

**Hon'ble National Green Tribunal, Western Zone, Pune
Original Application No. 37/2023**

**Sushant Subhash More- Applicant
V/S Respondent
M/s Hotel Sahyadri Pushp and 104 others**

**Report on behalf of Respondent no.101 to 105
Fresh joint committee report as per hon. Tribunal dt.25/11/2025**

**(Index of the report submitted to Hon'ble National Green Tribunal (WZ), Pune
in compliance with the order dated 25.11.2025)**

Sr. No.	Particulars / Description	Annexure No.	Page No. (From)	Page No. (To)
1	Copy of the order dated 25.11.2025 passed in O.A. No.37/2023	Annexure-I	1	2
2	Copy of previous committee report.	Annexure-II	3	15
3	Copy of the report dated 04.02.2026 from the Sub-Regional Officer (SRO), MPCB, Satara	Annexure -III	16	75
4	Table showing 40 establishments (out of 100) that have not obtained MPCB consent and have not installed Sewage Treatment Plants (STP)	Annexure-IV	76	89
5	Details regarding 16 properties categorized as Residential-cum-Home stay (MPCB Annexure-II)	Annexure-V	90	93
6	List of remaining 38 establishments which are either private residential properties, private farmhouses, or vacant plots (outside MPCB jurisdiction) (MPCB Annexure-III)	Annexure-VI	94	99
7	List of 6 Demolished / Open Plot Properties (5+1)	Annexure-VII	100	101
8	Copy of the Notification dated 08.01.2018	Annexure-VIII	102	132
9	Copy of the Notification dated 23.12.2021 regarding regulations for the Conservation Zone in Satara Region	Annexure-IX	133	141
10	Copy of the report dated 03.02.2026 by the Deputy Secretary, Environment & Climate Change Dept, Govt. of Maharashtra	Annexure-X	142	143
11	Copy of the report dated 23.01.2026 from the Dy. Conservator of Forests, Satara Forest Division	Annexure-XI	144	144
12	Copy of the report dated 10.02.2026 from the Tahsildar, Satara	Annexure-XII	145	145
13	Building permissions obtained from competent authority	Annexure- XIII	146	172
14	Receipt of the building permission application	Annexure - XIV	173	185

**Report submitted in accordance with the Order dated 25.11.2025
passed by the Hon'ble National Green Tribunal (WZ), Pune.**

**Application No.37/2023 (Shri. Sushant Subhash More
VS.**

M/s. Hotel Sahyadri Pushpa & Others

BACKGROUND:

Original application no.37/2023 (WZ) filed by the applicant Sushant Subhash More regarding to demolish all illegal construction made on Kaas Plateau by respondent nos. 1 to 100 - private respondent, which are stated to be hotels and situated at kaas Plateau, Tal & District-Satara. It is also prayed that Kaas Plateau is a reserved forest and situated about 25 kms. from the city of Satara, which is a biodiversity hotspot and is spread over approximately 10 sq.km Western Ghats. UNESCO, in 2012, Declared Kass Plateau as a World Natural Heritage site, which is rich in its bio-diversity. Hon'ble NGT (WZ), Pune directed vide order dated 25/11/2025 to submit fresh Joint Committee report by MSRDC as Nodal Agency. Annexure-I

Site Visit of the Committee:

As per order of Hon'ble NGT (WZ), Pune order, Joint committee conducted site visit at aforementioned 100 locations during 05/01/2026 to 16/01/2026.

OBSERVATION AND FINDINGS:

a) Violation of EIA Notification - 2006

During visits, the committee verified whether the structures under considerations were falling under the purview of the provisions of Environmental Impact Assessment Notification, 2006. The schedule of the EIA Notification, 2006 provides for activities mandating prior EC, Wherein, the Category 8 of the schedule is for building / Construction projects/Area Development project and Townships. However, the same is applicable for construction of total build up area equal to or more than 20,000 sqmtr.

On the basis of the information provided by the Land Records Department and by site inspections it is observed by the Committee that none of above visited structure comprises construction of total build up area equal to or more than the 20,000 sqmtr., hence these structures are not mandated for prior EC under the said notification.

Hereto annexed the copy of the chart, mentioning list of establishment and built-up areas of the 100 objected constructions. The same indicates that built-up area of the structure / s is less than 20,000 Sqmtr.

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

As per CPCB letter dt.07/03/2016 CPCB categorised hotels in RED, ORANGE and GREEN category as mentioned below.

Hotel having rooms up to 20 rooms (without boiler)- GREEN Hotels (<3 star) or hotels having >20 rooms and less than 100 rooms- ORANGE, Hotels having overall wastewater generation @ 100 KLD and more-RED.

Further CPCB issued guidelines for Mechanism / Guidelines for Control of Pollution and Enforcement of Environment Norms at Individual Establishments and the Area/ Cluster of Restaurants/ Hotels/ Motels/ Banquets in 2021 mandating all hotel to obtain Consent to operate from SPCB. Therefore, All Hotels falls under Consent regime of MPCB. Herewith attached report of MPCB Satara. Annexure-III

1. The Committee found that out of a total of 100 objected establishments (private respondents 1 to 100), 40 establishments running hotels, restaurants, or lodges and have built-up area under 20,000 Sqmtr. These establishments come under the consent regime of the MPC board in Green category of industry as classified by CPCB vide direction dt.07/03/2016. Out of these 40 establishments, 3 establishments have obtained consent to operate from MPCB. 5 establishments have closed their hotel operation and remaining 32 establishments have not obtained consent from the MPC Board and have not provided wastewater treatment systems. Details are appended at Annexure-IV.

2. 7 establishments are small restaurants, and 9 establishments are small Residential Houses plus restaurants with Seating capacity of less than 36 Chair. Details are appended at Annexure V.

3. 38 establishments are residential or Farm house or home stay type. Residential or Farm house or Homestays are not covered under Consent regime of MPCB. Details are appended at Annexure VI.

4. The remaining 5 Nos of properties have demolished construction and 1 property is vacant i.e. open plot. List is annexed at Annexure -VII

c) Violation of the Maharashtra Regional and Town Planning Act, 1966: The information of the constructions in this regards as per utilisation is as follows:-

During the site visit, the Joint Committee observed the following current status of the use of the structures:

Type of Construction	Sr. No.	Use of Property	Number of Properties	Respondent Numbers in Original Suit
A. Open Plots	1	Demolished Constructions	5	3, 14, 18, 54, 60
	2	Plot with no construction	1	53
B. Residential Use (Purpose)	3	Residential Houses in use	21	5, 9, 11, 13, 15, 17, 31, 34, 38, 40, 41, 42, 44, 56, 70, 73, 75, 78, 79, 83, 100
	4	Residential Houses not in use	10	8, 10, 35, 43, 45, 57, 63, 87, 88, 89
	5	Farm Houses	4	20, 59, 64, 85
C. Commercial Use (Purpose)	6	Residential House with Domestic Mess / Hotel	7	27, 29, 32, 33, 36, 65, 86
	7	Hotels with food facilities	12	4, 6, 22, 37, 39, 58, 66, 67, 68, 77, 98, 99
	8	Hotel and Lodging (with Food & Accommodation facility)	24	1, 2, 7, 19, 25, 26, 30, 46, 47, 48, 49, 50, 55, 61, 62, 72, 74, 82, 84, 93, 94, 95, 96, 97
	9	Lodging (Stay facility only)	6	12, 16, 23, 24, 28, 76
	10	Resort (Dining, Stay, and Event facilities)	8	51, 52, 69, 71, 81, 90, 91, 92
	11	Health Resort (Commercial)	1	21
	12	Turf (Enclosed grounds for Football, Cricket, etc.)	1	80
Total			100	

In Details:-

A) Open Plots:-

1. Demolished constructions:-

Out of the said 100 constructions, 5 constructions (by respondents no. 3, 14, 18, 54 and 60) had demolished by them selves. Their site inspection reports, Panchnamas and the report of the concerned Village Revenue Officer are attached herewith this report. Also, the photographs taken during the site inspection are attached for the further information.

2. Plot with no constructions: -

No construction of respondent 53 found on his site. The committee's site inspection report, Panchnama and the report of the

concerned Village Revenue Officer are attached herewith report for further information. Also, photographs during the site inspection are attached for further information.

If the said respondent wants to do any construction in the future, it is necessary to apply for construction permission from MSRDC by submitting an application on the BPMS online system.

B) Residential Use(Purposes) :-

3. Residential houses in use:-

Out of the said 100 structures, 21 structures belong to respondents No. 5, 9, 11, 13, 15, 17, 31, 34, 38, 40, 41, 42, 44, 56, 70, 73, 75, 78, 79, 83 and 100 and are currently used for dwelling (living). Their site inspection reports and Panchama's are attached herewith this report. Also, the photographs taken by the inspection team during the site inspection are attached for further information.

4. Residential houses not in use :-

Out of the said 100 structures, 10 structures belong to respondents No. 8, 10, 35, 43, 45, 57, 63, 87, 88 and 89 and these houses are currently in a closed state. The site inspection reports of these properties are attached. Also, the photographs taken during the site inspection are attached for further information.

