential for maintaining the region's biodiversity, regulating the local climate, and supporting wildlife. It also offers valuable recreational and educational opportunities, fostering environmental awareness and conservation efforts. Protecting the Eco-sensitive Zone (ESZ) surrounding this unique

National Park is imperative to ensure a buffering effect that preserves its ecological integrity. The above findings of the Joint Committee underscore the necessity for consistent oversight and enforcement of environmental regulations across the entire Eco-sensitive Zone, including land parcels CTS 827A/4A/1 and 827A/4A/2. This is crucial to ensuring the preservation of the ecological integrity of Sanjay Gandhi National Park (SGNP). The SGNP ESZ Monitoring Committee, the Municipal Corporation of Greater Mumbai (MCGM), and the Environment Department of the Government of Maharashtra must provide this oversight to safeguard the park's long-term ecological health and sustainability.

(Dr. V. Clement Ben)
**Additional Principal Chief
Conservator of Forests
(Wildlife) Western Region,
Mumbai.**

(Dr. Bhagyashree Kapse)
**Deputy Municipal
Commissioner, Zone-7,
Municipal Corporation of
Greater Mumbai**

(Narendra Mahajan)
**Executive Engineer,
Thane Irrigation Division,
Kalwa (Thane)**

(G. Mallikarjuna)
**Chief Conservator of Forests
& Director,
Sanjay Gandhi National Park,
Borivali, Mumbai**

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Plate-I

CTS No. 827A/4A/2, Malad

Photographs revealing the absence of vegetation (Trees) in CTS
827A/4A/2



Plate-II

CTS No. 827A/4A/2, Malad

Photographs illustrating the contrasting features of vegetation between the CTS 827A/4A/2 and the adjoining Sanjay Gandhi National Park



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Plate-III

CTS 827A/4A/2 and CTS 827/4A/1



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PLATE-IV
CTS 827A/4A/2
Hill Cutting



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PLATE-V

Soil Excavation



IN THE HIGH COURT OF JUDICATURE AT BOMBAY
ORDINARY ORIGINAL CIVIL JURISDICTION
MISC. PETITION No. 1456 OF 1975

1465

Misli N. Wadia & Ors.

.... Petitioners

Versus

N.J. Joshi & Ors.

.... Respondents

CONSENT TERMS

1. Out of total area of 1488 acres and 13 gunthas, bounded black a portion of land comprising of 848 acres 20 gunthas and 12 annas shown in green colour on the plan hereto annexed, possession of land comprising 841 acres 29 gunthas and 8 annas which has already been handed over by the Petitioners to the Forest Department of the Government on 9th September 1975, shall not be claimed by the Petitioners and shall be deemed to be a private forest which lawfully vested in the Government on 30th August 1975 viz. the date on which The Maharashtra Government Forest Acquisition Act 1975 came into force, The Petitioners undertake to this Hon'ble Court that neither the Petitioners nor any one on their behalf will claim any right, title or interest in the aforesaid lands admeasuring 848 acres 20 gunthas and 12 annas.

2. The balance area comprising of 640 acres 12 gunthas and 4 annas shown in red colour on the plan hereto annexed,

(Out of which:- (i) Possession of 572 acres 29½ gunthas was given to the Bombay Municipal Corporation on or about 22nd March 1974 in pursuance of the acquisition thereof under a Notification dated 1st February 1973 under Section 6 of the Land Acquisition Act;

(ii) Possession of 44 acres 33 gunthas and 12 annas was given to the Land Acquisition Officer on or about 24th April 1969 pursuant to acquisition proceedings in respect thereof for the purposes of a reservoir;

- (ii) Possession of 5 acres and 2 gunthas was given to the Bombay Municipal Corporation in or about 1974-75 for purposes ancillary to that of a reservoir ;
- (iv) Possession of 17 acres and 27 gunthas being quarry land which was handed over to the purchasers thereof in or about 1972)

are not a "forest" or a "private forest" within the meaning of The Maharashtra Forest Acquisition Act, 1975 or the Forest Act, 1927 and will not be claimed by the Government as such.

3. The impugned notices Exhibit "B" (Collectively), C, E and G to the Petition are hereby withdrawn.

4. No order as to costs.

Dated this 3rd day of December 1979.

Sd/- M.O. Chiray
Counsel for Petitioner

Sd/- A.R. Shinde
Counsel for Respondent No.1, 2
& 3 for State of Maharashtra.

Handwritten notes: "Hamburhi", "Diwanji", "70", "1.30", "[Spl. - P.D. 10]"

In the High Court of Judicature at Bombay

ORDINARY ORIGINAL CIVIL JURISDICTION

Suit No.
MISC. PETITION No. 1465 OF 1975.

Coram: **Lentin J.**
Dated: **3-12-1979.**

Eunil N. Wadia & Ore. ... **Petitioners.**

vs.

S. J. Joshi & Ore. ... **Respondents.**

M/s. Anantani & Divanji for Petitioner.

Callani Petition for Consent Terms at 2-45 P.S.

Mr. H. C. Binay for Petitioner.

Advocate General with Mr. A. N. Shinde for Respondents.

P.O.: By Consent, Order in terms of Consent Terms put in the marked "X".

Sd/- J. J. Shah
3-12-79.

CONSENT TERMS

1. Out of total area of 1468 acres and 33 guntas, bounded black a portion of land comprising of 848 acres 20 guntas and 12 annas shown in green colour on the plan hereto an excc. possession of land comprising 841 acres 29 guntas and 8 annas which has already been handed over by the Petitioners to the Forest Department of the Government on 9th September 1975, shall not be claimed by the Petitioners and shall be deemed to be a private forest which lawfully vested in the Government on 30th August 1975 viz. the date on which the Maharashtra Government Forest Acquisition



FILED

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- 2 -

Act 1925 came into force. The Petitioners report as to this Hon'ble Court that neither the Petitioners nor any one on their behalf will claim any right, title or interest in the aforesaid lands measuring 848 acres 27 guntas and 12 annas.

2. The balance area comprising of 640 acres 12 guntas and 4 annas shown in red colour on the plan hereto annexed.

(Out of which:-(i) Possession of 572 acres 23/2

Guntas was given to the Bombay Municipal Corporation on or about 22nd March 1974 in pursuance of the acquisition thereof under a Notification dated 1st February 1973 under section 6 of the Land Acquisition Act;

(ii) Possession of 40 acres, 33 guntas and 12 annas was given to the Land Acquisition Officer on or about 24th April 1959 pursuant to acquisition proceedings in respect thereof for the purpose of a reservoir;

(iii) Possession of 2 acres and 2 guntas was given to the Bombay Municipal Corporation in or about 1974-75 for purposes ancillary to that of a reservoir;

(iv) Possession of 17 acres and 27 guntas being quarry land which was handed over to the petitioners in or about 1975

is not a "forest" or a "private forest" within the meaning of the Maharashtra Forest Acquisition Act,

- 3 -

1975 or the Forest Act, 1927 and will not be claimed by the Government as such.

- 3. The impugned notices Exhibit "B" (Collectively), C, E and G to the Petition are hereby withdrawn.
- 4. No order as to costs.

Dated this 3rd day of December 1975.

Sd/- M. O. Chinnoy

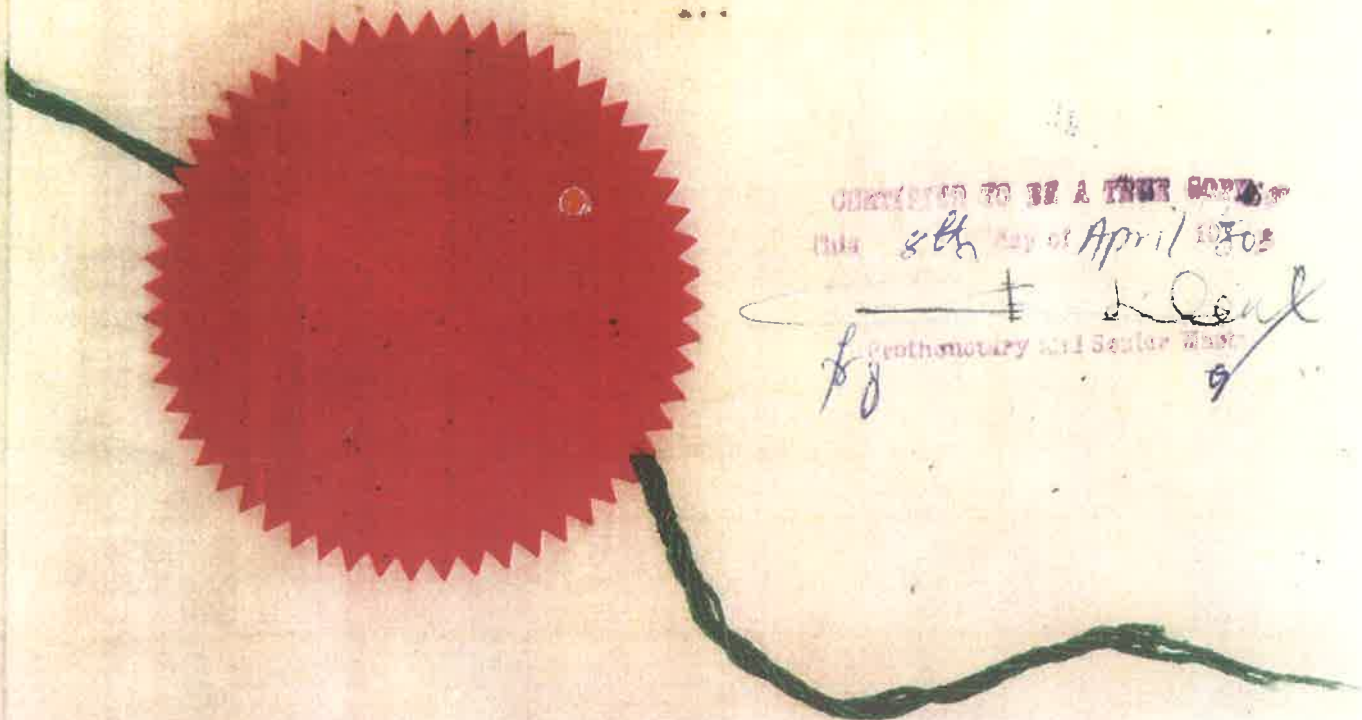
Counsel for the Petitioners.

Sd/- P. S. Shinde

Counsel for Respondents
No. 1 & 2 for State of
Maharashtra.

CERTIFIED TO BE A TRUE COPY
this 8th day of April 1976

[Signature]
Deputy Registrar



High Court

ORDINARY ORIGINAL CIVIL JURISDICTION

SUIT No.

ALLEGATION No.

OF 198

OF 198 75.

1465

Plaintiff

Messrs. J. J. ... & Co.

versus

Messrs. J. J. ... & Co.

Defendant

Before: Martin J.

J. J. ...
7-1-79.

CERTIFIED COPY OF

MINUTES OF COURT ...

Dated the

day of

December 198 79

Filed this

day of

December 198 79

Applied on 3-12-1979

Typed on 7/5/1980

Section-writer

Folios 7

Examined by

Compared with

Ready for Court Fee 8-4-80

Ready on for Delivery 8-4-1980

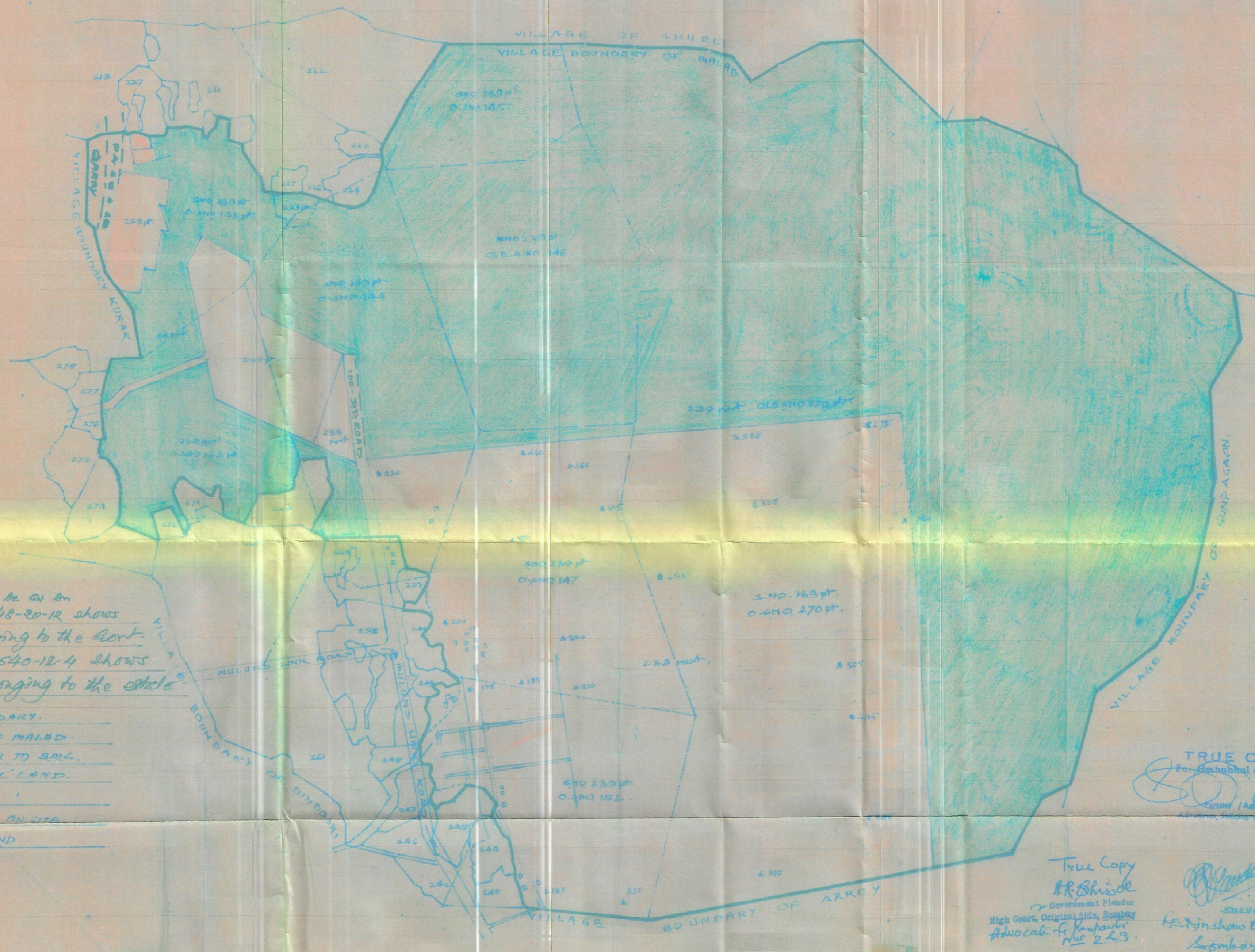
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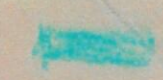
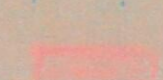
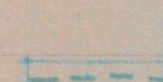
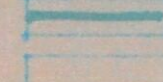

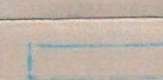


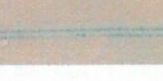
Mr./Messrs.

Advocate for Plaintiff/Defendant.

...

plan showing the land bearing SNO. 239 part & Old SNOs, 143, 144, 145, 146, 147, 148, 149 & 152, 270 & Malad



-  Land admeasuring 848-20-12 shows forest land belonging to the Govt.
-  Land admeasuring 840-12-4 shows the private land belonging to the estate
-  SHOWS OLD SNO'S BOUNDARY.
-  SHOWS NEW SNO. 239 OF MALAD.
-  SHOWS THE LAND GIVEN TO B.M.L.
-  SHOWS AGRICULTURAL LAND.
-  SHOWS THE LIGHT
-  SHOWS THE STRUCTURES ON SITE
-  SHOWS THE GRASS LAND

TRUE COPY
For Amabhai & Diwanji
Partner / Adv. in
Advocates, Solicitors & Notaries

True Copy
R.R. Shinde
Government Pleader
High Court, Colaba Side, Bombay
Advocate of Proprietor
Suo 223.

18th July 1953
SUDHAR
H. Vinshaw Estate
Bombay



महाराष्ट्र वन विभाग

☎: ०२२-२८६९२६६८/२८६९२५९६

apccfwlmumbai@mahaforest.gov.in

मुख्य वनसंरक्षक व वनसंरक्षक सं. 287

बोरीवली यांचे पत्र क्र. 112/510

कक्षा क्र. 383

05.06.2024



महाराष्ट्र शासन

महसूल व वन विभाग

अपर प्रधान मुख्य वनसंरक्षक

वन्यजीव पश्चिम प्रदेश मुंबई

सं.क्र. 112/510

मुंबई - 400091



जा. क्र.कक्ष-3/जमीन/न्याया/प्र.क्र.112/510 /2024-25

दिनांक - 14/06/2024.

पत्र/ईमेलद्वारे

विषय :- ORIGINAL APPLICATION NO. 100 OF 2024 (WZ)

वनशक्ती विरुद्ध महानगरपालिका आयुक्त, बृहन्मुंबई महानगरपालिका व इतर

संदर्भ :- 1) या कार्यालयाचे पत्र क्र.कक्ष-3/जमीन/न्याया/प्र.क्र.112/408, दि.27/05/2024.

2) या कार्यालयाचे पत्र क्र.कक्ष-3/जमीन/न्याया/प्र.क्र.112/458, दि.04/06/2024.

3) या कार्यालयाचे पत्र क्र.कक्ष-3/जमीन/न्याया/प्र.क्र.112/695, दि.16/07/2024.

विषयांकित प्रकरणी मा.राष्ट्रीय हरीत लवाद न्यायाधिकरण, पश्चिम क्षेत्र, खंडपीठ पुणे यांचेसमोर दि.10/05/2024 रोजी सुनावणी झालेली असून त्याबाबतचे मा.न्यायाधिकरणाकडून आदेश निर्गमित झालेले आहेत.

सदर प्रकरणी संयुक्त समिती स्थापन करण्याचे अनुषंगाने संदर्भिय पत्र क्र.1 अन्वये आपणास कळविण्यात आलेले होते. त्यानुसार आपलेकडील पत्र क्रमांक 164 दिनांक 29.5.2024 अन्वये प्रधान सचिव, जलसंपदा विभाग, मंत्रालय, मुंबई यांना संयुक्त समिती स्थापन करणेकरीता त्यांचेकडील वरिष्ठ अधिकारी यांची सदस्य म्हणून नियुक्ती केले बाबत कळविले होते. तसेच पत्र क्रमांक 252 दिनांक 29.5.2024 अन्वये महानगरपालिका आयुक्त, बृहन्मुंबई महानगरपालिका मुंबई यांना त्यांचे अधिनस्त असलेले अतिरिक्त आयुक्त किंवा उपायुक्त दर्जाचे अधिकारी यांची सदस्य म्हणून नियुक्ती केले बाबत कळविले होते.

सदर प्रकरणी दिनांक 10.06.2024 रोजी सायंकाळी 4.15 वाजता निम्नस्वाक्षरीकर्ते यांचे अध्यक्षतेखाली मंत्रालयीन अधिकारी व बृहन्मुंबई महानगरपालिका यांची प्राथमिक स्वरूपातील बैठक आयोजित करण्यात आलेली होती. सदर बैठकीस खालीलप्रमाणे अधिकारी उपस्थित होते.

अ.क्र.	अधिका-याचे नांव व पदनाम	
१	डॉ.व्ही.क्लेमेंट बेन, भावसे अपर प्रधान मुख्य वनसंरक्षक, वन्यजीव पश्चिम प्रदेश मुंबई	केंद्रस्थ अधिकारी
२	श्रीमती सोनल गायकवाड, अवर सचिव, जलसंपदा विभाग	सदस्य (व्हि.सी.द्वारे)
३	श्रीमती भाग्यश्री कापसे, उपायुक्त, बृहन्मुंबई महानगरपालिका	सदस्य
४	जी.मल्लिकार्जुन, भा.व.से. मुख्य वनसंरक्षक व संचालक, संजय गांधी राष्ट्रीय उद्यान, बोरीवली	सदस्य सचिव

...2...

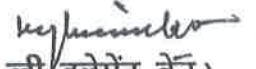
सदर बैठकीत सादरीकरणानंतर प्रकरणाशी संबंधीत चर्चा करण्यात आली. बृहन्मुंबई महानगरपालिके कडील श्रीमती भाग्यश्री कापसे यांची नियुक्ती केली असलेबाबत पत्र देण्याचे ठरले.

शासनाकडील पत्र क्र. संकीर्ण 2024/प्र.क्र.(210/2024)सिव्य (मं.) दि.13/06/2024 अन्वये सदर प्रकरणी संयुक्त समितीमध्ये सदस्य म्हणून खालील अधिकाऱ्याची जलसंपदा विभागामार्फत नोडल अधिकारी म्हणून नेमणूक करण्यात आली आहे.

अ.क्र.	नोडल अधिकाऱ्याचे नाव	पदनाम	मोबाईल नंबर	कार्यालयाचा पत्ता
1	श्री. नरेंद्र महाजन	कार्यकारी अभियंता, ठाणे लघुपाटबंधारे विभाग कळवा, ठाणे	9422944421	ठाणे लघुपाटबंधारे विभाग कळवा, ठाणे दूरध्वनी क्र. 022-25300664 /25349743 ई-मेल tmidkalwa@gmail.com.

त्यामुळे सदर प्रकरणी सुधारीत समिती खालीलप्रमाणे गठीत करण्यात येत आहे.

अ.क्र.	अधिकाऱ्याचे नांव व पदनाम	
१	डॉ.व्ही.क्लेमेंट बेन, भावसे अपर प्रधान मुख्य वनसंरक्षक, वन्यजीव पश्चिम प्रदेश मुंबई	केंद्रस्थ अधिकारी
२	श्री. नरेंद्र महाजन, कार्यकारी अभियंता, ठाणे लघुपाटबंधारे विभाग कळवा, ठाणे	सदस्य
३	श्रीमती भाग्यश्री कापसे, उपायुक्त, बृहन्मुंबई महानगरपालिका	सदस्य
४	जी.मल्लिकार्जुन, भा.व.से. मुख्य वनसंरक्षक व संचालक, संजय गांधी राष्ट्रीय उद्यान, बोरीवली	सदस्य सचिव


 (डॉ. व्ही. क्लेमेंट बेन)
 अपर प्रधान मुख्य वनसंरक्षक
 वन्यजीव पश्चिम प्रदेश
 मुंबई

प्रति,

मुख्य वनसंरक्षक व संचालक,
संजय गांधी राष्ट्रीय उद्यान, बोरीवली.

प्रतिलिपी :- प्रधान सचिव (वने) महसूल व वनविभाग, मंत्रालय, मुंबई यांना माहितीसाठी सविनय सादर.

प्रतिलिपी :- प्रधान मुख्य वनसंरक्षक (वन्यजीव) महाराष्ट्र राज्य, नागपूर यांना माहितीसाठी सविनय सादर.

Maharashtra Regional and Town Planning Act, 1966.
Sanctioned modification to Revised Development
Plan of Gr. Mumbai (P/N Ward) under Section
37(1AA)(c) of the Act..

GOVERNMENT OF MAHARASHTRA

Urban Development Department,
Mantralaya, Mumbai 400 032.
Dated 5th April, 2016.

NOTIFICATION

No. TPB 4313/CR-191/2013/UD-11:

Whereas the Development Plan of "P/N" Ward of Greater Mumbai (hereinafter referred to as "the said plan") has been sanctioned by the Government under section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") vide Urban Development Department's Notification No. TPB 4392/6176/UD-11 (RDP) dated 25/4/1993 and the same came into force with effect from 29/4/1993.

And whereas, the land admeasuring about 80934 sq.mt. bearing S. No. 239/1(pt), CTS No. 827A/4A/2 of village Malad (East) (hereinafter referred to as "the said land") is included in No Development Zone as per the said plan ;

And whereas, M/s. D.B. Realty Pvt. Ltd. CA of Shri Tarashankar Choubey has represented to Police Commissioner, Mumbai that it is willing to develop the said land partly for Police Housing purpose and partly for free sale purpose. The lands in the vicinity of the said land are generally developed. The Govt. has considered the acute shortage of Police Housing & after due consideration of all facts and considering the development in the vicinity of the said lands is of the opinion that the said land has development potential as proposed by the developer;

And whereas, the State Government in Home Department has examined the proposal submitted by the developer through the Police Commissioner and have stipulated some conditions;

And whereas, after considering the above facts and circumstances, the Government found it expedient to urgently include the said land in Residential Zone from No Development Zone and to be reserved for Police Housing subject to certain conditions:

And whereas, the Government in exercise of the powers conferred under sub-section (1AA) of Section 37, had issued Notice No. CMS/TPB 4308/405/CR-259/2009/UD-11 dated 2nd September 2009 for inviting suggestions/objections from general public with regard to include the said land in Residential Zone from No Development Zone and a to reserve it for Police Housing



(hereinafter referred to as "the proposed modification) and appointed the Deputy Director of Town Planning, Greater Mumbai as the officer (hereinafter referred to as "the said Officer") to submit a report on the suggestions/objections received in respect of the proposed modification to the Govt. after giving hearing to the concerned persons and the Municipal Corporation of Greater Mumbai;

And whereas, the Notice No. CMS/TPB 4308/405/CR-259/2009/UD-11 dated 2nd September 2009 was published in Maharashtra Government Gazette dated 10-16th September 2009 and the said Officer has submitted his Report vide letter No. 1958 dt. 7th November 2009 through the Director of Town Planning, Maharashtra State, after completing the legal formalities stipulated under Section 37(1AA) of the said Act;

And whereas, after considering the Report of the said Officer, the suggestions/objections received from the general public and after consulting the Director of Town Planning, Maharashtra State, the Government is of the opinion that the proposed modification is required to be sanctioned with some changes ;

Now therefore, in exercise of the powers conferred upon it under section 37(1AA)(c) of the said Act, the Government hereby :-

(A) Sanctions the said modification proposal as follows :--

* The land bearing S.No. 239/1(pt), CTS No. 827A/4A/2 of village Malad (E) admeasuring 80934 sq.mt. is deleted from No Development Zone and included in Residential Zone and reserved for reservation of "Police Housing" along with 18.00 mtr. wide road on the following conditions:

- (i) A buffer zone of 10 mt. shall be reserved between the said land and adjoining forest land.
- (ii) The Appropriate Authority for the development of said land shall be the State Government in Home Department.
- (iii) The above said reservation shall be developed by Appropriate Authority according to the provisions of Regulation 33(3)(B) of Development Control regulations for Greater Mumbai.
- (iv) The Developer shall develop 18 mt. wide road at his own cost. The maximum gradient of road shall be allowed upto 8%.
- (v) In any case the regulations in respect of Police Housing component shall be strictly followed to avoid misuse of the said component and the work of this component will be started at earliest.
- (vi) The above development is subject to draft Notification dt.22.1.2016 and rules/regulations imposed by Ministry of Environment, Forest & Climate for Eco-Sensitive Zone. from time to time

(B) Fixes the date of publication of this Notification in the Official Gazette, as the date on which the said modification shall come into force;



(C) Directs the Municipal Corporation of Greater Mumbai that, in the Schedule of Modifications appended to the Notification sanctioning the said Development Plan, after the last entry a new entry as per (A) above shall be added.

A plan showing the sanctioned modification shall be kept open for the inspection by the general public during the office hours on all working days at following places :-

- (1) Office of the Deputy-Director of Town Planning, Greater Mumbai, having his office at ENSA Hutments, E-Block, Azad Maidan, Mahapalika Marg, Mumbai 400001.
- (2) Office of the Chief Engineer (Development Plan) Municipal Corporation of Greater Mumbai, Mahapalika Marg, Mumbai 400001.

This Notification shall also be available on the Govt. of Maharashtra website : www.maharashtra.gov.in

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



(Kishor D. Girolla)

Under Secretary to Government.

PART PLAN OF P/N WARD OF SANCTIONED DEVELOPMENT PLAN OF MUNICIPAL CORPORATION OF GREATER MUMBAI FOR 1991-2001.



CRIP
MUMBAI

Deleted from No Development Zone and Included in 'Residential Zone and Reserved for Public Housing'

NO DEVELOPMENT ZONE

Proposed K.M.M. with Road



This Plan is to be read with the Urban Development Department's Notification issued U.O. 321 S.A.(P) of M.C. & T.E. Act, 1966 and No. T.P.B. 4323/M.C. 1991 S.O. 11 D-11 DT. 1/1/91



DEPUTY SECRETARY
URBAN DEVELOPMENT DEPT.
MUMBAI

DEPUTY DIRECTOR OF
TOWN PLANNING, G.M. MUMBAI

PREPARED BY: [Signature]
CHECKED BY: [Signature]

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६
बृहन्मुंबई प्रारूप विकास योजना-२०३४ च्या मंजूरीमधून
वगळलेल्या सारभूत स्वरूपाचे फेरबदलांना (ई.पी.) उक्त
अधिनियमाचे कलम ३१(१) अन्वये मंजूरी देणेबाबत.

महाराष्ट्र शासन

नगर विकास विभाग

क्रमांक :- टिपीबी-४३१७/६२९/प्र.क्र.११८(IV)/२०१७/नवि-११

मंत्रालय, मुंबई : ४०० ०३२,

दिनांक :- १२ मे, २०२३.

शासन निर्णय : सोबतची अधिसूचना महाराष्ट्र शासनाच्या असाधारण राजपत्रात प्रसिध्द करण्यात
यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.

(निर्मलकुमार पं. चौधरी)
उप सचिव महाराष्ट्र शासन

प्रत :-

- (१) मा. राज्यपाल यांचे प्रधान सचिव, राजभवन, मुंबई.
- (२) मां. मुख्यमंत्री यांचे अप्पर मुख्य सचिव, मंत्रालय, मुंबई.
- (३) मा. उपमुख्यमंत्री यांचे सचिव, मंत्रालय, मुंबई.
- (४) मा. अध्यक्ष, महाराष्ट्र विधानसभा, महाराष्ट्र विधानमंडळ सचिवालय, मुंबई.
- (५) मा. सभापती, महाराष्ट्र विधानपरिषद, महाराष्ट्र विधानमंडळ सचिवालय, मुंबई.
- (६) मा. विरोधी पक्षनेता, विधानसभा, महाराष्ट्र विधानमंडळ सचिवालय, मुंबई.
- (७) मा. विरोधी पक्षनेता, विधानपरिषद, महाराष्ट्र विधानमंडळ सचिवालय, मुंबई.
- (८) अप्पर मुख्य सचिव (नवि-१), नगर विकास विभाग, मंत्रालय, मुंबई.

प्रति,

- (१) आयुक्त, बृहन्मुंबई महानगरपालिका, मुंबई.
- (२) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
- (३) उपसंचालक, नगर रचना, बृहन्मुंबई, इन्साइटमेट, महापालिका मार्ग, मुंबई- ४००००१.
- (४) व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.

(त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना महाराष्ट्र शासनाचे
साधारण राजपत्रात भाग-१ मध्ये प्रसिध्द करून त्याच्या प्रत्येकी १० प्रती १) नगर विकास
विभाग नवि-११, मंत्रालय, मुंबई २) आयुक्त, बृहन्मुंबई महानगरपालिका, मुंबई ३)
संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे व ४) उपसंचालक, नगर रचना, बृहन्मुंबई
यांना पाठविण्यात याव्यात.)

- (५) कक्ष अधिकारी, कार्यासन नवि-२९, यांना विनंती करण्यात येते की, सोबतची अधिसूचना
विभागाच्या वेबसाईटवर प्रसिध्द करावी.
- (६) निवड नस्ती (नवि-११)

**Maharashtra Regional and
Town Planning Act, 1966**

**Sanction under Section 31(1) to the
certain Excluded Part (E.P.) of
Development Plan-2034, for Greater
Mumbai.**

GOVERNMENT OF MAHARASHTRA

Urban Development Department

Mantralaya, Mumbai 400 032.

Date :- 12th May, 2023

NOTIFICATION

No. TPB-4317/629//CR-118(IV)/2017/UD-11

Whereas, the Municipal Corporation of Greater Mumbai is the Planning Authority for jurisdiction of Greater Mumbai (hereinafter referred to as "the said Corporation") as per the provisions of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act").

And whereas, in accordance with Sub-Section (1) of Section 31 of the said Act, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the State Government has accorded sanction to the Draft Development Plan (Part)-2034 of Greater Mumbai in K/E, S.G/S Ward vide Notification No. TPB- 4317/629/CR-118/2017/UD-11, dated 9th November 2017 and Notification No. TPB- 4317/778/CR-267/2017/UD-11, dated 7th February, 2018:

And whereas, in accordance with provisions of sub Section (1) of Section 31 of the said Act, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the State Government has accorded sanction to the remaining part of the Draft Development Plan-2034 alongwith Development Control and Promotion Regulations-2034 of Greater Mumbai with modification shown in SCHEDULE-A appended to the Notification No. TPB-4317/629/CR-118/2017/DP/UD-11, Dt. 08/05/2018 excluding the substantial Modification as shown in SCHEDULE-B appended thereto read with corrigendum and Addendum of even number dated 22/06/2018 and dated 29/06/2018 to the said Notification:

And whereas, the Government of Maharashtra has sanctioned a part of the said Draft Development Plan, while excluding substantial modifications which were published as Excluded Part (EP) for inviting objections and / or suggestions from the general public vide Notice No. TPB-4317/629/CR-118/2017/EP/UD-11, Dt. 08/05/2018 read with corrigendum of even number dated 22/06/2018 and dated 29/06/2018 to the said Notice. And whereas the said Notice dated 08/05/2018 was published in the Maharashtra Government Gazette, Konkan Division Supplement dated 17-23 May, 2018 and corrigendum of even number dated 22/06/2018 and dated 29/06/2018 were published in the Maharashtra Government Gazette, Konkan Division Supplement dated 30th June, 2018:

And whereas, the Deputy Director of Town Planning, Greater Mumbai is appointed as an "Officer" to give hearings and submit his report to the Government on the objections/suggestions received by him, as per the said Notice;



And whereas, the said Officer after giving hearing in respect of the objections and / or suggestions received from the general public, on the said Excluded Part and has submitted his report to the Government vide his letters dated 4/12/2018, dated 25/07/2019 for Certain EP required to be sanctioned at the earliest and vide his letter dated 30/07/2019 submitted his report in respect of remaining Excluded Part. And whereas, the Director of Town Planning, Maharashtra State, Pune vide his letter dated 6/12/2018, dated 01/08/2019, dated 9/07/2020, dated 27/10/2020, dated 29/01/2021, dated 3/03/2021, dated 6/04/2021, dated 17/05/2021, dated 28/05/2021, dated 28/06/2021, dated 25/11/2021, dated 14/02/2022 and 31/03/2022 has also submitted his report on Certain EP;

And whereas, the State Government is of the opinion that, the Excluded part shown in SCHEDULE appended hereto needs to be sanctioned.

Now therefore, in exercise of the powers conferred by sub-section (1) of Section 31 of the said Act and all other powers enabling it in that behalf, the Government of Maharashtra, after consulting the Director of Town Planning, Maharashtra State, Pune hereby:-

- (1) (a) Sanctions certain EPs of the said Development Plan-2034 for Greater Mumbai, as more precisely specified in Schedule appended hereto.
- (b) Fixes the date after one month of the publication of this Notification in the Maharashtra Government Gazette to be the date on which the said Excluded Parts as described in the Schedule shall come into force.
- (2) Copy of the Plan showing the aforesaid Excluded Part as sanctioned by the State Government shall be kept open for inspection by the general public, during working hours for a period of one year in the office of the Chief Engineer (Development Plan), Municipal Corporation of Greater Mumbai on all working days.

This Notification be also made available on the Govt. of Maharashtra website : www.maharashtra.gov.in (Acts / Rules)

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



Amar Patil
(Amar Patil)
Under Secretary to Government.