5. Farm Houses:-

Out of the said 100 structures, 4 structures belong to respondents no. 20, 59, 64 and 85 and are being used as farm houses. They have not yet taken permission for the farm house.

They require a minimum area of 40 R as per the provisions of UDCPR 2020 (Rule No. 5.5.2, Appendix-L, PART-II, B. f.). Also, a maximum construction area of 160 sq.m. can be allowed in the said area.

The respondents who are using the above constructions for residential purposes have not yet applied for permission of the same. Earlier, in the report submitted by the Joint Committee on 04/12/2023, it was stated that all of them require construction permission. They are currently required to obtain construction permission from MSRDC by submitting an application on the BPMS online system.

C) Commercial Use:-

6. Residential house with domestic mess / hotel:-

Out of the said 100 constructions, 7 constructions of respondents no. 27, 29, 32, 33, 36, 65 and 86 and it appears that the

said building is being used by the owner for his own residence as well as for commercial purposes like domestic restaurant/hotel. The inspection report made by the inspection team during the inspection was submitted along with it.

7. Hotels(with food facility):-

Out of the said 100 constructions, 12 constructions are of respondents nos. 4, 6, 22, 37, 39, 58, 66, 67, 68, 77, 98 and 99 and these are hotels with only food facility.

8. Hotel and Lodging (with food and accommodation facility):-

Out of the said 100 constructions, 24 constructions are of this type. They are of respondents nos. 1, 2, 7, 19, 25, 26, 30, 46, 47, 48, 49, 50, 55, 61, 62, 72, 74, 82, 84, 93, 94, 95, 96 and 97 and there is food and accommodation facility for visitors.

9. Lodging (Stay facility only):-

Out of the said 100 constructions, 6 constructions belong to respondents no. 12, 16, 23, 24, 28 and 76 and they are running only lodging business.

In the case of respondents no. 23 and 24 are in the same household (husband and wife) and 7/12 is in the name of Sampat Rajaram Jadhav.

10. Resort (Dining, Stay and Event facilities):-

Out of the said 100 constructions, 8 constructions belong to respondents no. 51, 52, 69, 71, 81, 90, 91 and 92 and are in use as resorts. They have not taken permission from MSRDC. They are also required to take building permission.

11. Health Resort (Commercial):-

Out of the said 100 constructions, 1 construction belongs to respondents no. 21 and it seems that the Tehsildar Satara has given permission to him for the purpose of a health resort. The site inspection report and Panchnama of the said construction are attached. The defendant has obtained a certificate from the Tehsildar Satara in the form of Javak No. Land / Uncultivated / Construction permission has been obtained under S.R.-01/2024 dated 24/10/2024.

12. Turf (enclosed grounds for Football, Cricket etc.) :-

Out of the said 100 constructions, there is 1 construction of respondent No. 80 and it was used as an enclosed field for games like football and cricket, as stated by Mr. Mahesh Kisan Lotekar, a worker

of the property holder who was present there during the inspection. He has signed the site inspection report in this regard.

The respondents who used the above constructions for commercial purposes did not apply for building permission. In the report submitted by the Joint Committee on 04/12/2023, it was stated that all of them require to obtain building permission from MSRDC by submitting an application on the BPMS online system.

In the case, a site inspection of 100 properties revealed that the following properties have been transferred (changed in ownership). The changes are attached. (recent 7/12 extract & mutation entry)

Sr. No.	Respondent No.	Owner at the time of Filing Case	Owner at the time of Site Inspection
1	27	Shrikrishna Ramchandra (Chandru) Umbarkar (Deceased)	Ravindra Shrikrishna Umbarkar & 3 others
2	28	Shankar Nana Jare (Deceased)	Jayashree Kisan Jare
3	33	Dattatray Tukaram Bhangе (Deceased)	Raju Dattu Bhangе & 6 others
4	36	Baburao Genu Umbarkar (Deceased)	Ramchandra Baburao Umbarkar
5	45	Prasanna Ravindra Gadkari	Diparani Anil Vibhute
6	46	Jagu Changu Mane	Vijay and Sanjay Jagannath Mane
7	56	Hemlata Purushottam Nikam	Kanta Jagannath Phadtare
8	61 & 96	Ramesh Anil Ubale / Pratapsinh Laxmanrao Rajemahadik	Dilip Krishnarao Pawar & 2 others
9	67	Madhukar Tukaram Patekar	Dilip Tukaram Patekar
10	72	Shrirang Dhondiba Gogawale (Deceased)	Megha Shrirang Gogawale & 3 others
11	84	Manisha Nandkumar Nalawade	Anil Bhanudas Bhavar & Sandhya Vilas More
12	89	Jahangir Khan Ahmed Khan (Deceased)	Imran Jahangir Khan & 3 others

During site inspection and after verification of 7/12 extract it is found that the constructions of the following respondents are located at the place where the title is in the name of Gramastha Mandal Petri.

Sr. No.	Respondent No.	Name of Respondent
1	40	Sampat Tukaram More
2	42	Ankush Vitthal More
3	43	Shantabai Narayan More
4	44	Nitin Ganpat More

In the respondents list Sangeeta Ghanshyam Mane has been made a respt. no.17. But the said property is not belonged with her. It Belongs with Jayashree Sudhir Sasane. Both of them have given a written application during the site inspection. A copy of it is attached herewith and appended annexure -XV

After looking the 100 respondents list keenly it is observed that the name of Mr.Ranjeet Shankarrao More is repeated twice at respondent no.68 and respondents 80.However, as stated by Mr. Mahesh Kisan Lotekar, a worker present at the construction site respondent no.68 during the site inspection, and looking at the 7/12 extract of Gat no. 25 of the Yavateshwar area, it has been observed that the said property belongs to Sudhir Parashuram Pawar. It also seems that Ranjit Shankarrao More is related to the case only as respondent no. 80.

d) Forest Conservation Act, 1980:

In order to assist the Committee and the Tribunal, the Deputy Conservator of Forest has submitted a Report to MSRDC, Satara dtd-23/01/2026. As per this Report, none of the objected structures violated the Forest Conservation Act. 1980. The said Report is appended at ANNEXURE-X.

Committees Conclusion & Suggestions:

a) EIA Notification - 2006:

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

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

As regards those Establishments for whom, the Consent to Establish and Consent to Operate is necessary, MPCB is taking action against such establishment. MPCB has already issued proposed direction to 25 establishments. Environmental Compensation can be recovered from them.

C) Violation of the Maharashtra Regional and Town Planning Act, 1966:

Out of 100 objected structures, 3 have (Resp-21, 30 & 91) obtained the building permission from competent authority. There permission is appended at Annexure-XIII.

Out of 100 objected structures, 6 have (Resp. No.51, 71, 90, 92, 94 & 97) applied for building permission. There receipt is appended at Annexure-XIV.

In the said 100 constructions above table, permission is not required in a total of 6 cases namely Sr.No.I demolished Constructions (5), Sr.No.II Plot with no construction (1).

The remaining 85 construction holders have been instructed to submit online applications to MSRDC on BPMS system for building permission. The Urban Development Department Govt. of Maharashtra notification dt.-08/01/2018 declared the regional plan for Satara. A copy of it is appended at Annexure-VIII.

From the said Notification, It is clear that the Kaas Plateau falls in the conservation zone of the said plan. Thereafter, by notification dated 23.12.2021 the State Government has framed regulations for Conservation Zone in Satara region. A copy of it is appended at ANNEXURE-IX.

It is observed that all the structures fall in the Buffer Zone and not in the Core Zone. As per the Notification dated 23.12.2021, the construction is conditionally permissible in the Buffer Zone.

As regards 3privates(Resp.No.-21, 30 & 91) have obtained building permission from competent authority. (1 from Tahsildar Satara & 2 from MSRDC) herewith attached copy of building permission. Annexure-XIII

5 private respondents (Resp.no. 3, 14, 18, 54 and 60) already demolished their structures and 1 private respondent possess open plot. (Resp.No. 53). Total = 6.

As regards 6 private respondents have applied to MSRDC for building permission. Receipts of application for building permission is a copy of Receipts attached herewith. Annexure- XIV

Recent condition of 100 structures in brief.

Obtained Permission	Applied for Permission	Not Needed Permission	Total
3	6	6	15

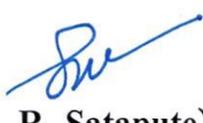
Remaining 85 respondents have to apply for regulisation of their structures. Otherwise the said structure is to be demolished under the MRTTP Act, 1966 for violation of the provisions of the said Act by the Planning Authority.

Since there is no violation of the Forest Conservation Act, no action needs to be taken. Copy of the report dated 23.01.2026 from the Dy. Conservator of Forests, Satara Forest Division is attached herewith.
Annexure-XI

Hence, this Report.


(Santosh Patil)
District Collector,
Satara


(Joy Thakur)
Deputy Secretary
& Scientist-1 Environment
& Climate Change Dept.
Govt. of Maharashtra


(A. R. Satapute)
The Deputy
Conservator of
Forest, Satara


(A. A. Satpute)
SRO, MPCB,
Satara


(Prashil Pazare)
ADTP MSRDC, SPA,
Belapur.