SCHEDULE

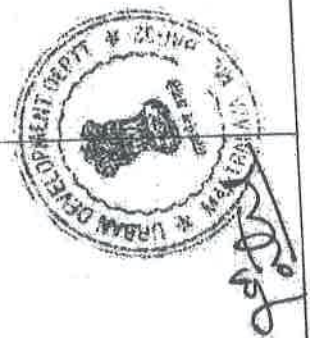
(Appended to Government in Urban Development Department's Notification No. TPB-4317/629/CR-118(IY)/2017/UD11, Dated - 12th May, 2023)

Schedule of Substantial Modifications Sanctioned by the Government under Section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 in respect of Development Plan-2034 for Greater Mumbai.

Sr. No.	Excluded Part No. (EP).	Modification No.	RDDP Sheet No.	Proposal of Draft GR, Mumbai published under section 26 of the MR & TP Act, 1966	Proposal of Draft D.P. of GR, Mumbai submitted under section 30 of the MR & TP Act, 1966.	Substantial Modification Published by Government Under Section 31 of M.R.&T.P Act, 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.&T.P Act, 1966.
1.	EP-PS68 (Part)	MPS89	WS 32-37	NA and Coastal Road	6	7	8
				Said plot is kept under Natural area and the proposed 25 mtr wide DP road along the CTS on West/East/North and South side is deleted	Modification u/s 30 is proposed to be sanctioned with following changes: 1) New reservation of National law university of Maharashtra is to be proposed along with CRZ area as shown on plan 2) New reservation of Metro corridor (RT3,1) is to be proposed as shown on plan	In respect of Sr.No.1:- Sanctioned as proposed in respect of Reservation of "National Law University of Maharashtra" as follows:- (i) Land up to High Tide Line (HTL) from plot boundary is shown as Natural Area. (ii) Out of remaining land (Approx. 225 Acre) land measuring Approx. 70 Acre is reserved for "National Law University of Maharashtra" with clarity that area under said reservation is shown in "R" Zone. (iii) Proposed 18.0 mt D.P. road is corrected as 32.0 mt. D.P. road in such a way as widening on the both side of proposed road.	



Sr. No.	Excluded Part No. (EP).	Modification No.	RDDP Sheet No.	Proposal of Draft D.P. of GR. Mumbai published under section 26 of the MR & TP Act, 1966	Proposal of Draft D.P. of GR. Mumbai submitted under section 30 of the MR & TP Act, 1966.	Substantial Modification Published by Government Under Section 31 of M.R.&T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.&T.P Act. 1966.
1	2	3	4	5	6	7	8
2.	EP: PN89 (Part)	MPN 108	WS 39, NDZ 40, 44, 45		The NDZ on CTS No 827A/4B, 827A/4A/1, 827A/4A/2 of village Malad East marked as PN-II shown as SDZ-II.	Modification w/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is changed to SDZ.	<p>1) EP-PN89(Part):- (Considering modification sanctioned u/s 37(1AA)(c) of the MRTP Act vide Government Notification No. 4313/CR191/2013/JD-11, Dt. 5/04/2016.)</p> <p>Sanctioned as follows:-</p> <p>(i) Land bearing CTS village No.827A/4A/2, Malad(E) is shown in Residential Zone with reservation of "Police Housing" as shown on plan. Government in Home Department shall be appropriate authority for said reservation of "Police Housing".</p> <p>Development of above reserved land shall be allowed as per provisions of</p>
							<p>Area under reservation of "National Law University of Maharashtra" and Alignment of 32.0 mt D.P. Road shall be as shown in plan.</p> <p>Balance EP will be decided separately.</p>



Sr. No.	Excluded Part No. (EP).	Modification No.	RDDP Sheet No.	Proposal of Draft GR. Mumbai published under section 26 of the MR & TP Act, 1966	Proposal of Draft D.P. of GR. Mumbai submitted under section 30 of the MR & TP Act, 1966.	Substantial Modification Published by Government Under Section 31 of M.R.&T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.&T.P Act. 1966.
1	2	3	4	5	6	7	8
<p>sanctioned D.P. and DCPR-2034.</p> <p>Condition :- There shall be no changes in tenement to be handed over to Police Department. (i.e. No reduction in Built-up area of Police Housing component as per Government Notification dt. 5/04/2016)</p> <p>ii) 18.30 mt. wide D.P. Road bearing CTS No. 827A/4A/1(part) Village- Malad (E) is shown in Residential Zone.</p> <p>2) EP-PN89 (part) :- Balance EP part will be decided separately.</p>							



(Signature)

(Amar Patil)

Under Secretary to Government.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६
बृहन्मुंबई प्रारूप विकास योजना-२०३४ च्या मंजूरीमधून
वगळलेल्या सारभूत स्वरूपाचे फेरबदलांना (ई.पी.) उक्त
अधिनियमाचे कलम ३१(१) अन्वये मंजूरी देणेबाबत.

महाराष्ट्र शासन
नगर विकास विभाग
मंत्रालय, मुंबई : ४००-०३२,
दिनांक :- १२ मे, २०१३.

अधिसूचना

क्रमांक :- टिपीबी-४३१७/६२९/प्र.क्र.११८(IV)/२०१७/नवि-११

ज्याअर्थी, महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ (यापुढे याचा उल्लेख "उक्त अधिनियम" असा करणेत आलेला आहे) च्या तरतुदीनुसार बृहन्मुंबई महानगरपालिकेच्या अधिकार क्षेत्राकरिता बृहन्मुंबई महानगरपालिका (यापुढे याचा उल्लेख "उक्त महानगरपालिका" असा करणेत आलेला आहे) हे नियोजन प्राधिकरण आहे:

आणि ज्याअर्थी उक्त अधिनियमाचे कलम ३१ चे पोट-कलम (१) अन्वये योग्य ती चौकशी करून तसेच संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचेशी बृहन्मुंबई प्रारूप विकास योजने संदर्भात सल्लामसलत करून के/पूर्व,एस व जी/दक्षिण प्रभागाच्या भागशः प्रस्तावाच्या संदर्भात अधिसूचना क्र. टी.पी.बी/४३१७/प्र.क्र.११८/२०१७/नवि-११ दिनांक ०९.११.२०१७ आणि अधिसूचना क्र.टीपीबी/४१७/७७८/प्र.क्र.२६७/२०१७/नवि-११ दिनांक ०७.०२.२०१८ अन्वये शासनाने मंजूरी दिली आहे.

आणि ज्याअर्थी, उक्त अधिनियमाचे कलम ३१ चे पोट-कलम (१) अन्वये योग्य ती चौकशी करून तसेच संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत करून शासनाने मुंबई महानगरपालिका क्षेत्राच्या प्रारूप विकास योजना सह विकास नियंत्रण व प्रोत्साहन नियमावली - २०३४ ला शासन अधिसूचना क्र.टीपीबी-४३१७/६२९/ प्र.क्र.११८/२०१७/विनि/नवि-११, दिनांक ०८/०५/२०१८ सह समक्रमांकाचे दि. २२/०६/२०१८ व दि. २९/०६/२०१८ रोजीचे समक्रमांकाचे शुध्दीपत्रक व पुरकपत्रक अन्वये सदर अधिसूचनेसोबतचे परिशिष्ट-ब मध्ये नमूद केलेले मंजूरीतून वगळलेले सारभूत स्वरूपाचे फेरबदल (ई.पी.) वगळून अधिसूचनेसोबतचे परिशिष्ट-अ मध्ये दर्शविलेल्या सुधारणेसह मंजूरी दिली आहे.

आणि ज्याअर्थी, शासनाने प्रारूप विकास योजना-२०३४ ला भागशः मंजूरी देताना मंजूरीतून वगळलेले सारभूत स्वरूपाचे फेरबदल ई.पी. संबंधाने सर्वसाधारण जनतेकडून हरकती आणि/ वा सूचना मागविण्यासाठी सूचना क्र.टिपीबी-४३१७/६२९/प्र.क्र.११८/२०१७/(ई.पी.)/नवि-११, दि.८/०५/२०१८ सह शुध्दीपत्रक दि. २२/६/२०१८ व दि. २९/०६/२०१८ द्वारे प्रसिध्द करण्यात आली आहे. आणि ज्याअर्थी सदरहू सूचना दि. ८/०५/२०१८ रोजी महाराष्ट्र शासनाने राजपत्र कोकण विभाग पुरवणीमध्ये दि. १७-२३ मे, २०१८ आणि सम क्रमांकाचे शुध्दीपत्रक दि. २२/०६/२०१८ व दि. २९/०६/२०१८ ही शासनाने राजपत्र कोकण विभाग पुरवणीमध्ये दि. ३० जून, २०१८ रोजी प्रसिध्द करण्यात आली आहे;

आणि ज्याअर्थी उप संचालक, नगररचना, बृहन्मुंबई यांना उक्त सूचनेनुसार प्राप्त होणा-या हरकती / सूचनांना सुनावणी देवून अहवाल सादर करणेसाठी अधिकारी म्हणून नियुक्त केले आहे;

आणि ज्याअर्थी, उक्त अधिकारी यांनी विकास योजना -२०३४ मधील मंजूरीतून वगळलेल्या सारभूत स्वरूपाचे फेरबदल ई.पी. संबंधी जनतेकडून प्राप्त हरकती आणि / वा सूचनादारांना सुनावणी देऊन लवकरात लवकर मंजूर होणे आवश्यक असलेल्या ई.पी. संदर्भात त्यांचेकडील दि. ४/१२/२०१८, दि. २५/०७/२०१९ रोजीचे पत्राद्वारे नगररचना संचालनालयामार्फत अहवाल सादर केला आहे. आणि त्यांचेकडील दि. ३०.०७.२०१९ रोजीच्या पत्राद्वारे उर्वरित ई.पी. संबंधी अहवाल सादर केला आहे. आणि ज्या अर्थी, संचालक, नगर रचना, महाराष्ट्र राज्य पुणे यांनी त्यांचेकडील दि. ६/१२/२०१८, दि. ०२/०८/२०१९, दि. ०९.०७.२०२०, दि. २७.१०.२०२०, दि. २९/०१/२०२१, दि. ३/०३/२०२१, दि. ६/०४/२०२१, दि. १७/०५/२०२१, दि. २८/०५/२०२१, दि. २८/०६/२०२१, दि. २५/११/२०२१, दि. १४/०२/२०२१ आणि दि. ३१/०३/२०२२ रोजीचे पत्राद्वारे ई.पी. बाबत नगर रचना संचालनालयाचे अभिप्राय सादर केले आहेत;

आणि ज्याअर्थी, सोबतचे परिशिष्टामध्ये नमूद ई.पी. संदर्भात मंजूरी देणे गरजेचे आहे, असे शासनाचे मत झाले आहे.

आता त्याअर्थी, उक्त अधिनियमाचे कलम ३१ चे पोट-कलम (१) अन्वये प्राप्त अधिकारात आणि त्या अनुषंगाने असलेल्या इतर अधिकारांचा वापर करून तसेच संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत करून शासन याद्वारे :-

- १) अ) उक्त विकास योजना-२०३४ मधील सोबतचे परिशिष्टामध्ये विशेषत्वाचे नमूद केलेल्या सारभूत स्वरूपाच्या बदलांना (ई.पी.) मान्यता देण्यात येत आहे.
ब) उक्त परिशिष्टानुसार मंजूरी दिलेले सारभूत स्वरूपाचे बदल (ई.पी.) सदरहु अधिसूचना महाराष्ट्र शासनाचे राजपत्रात प्रसिध्द झाल्याच्या दिनांकापासून ३० दिवसानंतर अंमलात येतील.
- २) बृहन्मुंबई विकास योजना-२०३४ मधील शासनाने मंजूर केलेले सारभूत स्वरूपाचे बदल (ई.पी.) मंजूरीच्या नकाशाची प्रत सर्वसाधारण जनतेच्या निरीक्षणासाठी प्रमुख अभियंता (विकास नियोजन), बृहन्मुंबई महानगरपालिका, महापालिका मार्ग, फोर्ट, मुंबई-४००००९ यांचे कार्यालयात सर्व कामकाजाच्या दिवशी एक वर्षाच्या कालावधी करीता कार्यालयीन वेळेत उपलब्ध राहिल.

सदर अधिसूचना महाराष्ट्र शासनाच्या www.maharashtra.gov.in (कायदे व नियम) या वेबसाईटवर देखील उपलब्ध करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.



Patil

(अमर पाटील)

अवर सचिव महाराष्ट्र शासन

परिशिष्ट

नगर विकास विभागाकडील अधिसूचना क्रमांक :- टिपीबी-४३१७/६२९/प्र.क्र.११८(IV)/२०१७/नवि-११, दिनांक १२ मे, २०१३ सोबतचे परिशिष्ट.

बृहन्मुंबई विकास योजना-२०३४ च्या मंजूरीमधून वगळलेल्या सारभूत फेरबदलास (ई.पी.) महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम ३१(१) अन्वये मंजूरीचे अधिसूचनेसोबतचे परिशिष्ट.

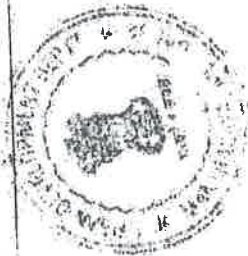
Sr. No.	Excluded Part No. (EP)	Modification No.	RDDP Sheet No.	Proposal of Draft GR, Mumbai published under section 26 of the MR & TP Act, 1966	Proposal of Draft D.P. of GR, Mumbai submitted under section 30 of the MR & TP Act, 1966.	Substantial Modification Published by Government Under Section 31 of M.R.&T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.&T.P Act. 1966.
1	EP-PS68 (Part)	3	4	5	6	7	8
1.	EP-PS68 (Part)	MPS89	WS 32, 37	NA and Coastal Road	Said plot is kept under Natural area and the proposed 25 mtr wide DP road along the CTS on West/East/North and South side is deleted	Modification w/s 30 is proposed to be sanctioned with following changes 1) New reservation of National law university of Maharashtra is to be proposed along with CRZ area as shown on plan 2) New reservation of Metro car shed (RT3.1) is to be proposed as shown on plan	EP-PS68(Part):- In respect of Sr.No.1:- Sanctioned as proposed in respect of Reservation of "National Law University of Maharashtra" as follows:- (i) Land up to High Tide Line (HTC) from plot boundary is shown as Natural Area. (ii) Out of remaining land (Approx. 22.5 Acre), 70 Acre admeasuring Approx. 70 Acre is reserved for "National Law University of Maharashtra" with clarity that area under said reservation is shown in 'R' Zone. (iii) Proposed 18.0 mt D.P. road is corrected as 32.0 mt. D.P. road in such a way as widening on the both side of proposed road.



Sr. No.	Excluded Part No. (EP)	Modification No.	RDDP Sheet No.	Proposal of Draft GR, Mumbai published under section 26 of the MR & TP Act, 1966	Proposed Modification Under Government Section 31 of M.R. & T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R. & T.P Act. 1966.
1	2	3	4	5	6	8
2.	EP-PN89 (Part)	MPN 108	WS 39, 40, 44, 45	NDZ	The NDZ on CTS No. 827A/4B, 827A/4A, 827A/4A/1, 827A/4A/2 of village Malad East marked as PN-11 shown as SDZ-II.	<p>Area under reservation of "National Law University of Maharashtra" and Alignment of 32.0 mt D.P. Road shall be as shown in plan.</p> <p>Balance EP will be decided separately.</p>
<p>1) EP-PN89(Part):- (Considering modification sanctioned u/s 37(1A)(c) of the MRT P Act vide Government Notification No. 4313/CR191/2013/UD-11, Dt. 5/04/2016)</p> <p>Sanctioned as follows:-</p> <p>(i) Land bearing CTS No.827A/4A/2, Malad(E) is shown in Residential Zone with reservation of "Police Housing" as shown on plan. Government in Home Department shall be appropriate authority for said reservation of "Police Housing".</p> <p>Development of above reserved land shall be allowed as per provisions of</p>						



Sr. No.	Excluded Part No. (EP).	Modification No.	RDDP Sheet No.	Proposal of Draft GR. Mumbai published under section 26 of the MR & TP Act, 1966	Proposal of Draft D.P. of GR. Mumbai submitted under section 30 of the MR & TP Act, 1966.	Substantial Modification Published by Government Under Section 31 of M.R.&T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.&T.P Act. 1966.
1	2	3	4	5	6	7	8
							<p>sanctioned D.P. and DCPR-2034.</p> <p>Condition :- There shall be no changes in tenement to be handed over to Police Department. (i.e. No reduction in Built-up area of Police Housing component as per Government Notification dt. 5/04/2016)</p> <p>ii) 18.30 mt. wide D.P. Road bearing CTS No. 827/A/4A/1(part) Village- Malad (E) is shown in Residential Zone.</p> <p>2) EP-PN89 (part) :- Balance EP part will be decided separately.</p>



(Signature)
(अमर पाटील)

अवर सचिव महाराष्ट्र शासन



MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E./DP34202404111528913 D.P. Rev. dt. Refer Inward Number: P/N/2024/111528933 Payment Dated 17/04/2024

Office of the Chief Engineer (Development Plan)
Municipal Head Office, 5th Floor,
Annex Building, Fort,
Mumbai - 400 001

DP 2034 Remarks

To,


Mr./Mrs. SUBHASH P KHER
Construction House 'B', 2nd Floor, Opp. Khar Telephone Exchange, 623, Linking Road, Khar

Sub: Development Plan 2034 remarks in respect to Land Bearing C.T.S. No(s) 827A/4A/1 of MALAD-E Village situated in P/N Ward, Mumbai.

Ref : Application u/no. P/N/2024/111528933 Payment Challan No. DP34202404111528913 Dated 17/04/2024 certifying payment of charges made under Receipt no. 6200613992 Dated 17/04/2024

Gentleman/Madam,

With reference to above, Development Plan 2034 remarks sanctioned by GoM in respect of subject land boundaries, shown in blue color boundary on the accompanied plan, are as follows.

Description	Nomenclature	Remarks	
CTS No.	827A/4A/1		
Village	MALAD-E		
Development Plan 2034 referred to Ward	P/N		
Zone [as shown on plan]	No Development Zone (NDZ) and Residential (R)		
Zone [Sanctioned Modification]	 EP NO: EP-PN89 EP NO: EP-PN89 EP NO: EP-PN89 EP NO: EP-PN89 EP NO: EP-PN89	SM NO: SM-PN23	Affected Area - 827A/4A/1 :130477.372 sqm Affected Area - 827A/4A/1 :95600.914 sqm Affected Area - 827A/4A/1 :7463.839 sqm Affected Area - 827A/4A/1 :606579.021 sqm Affected Area - 827A/4A/1 :383901.259 sqm Affected Area - 827A/4A/1 :55402.723 sqm
For description of Excluded Portion/Sanctioned Modification, please refer to the published plan on BMC portal.			
Land abutting to Zonal boundary	Residential (R) Natural Areas (NA)		
Sanctioned Roads affecting the Land [as shown on plan]	Existing Road	Present	
	Proposed Road	Proposed Road 18.3 m (5 nos)	
	Proposed Road Widening	NIL	
Sanctioned Excluded Portion: EP-PN76 Refused to accord sanction. The proposal under section 26 is reinstated. Sanctioned vide UDD Notification u/no. TPB/4035/1040/ CR-2/06/UD-11 dtd. 24.03.2023 and published in Maharashtra Government Gazette on 31 March 2023.			

EP-PN140

Refused to accord sanction. The proposal as per section 26 is reinstated.

Sanctioned vide UDD Notification u/no. TPB-4321/CR-20/2021/UD-11 dtd. 12.03.2021 and published in Maharashtra Government Gazette on 15.03.2021.

EP-PS84

Sanctioned as proposed with following changes:-Considering boundary of the land allotted by the Government to Flim City.i) at this stage EP-PN17 and EP-PN92 are kept in abeyance.ii) Land admeasuring approx. 33 acres and 35 gunthas given

Sanctioned vide UDD Notification u/no. TPB-4321/CR-20/2021/UD-11 dtd. 12.03.2021 and published in Maharashtra Government Gazette on 15.03.2021.

EP-PN46

Sanctioned as proposed with clarity to show lable of 18.30 m Existing Road? on plan

Sanctioned vide UDD Notification u/no. TPB-4320/CR-135/2020/UD-11 dtd. 12.09.2022 and published in Maharashtra Government Gazette on 07.10.2022.

EP-PN76

Refused to accord sanction. The proposal under section 26 is reinstated.

Sanctioned vide UDD Notification u/no. TPB/4035/1040/ CR-2/06/UD-11 dtd. 24.03.2023 and published in Maharashtra Government Gazette on 31 March 2023.

EP-PN38

Sanctioned as proposed.

Sanctioned vide UDD Notification u/no. TPB-4320/CR-135/2020/UD-11 dtd. 12.09.2022 and published in Maharashtra Government Gazette on 07.10.2022.

EP-PN76

Refused to accord sanction. The proposal under section 26 is reinstated.

Sanctioned vide UDD Notification u/no. TPB/4035/1040/ CR-2/06/UD-11 dtd. 24.03.2023 and published in Maharashtra Government Gazette on 31 March 2023.

EP-PN76

Refused to accord sanction. The proposal under section 26 is reinstated.

Sanctioned vide UDD Notification u/no. TPB/4035/1040/ CR-2/06/UD-11 dtd. 24.03.2023 and published in Maharashtra Government Gazette on 31 March 2023.

EP-PN46

Sanctioned as proposed with clarity to show lable of 18.30 m Existing Road? on plan

Sanctioned vide UDD Notification u/no. TPB-4320/CR-135/2020/UD-11 dtd. 12.09.2022 and published in Maharashtra Government Gazette on 07.10.2022.

EP-PN140

Refused to accord sanction. The proposal as per section 26 is reinstated.

Sanctioned vide UDD Notification u/no. TPB-4321/CR-20/2021/UD-11 dtd. 12.03.2021 and published in Maharashtra Government Gazette on 15.03.2021.

EP-PN140

Refused to accord sanction. The proposal as per section 26 is reinstated.

Sanctioned vide UDD Notification u/no. TPB-4321/CR-20/2021/UD-11 dtd. 12.03.2021 and published in Maharashtra Government Gazette on 15.03.2021.



Reservation affecting the Land [as shown on plan]	NO	
Reservation affecting the Land [Sanctioned Modification]	SM NO: SM-PN23 SM NO: SM-PN23 SM NO: SM-PN23 SM NO: SM-PN23	Affected Area - 827A/4A/1 :5010.347 sqm Affected Area - 827A/4A/1 :4999.170 sqm Affected Area - 827A/4A/1 :10025.841 sqm Affected Area - 827A/4A/1 :4988.085 sqm
For description of Excuded Portion/Sanctioned Modification, please refer to the published plan on BMC portal.		
Reservation abutting the Land [as shown on plan]	RH1.2(Hospital) and RR1.2(Police Staff Quarters)	
Existing amenities affecting the Land [as shown on plan]	NO	
Existing amenities abutting the Land [as shown on plan]	EOS2.6(Recreation Ground) and ESA2.5(Welfare Center)	
Corrections as per provisions of DCPR 2034:	The proposed road widening as stated above has been corrected and shown in red color dotted color lines on the accompanying plan as per approval no. MCP/ 8311 dtd. 26.11.2019	
ROAD ROAD ROAD ROAD ROAD	SM NO: SM-PN23 SM NO: SM-PN23 SM NO: SM-PN10 , EP NO: EP-PN38 SM NO: SM-PN23 EP NO: EP-PN46 EP NO: EP-PN140	Affected Area - 827A/4A/1 :15108.207 sqm Affected Area - 827A/4A/1 :4260.214 sqm Affected Area - 827A/4A/1 :132.087 sqm Affected Area - 827A/4A/1 :5925.206 sqm Affected Area - 827A/4A/1 :11938.723 sqm Affected Area - 827A/4A/1 :774.489 sqm

ROAD	EP NO: EP-PN140	Affected Area - 827A/4A/1 :16350.951 sqm
ROAD	EP NO: EP-PN140	Affected Area - 827A/4A/1 :16633.633 sqm
ROAD	EP NO: EP-PN76	Affected Area - 827A/4A/1 :18514.109 sqm
ROAD	SM NO: SM-PN10 , EP NO: EP-PN38	Affected Area - 827A/4A/1 :132.087 sqm
ROAD	EP NO: EP-PN46	Affected Area - 827A/4A/1 :274.287 sqm

For description of Excluded Portion/Sanctioned Modification, please refer to the published plan on BMC portal.

Whether a listed Heritage building/ site:	Yes / No
Whether situated in a Heritage Precinct:	Yes / No
Whether situated in the buffer zone/Vista of a listed heritage site:	Yes / No
Whether a listed archaeological site (ASI):	Yes / No
Whether situated in the buffer zone/Vista of a listed archaeological site (ASI):	Yes / No

Note:

The remarks are offered based on the records of CS/CTS boundaries/CS/CTS Nos available with this office. However the boundaries shown in the records of City Survey Office shall supersede those shown on the DP Remarks Plan.

Demarcation: The Alignment of the proposed road/R.L. and boundaries of reservations and their area are subject to the actual demarcation on site by E.E.T&C./A.E.(Survey) as case may be.

Remarks are offered only from the zoning point of view without reference to ownership and without carrying out actual site inspection and without verification of the status of the structures if any on the land under reference. Status of the existing road, if any, shall be confirmed from the concerned Ward Office.

The DP Remarks and Plan shall be read with notification no. TPB.4317/629/CR-118/2017/UD-11 dt. 8.11.2017, TPB.4317/778/CR-267/2017/UD-11 dt. 7.2.2018, TPB.4317/629/CR-118/2017/DP/UD-11 dt 8.5.2018 & TPB.4317/629/CR-118/2017/EP/UD-11 dt.8.5.2018 before granting any development permission on the land/s. (For the Sanctioned Modification & Excluded Portion the link for notification is as under:-

Notifications:

BMC Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034

Plans:

EP Sheets:- BMC Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034 (Excluded Part) EP Sheets, 8th May 2018 - For Suggestions / objections by Government
SM Sheets:- BMC Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034(sanctioned part) SM sheets, 8th May 2018

Additional Information

Buffer line of SGNP	The land under reference is affected by/abuts the National Park area and hence specific remarks from the Dy. Conservator of Forest land, Sanjay Gandhi National Park, Borivili should be obtained
SGNP Eco-Sensitive Zone:	
The plot(s) under reference is/are under notified area of Sanjay Gandhi National Park Eco-Sensitive Zone as notified by MoEF & CC vide notification u/no. S.O. 3645 (E) dated 05/12/2016. Hence specific remark from the Competent Authority should be obtained separately before taking up any development on the land.	
Water pipeline Remark:	
Water pipeline near the plot (0.00 meters far) has 450 mm pipe diameter.	
Water supply Tunnel Remark:	
No well/borewell shall be dug on the plot as this plot is affected by Water-supply Tunnel Safety band. Similarly, Excavation/Deep foundation by way of blasting shall not be permitted on the plot prior permission shall be obtained from A.E. (P/N ward) for any work or deepening of existing well/borewell on the plot.	
Sewerline Remark:	
Sewer Manhole near the plot (Node No. 20322201, 0.00 meters far) has invert level 101.21 meters with reference to Town Hall Datum (THD).	
Ground level:	
The plot has minimum 46.00 meters and maximum 408.80 meters ground level with reference to Town Hall Datum (THD)	

RL Remark:

REGULAR LINE REMARKS (Traffic):

As far as Traffic department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot C.T.S. No.(s) 827A/4A/1 of Village MALAD-E in P/N ward of B.M.C. as shown bounded blue on accompanying plan.

REGULAR LINE REMARKS (Survey):

As far as Survey department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot C.T.S. No.(s) 827A/4A/1 of Village MALAD-E in P/N ward of B.M.C. as shown bounded blue on accompanying plan.

DP 2034 Remarks

Natural Water Course:

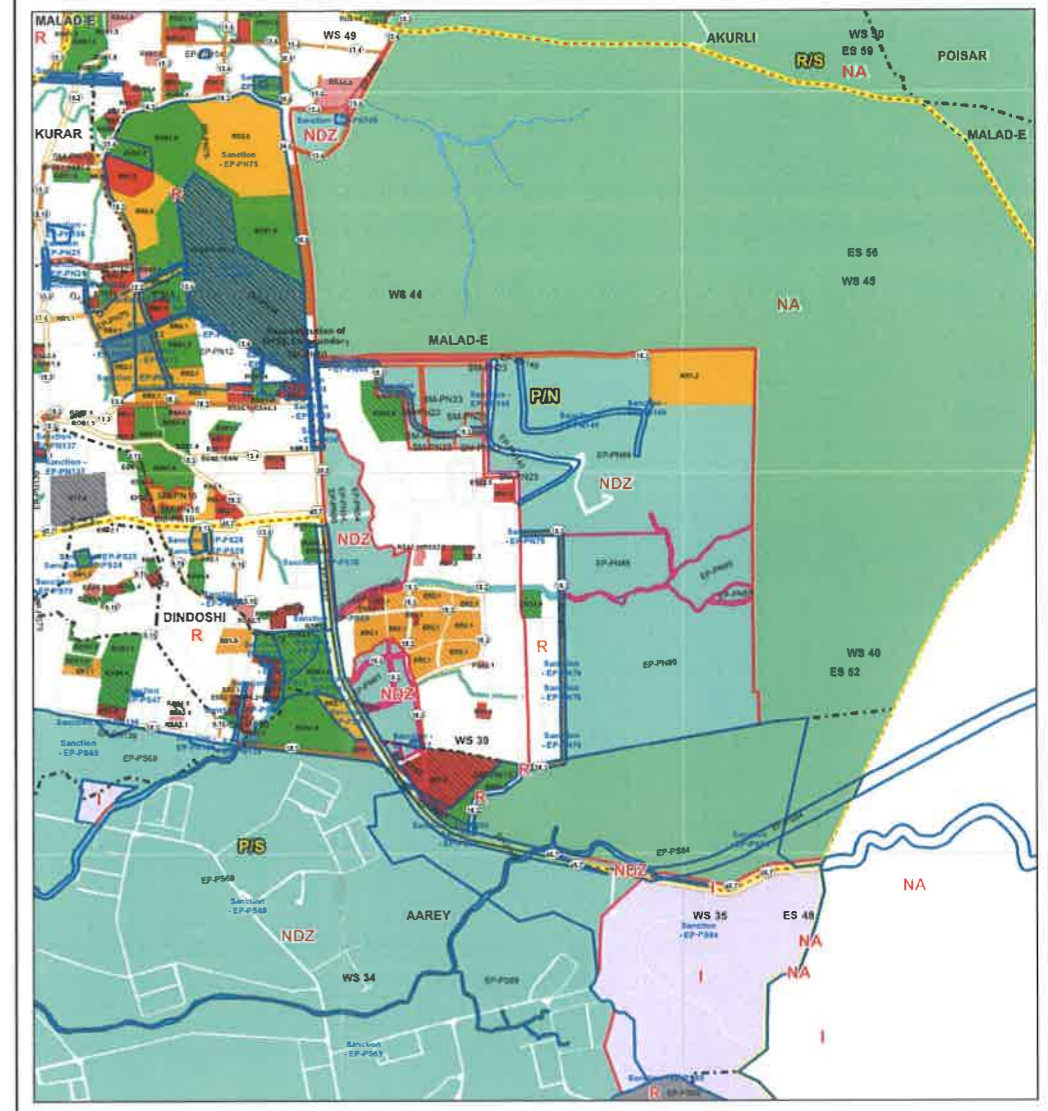
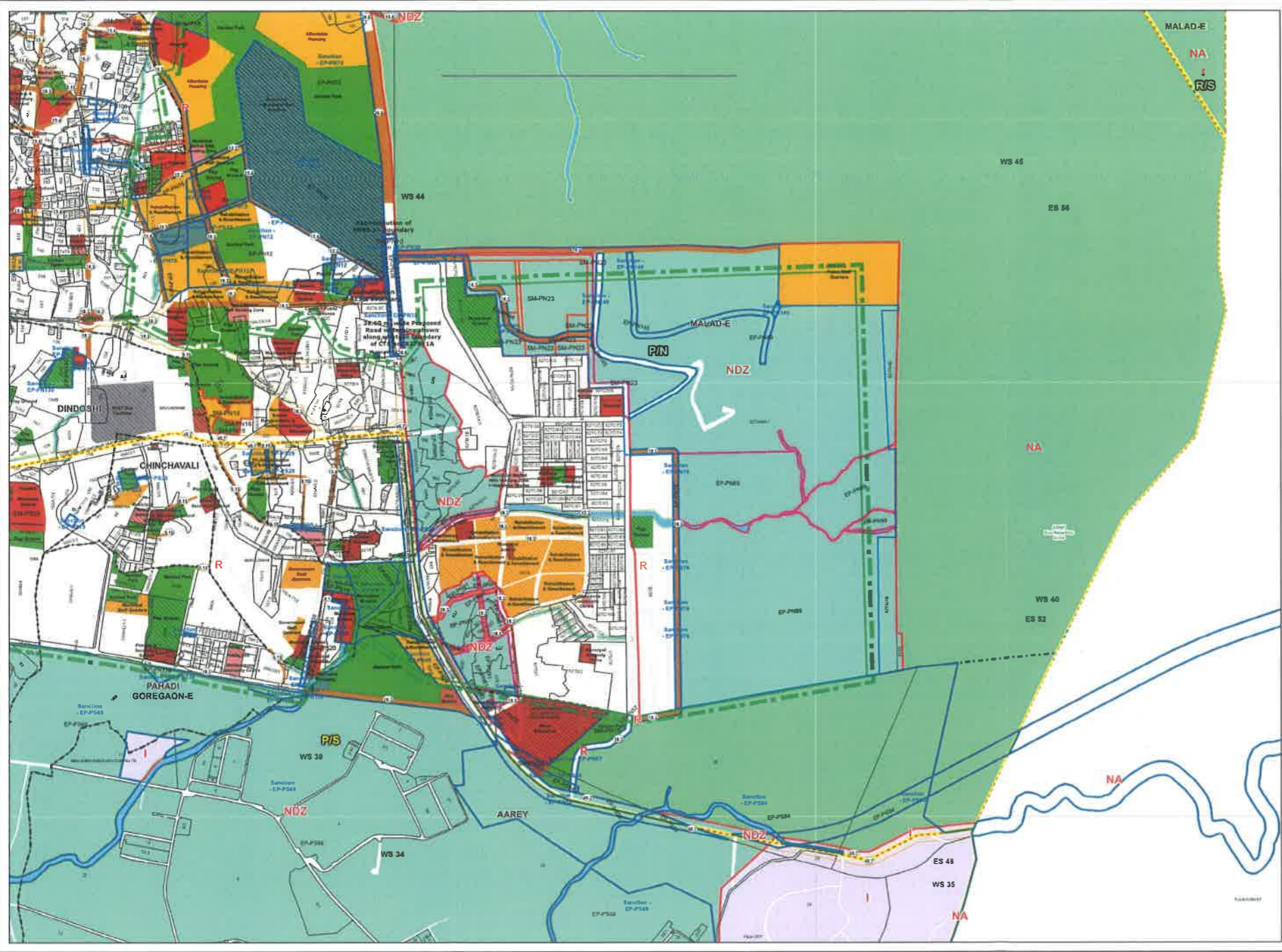
The land under reference is under influence zone of waterbody hence specific remark from the concerned Authority should be obtained separately before taking up any development on the land

Acc: As Plan


Note: The above information is as per the data received from concerned BMC Departments.