Item No.9

(Pune Bench)

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

[THROUGH PHYSICAL HEARING (WITH HYBRID OPTION)]

**ORIGINAL APPLICATION NO.37 OF 2023 (WZ)
WITH
IA NOS.379/2025, 398/2025, 399/2025,
IA NOS.407/2025 TO 420/2025 AND 422/2025,
ALL IN O.A.NO.37/2023 (WZ)**

Sushant Subhash More

..... Applicant

Versus

M/s Hotel Sahyadri Puspa & Ors.

... Respondents

Date of hearing : 25.11.2025

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

Applicant : Ms. Shriya Awale, Advocate, holding for Mr. Asim Sarode, Advocate

Respondents : Mr. Shivshankar Swaminathan, Advocate for R-2
Mr. Shubham Rathod, Advocate holding for Mr. Rahul Garg, Advocate for R-1, R-16, R-22, R-23, R-25, R-26, R-27, R-29, R-30, R-31, R-32, R-33, R-34, R-36, R-38, R-39, R-46, R-47, R-48, R-49, R-50, R-56, R-62, R-65, R-67, R-72, R-82, R-83, R-84, R-86, R-93 and R-97
Ms. Kirti Bhoite, Advocate for R-21
Mr. Nitin Deshpande, Advocate for R-101
Ms. Manasi Joshi, Advocate for R-102
Mr. Aniruddha Kulkarni, Advocate for R-103,
Ms. Anchita Nair, Advocate holding for Mr. Saket Mone, Advocate for R-105

ORDER

1. In response to our order dated 29.10.2025, an affidavit dated 24.11.2025 has been filed from the side of respondent No.103 – Environment and Climate Change Department, State of Maharashtra through its Secretary, stating therein that previously the information about the meeting

to be convened was received with delay as the meeting was already held, in which the answering respondent could not participate. Further it is mentioned that nodal agency of the Joint Committee is changed and instead of District Collector, Satara, MSRDC i.e. respondent No.105 is made nodal agency of the Joint Committee, which will intimate the date of next meeting and on that date, the answering respondent would participate, so also during the site visit.

2. In view of above affidavit, we direct respondent No.105 - MSRDC to submit fresh Joint Committee report within a period of two months as prayed by the learned counsel for respondent Nos.103 and 105, because the elections to the local bodies are declared. We allow the request made by the learned counsel accordingly.

3. From the side of respondent No.2, respondent No.21, respondent No.101, respondent No.102, respondent No.103 and respondent No.105, their respective counsel are present today, so also learned counsel for respondent Nos.1, 16, 22, 23, 25, 26, 27, 29, 30, 31, 32, 33, 34, 36, 38, 39, 46, 47, 48, 49, 50, 56, 62, 65, 67, 72, 82, 83, 84, 86, 93 and 97 is present.

4. Put up this matter for next consideration/further orders on 09.03.2026.

Dinesh Kumar Singh, JM

Dr. Sujit Kumar Bajpayee, EM

November 25, 2025
ORIGINAL APPLICATION NO.37 OF 2023 (WZ)
npj

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

SushantSubhash More

----- APPLICANT

V/s

M/s Hotel SahyadriPushpa
and 102 others.

---- RESPONDENTS

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

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

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

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

1.0 BACKGROUND:

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

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

- objection
- ① Extracting ground water
 - ② No ETP
 - ③ No SW management plan.

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

- b) On 04.12.2023, Hon'ble National Green Tribunal (WZ), Bench Pune considered the pleadings of the parties. It constituted a Committee to go into the details of violations allegedly made and submit their recommendations before the Tribunal as to whether the said constructions deserve to be demolished and/or environmental damage compensation needs to be imposed. The Committee comprises one member each from

- i) The District Collector, Satara,
- ii) The Maharashtra State Pollution Control Board.
- iii) The Environment & Climate Change Dept, State of Maharashtra.
- iv) The Deputy Conservator of Forest, Satara
- v) The Maharashtra State Road Development Corporation Ltd

- c) The Committee is directed to visit the site and submit a factual and action taken report as to whether there is a violation of EIA Notification-2006, Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981, Maharashtra Regional & Town Planning Act,

Scope of
Committee

Committee Report

- ① EIA
- ② Pollution.

Collector is
Nodal officer

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

2.0 APPROACH:

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

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

ADTP

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

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

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

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

3.0 OBSERVATIONS & FINDINGS:

a) Violation of EIA Notification - 2006 :

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

Clause 8 :-

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

			<p>service areas, which are proposed in the building or construction projects.</p> <p>Note: 1- The projects or activities shall not include industrial shed, school, college, hostel for educational institutions, but shall buildings shall ensure sustainable <u>environmental management, solid and liquid waste management, rain water harvesting</u> and may use recycled materials such as fly ash bricks.</p> <p>Note-2 - "General conditions" shall not apply.</p>
--	--	--	--

Therefore, the Committee wanted to ascertain whether the area of construction exceeds 20,000 sqmtr as contemplated by the 14.09.2006 Notification. In this regard, the Land Records Dept informed the Committee that it has carried out measurements of 100 objected structures. Accordingly, it brought the record. The Committee verified the record and found that none of the objected structures is having built up area more than

① wheather construction is more than 20,000 sqm.
 — None of construction
 — so EC is not Required.

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

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

The Committee found that out of a total of 100 objected establishments (private respondents 1 to 100), 34 establishments conduct hotels, restaurants, or lodging and have built-up area under 20,000 sq m.

These establishments come under the consent regime of the MPC board in Green category of industry as classified by CPCB vide direction dtd. 07/06/2016.

Out of 34 establishments, three have obtained consent to operate from MPCB. The remaining 31 establishments have not obtained consent from the MPC Board and have not provided wastewater treatment systems. Hereto annexed herewith and marked as ANNEXURE-4 is the Chart explaining this position.

Out of 100 Establishments
 - 34 - hotel/Restaurant & Lodging & Lodging
 - under 20,000 sq m
 - consent of MPCB is required
 - Green category as per 7/06/16 by CPCB
 - Out of 34
 - 3 opted consent to operate
 - 31 establishments not obtained consent

11 - Residential/home stay
 - Not Require Consent. to operate
 of MPCB.

55 - Private

11 properties are residential plus home stay types.

Details are appended to ANNEXURE -5 .They do not require Consent from MPCB.

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

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

Notification of RP-8/10/18

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

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

d) Forest Conservation Act, 1980

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

3.0 Committees Conclusion & Suggestions:

a) EIA Notification - 2006 :

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

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

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

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

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

d) **Forest Conservation Act, 1980**

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

Hence, this Report.

Prashil Pazare
Prashil Pazare,
Assistant
Planner
MSRDC and
Committee
Member

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

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

Jitendra Dudi
Jitendra Dudi
District
Collector Satara
and Committee
Member

महाराष्ट्र प्रदूषण नियंत्रण मंडळ,
उप प्रादेशिक कार्यालय, सातारा

फोन नं:- (०२१६२) २३३५२७

ईमेल-srosatara@mpc



नवीन प्रशासकीय इमारत,
दुसरा मजला,
एस.टी.स्टॅन्ड पाठीमागे,



“आपली सेवा आमचे कर्तव्य”

सदरबझार, सातारा- ४१५००१

जा.क्र.उप्राकासा/तांशा/ २६०२०५ न.प्र.नि.मं.०१५४

दिनांक: ०५/०२/२०२६

प्रति,

तलसिलदार तथा सहायक नियंत्रक-१

(अनधिकृत बांधकाम विभाग)

म.रा.र.वि.म.(मर्या.)वि.नि.प्रा.सातारा.

पत्ता- महाराष्ट्र राज्य रस्तेविकास महामंडळ (मर्या.),

विशेष नियोजन प्राधिकरण-नवीन महाबळेश्वर गिरीस्थान अधिसूचित क्षेत्र,

शिबीर कार्यालय नागठाणे, सातारा-४१५००१.

विषय:- राष्ट्रीय हरीत लवाद यांचेकडील मूळ अर्ज क्रमांक ३७/२०२३ (पश्चिम विभाग) अर्जदार श्री. सुशांत सुभाष मोरे विरुद्ध मेसर्स हॉटेल सहयाद्री पुष्प व इतर....

महोदय,

उपरोक्त विषयास अनुसरून कळविण्यात येते की, राष्ट्रीय हरीत लवाद यांचेकडील मूळ अर्ज क्रमांक ३७/२०२३ (पश्चिम विभाग) अर्जदार श्री. सुशांत सुभाष मोरे विरुद्ध मेसर्स हॉटेल सहयाद्री पुष्प व इतर या अर्जाच्या अनुषंगाने संयुक्त समिती पाहणी करण्यात आली असून कास पठारावरील एकूण १०० हॉटेल्स/रेस्टॉरंटस् व इतर मिळकतीबाबतची माहिती सोबत जोडून पाठवित आहे.

सबब आपल्या माहितीसाठी.