Validity of this Report is for One Year starting from the report generation date: 17/04/2024






LOCATION PLAN
Scale 1:10000


BLOCK PLAN
Scale 1:6000
Land Bearing C.T.S.No(s) 827A/4A/1 of MALAD-E Village in P/N Ward

Note;

DP Remarks have been offered only from Zoning point of view without any reference to the existing and status of the structures on the land under reference etc. This plan is to be read with letter under

CHE/DP3420240411528913/DP/WS/P/N

This is an electronically generated document. Hence, No signature required, Assistant Engineer (DP), P/N Ward, Dated: 17/04/2024

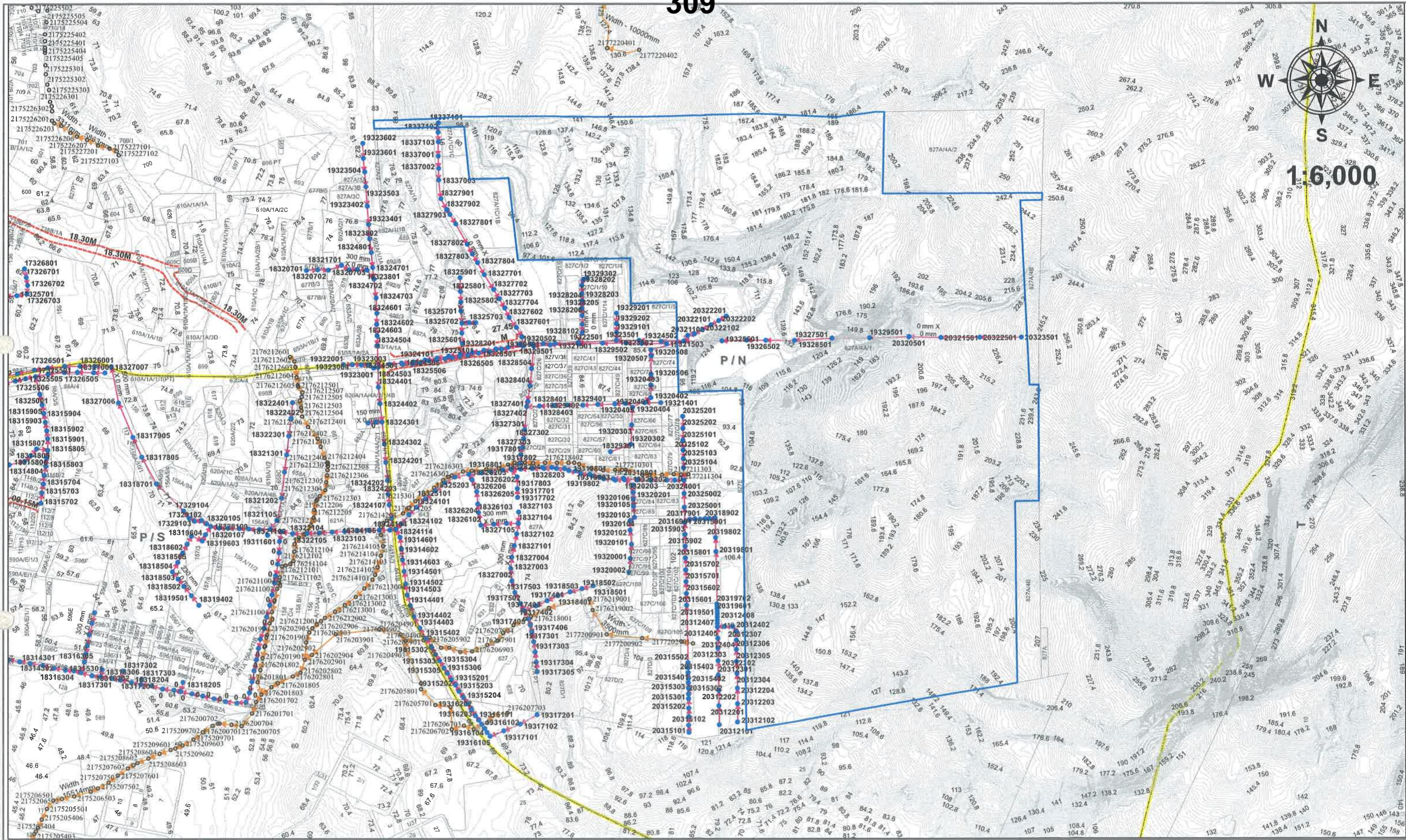


**Brihanmumbai Municipal Corporation
(Development Plan Department)**

Office of the Chief Engineer (Development Plan),
5th Floor, Annexe Building,
Municipal Head Office,
Mahapalika Marg, Fort, MUMBAI - 400 001.



1:6,000



Land Bearing CTS No(s) 827A/4A/1 of MALAD-E Village in P/N Ward

This plan is to be read with additional information given in letter no CHE/DP34202404111528913/DP/WS/P/N

- Legend**
- Sewer Manholes
 - SWD Manholes
 - Traffic RoadLines
 - Survey RoadLines
 - Contours
 - SewerLines
 - Storm Water Drains
 - Ward Boundary

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. TDR/WS/PN-298 of 20/07/2019

Office of the:
Chief Engineer (Development Plan)
Brihanmumbai Mahanagar Palika,
Municipal Head Office,
5th floor, Annex Building,
Fort, Mumbai - 400 001.

ADVANCE POSSESSION RECEIPT

Sub:- Handing over and taking over of the land under 18.30 mtr. wide D. P. Road out of Survey No. 239 / H. No.1 (pt), C.T.S. No. 827A/4A/1(pt) of village Malad (East) in P/North Ward.

Mr. Lalitkumar K. Shah working as Assistant Engineer in the Office of Ch.E.(D.P.) and Mr. Sandeep Raheja, C.A. to Owner Shri. N. N. Wadia, Administrator of Estate of Late E.F.Dinshaw, and Director, M/s.Ferani Hotels Pvt.Ltd. (the Developer) for the said plot of land have respectively taken over and handed over the possession of the above mentioned vacant land on "as is where is basis" subject to following conditions.

The particulars of the land are mentioned below:-

Survey No.	H.No.	C.T.S. No.	Village/ Division	Area in Sq.Mtr. (Approximate)
239	1 (Part)	827A/4A/1(Part)	Malad (East)	23638.38 Sq.Mt. (Twenty Three Thousand Six Hundred Thirty Eight Point Thirty Eight Sq.Mt.)

The final possession receipt shall be issued on compliance of following conditions.

Conditions:-

- 1) Joint Measurement Survey through C.T.S.O. (Malad) as per the demarcation offered by A.E.(S) 'P & R' Ward shall be carried out & area certified by CTSO Malad shall be final.
- 2) TDR/FSI for the land under reference will be dealt further as per the various applicable provisions of DCPR 2034 and its entitlement as per the Zone of the land under said 18.3 mtr. D.P road that will be finally sanctioned by the State Government in future while sanctioning EP-P/N 89 and after verification/ finalization of the title / ownership by the Legal Department of M.C.G.M.

- 3) The possession of the land under reference is taken over as per Hon'ble M.C.'s directions and this office letter u/no.TDR/WS/PN-298 dated 17-07-2019.

On 20th Day of the month of July 2019.

Handed over by



Owner/ Developer:- Sandeep Raheja
C.A. to Owner Shri.N.N.Wadia,
Administrator of Estate of
Late E.F.Dinshaw
& Director Ferani Hotels Pvt.Ltd.
(Developer)

Address: Construction House 'B', 2nd floor,
623, Linking Road,
Opp. Khar Telephone Exchange,
Khar (West), Mumbai - 400 052.



Architect: Mr.S.P.Kher
Address: Construction House 'B',
623, Linking Road,
Opp. Khar Telephone Exchange,
Khar (West), Mumbai - 400 052.

Taken over by



Asstt. Engineer,
Development Plan ('P' Ward)

उप वनसंरक्षक, ठाणे वन विभाग
यांचे कार्यालय
मॅरिथॉन सर्कल, लाल बहादूर शास्त्री मार्ग, नौपाडा, ठाणे
(पश्चिम) - ४००६०२



OFFICE OF THE
DEPUTY CONSERVATOR OF FORESTS
THANE FOREST DIVISION
Marathon Circle, LBS Marg, Naupada, Thane (West) - 400602

☎ 022-25421373, Email : dcfthane@gmail.com, dycfthane@mahaforest.gov.in

Letter

Sub : Permission of Sanjay Gandhi National Park
Eco Sensitive Zone Monitoring Committee
for proposed development of residential and
commercial project on plot bearing CTS No.
827A/4A/1 at village Malad East, Mumbai
within ESZ.

No.Desk/1/20/LND/ESZ/ 3929 of 2018-19

Thane-400602, Dated : 01 November, 2018

To,

M/s. Ferani Hotels Pvt. Ltd.,
Construction House-B,
Second Floor, 623, Linking Road,
Opposite Khar Telephone Exchange,
Khar, Mumbai - 400052.

- Ref: 1) MINISTRY OF ENVIRONMENT, FOREST AND CLIMATE
CHANGENOTIFICATION No. S.O. 3645(E), dated
05.12.2016
2) PCCF (WL) MS Nagpur's letter No. Desk-23(2)/Survey/
WL/Case No.225/2286/2017-18, Dated 26.10.2017

1. The MINISTRY OF ENVIRONMENT, FOREST AND CLIMATE CHANGE, Government of India vide NOTIFICATION No. S.O. 3645(E), dated 05.12.2016, constituted a Monitoring Committee under chairmanship of Municipal Commissioner/Additional Municipal Commissioner, MCGM for effective monitoring of Eco Sensitive Zone of the Sanjay Gandhi National Park.
2. Your proposal was received by this committee vide under reference no. 02 for construction of residential and commercial buildings in CTS No. 827A/4A/1 at village Malad East, Mumbai.
3. The Sanjay Gandhi National Park Eco Sensitive Zone Monitoring Committee's meeting was held on dated 09.01.2018, 16.02.2018, 17.07.2018 & 04.09.2018. In those meeting your proposal was discussed by the committee. This proposal is within the Scope of regulated activities in para no.11 as per above mentioned notification under reference no.01. The SGNP ESZ Monitoring committee has considered this proposal for construction of residential and commercial building in CTS No. 827A/4A/1 at village Malad East, Mumbai in meeting held on 19.09.2018, subject to the following conditions.

4. Specific Conditions

I	This order is only an approval of Monitoring Committee of Eco Sensitive Zone of Sanjay Gandhi National Park, as constituted vide notification dated 05.12.2016 and shall not be considered as environmental clearance. Environmental clearance and other permissions as applicable shall be separately obtained by project proponent as applicable to the project.
II	The project authority should construct of animal proof design concrete compound wall of 8 feet height plus 4 feet chain link fencing (not to install barb wire) on the common boundary of Sanjay Gandhi National Park and proponent's land in place of existing boundary wall. The construction of the compound wall should be started within three months of approval of this project and completed within one year from the date of approval.
III	It should be ensured that sewerage treatment plant, solid waste management, effluent waste management and / or Organic Garbage Waste Converter units should be beyond the distance of 100 meters after the boundary of the Sanjay Gandhi National Park.
IV	Discharge of effluents – The discharge of treated effluent in Eco-sensitive Zone shall be in accordance with the provisions of the Water (Prevention and Control of Pollution) Act, 1974 (6 of 1974) and the rules made thereunder.
V	The project authority shall give an undertaking, to deposit "Conservation and Protection Fund" for conservation & protection of Sanjay Gandhi National Park. If directed by government/competent authority.
VI	This order is applicable only for construction plan shown in layout plan submitted by project authority. If the project authority want to carry out any activity/development which is not shown in layout plan a separate proposal shall be submitted for the same.
VII	Safety of any wild animal visiting the proposed facility during and after construction/development phase shall be the responsibility of the project proponent, should a rescue and rehabilitation of any visiting wild animal becomes necessary, Project proponents shall be bound to provide sufficient resources for it. Project proponent may create special facilities in construction with Field Director of SGNP.

5. The conditions as per ESZ Notification

All activities in the Eco sensitive Zone shall be governed by the provisions of the Environment (Protection) Act, 1986 (29 of 1986), and the rules made thereunder and are regulated in the manner specified hereunder vide Clause No. 4 listing activities prohibited or to be regulated or promoted within the Eco-Sensitive Zone are shown in Government of India vide NOTIFICATION No. S.O. 3645(E), dated 05.12.2016 on Pages 5 to 8 in Hindi and on Pages 24 to 27 in English.


Essential conditions

1.	The said project has been considered for Sanjay Gandhi National Park Eco Sensitive Zone Monitoring Committee's clearance with reference to the scope of prohibited, regulated and promoted activities of the notification mentioned earlier for the eco-sensitive zone of the Sanjay Gandhi National Park.
----	--

2.	The Sanjay Gandhi National Park Eco Sensitive Zone Monitoring Committee's clearance has been considered without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this order does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
3.	In case of submission of false document and non-compliance of stipulated conditions, ESZ SGNP Committee/ Authority/ Environment Department will revoke or suspend this order without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986 and the MoEFCC notification for ESZ SGNP, as would be applicable.
4.	The ESZ SGNP Committee reserves the right to add any stringent condition or to revoke the order if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
5.	In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
6.	The above stipulations would also be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
7.	E-waste shall be disposed through authorised agency as per E-waste (Management & Handling) Rules, 2016
8.	This eco sensitive zone clearance is issued subject to obtaining NOC from the statutory bodies as applicable to this project.
9.	If applicable, consent for establishment shall be obtained from MPCB under Air and Water Act and copy shall be submitted to the Environment Department before start of any construction work at the site.
10.	All required sanitary and hygienic measures should be in place before starting construction activities and should be maintained throughout the construction phase.
11.	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of waste water and solid waste generated during the construction phase should be ensured.
12.	The solid waste generated should be properly collected and segregated. Dry/Inert solid waste should be disposed off to the approved sites for land filling after recovery of recyclable material.
13.	Arrangement shall be made to ensure that waste water and storm water do not get mixed.
14.	The diesel generators sets to be used during construction phase should be low sulphur diesel type and conform to Environment (Protection) Rules prescribed for air and noise emission standards.

15.	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
16.	Vehicle hired for bringing construction material to the sites should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
17.	Ambient noise level should be confirmed to residential standard both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standard by CPCB/MPCB.
18.	Ready mix concrete must be used in building construction.
19.	The installation of sewerage treatment plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of unused treated effluent, if any, should be discharged in the sewerage line. Treated effluent emanating from STP shall be recycled/reused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharged in the sewerage line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measure should be to mitigate the odour problem from STP.
20.	Roof should meet prescriptive requirement as per Energy conservation building code by using appropriate thermal insulation material to fulfill requirement.
21.	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided in consultation with Maharashtra Pollution Control Board.
22.	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
23.	The buildings should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
24.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.
25.	Under the provisions of Environment (Protection) Act, 1986 legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
26.	Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. Wet garbage will not be disposed outside the premises. Local authority should ensure this.
27.	A complete statement of all the documents submitted to department should be forwarded to the local authority and MPCB.

- | | |
|-----|--|
| 28. | A separate environment management cell within the PP with qualified staff shall be set up for implementation of the stipulated environmental safeguards. |
|-----|--|


**Member Secretary,
Sanjay Gandhi National Park Eco Sensitive
Zone Monitoring committee
And
Deputy Conservator of Forests,
Thane Forest Division, Thane**

Copy submitted to

1. The Additional Municipal Commissioner (W.S), MCGM, Opp.CST Station, Mumbai – 400001.
2. The Chief Conservator of Forests and Director, Sanjay Gandhi National Park, Borivali.
3. Deputy Municipal Commissioner (Zone -VII), MCGM, Third floor, R/ South ward office building, Mahatma Gandhi Cross Road No.2, Nr. Sardar Vallabhbhai Patel swimming pool, Kandivali (West), Mumbai -400067.

मुख्य वनसंरक्षक व संचालक, संजय गांधी राष्ट्रीय उद्यान, बोरीवली यांचे कार्यालय

☎ ०२२-२८८६०३६२, २८८६०३८९, Email : sgnpmumbai@gmail.com

पत्र

विषय : मौजे मालाड, सर्वे क्रमांक २३९/१पै मध्ये
दिनांक ०३.१२.२०१८ रोजी लागलेल्या
आगीबाबत ..

जा.क्र. कक्ष-९/गुन्हे/वणवा/२८४६ /२०१८-१९
बोरीवली, मुंबई, दिनांक : १९ जानेवारी, २०१९

प्रति,

✓ मे. फेरानी हॉटेल्स प्रा. लि.,
कन्स्ट्रक्शन हाऊस - बी, दुसरा मजला,
६२३, लिक्कींग रोड, खार टेलीफोन एक्स्चेंज समोर,
खार, मुंबई - ४०००५२

- संदर्भ : १) वनक्षेत्रपाल तुळशी यांच्याकडील नोटीस क्र. तुळशी/आग/३४५३/
२०१८-१९, दि. १९.१२.२०१८
२) आपल्याकडील पत्र दिनांक ०४.०१.२०१९


मौजे मालाड, सर्वे क्रमांक २३९/१पै मधील आपल्याकडील क्षेत्रात दिनांक
०३.१२.२०१८ रोजी लागलेल्या आगीत भुस्तरावरील सुके गवत व ज्वलनशील जैविक
वस्तुमान नष्ट झाले व पर्यायाने लगतच्या राष्ट्रीय उद्यानास संपुर्ण आग विझेपर्यंत धोका
निर्माण झाला होता. आपल्याकडील वरील क्षेत्रात आग लागण्याच्या घटनेस प्रभावी
प्रतिबंधात्मक कार्यवाही करण्यात आल्याचे कोणतेही सबळ पुरावे प्रत्यक्षात दिसून आले
नसल्याने आपणाविरुद्ध कायदेशीर कारवाई का करण्यात येऊ नये याबाबत आपले म्हणणे
सादर करण्यास संदर्भ क्र. १ अन्वये कळविण्यात आले आहे.

यावर सदर क्षेत्रात काही दुराचारी व अवांछित घटकांद्वारे अपप्रवेश करून
धुम्रपान/अंमली पदार्थांचे सेवन केले जात असल्याने आग लागण्याचे प्रकार घडत असल्याचे
निदर्शनास आल्याबाबत आपण संदर्भ क्र. २ अन्वये कळविले असून याकरीता सदर क्षेत्रास
कुंपण घालण्यासाठी आपणाद्वारे बृहन्मुंबई महानगरपालिकेकडून परवानगी प्राप्त करून
घेण्यात आल्याचेही कळविले आहे.

आपणाकडील संदर्भ क्र. २ अन्वये प्राप्त स्पष्टीकरणाच्या अनुषंगाने आपणास
कळविण्यात येते की, संजय गांधी राष्ट्रीय उद्यानाच्या अधिसूचीत वनक्षेत्रालगतच्या मौजे
मालाड, सर्वे क्र. २३९/१पै मधील आपल्याकडील क्षेत्रात आग लागण्याच्या घटनांस प्रतिबंध
करण्यासाठी आपणाद्वारे स्वयंखर्चाने खालील प्रमाणे उपाययोजना कराव्या.

१. दरवर्षी वर्षातून किमान दोन वेळा विषयांकित क्षेत्रातील वाळलेले गवत/झुडपांची कटाई करावी.
२. उक्त परिसरातील आपल्याकडील क्षेत्र व संजय गांधी राष्ट्रीय उद्यानाचे अधिसूचीत वनक्षेत्र यामध्ये स्वखर्चाने जाळरेषा घ्यावी. जाळरेषा घेण्याची कार्यवाही वनक्षेत्रपाल तुळशी यांच्या उपस्थितीत त्यांच्या मार्गदर्शनाखाली करावी.
३. सदर क्षेत्रास कुंपण घालून सुरक्षारक्षक नेमावेत.
४. कार्यकारी अभियंता (पर्जन्यजल वाहिन्या), बृहन्मुंबई महानगरपालिका यांच्याकडील पत्र क्र. Dy.ChE/9133/SWD/WS dt. 13.12.2018 अन्वये विहित अटी/शर्ती नुसार विषयांकित क्षेत्रातील नाल्यास Gate/Screen लावण्याची कार्यवाही करावी.

वरील प्रमाणे उपाययोजना करून त्याबाबतचा पुर्तता अहवाल या कार्यालयास सादर करावा.


 मुख्य वनसंरक्षक/व संचालक,
 संजय गांधी राष्ट्रीय उद्यान, बोरीवली

- प्रतिलिपी : सहाय्यक आयुक्त, पी/उत्तर विभाग, बृहन्मुंबई महानगरपालिका यांच्याकडे माहितीसाठी अग्रेषित.
- प्रतिलिपी : उप प्रादेशिक अधिकारी, महाराष्ट्र प्रदुषण नियंत्रण मंडळ, सायन, मुंबई यांच्याकडे माहितीसाठी अग्रेषित.
- प्रतिलिपी : उप मुख्य अग्निशमन अधिकारी, बृहन्मुंबई महानगरपालिका यांच्याकडे माहितीसाठी अग्रेषित.
- प्रतिलिपी : पोलीस निरीक्षक, दिंडोशी पोलीस ठाणे यांच्याकडे माहितीसाठी अग्रेषित.
- प्रतिलिपी : वनक्षेत्रपाल तुळशी यांच्याकडे माहिती व आवश्यक कार्यवाहीसाठी रवाना.

महाराष्ट्र प्रदूषण नियंत्रण मंडळ

प्रादेशिक कार्यालय, मुंबई



फोन नं. : (022) - 25505928

फॅक्स नं.: (022) - 25505926

ई मेल : romumbai@mpcb.gov.in

वेबसाईट : http://mpcb.gov.in

जा. क्रमांक: मप्रनि/ प्राकामु/- ७५४५

रायकर चेंबर्स, २१६ दुसरा मजला,
देवनार गाव रोड, जैन मंदिर जवळ,
गोवंडी (पूर्व), मुंबई - ४०० ०८८

दिनांक: ११/१२/२०१८

प्रति,

मा. खाजगी सचिव

पर्यावरण मंत्री, पर्यावरण विभाग,

रुम नं. ३०२, मुंबई.

विषय: मे. दिनशाँ यांच्या मालकीची जमिन सर्वे नं. २३९, मालाड पूर्व येथे लागलेल्या
आगीबाबत.

महोदय,

उपरोक्त संदर्भिय विषयास अनुसरून आपणास कळविण्यात येते की, ~~यांच्या मालकीची जमिन सर्वे नं. २३९, मालाड पूर्व येथे लागलेल्या आगीमध्ये एकुण किती लहान मोठे झाडे जळाले आहेत त्याबाबतचा अहवाल पाहणी दरम्यान एकुण अंदाजे ३८५ एकर पैकी अंदाजे ६० हेक्टर जळाल्याचे दिसून आले. पाहणी अंती वृक्ष जळाल्याचे निदर्शनास आले. त्या वृक्षाचे स्वरूप असे की, मोठ्या स्वरूपाचे खोड, सागाचे ६५ व इतर १२६, मध्यम स्वरूपाचे १८५ व इतर ७७८ हे सर्व वृक्ष आग लागण्यापूर्वी खोडापासून तोडल्याचे निदर्शनास आले. तसेच लहान स्वरूपाचे एकुण बुंदे ५२२ आगीपूर्वी तोडण्यात आले असून इतर लहान बुंदे ४२१६ आगीत जळून गेल्याचे निदर्शनास आले.~~

वन विभाग, संजय गांधी नॅशनल पार्क कार्यालय यांच्याकडून पत्राद्वारे अहवाल मागविण्यात आला आहे तसेच तहसील कार्यालय, बोरीवली यांच्याकडून प्राप्त सातबारा व इतर कागदपत्रे सोबत जोडत आहे.

आपल्या माहितीस्तव व पुढील कार्यवाहीसाठी सादर.

सोबत- वरिलप्रमाणे

आपला विश्वासू

डॉ. जि. बा. संगेवार

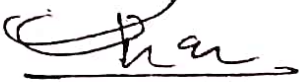
(डॉ. जि. बा. संगेवार)

प्रादेशिक अधिकारी, मुंबई

प्रत माहितसाठी सादर-

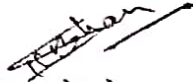
सहाय्यक सचिव (तांत्रिक), मप्रनि मंडळ, सायन, मुंबई

म.प्र.नि. मंडळाच्या पथकाने दि. ०६/१२/२०१८ रोजी मालाड हद्दीतील स.न. ११०/२ येथील मे. दिनशां याच्या मालकीच्या वयवाटीच्या ठिकाणी येथे देऊन पाहणी केली. पाहणी दरम्यान एकुण अंदाजे ३८५ क्षेत्रफळ पैक्की अंदाजे ६० हेक्टर जळाल्याचे दिसून आले. पाहणी अंती वृक्ष जळाल्याचे निदर्शनास आले. त्या वृक्षाचे स्वरूप असे की, मोठ्या स्वरूपाचे खोड, सागाचे ६५ व इतर १२६, मध्यम स्वरूपाचे १८५ व इतर ७७८ हे सर्व वृक्ष आग लागण्यापुर्वी खोडापासून तोडल्याचे निदर्शनास आले. लहान स्वरूपाचे एकुण बुंदे ५२२ आगीपुर्वी तोडण्यात आले असून इतर लहान बुंदे ४२१६ आगीत जळून गेल्याचे निदर्शनास आले.



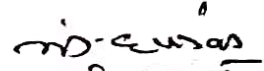
(डी. पी. कोपरकर)

उप प्रादेशिक अधिकारी, मुंबई- ४



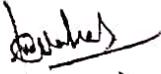
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उप प्रादेशिक अधिकारी, मुंबई- १



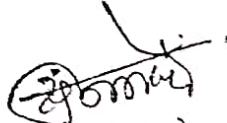
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उप प्रादेशिक अधिकारी, मुंबई- २



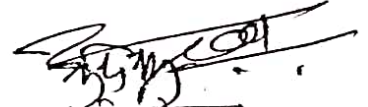
(मधुकर इगवे)

क्षेत्र अधिकारी



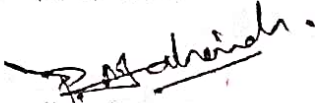
(संजय ननावरे)

क्षेत्र अधिकारी



(अजित देशमुख)

क्षेत्र अधिकारी

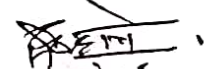


(महेंद्र पट्टेबहादुर)

क्षेत्र अधिकारी

(शिवानंद वसवदे)

क्षेत्र अधिकारी



(म्हात्रे)

क्षेत्र अधिकारी

अदखलपात्र गुन्ह्यांचे संबंधातील प्रथम खबरी अहवाल

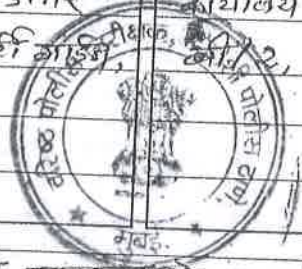
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पोलीस ठाणे दिंडोशी पो. ठाणे. (कलम १५५ फौजदारी दंड प्रक्रिया संहिता)
 महाराष्ट्र (जागरी क्षेत्र) वृक्षांचे अदखलपात्र गुन्हा नोंदणी क्र. १५२/१९ तारीख २५/३/२०१९
 १) कायदा व जतन अधिनियम १९७५ कलम : कलम ८ सह २१ अन्वये.

२) गुन्हा घडल्याचे ठिकाण तारीख दि. ३/१२/२०१८ चे शे. शे. व
 सब. २३९ हिस्सा नं. १ (पै.) माळाड. त्या रुग्णाच्या कामावधी.
 अ) पोलीस ठाण्यास माहिती मिळाल्याची तारीख ०२/०३/२०१९ चे शे. शे. व
 ब) पोलीस ठाणे दैनंदिनी संदर्भ ठा.द.क्र. वेळ



३) तक्रारदाराचे नांव व राहण्याचा पत्ता	३) (ब) विरोधकांची नांवे व पत्ते
श्री. मयुरेश लताशेय जोर्डर, ३० वर्ष, उद्यान विद्या महाशाला, पी-उत्तर विभाग, मामळेदारवाडी, छिबडी रोड, माळाड (घ), मुंबई.	फेशनी हॉटेल्स प्रा. लि. कंपनीचे संचालक, कार्यालय - के. रहेजा कन्स्ट्रक्शनसु हाऊस, श्री. २, श्वार, मुंबई.



४) तक्रारीची थोडक्यात माहिती : यातील तक्रारदार हे वृहन्मुंबई म.न.पा.चे पी-उत्तर विभाग, माळाड (घ), मुंबई येथे उद्यान विद्या महाशाला पदावर कार्यरत आहेत.

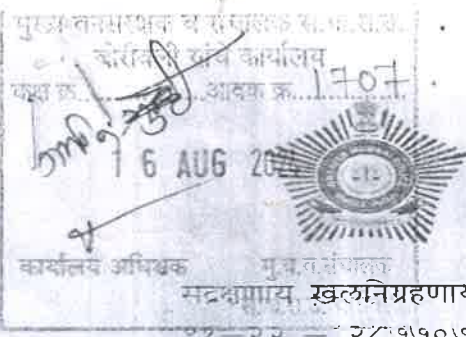
दि. ०३/१२/२०१८ शे. शे. के. रहेजा कन्स्ट्रक्शन कंपनीच्या अश्वत्थारित फेशनी हॉटेल्स प्रा. लि. कंपनीकडे विकसनासाठी साळ्यान असलेल्या मे. एस. वी. दिग्दर्शक ट्रस्ट यांच्या माळकित्या असलेल्या सर्वे क्र. २३९ हिस्सा नं. १ पै. येथील क्षेत्रात खडकाळ जागीगीवर पक्षशेतेच्या नुरळक जंगल सृष्टीय परिसरातील जतन वनस्पती शाडी सुटपे असलेल्या नैसर्गिक साधन संपत्तीस मोठ्या प्रमाणात आग लागलेली होती. त्या आकुपणाने दि. ०६/१२/२०१८ शे. शे. महाराष्ट्र प्रदुषण नियंत्रण मंडळच्या विशेष पथकाने केलेल्या पहाणीत अंदाजे ६० हेक्टर जागीन क्षेत्रावरील 'मोठ्या स्वरूपाचे सुवाचे थोड ६५ व इतर १२६, मध्यम स्वरूपाचे १८५ व इतर ७७९ हे सर्व वृक्ष आज लागण्यापूर्वी वृक्षपाखून लोडल्याचे तसेच लहान स्वरूपाचे सुकण बुधे ५२२ आगीपूर्वी लोडल्यात आहे असून नर लहान बुधे ४२१६ आगीत जळून गेल्याचे निदर्शनास आले. सदर आठवळच्या आकुपणाने मुंबई म.न.पा.च्या उद्यान विभागाच्या अधिकार्यांनी केलेल्या प्रत्यक्ष पहाणीत सदर दिवशी झालेली वृक्षांगेड व आगीमध्ये वृक्षांच्या झालेल्या हालीत्यदद महाराष्ट्र (जागरी क्षेत्र) वृक्षांचे संरक्षण व जतन अधिनियम १९७५ कलम ८ सह २१ अन्वये संबंधिताविरुद्ध कायदेशीर कार्यवाही घेणेस किर्ती.

५) साक्षीदारांची नांवे व पूर्ण पत्ते :
 ① महाराष्ट्र प्रदुषण मंडळालाचे वतीने पाहणी करवाम सादर करणावे विशेष यत्नाचे अधिकारी.
 ② वृहन्मुंबई म.न.पा.चे उद्यान विभागाचे अधिकारी.

६) अदखलपात्र अहवालाची प्रत मिळाली. या प्रकरणी फौ.दं.प्र.सं. कलम १५५ नुसार संबंधीत कोर्टाकडून दाद मिळविण्याची समज मिळाली.
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 पोलीस निरीक्षक (गुन्हे),
 दिंडोशी पोलीस ठाणे,
 मुंबई

ठाणे अंमलदार / कर्तव्यावरील अधिकाऱ्याची स्वाक्षरी
 नांव : राधेश बा. पवार
 पोलीस निरीक्षक, दिंडोशी पो. ठाणे.

वरिष्ठपोलीसनिरीक्षक,



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सदर संचालक
सदर संचालक
११-२२ - २८७७०७८१
११-२२ - २८७७०१६
११-२२ - २८७८६३००
जा.क्र. ४०१ / वपोनि / दिंडोशी / पो.ठाणे / २४
प्रति,

पोलीस विभाग
दिंडोशी पोलीस ठाणे,
३/ए, वृंदावन सोसायटी,
मालाड, पुर्व, मुंबई.

दिनांक १६/०८/२०२४

✓ मा.मुख्य वनसंरक्षक व संचालक,
संजय गांधी राष्ट्रीय उद्यान, बोरीवली

विषय अदखलपात्र गुन्हा नोंदणी क्र.९४२/१९ दिनांक २५.०३.२०१९ बाबत
सद्यस्थितीची माहिती मिळण्याबाबत.

संदर्भ जा.क्र.कक्ष-२/जमीन/७०४/२०२४-२५ दि.१३ ऑगस्ट २०२४

उपरोक्त विषय व संदर्भान्वये मौजे मालाड सर्वे क्र.२३९/१ मधील आग लागणे, वृक्ष तोडणे, जलस्रोताचा प्रवाह रोखणे इत्यादी घटनाबाबत मा.राष्ट्रीय हरित न्यायाधिकरण, पश्चिम प्रदेश, पुणे येथे मुळ अर्ज क्र.१००/२०२४ दाखल करण्यात आला आहे. उक्त नमूद मुळ अर्जामध्ये राष्ट्रीय हरित न्यायाधिकरण, पश्चिम प्रदेश, पुणे द्वारे दिनांक १०.०५.२०२४ रोजी पारीत केलेल्या आदेशानुसार संयुक्त समितीची स्थापना करण्यात आली असून सदर संयुक्त समितीने त्यांचा अहवाल मा.न्यायाधिकरणास सादर करायचा आहे. त्याकरीता मौजे मालाड सर्वे क्र.२३९/१ मध्ये यापूर्वी लागलेल्या/लावण्यात आलेल्या आगीबाबत नोंदविण्यात आलेल्या अदखलपात्र गुन्ह्याच्या तपासाची सद्यस्थिती न्यायाधिकरणास तात्काळ अवगत करून द्यावयाची आहे. सबब दिंडोशी पोलीस ठाणेस नोंदविण्यात आलेल्या अदखलपात्र गुन्हा नोंदणी क्र.९४२/१९ दिनांक २५/०३/२०१९ बाबतची सविस्तर सद्यस्थिती कळविणेस विनंती असल्याबाबत पत्राद्वारे कळविलेले आहे.

उपरोक्त विषय व संदर्भान्वये कळविण्यात येते की, 'दिंडोशी पोलीस ठाण्याच्या हद्दीतील पुर्वेकडील वन खात्याच्या जमिनीवरील झाडाझुडपात आग लागली असून डोंगराळ भागात मोठ्या प्रमाणावर आग पसरत चालली आहे' अशाप्रकारचा संदेश दि. ०३/१२/२०१८ रोजी १८.१३ वा.च्या सुमारास पोलीस नियंत्रण कक्षाकडून दिंडोशी पोलीस ठाणे येथे प्राप्त झाल्याने दिंडोशी पोलीस ठाणेचे कर्तव्यावरील पोलीस निरीक्षक गणेश पवार, सपोनि मासळकर, सपोनि जाधव, पोलीस उप निरीक्षक अमोल शिंदे, पोलीस उप निरीक्षक जगदीश राणे तसेच दिंडोशी पोलीस ठाण्याचे बिनतारी संदेश वाहने क्र.१,२ आणि ६ हे तातडीने आगीच्या घटनास्थळी रवाना झाले होते.

दि.०३/१२/२०१८ चे रात्री पासून ते ०४/१२/२०१८ च्या सकाळपावेतो अग्निशमन दलाच्या अधिकाऱ्यांनी सदर ठिकाणां लागलेली आग विझविण्याचे शर्तीचे प्रयत्न करून लागलेली आग विझविली.

सहाय्यक आयुक्त, महानगरपालिका पी उत्तर विभाग, लिबर्टी गार्डन, मालाड पश्चिम, मुंबई यांनी त्यांचे दि.२०/०३/२०१९ चे कार्यालयीन आदेशाद्वारे श्री.मयुरेश दत्तात्रेय भोईर, उदयान विदया सहाय्यक पी उत्तर विभाग यांची तक्रार दाखल करण्यासाठी अधिकृत व्यक्ती म्हणुन नेमणुक केली होती. सदर आदेशानुसार ते दि.२५/०३/२०१९ रोजी दिंडोशी पोलीस ठाणे येथे दाखल होऊन त्यांनी विरोधक फेरानी हॉटेल्स प्रा.लि.चे संचालक कार्यालय के रहेजा कंस्ट्रक्शन हाऊस बी-२, खार मुंबई यांच्या नावे दिलेल्या तक्रारीवरून पोलीस निरीक्षक, गणेश पवार दिंडोशी पोलीस ठाणे मुंबई यांनी दि.२५/०३/२०१९ रोजी अदखलपात्र गुन्हा नोंद क्र. ९४२/२०१९ कलम ८ सह २१ (महाराष्ट्र नागरी क्षेत्र) झाडाचे संरक्षण व जतन अधिनियम, १९७५ दाखल केला.