आपला विश्वासू,

Amal Surpate

(अ.आ.सातपुते)

उप-प्रादेशिक अधिकारी,

मप्रनिमंडळ, सातारा

प्रत माहितीसाठी सादर -

१) मा. जिल्हादंडाधिकारी सातारा, जिल्हाधिकारी कार्यालय, सातारा.

२) प्रादेशिक अधिकारी, म.प्र.नि.मंडळ, पुणे.

**REPORT IN COMPLIANCE OF HON'BLE NATIONAL GREEN
TRIBUNAL (NGT)
IN THE MATTER OF ORIGINAL APPLICATION NO. 37 OF 2023
(WZ) TITLED MR. SUSHANT SUBHASH MORE VS. M/S. HOTEL
SAYADRI PUSPA & ORS.**

1. BACKGROUND:

Original Application No. 37/2023 (WZ) filed by the applicant-Sushant Subhash More regarding demolish all illegal construction made on Kaas Plateau by respondent Nos.1 to 100 – private respondents, which are stated to be hotels and farmhouses of these respondents situated at Kaas Plateau, Tal & Dist-Satara. It is also prayed that Kaas Plateau is a reserved forest and situated about 25 kms. from the city of Satara, which is a biodiversity hotspot and is spread over approximately 10 square kilometers in area and falls under the Sahyadri Sub Cluster of the Western Ghats. UNESCO, in 2012, declared Kaas Plateau as a World Natural Heritage Site, which is rich in its bio-diversity. 100 hotels and farmhouses, which have been constructed illegally, are constantly engaged in the acts of discharging untreated effluents outside their premises and emitting harmful air pollutants in the environment and illegally extracting the groundwater for commercial use and are dumping the kitchen and other wastes in a dumping site at Satara.

Hon'ble NGT directed vide order dated 25/11/2025 directed MSRDC to submit fresh Joint Committee report

2. Site Visit of The Committee:

In compliance with the Hon'ble NGT order, Joint committee visited Site the following members conducted a site visit at location

3. Observations & Findings:

The following observations & findings are made & discuss

➤ **Violation under Water (Prevention and Control of Pollution) Act and 1974 and Air (Prevention and Control of Pollution) Act, 1981**

Vide letter dtd. 7/3/2016, CPCB had categorized hotel in RED, ORANGE and GREEN category as below.

Hotel having rooms upto 20 rooms (without boiler)- GREEN Hotels (< 3 star) or hotels having > 20 rooms and less than 100 rooms- ORANGE, Hotels having overall wastewater generation @ 100 KLD and more- RED.

Further CPCB issued guidelines for Mechanism/Guidelines for Control of Pollution and Enforcement of Environment Norms at Individual Establishments and the Area/ Cluster of Restaurants/ Hotels/ Motels/ Banquets in 2021 mandating all hotel to obtain Consent to operate from SPCB. Therefore, All Hotels falls under Consent regime of MPCB.

- A) Out of total 100 Nos Establishments (Private respondents 1 to 100) 40 Nos of Establishment are having activity of Hotels / Lodging and having built up area less than 20000 Sq.mtr. These establishments Comes under consent regime of the MPC board. Out of 40 Nos of establishments 3 Nos of Establishment have obtained Consent to Operate from MPCB. 5 nos of Property have closed their hotel operation and remaining 32 Nos of Establishments have not obtained Consent from the MPC Board also Not provided Wastewater treatment system. Details are appended at Annexure I
- B) 7 Nos of properties are small restaurants, and 9 Nos of properties are small Residential plus restaurants with Seating capacity of less than 36 nos. Details are appended at Annexure II
- C) 38 Nos of properties are residential or Farm house or home stay type. Residential or Farm house or Homestays are not covered under Consent regime of MPCB. Details are appended at Annexure III
- D) The remaining 5 Nos of properties have demolished construction

and 1 nos of property is open plot Open plot. List is annexed at Annexure IV

4. Conclusion & Suggestions:

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

As regards those Establishments for whom Consent to Establish and Consent to Operate is necessary, MPCB is taking action against such Establishment, MPCB has already issued Proposed Direction to 25 nos of Establishment. Environmental Compensation can be recovered from them.

Amol A. Satpute

Amol A. Satpute

Sub Regional Officer, MPCB

**MAHARASHTRA POLLUTION CONTROL BOARD
REGIONAL OFFICE - PUNE**

Phone No. 020-25811694
Fax No. 020-25811701
e-mail : ropune@mpcb.gov.in
visit us : www.mpcb.gov.in



"Your Service is our Duty"

Jog Centre, 3rd Floor,
Wakdewadi,
Old-Pune Mumbai Road,
Pune- 411003

MPCB/ROP/PD/2403020019

Date: 02/03/2024

To,
Mr. Vinit Kiran Sabale (Minor) with Mother Mrs. Sheetal Kiran Sable,
At. Post. Aatali, Gat No. 322, Tal. & Dist. Satara.

Sub: Proposed Directions under section 33 A of Water (Prevention & Control of Pollution) Act, 1974, and under section 31 A of Air (Prevention & Control of Pollution) Act, 1981.

Ref: 1) Complaint received from the Shri. Sushant Subhash More, 4 Keshar Complex, 34 Pantacha Goat, Satara Dtd. 29/09/2022.
2) Visit of the Board official to your hotel unit on 16/01/2024
3) Legal Action proposal submitted by Sub Regional Officer, Satara vide no. MPCB-LEGAL-ACTION-230224024, Dtd. 20/02/2024.

WHEREAS, it is obligatory on your part to obtain Consent to Establish and Consent to Operate from the Maharashtra Pollution Control Board (MPCB) under the provisions of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 & Authorization under the provisions of the Hazardous and Other Wastes (Management and Trans-boundary Movement) Rules, 2016. It is also obligatory on your part to provide adequate pollution control devices.

AND WHEREAS, Complaint received regarding constructed and operated hotel / restaurant/ resort/lodging without necessary permissions and pollution control systems, due which caused water and air pollution in the surrounding area.

AND WHEREAS, In order to verify the complaint, the officials of the Board at Sub Regional Office, Satara have visited to your hotel/restaurant/resort and accordingly submitted the legal action proposal vide above reference with following non-compliances,

- (1) You have not obtained consent to establish and consent to operate from the Maharashtra Pollution Control Board for your hotel/restaurant/resort activities.
- (2) You have not provided the effluent / sewage treatment plant to treat entire wastewater / sewage generated from kitchen, bathing, toilet flushing, laundry other activities.
- (3) You have not provided the septic tank followed by soak pit for the treatment of sewage.
- (4) You are discharging effluent on land without any treatment.
- (5) You have not channelized the fugitive emissions including emissions from cooking and kitchen operations by providing proper ducting / hood arrangement and proper exhaust system chimney with oil catcher as an air pollution control system.

2...

: 2 :

- (6) You have not provided the facility for segregation of bio-degradable waste (food waste) from the solid waste generated in hotel / resort / restaurant / lodging.
- (7) You have not provided organic waste converter / other treatment facility to treat bio-degradable waste (food waste) and the treated compost shall be used as manure.

AND WHEREAS, it has been observed that you are operating your hotel/restaurant/resort and lodging activities without obtaining consent from the MPCB and also failed to provide adequate pollution control devices, thereby discharging untreated effluent into the environment and discharging air emissions and thereby causing water and air pollution into the environment.

NOW THEREFORE, in view of the above non-compliance, you are hereby directed to show cause as to:

- a) Why your hotel/restaurant/resort activities shall not be closed down forthwith ?
- b) Why the competent Authorities shall not be directed to disconnect water / electricity supply to your hotel/resort/restaurant/lodging unit ?

You are hereby given an opportunity to respond **within 07 days** from issuance of these directions, failing which, MPCB will initiate legal action against your hotel/restaurant/resort without giving any further notice in accordance with the provisions of the Water (prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981, which please note.

For and on behalf of
Maharashtra Pollution Control Board



(Ravindra Andhale)
Regional Officer,
M. P. C. Board Pune

Copy Submitted for information to

1. Joint Director (APC), M.P.C. Board, Mumbai.
2. Law Officer, M.P.C. Board, Mumbai.

Copy to- The Sub-Regional Officer, M.P.C. Board, Satara :- Keep necessary follow up and submit the compliance report within time.

**MAHARASHTRA POLLUTION CONTROL BOARD
REGIONAL OFFICE - PUNE**

Phone No. 020-25811694
Fax No. 020-25811701
e-mail : ropune@mpcb.gov.in
visit us : www.mpcb.gov.in



"Your Service is our Duty"

Jog Centre, 3rd Floor,
Wakdevadi,
Old-Pune Mumbai Road,
Pune- 411003

MPCB/ROP/PD/2403020025

Date: 02/03/2024

To,
Mrs. Vaishali Pramod Tankasale,
At. Post. Aagundewadi, Gat No. 16/4, 16/5,
Tal. & Dist. Satara.

Sub: Proposed Directions under section 33 A of Water (Prevention & Control of Pollution) Act, 1974, and under section 31 A of Air (Prevention & Control of Pollution) Act, 1981.