सदर अदखलपात्र गुन्ह्याच्या तक्रारीत तक्रारदार श्री.मयुरेश दत्तात्रेय भोईर यांना तक्रारीबाबत दिलेली माहिती 'यातील तक्रारदार हे बृहन्मुंबई म.न.पा.चे पी/उत्तर विभाग, मालाड प मुंबई येथे उदयान विदया सहाय्यक पदावर कार्यरत आहेत. दि.०३/१२/२०१८ रोजी के.रहेजा कंस्ट्रक्शन कंपनीच्या अखत्यारित फेरानी हॉटेल्स प्रा.लि. कंपनीकड विकसनासाठी ताब्यात असलेल्या मे.एस.बी.दिनशाॅ ट्रस्ट यांच्या मालकीच्या असलेल्या सर्व क्र. २३९ हिस्सा नं. १ पै येथील डोंगराळ खडकाळ जमिनीवर पसरलेल्या तुरळक जंगल सदृश्य परिसरातील गवत वनस्पती झाडी झुडपे असलेल्या नैसर्गिक साधन संपत्तीस मोठ्या प्रमाणात आग लागलेली होती. त्या अनुषंगाने दि.०६/१२/२०१८ रोजी महाराष्ट्र प्रदुपण नियंत्रण मंडळाच्या विशेष पथकाने केलेल्या पाहणीत अंदाजे ६० हेक्टर जमीन क्षेत्रावरील 'मोठ्या स्वरूपाचे सागाचे खोड ६५ व इतर १२६, मध्यम स्वरूपाचे १८५ व इतर ७७८ हे सर्व वृक्ष आग लागण्यापुर्वी बुंध्यापासुन तोडल्याचे तसेच लहान स्वरूपाचे एकुण बुंधे ५२२ आगीपुर्वी तोडण्यात आले असुन तर लहान बुंधे ४२१६ आगीत जळुन गेल्याचे निदर्शनास आले. सदर अहवालाच्या अनुषंगाने मुंबई मनपाच्या उदयान विभागाच्या अधिकाऱ्यांनी केलेल्या प्रत्यक्ष पाहणीत सदर ठिकाणी झालेली वृक्षतोड व आगीमध्ये वृक्षांच्या झालेल्या हानीबद्दल महाराष्ट्र (नागरी क्षेत्र) वृक्षांचे संरक्षण व जतन अधिनियम १९७५ कलम ८ सह २१ अन्वये संबंधितांविरूद्ध कायदेशीर कार्यवाही होणेस विनंती' असा उल्लेख केला आहे.

दिंडोशी पोलीस ठाणे येथे दि.२५/०३/२०१९ रोजी तक्रारदार मयुरेश दत्तात्रेय भोईर यांच्या तक्रारीवरून नोंद करण्यात आलेला अदखलपात्र गु.र.क्र.९४२/२०१९ कलम ८ सह २१ (महाराष्ट्र नागरी क्षेत्र) झाडाचे संरक्षण व जतन अधिनियम १९७५ या गुन्ह्याचा तपास कलम १५५(२) सी.आर.पी.सी अन्वये करण्याबाबतची परवानगी मिळण्यासाठी मा.महानगर दंडाधिकारी, ३९ वे न्यायालय, विलेपार्ले, मुंबई यांना लेखी पत्र जा.क्र.५३४०/२०१९ दि. २२/०५/२०१९ प्रमाणे सादर करण्यात आले होते. सदर पत्रानुसार मा.महानगर दंडाधिकारी ३९ वे न्यायालय, विलेपार्ले, मुंबई दिंडोशी पोलीस ठाणे येथील नोंद करण्यात आलेला अदखलपात्र गुन्हा नोंद क्र.९४२/२०१९ कलम ८ सह २१ (महाराष्ट्र नागरी क्षेत्र) झाडाचे संरक्षण व जतन अधिनियम १९७५ या अदखलपात्र गुन्ह्याचा तपास करण्याची परवानगी दिली होती.

सहाय्यक आयुक्त, महानगरपालिका पी उत्तर विभाग, लिबर्टी गार्डन, मालाड पश्चिम, मुंबई यांचे दि. २०/०३/२०१९ चे कार्यालयीन आदेशाद्वारे श्री. मयुरेश दत्तात्रेय उदयान विदया सहाय्यक पी उत्तर विभाग यांची तक्रार दाखल करण्यासाठी अधिकृत

व्यक्ती म्हणुन नेमणुक करण्यात आलेली होती आणि त्या अधिकारपत्रान्वये ते दि. ०१/०७/२०१९ रोजी दिंडोशी पोलीस ठाणे येथे हजर होवुन त्यांनी दिलेल्या तक्रारीवरून पोलीस निरीक्षक गणेश पवार, दिंडोशी पोलीस ठाणे मुंबई यांनी त्यांचा लेखी जबाब आणि प्रथम खबर वरून दिंडोशी पोलीस ठाणे येथे विशेष स्थानिक गुन्हा नोंद क्र.३५/२०१९ कलम ८सह २१ (महाराष्ट्र नागरी क्षेत्र) झाडाचे संरक्षण व जतन अधिनियम, १९७५ प्रमाणेचा दि. ०१/०७/२०१९ रोजी आरोपीत सर्व्हे क्र.२३१, हिस्सा नं. १पै, गाव मालाड, ता. बोरीवली, जि. मुंबई उपनगर या जागेचे महसुल खात्याचे नोंदी अन्वये मालक असणाऱ्या दिनशाॅ ट्रस्टचे संबंधित व्यक्ती यांच्याविरूद्ध नाव नमुद करून दाखल केला.

सदर गुन्ह्यातील घटना ठिकाणी आग कशी लागली किंवा कोणत्या अज्ञात व्यक्तीने लावली अथवा तेथे घटनेच्या पुर्वी तोडण्यात आलेली झाडे कोणी तोडली त्या अशा कोणत्याही अज्ञात आरोपीचा शोध आतापर्यंतच्या एकंदर तपासात लागलेला नाही. तसेच आता घटनेस बरेच दिवस झालेले असल्याने सदर गुन्ह्याचा नजीकच्या काळात शोध लागण्याची एकंदर शक्यता कमी दिसत असल्याने गुन्हा कायम तपासावर ठेवुन सदर गुन्ह्याचा तपास तात्पुरता बंद करण्यासाठी सदर गुन्ह्यात 'अ' वर्गीकरण समरी मंजुर होणेकरीता पोलीस निरीक्षक बाळकृष्ण शिंदे यांनी मा.महानगर दंडाधिकारी ३९ वे न्यायालय, विलेपार्ले, मुंबई याचे न्यायालयात सादर केलेली आहेत.

पोलीस निरीक्षक गणेश पवार यांची सन २०१९ मध्ये बदली झाल्यानंतर पुढील तपास पोलीस निरीक्षक बाळकृष्ण शिंदे यांना वर्ग करण्यात आलेला होता.

खटल्याचा क्रमांक ०४/ए/२०२१ दिनांक १६/१२/२०२१ असा आहे. तरी सदरची माहिती पुढील कार्यवाहीकरीता सविनय सादर करण्यात येत आहे.



(धर्मराज कावडे)

पोलीस निरीक्षक (गुन्हे)
दिंडोशी पोलीस ठाणे, मुंबई

BRIHANMUMBAI MAHANAGARPALIKA

No. Dy. Ch E /

SWD /

1890 /

Dt. City

11 6 MAR 2007

Office of the
Dy.Ch. Eng.(Storm Water Drains)
Planning Cell
Engineering Services & Project Bldg.,
3rd Floor, N.M. Joshi Marg,
Byculla, **MUMBAI-400 011**

To,
Shri S.P. Kher,
Construction House B,
Opp. Telephone Exchange,
623, Linking Road, Khar,
Mumbai-400 052.

Sub : Major nalla remarks for the plot bearing CTS No.827-A survey No.239 Part-A village Malad adjoining MHADA land at Dindoshi, Goregaon (East).

Ref.: i) This office letter u/no. Dy Ch E / SWD / 1124 / pc dt. 28.12.2006
ii) Your letter dtd. 26.02.2007

Gentleman,

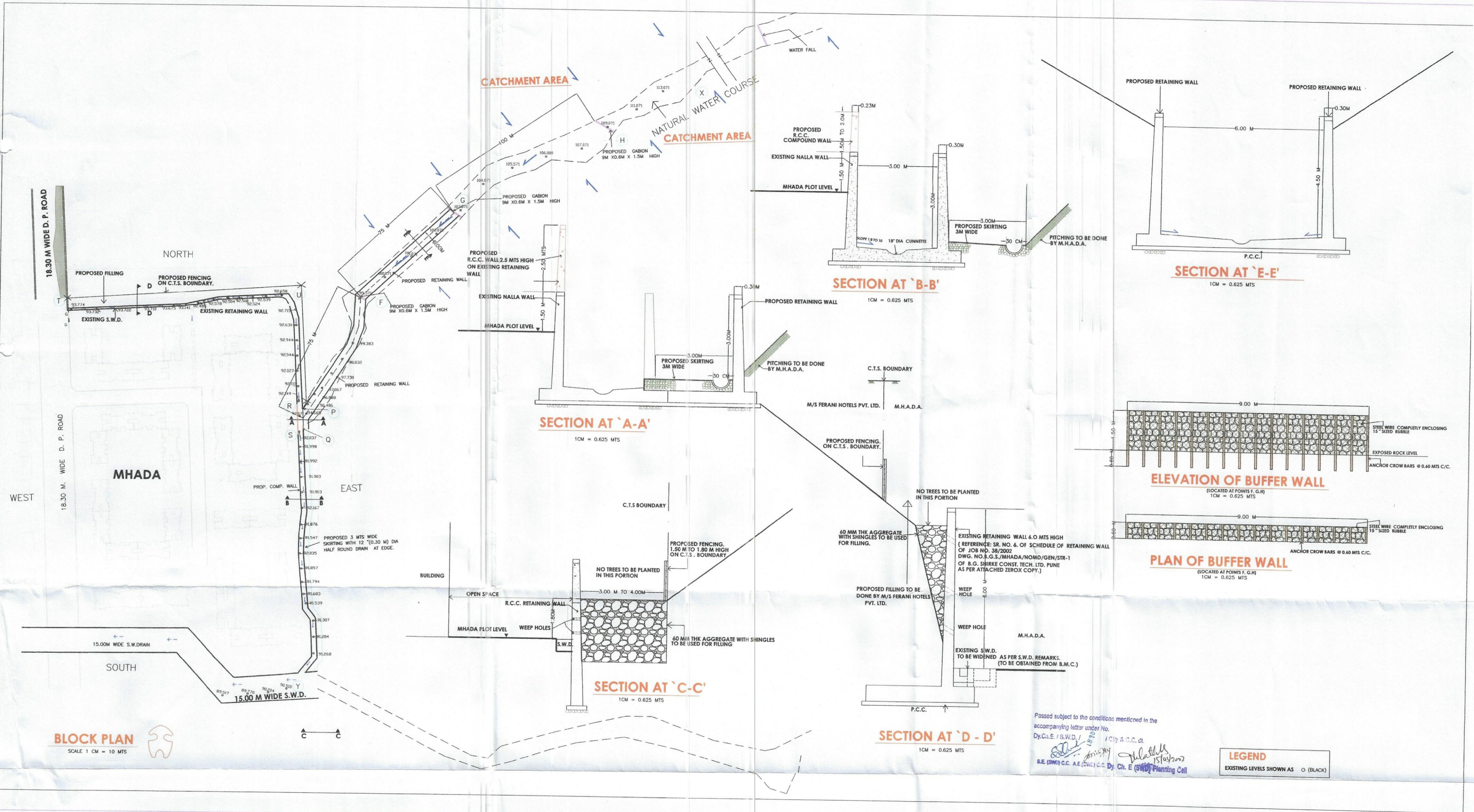
In continuation of this office above cited earlier letter, it is to inform you as under-

1. Your proposal submitted vide above cited letter to provide training of water course behind MHADA bldg. around RG-3 for 75.00 RM each by MHADA & M/s. Ferani Developers respectively has been accepted provisionally considering ensuing monsoon. This office has no objection to carry out the work by providing width of water course as 6.00 M. instead of 5.00 M. proposed by you.
2. You shall submit details of all the water courses flowing through your said layout.
3. Consolidated major nalla remarks for entire layout shall be obtained at the earliest.
4. You shall take all the precautionary measures to prevent entry of loose material within the flow of the water course under reference and all safety norms shall be strictly adhered to.
5. You shall carry out remaining major nalla and SWD works within your holding as per remarks issued in the past and in future as per requirement of MCGM.
6. It is to be mentioned that the work under reference is to be executed at your client's risk and cost. You will have to indemnify MCGM free from any litigations arising out of above works. Indemnity bond to that effect on Rs.100/- stamp paper in accordance to above shall be submitted. This indemnify bond shall be binding on your clients, their successors, heirs, etc.

Yours faithfully,

Dilipkumar
15/03/2007

Dy.Chief Engineer
(Storm Water Drains) Planning Cell.



BLOCK PLAN
SCALE 1 CM = 10 MTS



SECTION AT 'A-A'
1CM = 0.625 MTS

SECTION AT 'B-B'
1CM = 0.625 MTS

SECTION AT 'C-C'
1CM = 0.625 MTS

SECTION AT 'D-D'
1CM = 0.625 MTS

SECTION AT 'E-E'
1CM = 0.625 MTS

ELEVATION OF BUFFER WALL
(LOCATED AT POINTS F, G, H)
1CM = 0.625 MTS

PLAN OF BUFFER WALL
(LOCATED AT POINTS F, G, H)
1CM = 0.625 MTS

Passed subject to the conditions mentioned in the accompanying letter under No. Dy.Ca.E / S.W.D. / 18/92 / City & C.C. dt. 15/03/2002
S.E. (S.W.) C.C. A.E. (S.W.) C.C. Dy. Ch. E. (S.W.) Planning Cell

LEGEND
EXISTING LEVELS SHOWN AS ○ (BLACK)

BRIHANMUMBAI MAHANAGAR PALIKA

No Dy.ChE / 1084 / SWD / WS / of 24/209
 Office Of The
 Dy.Ch.E (S.W.D)W.S
 K/west Ward Office Bldg.
 6th Floor, Paliram Road
 Andheri (West) Mumbai -58

To,
 Shri S.P.Kher
 Construction House 'B',
 2nd Floor, 623, Linking Road,
 Opp. Khar Telephone Exchange,
 Khar (West), Mumbai-400 052

Sub: Part Completion Certificate for Storm Water Drains for the proposed development on plot bearing C.T.S No. 827A/4A (Pt), on Village Malad, Malad (East)

Ref.: i) This office remarks under Nos.Dy ChE / 7917/SWD/WS
 Dtd.: 17/05/2003.

Gentleman,

The site was inspected. The storm water drain arrangement provided on site is found partly completed.

The storm water Drain marked as on the accompanying plan/remarks plan is as per remarks and same is completed.

Works Completed:(Shown in green colour)

- | | | |
|------|---|--|
| i) | Z2-Z3-P1,
Z1-Z-U1 | To construct the open S.W. drain of min c/s area 0.36 M ² (min 0.60M wide) and cover it with R.C.C. slab/R.C.C Grating with inspection chamber @ 6.00M c/c. |
| ii) | B-A | Existing open S.W. drain of min c/s area 0.75 M ² . (min 0.90M wide) and cover it with R.C.C. slab with inspection chamber @ 6.00 M c/c. |
| iii) | E-F-S, R-S,
D-C-B, J-K | To construct the open S.W.Drain of min c/s area 0.27 M ² . (min 0.60M wide),covered with Steel /R.C. gratings with inspection chamber @ 6.00M c/c.' |
| iv) | Q-R | To construct the open S.W.Drain of min c/s area 0.20 M ² .(min 0.45 M wide),covered with Steel /R.C. gratings with inspection chamber @ 6.00M c/c. |
| v) | a-b, c-b, c-d, e-d,
e-f,Y-f, Y-X,
XI-X, XI -W
V-W, V-U | To construct the open S.W.Drain of min c/s area 0.48 M ² . (min 0.45 M wide),covered with Steel /R.C. gratings with inspection chamber @ 6.00M c/c. |
| vi) | P - j | To construct the open S.W.Drain of min c/s area 0.48 M ² . (min 0.45M wide). |
| vii) | Q1-Q-11 | To construct open S.W.D of min size 1.97 M wide and c/s area 3.88 M ² covered with R.C.C slab with chamber cover at every 5.00 M c/c. |

: 2 :

- viii) U-T-J1 To construct open S.W.D of min size 0.75M wide and c/s area 0.93 M² covered with R.C.C slab with chamber cover at every 5.00 M c/c.
- ix) S-G To construct open S.W.D of min size 0.90 M wide and c/s area 0.54 M² covered with R.C.C slab with chamber cover at every 5.00 M c/c.
- x) G-H-I To construct open S.W.D of min size 1.10 m wide and c/s area 2.30 M² covered with R.C.C slab with chamber cover at every 5.00 M c/c..
- xi) M-N To construct open R.C.C, S.W.D of min size 4.00 M wide and c/s area 4.00 M² covered with R.C.C slab with chamber cover at every 5.00 M c/c..
- xii) j=J1 To Construct R.C.C box type of culvert designed for 'AA' class loading to min c/s area 1.00 M² (min 1.00 M wide) with chamber at center of size 0.6 x 0.9 M. along with heavy duty frame and cover and locking arrangement and cover @7.50M c/c.
- xiii) Il=L To Construct R.C.C box type of culvert designed for 'AA' class loading to min c/s area 3.00 sq.m (min 1.50 m wide) with chamber at center of size 0.6 x 0.9 mtr. along with heavy duty frame and cover and locking arrangement and cover @7.50M c/c.
- xiv) L=M To Construct R.C.C box type of culvert designed for 'AA' class loading to min c/s area 4.00 M² (min 2.00 M wide) with chamber at center of size 0.6 x 0.9 M along with heavy duty frame and cover and locking arrangement and cover @7.50M c/c.
- xv) Q2=Q1 To Construct R.C.C box type of culvert designed for 'AA' class loading to min c/s area 3.88 M² (min 1.97 m wide) with chamber at center of size 0.6 x 0.9 M along with heavy duty frame and cover and locking arrangement and cover @7.50 M c/c.
- xvi) U1=U, P1=P To Construct R.C.C box type of culvert designed for 'AA' class loading to min c/s area 0.36 M² (min 0.60 M wide) with chamber at center of size 0.6 x 0.9 M. along with heavy duty frame and cover and locking arrangement and cover @7.50M c/c.
- xvii) Z-Z1, b-b1, d-d1, f-f1, X-X2, W-W1 Provide 300 mm dia NP-2 class pipe for outlet
- xviii) 66 - 67 - 68 600 M wide S. W. Drain.
- xix) To provide C.C. pavement in open spaces of the buildings with slope towards S.W.Drain. Also slope of pathway towards S.W.D

: 3 :

- xx) To allow to drain the storm water from upstream properties /slum into the new drain by diverting it into the new drain
- xxi) The above remarks are given as per your request and without prejudice . The said remarks are likely to be revised subject to contention raised at any instance in future
- xxii) Provide weep holes of 100 mm dia A.C. pipes @ 5.00M C/C along compound wall
- xxiii) If there is any amendment / changes in the plan / layout revised remarks will have to be obtained before completion.