Ref: 1) Complaint received from the Shri. Sushant Subhash More, 4 Keshar Complex, 34 Pantacha Goat, Satara Dtd. 29/09/2022.
2) Visit of the Board official to your hotel unit on 16/01/2024
3) Legal Action proposal submitted by Sub Regional Officer, Satara vide no. MPCB-LEGAL-ACTION-230224029, Dtd. 23/02/2024.

WHEREAS, it is obligatory on your part to obtain Consent to Establish and Consent to Operate from the Maharashtra Pollution Control Board (MPCB) under the provisions of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 & Authorization under the provisions of the Hazardous and Other Wastes (Management and Trans-boundary Movement) Rules, 2016. It is also obligatory on your part to provide adequate pollution control devices.

AND WHEREAS, Complaint received regarding constructed and operated hotel / restaurant/ resort/lodging without necessary permissions and pollution control systems, due which caused water and air pollution in the surrounding area.

AND WHEREAS, In order to verify the complaint, the officials of the Board at Sub Regional Office, Satara have visited to your hotel/restaurant/resort and accordingly submitted the legal action proposal vide above reference with following non-compliances,

- (1) You have not obtained consent to establish and consent to operate from the Maharashtra Pollution Control Board for your hotel/restaurant/resort activities.
- (2) You have not provided the effluent / sewage treatment plant to treat entire wastewater / sewage generated from kitchen, bathing, toilet flushing, laundry other activities.
- (3) You have not provided the septic tank followed by soak pit for the treatment of sewage.
- (4) You are discharging effluent on land without any treatment.
- (5) You have not channelized the fugitive emissions including emissions from cooking and kitchen operations by providing proper ducting / hood arrangement and proper exhaust system chimney with oil catcher as an air pollution control system.

2...

: 2 :

- (6) You have not provided the facility for segregation of bio-degradable waste (food waste) from the solid waste generated in hotel / resort / restaurant / lodging.
- (7) You have not provided organic waste converter / other treatment facility to treat bio-degradable waste (food waste) and the treated compost shall be used as manure.

AND WHEREAS, it has been observed that you are operating your hotel/restaurant/resort and lodging activities without obtaining consent from the MPCB and also failed to provide adequate pollution control devices, thereby discharging untreated effluent into the environment and discharging air emissions and thereby causing water and air pollution into the environment.

NOW THEREFORE, in view of the above non-compliance, you are hereby directed to show cause as to:

- a) Why your hotel/restaurant/resort activities shall not be closed down forthwith ?
- b) Why the competent Authorities shall not be directed to disconnect water / electricity supply to your hotel/resort/restaurant/lodging unit ?

You are hereby given an opportunity to respond **within 07 days** from issuance of these directions, failing which, MPCB will initiate legal action against your hotel/restaurant/resort without giving any further notice in accordance with the provisions of the Water (prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981, which please note.

For and on behalf of
Maharashtra Pollution Control Board



(Ravindra Andhale)
Regional Officer,
M. P. C. Board Pune

Copy Submitted for information to

1. Joint Director (APC), M.P.C. Board, Mumbai.
2. Law Officer, M.P.C. Board, Mumbai.

Copy to- The Sub-Regional Officer, M.P.C. Board, Satara :- Keep necessary follow up and submit the compliance report within time.

**MAHARASHTRA POLLUTION CONTROL BOARD
REGIONAL OFFICE - PUNE**

Phone No. 020-25811694
Fax No. 020-25811701
e-mail : ropune@mpcb.gov.in
visit us : www.mpcb.gov.in



"Your Service is our Duty"

Jog Centre, 3rd Floor,
Wakdevadi,
Old-Pune Mumbai Road,
Pune- 411003

MPCB/ROP/PD/2403020024

Date: 02/03/2024

To,
Mr. Vaibhav Kundalik Pharande,
At. Post. Kanher, Survey No. 51/7,
Tal. & Dist. Satara.

Sub: Proposed Directions under section 33 A of Water (Prevention & Control of Pollution) Act, 1974, and under section 31 A of Air (Prevention & Control of Pollution) Act, 1981.

Ref: 1) Complaint received from the Shri. Sushant Subhash More, 4 Keshar Complex, 34 Pantacha Goat, Satara Dtd. 29/09/2022.
2) Visit of the Board official to your hotel unit on 16/01/2024
3) Legal Action proposal submitted by Sub Regional Officer, Satara vide no. MPCB-LEGAL-ACTION-230224030, Dtd. 23/02/2024.

WHEREAS, it is obligatory on your part to obtain Consent to Establish and Consent to Operate from the Maharashtra Pollution Control Board (MPCB) under the provisions of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 & Authorization under the provisions of the Hazardous and Other Wastes (Management and Trans-boundary Movement) Rules, 2016. It is also obligatory on your part to provide adequate pollution control devices.

AND WHEREAS, Complaint received regarding constructed and operated hotel / restaurant/ resort/lodging without necessary permissions and pollution control systems, due which caused water and air pollution in the surrounding area.

AND WHEREAS, In order to verify the complaint, the officials of the Board at Sub Regional Office, Satara have visited to your hotel/restaurant/resort and accordingly submitted the legal action proposal vide above reference with following non-compliances,

- (1) You have not obtained consent to establish and consent to operate from the Maharashtra Pollution Control Board for your hotel/restaurant/resort activities.
- (2) You have not provided the effluent / sewage treatment plant to treat entire wastewater / sewage generated from kitchen, bathing, toilet flushing, laundry other activities.
- (3) You have not provided the septic tank followed by soak pit for the treatment of sewage.
- (4) You are discharging effluent on land without any treatment.
- (5) You have not channelized the fugitive emissions including emissions from cooking and kitchen operations by providing proper ducting / hood arrangement and proper exhaust system chimney with oil catcher as an air pollution control system.

2...

: 2 :

- (6) You have not provided the facility for segregation of bio-degradable waste (food waste) from the solid waste generated in hotel / resort / restaurant / lodging.
- (7) You have not provided organic waste converter / other treatment facility to treat bio-degradable waste (food waste) and the treated compost shall be used as manure.

AND WHEREAS, it has been observed that you are operating your hotel/restaurant/resort and lodging activities without obtaining consent from the MPCB and also failed to provide adequate pollution control devices, thereby discharging untreated effluent into the environment and discharging air emissions and thereby causing water and air pollution into the environment.

NOW THEREFORE, in view of the above non-compliance, you are hereby directed to show cause as to:

- a) Why your hotel/restaurant/resort activities shall not be closed down forthwith ?
- b) Why the competent Authorities shall not be directed to disconnect water / electricity supply to your hotel/resort/restaurant/lodging unit ?

You are hereby given an opportunity to respond **within 07 days** from issuance of these directions, failing which, MPCB will initiate legal action against your hotel/restaurant/resort without giving any further notice in accordance with the provisions of the Water (prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981, which please note.

For and on behalf of
Maharashtra Pollution Control Board



(Ravindra Andhale)
Regional Officer,
M. P. C. Board Pune

Copy Submitted for information to

1. Joint Director (APC), M.P.C. Board, Mumbai.
2. Law Officer, M.P.C. Board, Mumbai.

Copy to- The Sub-Regional Officer, M.P.C. Board, Satara :- Keep necessary follow up and submit the compliance report within time.

**MAHARASHTRA POLLUTION CONTROL BOARD
REGIONAL OFFICE - PUNE**

Phone No. 020-25811694
Fax No. 020-25811701
e-mail : ropune@mpcb.gov.in
visit us : www.mpcb.gov.in



"Your Service is our Duty"

Jog Centre, 3rd Floor,
Wakdewadi,
Old-Pune Mumbai Road,
Pune- 411003

MPCB/RO/PPDI 2A03020015

Date: 02/03/2024

To,
Ms. Swarada Shirish Chithla (Hotel Egle and Farm House),
A/p. Yavateshwar, Survey No. 5, Tal. & Dist. Satara

Sub: Proposed Directions under section 33 A of Water (Prevention & Control of Pollution) Act, 1974, and under section 31 A of Air (Prevention & Control of Pollution) Act, 1981.

Ref: 1) Complaint received from the Shri. Sushant Subhash More, 4 Keshar Complex, 34 Pantacha Goat, Satara Dtd. 29/09/2022.
2) Visit of the Board official to your hotel unit on 16/01/2024
3) Legal Action proposal submitted by Sub Regional Officer, Satara vide no. MPCB-LEGAL-ACTION-200224014, Dtd. 20/02/2024.

WHEREAS, it is obligatory on your part to obtain Consent to Establish and Consent to Operate from the Maharashtra Pollution Control Board (MPCB) under the provisions of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 & Authorization under the provisions of the Hazardous and Other Wastes (Management and Trans-boundary Movement) Rules, 2016. It is also obligatory on your part to provide adequate pollution control devices.

AND WHEREAS, Complaint received regarding constructed and operated hotel / restaurant/ resort/lodging without necessary permissions and pollution control systems, due which caused water and air pollution in the surrounding area.