Balance Works: (Shown in red colour).

Sr.No.	Notation	S.W.D. Works
i)	3 - 2 - 1	To construct the open S.W. drain of min c/s area 0.36 M ² (min 0.60M wide) and cover it with R.C.C. slab/R.C.C Grating with inspection chamber @ 6.00M c/c.
ii)	4 - 5, 6- 7, 8- 9, 10- 11, 12 - 13, 14- 15	To construct the open S.W. drain of min c/s area 0.36 M ² (min 0.60M wide) and cover it with R.C.C. slab/R.C.C Grating with inspection chamber @ 6.00M c/c.
iii)	19 - 18 - 17 - 16, 23- 24 - 25 - 26, 27 - 28	To construct the open S.W. drain of min c/s area 0.36 M ² . (min 0.60M wide) and cover it with R.C.C. slab/R.C.C Grating with inspection chamber @ 6.00M c/c.
iv)	22 - 23, 21 - 20 - 19	To construct the open S.W. drain of min c/s area 0.36 M ² (min 0.60M wide) and cover it with R.C.C. slab/R.C.C Grating with inspection chamber @ 6.00M c/c.
v)	9' - 29, 10' - 30, 6' - 31, 5' - 32, 33 - 32, 31 - 7, 34 - 35 - 8	To construct the open S.W. drain of min c/s area 0.36 M ² (min 0.60M wide) and cover it with R.C.C. slab/R.C.C Grating with inspection chamber @ 6.00M c/c.
vi)	36 - 39, 37- 38, 33' - 39, 34' - 40, 37 - 38, 40 - 41, 42 - 38	To construct the open S.W. drain of min c/s area 0.36 M ² . (min 0.60M wide) and cover it with R.C.C. slab/R.C.C Grating with inspection chamber @ 6.00M c/c.
vii)	41- 44 - 45, 47 - 48, 48' - 46, 42- 43, 49 - 50 - 51 - 51'	To construct the open S.W. drain of min c/s area 0.36 M ² . (min 0.60M wide) and cover it with R.C.C. slab/R.C.C Grating with inspection chamber @ 6.00M c/c.
viii)	49 - 54 - 53 - 52, 55 - 52, 57 - 58, 59 - 60, 61 - 62, 63 - 58, 64 - 56	To construct the open S.W. drain of min c/s area 0.36 M ² (min 0.60M wide) and cover it with R.C.C. slab/R.C.C Grating with inspection chamber @ 6.00M c/c.

: 4 :

- ix) 5 = 6, 7 = 8, 9 = 10, 11 = 12, 13 = 14, 32 = 31, 38 = 39, 43 = 44, 52 = 51, 56 = 57, 58 = 59 To construct R.C.C Box type culvert designed for 'AA' Class loading to main C/S area 1.00 M^2 (min. 1.00 M wide) with chamber at centre of size $0.6 \times 0.9 \text{ M}$ along with heavy duty frame and cover and locking arrangement and cover @ 7.5 M c/c..
- x) 39 = 40, 26 = 27 To construct R.C.C Box type culvert designed for 'AA' Class loading to main C/S area 1.20 M^2 (min. 1.20 M wide) with chamber at centre of size $0.6 \times 0.9 \text{ M}$ along with heavy duty frame and cover and locking arrangement and cover @ 7.5M c/c..
- xi) 46 = 45 To construct R.C.C Box type culvert designed for 'AA' Class loading to main C/S area 12.00 M^2 (min. 6.00 M wide) with chamber at centre of size $0.6 \times 0.9 \text{ M}$ along with heavy duty frame and cover and locking arrangement and cover @ 7.5 c/c..
- xii) 29'- 29 To construct 1.97 M wide open S. W. Drain.
- xiii) 65- 66 To construct 6.00 M wide open S. W. Drain.

The completed drain should be maintained in good condition. This is Storm Water Drain Part Completion Certificate Only.

Yours Faithfully,

sd/-
Executive Engineer (S.W.D)
(P & R)

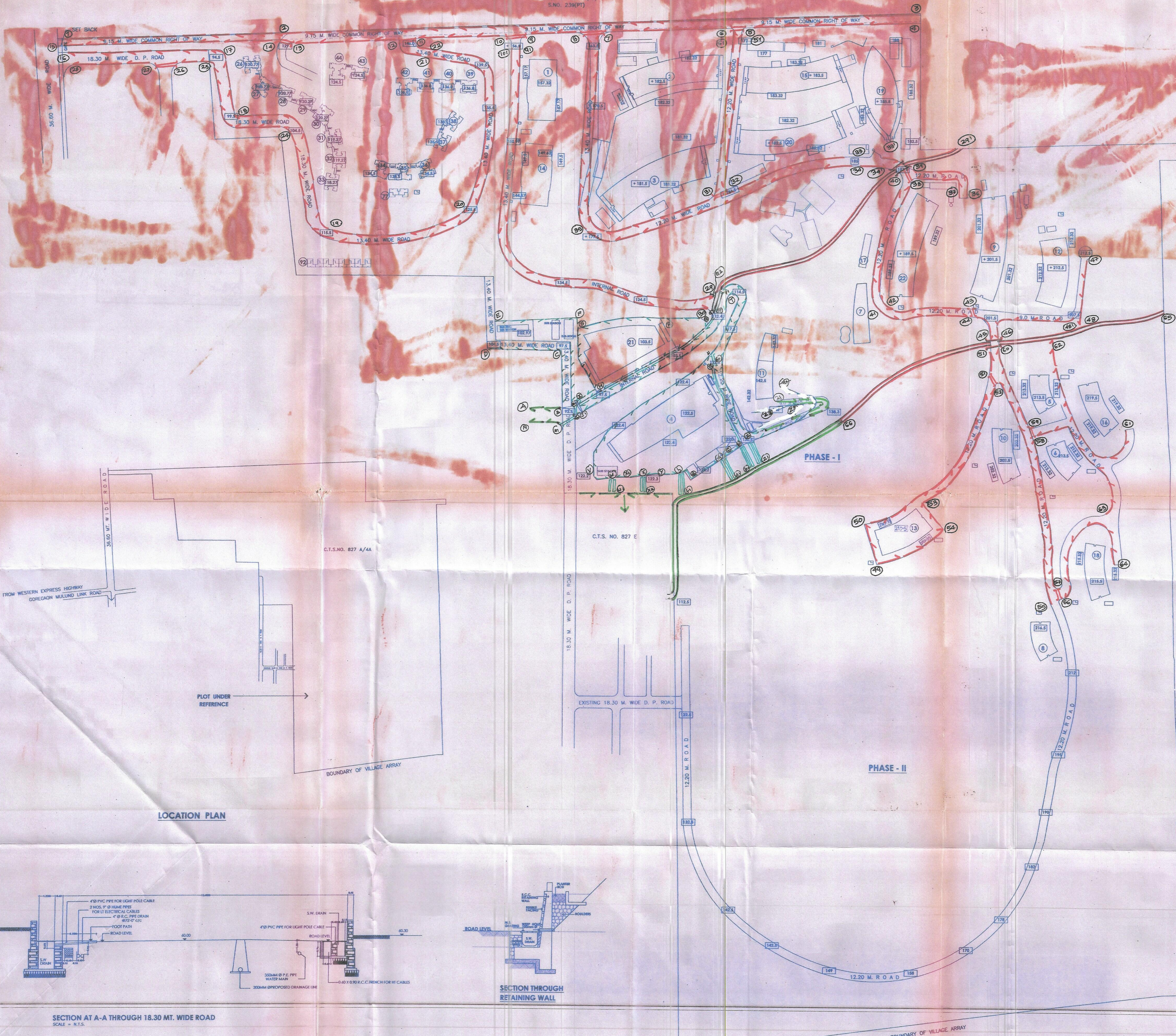
copy to.

✓ E.E.(B.P) P & R/w

copy forwarded for information please

Rhant
24/12/09
E.E. (S.W.D) (P & R) WS

C.T.S. NO. 827 A/PT)
S.NO. 239(PT)



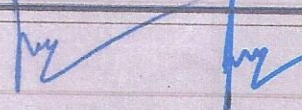
LOCATION PLAN

SECTION THROUGH
RETAINING WALL

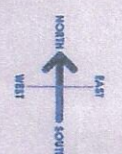
SECTION AT A-A THROUGH 18.30 MT. WIDE ROAD
SCALE = 1/25

NOTE :-
PROPOSED LEVELARE IN T.H.D.
SHOWN THUS-

PROPOSED STORM WATER LAYOUT ON PLOT
BEARING C.T.S.NO. 827 A/4A(PT.) S.NO. 239 (PT)
AT MALAD VILLAGE, MALAD (EAST), MUMBAI.

SCALE	AS NOTED	 S.P.KHER B.E. (CIVIL) ARCHITECT Construction House-B, 4th Floor, Opp. Telephone Exchange, 623, Linking Road, Khar, Bombay-400 052.
DRN. BY	ARCHANA	
CHKD BY		
CHKD BY		

BLOCK PLAN
SCALE 1 : 2500



Works Completed: (Shown in green colour)

- i) Z2-Z3-P1, Z1-Z-U1 To construct the open S.W. drain of min c/s area 0.36 M² (min 0.60M wide) and cover it with R.C.C. slab/R.C.C Grating with inspection chamber @ 6.00M c/c.
- ii) B-A Existing open S.W. drain of min c/s area 0.75 M². (min 0.90M wide) and cover it with R.C.C. slab with inspection chamber @ 6.00 M c/c.
- iii) E-F-S, R-S, D-C-B, J-K To construct the open S.W.Drain of min c/s area 0.27 M². (min 0.60M wide),covered with Steel /R.C. gratings with inspection chamber @ 6.00M c/c.'
- iv) Q-R To construct the open S.W.Drain of min c/s area 0.20 M².(min 0.45 M wide),covered with Steel /R.C. gratings with inspection chamber @ 6.00M c/c.
- v) a-b, c-b, c-d, e-d, e-f, Y-f, Y-X, XI-X, XI -W V-W, V-U P -j To construct the open S.W.Drain of min c/s area 0.48 M². (min 0.45M wide).
- vi) To construct the open S.W.Drain of min c/s area 0.48 M². (min 0.45M wide).
- vii) Q1-Q-11 To construct open S.W.D of min size 1.97 M wide and c/s area 3.88 M² covered with R.C.C slab with chamber cover at every 5.00 M c/c.

- ix) S-G To construct open S.W.D of min size 0.90 M wide and c/s area 0.54 M² covered with R.C.C slab with chamber cover at every 5.00 M c/c.
- x) G-H-I To construct open S.W.D of min size 1.10 m wide and c/s area 2.30 M² covered with R.C.C slab with chamber cover at every 5.00 M c/c..
- xi) M-N To construct open R.C.C, S.W.D of min size 4.00 M wide and c/s area 4.00 M² covered with R.C.C slab with chamber cover at every 5.00 M c/c..
- xii) j=J1 To Construct R.C.C box type of culvert designed for 'AA' class loading to min c/s area 1.00 M² (min 1.00 M wide) with chamber at center of size 0.6 x 0.9 M. along with heavy duty frame and cover and locking arrangement and cover @7.50M c/c.
- xiii) I1=L To Construct R.C.C box type of culvert designed for 'AA' class loading to min c/s area 3.00 sq.m (min 1.50 m wide) with chamber at center of size 0.6 x 0.9 mtr. along with heavy duty frame and cover and locking arrangement and cover @7.50M c/c.
- xiv) L=M To Construct R.C.C box type of culvert designed for 'AA' class loading to min c/s area 4.00 M² (min 2.00 M wide) with chamber at center of size 0.6 x 0.9 M along with heavy duty frame and cover and locking arrangement and cover @7.50M c/c.
- xv) Q2=Q1 To Construct R.C.C box type of culvert designed for 'AA' class loading to min c/s area 3.88 M² (min 1.97 m wide) with chamber at center of size 0.6 x 0.9 M along with heavy duty frame and cover and locking arrangement and cover @7.50 M c/c.
- xvi) U1=U, P1=P To Construct R.C.C box type of culvert designed for 'AA' class loading to min c/s area 0.36 M² (min 0.60 M wide) with chamber at center of size 0.6 x 0.9 M. along with heavy duty frame and cover and locking arrangement and cover @7.50M c/c.
- xvii) Z-Z1, b-b1, d-d1, f-f1, X-X2, W-W1 Provide 300 mm dia NP-2 class pipe for outlet
- xviii) 66 - 67 - 68 600 M wide S. W. Drain.
- xix) To provide C.C. pavement in open spaces of the buildings with slope towards S.W.Drain. Also slope of pathway towards S.W.D

332 marks are likely to be revised subject to contention raised at any instance in future

- xxii) Provide weep holes of 100 mm dia A.C. pipes @ 5.00M C/C along compound wall
- xxiii) If there is any amendment / changes in the plan / layout revised remarks will have to be obtained before completion.

Balance Works: (Shown in red colour).

Sr.No.	Notation	S.W.D. Works
i)	3 - 2 - 1	To construct the open S.W. drain of min c/s area 0.36 M ² (min 0.60M wide) and cover it with R.C.C. slab/R.C.C Grating with inspection chamber @ 6.00M c/c.
ii)	4 - 5, 6- 7, 8- 9, 10- 11, 12 - 13, 14- 15	To construct the open S.W. drain of min c/s area 0.36 M ² (min 0.60M wide) and cover it with R.C.C. slab/R.C.C Grating with inspection chamber @ 6.00M c/c.
iii)	19 - 18 - 17 - 16, 23 - 24 - 25 - 26, 27 - 28	To construct the open S.W. drain of min c/s area 0.36 M ² . (min 0.60M wide) and cover it with R.C.C. slab/R.C.C Grating with inspection chamber @ 6.00M c/c.
iv)	22 - 23, 21 - 20 - 19	To construct the open S.W. drain of min c/s area 0.36 M ² (min 0.60M wide) and cover it with R.C.C. slab/R.C.C Grating with inspection chamber @ 6.00M c/c.
v)	9' - 29, 10' - 30, 6' - 31, 5' - 32, 33 - 32, 31 - 7, 34 - 35 - 8	To construct the open S.W. drain of min c/s area 0.36 M ² (min 0.60M wide) and cover it with R.C.C. slab/R.C.C Grating with inspection chamber @ 6.00M c/c.
vi)	36 - 39, 37 - 38, 33' - 39, 34' - 40, 37 - 38, 40 - 41, 42 - 38	To construct the open S.W. drain of min c/s area 0.36 M ² . (min 0.60M wide) and cover it with R.C.C. slab/R.C.C Grating with inspection chamber @ 6.00M c/c.
vii)	41- 44 - 45, 47 - 48, 48' - 46, 42- 43, 49 - 50 - 51 - 51'	To construct the open S.W. drain of min c/s area 0.36 M ² . (min 0.60M wide) and cover it with R.C.C. slab/R.C.C Grating with inspection chamber @ 6.00M c/c.
viii)	49 - 54 - 53 - 52, 55 - 52, 57 - 58, 59 - 60, 61 - 62, 63 - 58, 64 - 56	To construct the open S.W. drain of min c/s area 0.36 M ² (min 0.60M wide) and cover it with R.C.C. slab/R.C.C Grating with inspection chamber @ 6.00M c/c.

- ix) 5 = 6, 7= 8, 9=10, 11=12, 13=14, 32=31, 38 = 39, 43 = 44, 52 = 51, 56 = 57, 58 = 59 To construct R.C.C Box type culvert designed for 'AA' Class loading to main C/S area 1.00 M² (min. 1.00 M wide) with chamber at centre of size 0.6 x 0.9 M along with heavy duty frame and cover and locking arrangement and cover @ 7.5 M c/c..

- x) 39 = 40, 26 = 27 To construct R.C.C Box type culvert designed for 'AA' Class loading to main C/S area 1.20 M². (min. 1.20 M wide) with chamber at centre of size 0.6 x 0.9 M along with heavy duty frame and cover and locking arrangement and cover @ 7.5M c/c..
- xi) 46 = 45 To construct R.C.C Box type culvert designed for 'AA' Class loading to main C/S area 12.00 M². (min. 6.00 M wide) with chamber at centre of size 0.6 x 0.9 M along with heavy duty frame and cover and locking arrangement and cover @ 7.5 c/c..
- xii) 29' - 29 To construct 1.97 M wide open S. W. Drain.
- xiii) 65- 66 To construct 6.00 M wide open S. W. Drain.

The completed drain should be maintained in good condition. This is Storm Water Drain Part Completion Certificate Only.

Yours Faithfully,

Executive Engineer (S.W.D) (P & R)

MUNICIPAL CORPORATION OF GREATER BOMBAY
 RESUBMITTED TO THE CONDITIONS MENTIONED
 IN THE ACCOMPANYING REMARKS SHEET UNDER
 No. DY. A. E. / 1084 S.W.D. (W.S.) DL.
 S.E. (S.W.D.) P&R
 S.W.D. P&R W.S. Z-IV

Handwritten signatures and dates: 2/12/09, 1/12/09