AND WHEREAS, In order to verify the complaint, the officials of the Board at Sub Regional Office, Satara have visited to your hotel/restaurant/resort and accordingly submitted the legal action proposal vide above reference with following non-compliances,

- (1) You have not obtained consent to establish and consent to operate from the Maharashtra Pollution Control Board for your hotel/restaurant/resort activities.
- (2) You have not provided the effluent / sewage treatment plant to treat entire wastewater / sewage generated from kitchen, bathing, toilet flushing, laundry other activities.
- (3) You have not provided the septic tank followed by soak pit for the treatment of sewage.
- (4) You are discharging effluent on land without any treatment.
- (5) You have not channelized the fugitive emissions including emissions from cooking and kitchen operations by providing proper ducting / hood arrangement and proper exhaust system chimney with oil catcher as an air pollution control system.

2...

: 2 :

- (6) You have not provided the facility for segregation of bio-degradable waste (food waste) from the solid waste generated in hotel / resort / restaurant / lodging.
- (7) You have not provided organic waste converter / other treatment facility to treat bio-degradable waste (food waste) and the treated compost shall be used as manure.

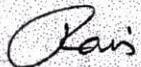
AND WHEREAS, it has been observed that you are operating your hotel/restaurant/resort and lodging activities without obtaining consent from the MPCB and also failed to provide adequate pollution control devices, thereby discharging untreated effluent into the environment and discharging air emissions and thereby causing water and air pollution into the environment.

NOW THEREFORE, in view of the above non-compliance, you are hereby directed to show cause as to:

- c) Why your hotel/restaurant/resort activities shall not be closed down forthwith ?
- d) Why the competent Authorities shall not be directed to disconnect water / electricity supply to your hotel/resort/restaurant/lodging unit ?

You are hereby given an opportunity to respond **within 07 days** from issuance of these directions, failing which, MPCB will initiate legal action against your hotel/restaurant/resort without giving any further notice in accordance with the provisions of the Water (prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981, which please note.

For and on behalf of
Maharashtra Pollution Control Board


(Ravindra Andhale)
Regional Officer,
M. P. C. Board Pune

- Copy Submitted for information to
1. Joint Director (APC), M.P.C. Board, Mumbai.
 2. Law Officer, M.P.C. Board, Mumbai.

Copy to- The Sub-Regional Officer, M.P.C. Board, Satara :- Keep necessary follow up and submit the compliance report within time.

**MAHARASHTRA POLLUTION CONTROL BOARD
REGIONAL OFFICE - PUNE**

Phone No. 020-25811694
Fax No. 020-25811701
e-mail : ropune@mpcb.gov.in
visit us : www.mpcb.gov.in



"Your Service is our Duty"

Jog Centre, 3rd Floor,
Wakdevadi,
Old-Pune Mumbai Road,
Pune- 411003

MPCB/ROP/PD/ 2403020018

Date: 02 | 03 | 2024

To,
M/s. Swapnanagari Kas Hill Resort,
A/p. Anavale, Gat No. 358, Tal. & Dist. Satara

Sub: Proposed Directions under section 33 A of Water (Prevention & Control of Pollution) Act, 1974, and under section 31 A of Air (Prevention & Control of Pollution) Act, 1981.

Ref: 1) Complaint received from the Shri. Sushant Subhash More, 4 Keshar Complex, 34 Pantacha Goat, Satara Dtd. 29/09/2022,
2) Warning Notice issued by Sub Regional Officer, Satara on 19/10/2022
3) Visit of the Board official to your hotel unit on 16/01/2024
4) Legal Action proposal submitted by Sub Regional Officer, Satara vide no. MPCB-LEGAL-ACTION-200224020, Dtd. 20/02/2024.

WHEREAS, it is obligatory on your part to obtain Consent to Establish and Consent to Operate from the Maharashtra Pollution Control Board (MPCB) under the provisions of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 & Authorization under the provisions of the Hazardous and Other Wastes (Management and Trans-boundary Movement) Rules, 2016. It is also obligatory on your part to provide adequate pollution control devices.

AND WHEREAS, Complaint received regarding constructed and operated hotel / restaurant/ resort/lodging without necessary permissions and pollution control systems, due which caused water and air pollution in the surrounding area.

AND WHEREAS, In order to verify the complaint, the officials of the Board at Sub Regional Office, Satara have visited to your hotel/restaurant/resort and accordingly submitted the legal action proposal vide above reference with following non-compliances,

- (1) You have not obtained consent to establish and consent to operate from the Maharashtra Pollution Control Board for your hotel/restaurant/resort activities.
- (2) You have not provided the effluent / sewage treatment plant to treat entire wastewater / sewage generated from kitchen, bathing, toilet flushing, laundry other activities.
- (3) You have not provided the septic tank followed by soak pit for the treatment of sewage.
- (4) You are discharging effluent outside the premises on land without any treatment.
- (5) You have not channelized the fugitive emissions including emissions from cooking and kitchen operations by providing proper ducting / hood arrangement and proper exhaust system chimney with oil catcher as an air pollution control system.

2...

: 2 :

- (6) You have not provided the facility for segregation of bio-degradable waste (food waste) from the solid waste generated in hotel / resort / restaurant / lodging.
- (7) You have not provided organic waste converter / other treatment facility to treat bio-degradable waste (food waste) and the treated compost shall be used as manure.
- (8) You have not obtained the Permission / NOC from the Central Ground Water Authority to extract the ground water through well / borewell for your activities.

AND WHEREAS, the Sub Regional Officer, Satara was issued Warning Notice for aforesaid non-compliances and directed to submit the reply along with compliance report. However, you have failed to comply with the notice and submission of reply.

AND WHEREAS, it has been observed that you are operating your hotel/restaurant/resort and lodging activities without obtaining consent from the MPCB and also failed to provide adequate pollution control devices, thereby discharging untreated effluent into the environment and discharging air emissions and thereby causing water and air pollution into the environment.

NOW THEREFORE, in view of the above non-compliance, you are hereby directed to show cause as to:

- a) Why your hotel/restaurant/resort activities shall not be closed down forthwith ?
- b) Why the competent Authorities shall not be directed to disconnect water / electricity supply to your hotel/resort/restaurant/lodging unit ?

You are hereby given an opportunity to respond **within 07 days** from issuance of these directions, failing which, MPCB will initiate legal action against your hotel/restaurant/resort without giving any further notice in accordance with the provisions of the Water (prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981, which please note.

For and on behalf of
Maharashtra Pollution Control Board



(Ravindra Andhale)
Regional Officer,
M. P. C. Board Pune

Copy Submitted for information to

1. Joint Director (APC), M.P.C. Board, Mumbai.
2. Law Officer, M.P.C. Board, Mumbai.

Copy to- The Sub-Regional Officer, M.P.C. Board, Satara :- Keep necessary follow up and submit the compliance report within time.

**MAHARASHTRA POLLUTION CONTROL BOARD
REGIONAL OFFICE - PUNE**

Phone No. 020-25811694
Fax No. 020-25811701
e-mail : ropune@mpcb.gov.in
visit us : www.mpcb.gov.in



"Your Service is our Duty"

Jog Centre, 3rd Floor,
Wakdevadi,
Old-Pune Mumbai Road,
Pune- 411003

MPCB/RO/PO/ 2 A03 020005

Date: 02/03/2024

To,
Mr. Shrirang Dhondiram Gogavale,
A/p. Choragewadi, Gat No. 189,
Tal. & Dist. Satara.

Sub: Proposed Directions under section 33 A of Water (Prevention & Control of Pollution) Act, 1974, 31 A of Air (Prevention & Control of Pollution) Act, 1981.

Ref: 1) Complaint received from the Shri. Sushant Subhash More, 4 Keshar Complex, 34 Pantacha Goat, Satara Dtd. 29/09/2022.
2) Visit of the Board official to your hotel unit on 16/01/2024
3) Legal Action proposal submitted by Sub Regional Officer, Satara vide no. MPCB-LEGAL-ACTION-230224018, Dtd. 23/02/2024.

WHEREAS, it is obligatory on your part to obtain Consent to Establish and Consent to Operate from the Maharashtra Pollution Control Board under the provisions of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 & Authorization under the provisions of the Hazardous and Other Wastes (Management and Trans-boundary Movement) Rules, 2016. It is also obligatory on your part to provide adequate pollution control devices.

AND WHEREAS, Complaint received regarding constructed and operated hotel / restaurant/ resort/lodging without necessary permissions and pollution control systems, due which caused water and air pollution in the surrounding area.

AND WHEREAS, In order to verify the complaint, the officials of the Board at Sub Regional Office, Satara have visited to your hotel/restaurant/resort and accordingly submitted the legal action proposal vide above reference with following non-compliances.

- (1) You have not obtained consent to establish and consent to operate from the Maharashtra Pollution Control Board for your hotel/restaurant/resort activities.
- (2) You have not provided the effluent / sewage treatment plant to treat entire wastewater / sewage generated from kitchen, bathing, toilet flushing, laundry other activities.
- (3) You have not provided the septic tank followed by soak pit for the treatment of sewage.
- (4) You are discharging effluent on land without any treatment.
- (5) You have not channelized the fugitive emissions including emissions from cooking and kitchen operations by providing proper ducting / hood arrangement and proper exhaust system chimney with oil catcher as an air pollution control system.

2...

: 2 :

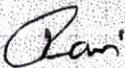
- (6) You have not provided the facility for segregation of bio-degradable waste (food waste) from the solid waste generated in hotel / resort / restaurant / lodging.
- (7) You have not provided organic waste converter / other treatment facility to treat bio-degradable waste (food waste) and the treated compost shall be used as manure.

NOW THEREFORE, in view of the above non-compliance, you are hereby directed to show cause as to:

- a) Why your hotel/restaurant/resort activities shall not be closed down forthwith ?
- b) Why the competent Authorities shall not be directed to disconnect water / electricity supply to your hotel/resort/restaurant/lodging ?

You are hereby given an opportunity to respond **within 07 days** from issuance of these directions, failing which, MPCB will initiate legal action against your hotel/restaurant/resort without giving any further notice in accordance with the provisions of the Water (prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981, which please note.

For and on behalf of
Maharashtra Pollution Control Board


(Ravindra Andhale)
Regional Officer,
M. P. C. Board Pune

Copy Submitted for information to

1. Joint Director (APC), M.P.C. Board, Mumbai.
2. Law Officer, M.P.C. Board, Mumbai.

Copy to- The Sub-Regional Officer, M.P.C. Board, Satara :- Keep necessary follow up and submit the compliance report within time.

**MAHARASHTRA POLLUTION CONTROL BOARD
REGIONAL OFFICE - PUNE**

Phone No. 020-25811694
Fax No. 020-25811701
e-mail : ropune@mpcb.gov.in
visit us : www.mpcb.gov.in



"Your Service is our Duty"

Jog Centre, 3rd Floor,
Wakdevadi,
Old-Pune Mumbai Road,
Pune- 411003

MPCB/ROP/PDI 2A03020016

Date: 02/03/2024

To,
Mr. Shankar Rajaram Jadhav,
A/p. Aatali, Gat No. 344, Tal. & Dist. Satara

Sub: Proposed Directions under section 33 A of Water (Prevention & Control of Pollution) Act, 1974, and under section 31 A of Air (Prevention & Control of Pollution) Act, 1981.

Ref: 1) Complaint received from the Shri. Sushant Subhash More, 4 Keshar Complex, 34 Pantacha Goat, Satara Dtd. 29/09/2022.
2) Visit of the Board official to your hotel unit on 16/01/2024
3) Legal Action proposal submitted by Sub Regional Officer, Satara vide no. MPCB-LEGAL-ACTION-200224017, Dtd. 20/02/2024.

WHEREAS, it is obligatory on your part to obtain Consent to Establish and Consent to Operate from the Maharashtra Pollution Control Board (MPCB) under the provisions of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 & Authorization under the provisions of the Hazardous and Other Wastes (Management and Trans-boundary Movement) Rules, 2016. It is also obligatory on your part to provide adequate pollution control devices.

AND WHEREAS, Complaint received regarding constructed and operated hotel / restaurant/ resort/lodging without necessary permissions and pollution control systems, due which caused water and air pollution in the surrounding area.

AND WHEREAS, In order to verify the complaint, the officials of the Board at Sub Regional Office, Satara have visited to your hotel/restaurant/resort and accordingly submitted the legal action proposal vide above reference with following non-compliances,

- (1) You have not obtained consent to establish and consent to operate from the Maharashtra Pollution Control Board for your hotel/restaurant/resort activities.
- (2) You have not provided the effluent / sewage treatment plant to treat entire wastewater / sewage generated from kitchen, bathing, toilet flushing, laundry other activities.
- (3) You have not provided the septic tank followed by soak pit for the treatment of sewage.
- (4) You are discharging effluent on land without any treatment.
- (5) You have not channelized the fugitive emissions including emissions from cooking and kitchen operations by providing proper ducting / hood arrangement and proper exhaust system chimney with oil catcher as an air pollution control system.

2...

: 2 :

- (6) You have not provided the facility for segregation of bio-degradable waste (food waste) from the solid waste generated in hotel / resort / restaurant / lodging.
- (7) You have not provided organic waste converter / other treatment facility to treat bio-degradable waste (food waste) and the treated compost shall be used as manure.

AND WHEREAS, it has been observed that you are operating your hotel/restaurant/resort and lodging activities without obtaining consent from the MPCB and also failed to provide adequate pollution control devices, thereby discharging untreated effluent into the environment and discharging air emissions and thereby causing water and air pollution into the environment.

NOW THEREFORE, in view of the above non-compliance, you are hereby directed to show cause as to:

- c) Why your hotel/restaurant/resort activities shall not be closed down forthwith ?
- d) Why the competent Authorities shall not be directed to disconnect water / electricity supply to your hotel/resort/restaurant/lodging unit ?

You are hereby given an opportunity to respond **within 07 days** from issuance of these directions, failing which, MPCB will initiate legal action against your hotel/restaurant/resort without giving any further notice in accordance with the provisions of the Water (prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981, which please note.

For and on behalf of
Maharashtra Pollution Control Board


(Ravindra Andhale)
Regional Officer,
M. P. C. Board Pune

Copy Submitted for information to

1. Joint Director (APC), M.P.C. Board, Mumbai.
2. Law Officer, M.P.C. Board, Mumbai.

Copy to- The Sub-Regional Officer, M.P.C. Board, Satara :- Keep necessary follow up and submit the compliance report within time.

**MAHARASHTRA POLLUTION CONTROL BOARD
REGIONAL OFFICE - PUNE**

Phone No. 020-25811694
Fax No. 020-25811701
e-mail : ropune@mpcb.gov.in
visit us : www.mpcb.gov.in



"Your Service is our Duty"

Jog Centre, 3rd Floor,
Wakdewadi,
Old-Pune Mumbai Road,
Pune- 411003

MPCB/RO/PI/ 2403020002

Date: 02/03/2024

To,
Mr. Shamafa Madan Joshi,
A/p. Yawateshwar, Gat No. 104/11/1,
Tal. & Dist. Satara.

Sub: Proposed Directions under section 33 A of Water (Prevention & Control of Pollution) Act, 1974, and under section 31 A of Air (Prevention & Control of Pollution) Act, 1981.

Ref: 1) Complaint received from the Shri. Sushant Subhash More, 4 Keshar Complex, 34 Pantacha Goat, Satara Dtd. 29/09/2022.
2) Visit of the Board official to your hotel unit on 16/01/2024
3) Legal Action proposal submitted by Sub Regional Officer, Satara vide no. MPCB-LEGAL-ACTION-230224015, Dtd. 23/02/2024.

WHEREAS, it is obligatory on your part to obtain Consent to Establish and Consent to Operate from the Maharashtra Pollution Control Board under the provisions of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 & Authorization under the provisions of the Hazardous and Other Wastes (Management and Trans-boundary Movement) Rules, 2016. It is also obligatory on your part to provide adequate pollution control devices.

AND WHEREAS, Complaint received regarding constructed and operated hotel / restaurant/ resort/lodging without necessary permissions and pollution control systems, due which caused water and air pollution in the surrounding area.

AND WHEREAS, In order to verify the complaint, the officials of the Board at Sub Regional Office, Satara have visited to your hotel/restaurant/resort and accordingly submitted the legal action proposal vide above reference with following non-compliances,

- (1) You have not obtained consent to establish and consent to operate from the Maharashtra Pollution Control Board for your hotel/restaurant/resort activities.
- (2) You have not provided the effluent / sewage treatment plant to treat entire wastewater / sewage generated from kitchen, bathing, toilet flushing, laundry other activities.
- (3) You have not provided the septic tank followed by soak pit for the treatment of sewage.
- (4) You are discharging effluent on land without any treatment.
- (5) You have not channelized the fugitive emissions including emissions from cooking and kitchen operations by providing proper ducting / hood arrangement and proper exhaust system chimney with oil catcher as an air pollution control system.

2...

: 2 :

- (6) You have not provided the facility for segregation of bio-degradable waste (food waste) from the solid waste generated in hotel / resort / restaurant / lodging.
- (7) You have not provided organic waste converter / other treatment facility to treat bio-degradable waste (food waste) and the treated compost shall be used as manure.

AND WHEREAS, it has been observed that you are operating your hotel/restaurant/resort and lodging activities without obtaining consent from the M.P.C. Board and also failed to provide adequate pollution control devices, thereby discharging untreated effluent into the environment and discharging air emissions and thereby causing water and air pollution into the environment.

NOW THEREFORE, in view of the above non-compliance, you are hereby directed to show cause as to:

- a) Why your hotel/restaurant/resort activities shall not be closed down forthwith ?
- b) Why the competent Authorities shall not be directed to disconnect water / electricity supply to your hotel/resort/restaurant/lodging ?

You are hereby given an opportunity to respond **within 07 days** from issuance of these directions, failing which, MPCB will initiate legal action against your hotel/restaurant/resort without giving any further notice in accordance with the provisions of the Water (prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981, which please note.

For and on behalf of
Maharashtra Pollution Control Board


(Ravindra Andhale)
Regional Officer,
M. P. C. Board Pune

Copy Submitted for information to

1. Joint Director (APC), M.P.C. Board, Mumbai.
2. Law Officer, M.P.C. Board, Mumbai.

Copy to- The Sub-Regional Officer, M.P.C. Board, Satara :- Keep necessary follow up and submit the compliance report within time.

**MAHARASHTRA POLLUTION CONTROL BOARD
REGIONAL OFFICE - PUNE**

Phone No. 020-25811694
Fax No. 020-25811701
e-mail : ropune@mpcb.gov.in
visit us : www.mpcb.gov.in



"Your Service is our Duty"

Jog Centre, 3rd Floor,
Wakdevadi,
Old-Pune Mumbai Road,
Pune- 411003

MPCB/RO/PI/ 2 A 03 02 0013

Date: 02/03/2024

To,
Mrs. Seema Avinash Pawar,
A/p. Yawatashwar, Gat No. 52/2,
Tal. & Dist. Satara.

Sub: Proposed Directions under section 33 A of Water (Prevention & Control of Pollution) Act, 1974, 31 A of Air (Prevention & Control of Pollution) Act, 1981.

Ref: 1) Complaint received from the Shri. Sushant Subhash More, 4 Keshar Complex, 34 Pantacha Goat, Satara Dtd. 29/09/2022.
2) Visit of the Board official to your hotel unit on 23/02/2024
3) Legal Action proposal submitted by Sub Regional Officer, Satara vide no. MPCB-LEGAL-ACTION-230224020, Dtd. 23/02/2024.

WHEREAS, it is obligatory on your part to obtain Consent to Establish and Consent to Operate from the Maharashtra Pollution Control Board under the provisions of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 & Authorization under the provisions of the Hazardous and Other Wastes (Management and Trans-boundary Movement) Rules, 2016. It is also obligatory on your part to provide adequate pollution control devices.

AND WHEREAS, Complaint received regarding constructed and operated hotel / restaurant/ resort/lodging without necessary permissions and pollution control systems, due which caused water and air pollution in the surrounding area.

AND WHEREAS, In order to verify the complaint, the officials of the Board at Sub Regional Office, Satara have visited to your hotel/restaurant/resort and accordingly submitted the legal action proposal vide above reference with following non-compliances,

- (1) You have not obtained consent to establish and consent to operate from the Maharashtra Pollution Control Board for your hotel/restaurant/resort activities.
- (2) You have not provided the effluent / sewage treatment plant to treat entire wastewater / sewage generated from kitchen, bathing, toilet flushing, laundry other activities.
- (3) You have not provided the septic tank followed by soak pit for the treatment of sewage.
- (4) You are discharging effluent on land without any treatment.
- (5) You have not channelized the fugitive emissions including emissions from cooking and kitchen operations by providing proper ducting / hood arrangement and proper exhaust system chimney with oil catcher as an air pollution control system.

2...

: 2 :

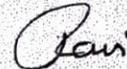
- (6) You have not provided the facility for segregation of bio-degradable waste (food waste) from the solid waste generated in hotel / resort / restaurant / lodging.
- (7) You have not provided organic waste converter / other treatment facility to treat bio-degradable waste (food waste) and the treated compost shall be used as manure.
- (8) You have not obtained the Permission / NOC from the Central Ground Water Authority to extract the ground water through well / borewell for your activities.

NOW THEREFORE, in view of the above non-compliance, you are hereby directed to show cause as to:

- a) Why your hotel/restaurant/resort activities shall not be closed down forthwith ?
- b) Why the competent Authorities shall not be directed to disconnect water / electricity supply to your hotel/resort/restaurant/lodging ?

You are hereby given an opportunity to respond **within 07 days** from issuance of these directions, failing which, MPCB will initiate legal action against your hotel/restaurant/resort without giving any further notice in accordance with the provisions of the Water (prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981, which please note.

For and on behalf of
Maharashtra Pollution Control Board



(Ravindra Andhale)
Regional Officer,
M. P. C. Board Pune

Copy Submitted for information to

1. Joint Director (APC), M.P.C. Board, Mumbai.
2. Law Officer, M.P.C. Board, Mumbai.

Copy to- The Sub-Regional Officer, M.P.C. Board, Satara :- Keep necessary follow up and submit the compliance report within time.

**MAHARASHTRA POLLUTION CONTROL BOARD
REGIONAL OFFICE - PUNE**

Phone No. 020-25811694
Fax No. 020-25811701
e-mail : ropune@mpcb.gov.in
visit us : www.mpcb.gov.in



"Your Service is our Duty"

Jog Centre, 3rd Floor,
Wakdevadi,
Old-Pune Mumbai Road,
Pune- 411003

MPCB/ROP/PD/ 2A03020017

Date: 02/03/2024

To,
Mrs. Sarika Sampat Jadhav,
A/p. Aatali, Gat No. 344, Tal. & Dist. Satara

Sub: Proposed Directions under section 33 A of Water (Prevention & Control of Pollution) Act, 1974, and under section 31 A of Air (Prevention & Control of Pollution) Act, 1981.

Ref: 1) Complaint received from the Shri. Sushant Subhash More, 4 Keshar Complex, 34 Pantacha Goat, Satara Dtd. 29/09/2022.
2) Visit of the Board official to your hotel unit on 16/01/2024
3) Legal Action proposal submitted by Sub Regional Officer, Satara vide no. MPCB-LEGAL-ACTION-200224019, Dtd. 20/02/2024.

WHEREAS, it is obligatory on your part to obtain Consent to Establish and Consent to Operate from the Maharashtra Pollution Control Board (MPCB) under the provisions of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 & Authorization under the provisions of the Hazardous and Other Wastes (Management and Trans-boundary Movement) Rules, 2016. It is also obligatory on your part to provide adequate pollution control devices.

AND WHEREAS, Complaint received regarding constructed and operated hotel / restaurant/ resort/lodging without necessary permissions and pollution control systems, due which caused water and air pollution in the surrounding area.

AND WHEREAS, In order to verify the complaint, the officials of the Board at Sub Regional Office, Satara have visited to your hotel/restaurant/resort and accordingly submitted the legal action proposal vide above reference with following non-compliances,

- (1) You have not obtained consent to establish and consent to operate from the Maharashtra Pollution Control Board for your hotel/restaurant/resort activities.
- (2) You have not provided the effluent / sewage treatment plant to treat entire wastewater / sewage generated from kitchen, bathing, toilet flushing, laundry other activities.
- (3) You have not provided the septic tank followed by soak pit for the treatment of sewage.
- (4) You are discharging effluent on land without any treatment.
- (5) You have not channelized the fugitive emissions including emissions from cooking and kitchen operations by providing proper ducting / hood arrangement and proper exhaust system chimney with oil catcher as an air pollution control system.

2...

: 2 :

- (6) You have not provided the facility for segregation of bio-degradable waste (food waste) from the solid waste generated in hotel / resort / restaurant / lodging.
- (7) You have not provided organic waste converter / other treatment facility to treat bio-degradable waste (food waste) and the treated compost shall be used as manure.

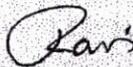
AND WHEREAS, it has been observed that you are operating your hotel/restaurant/resort and lodging activities without obtaining consent from the MPCB and also failed to provide adequate pollution control devices, thereby discharging untreated effluent into the environment and discharging air emissions and thereby causing water and air pollution into the environment.

NOW THEREFORE, in view of the above non-compliance, you are hereby directed to show cause as to:

- c) Why your hotel/restaurant/resort activities shall not be closed down forthwith ?
- d) Why the competent Authorities shall not be directed to disconnect water / electricity supply to your hotel/resort/restaurant/lodging unit ?

You are hereby given an opportunity to respond **within 07 days** from issuance of these directions, failing which, MPCB will initiate legal action against your hotel/restaurant/resort without giving any further notice in accordance with the provisions of the Water (prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981, which please note.

For and on behalf of
Maharashtra Pollution Control Board


(Ravindra Andhale)
Regional Officer,
M. P. C. Board Pune

- Copy Submitted for information to
1. Joint Director (APC), M.P.C. Board, Mumbai.
 2. Law Officer, M.P.C. Board, Mumbai.

Copy to- The Sub-Regional Officer, M.P.C. Board, Satara :- Keep necessary follow up and submit the compliance report within time.

1946

44

**MAHARASHTRA POLLUTION CONTROL BOARD
REGIONAL OFFICE - PUNE**

Phone No. 020-25811694
Fax No. 020-25811701
e-mail : ropune@mpcb.gov.in
visit us : www.mpcb.gov.in



"Your Service is our Duty"

Jog Centre, 3rd Floor,
Wakdevadi,
Old-Pune Mumbai Road,
Pune- 411003

MPCB/RO/PO/ 2403020009

Date: 02/03/2024

To,
Mr. Sampat Rajaram Jadhav,
A/p. Atali, Gat No. 319,
Tal. & Dist. Satara.

Sub: Proposed Directions under section 33 A of Water (Prevention & Control of Pollution) Act, 1974, and under section 31 A of Air (Prevention & Control of Pollution) Act, 1981.

Ref: 1) Complaint received from the Shri. Sushant Subhash More, 4 Keshar Complex, 34 Pantacha Goat, Satara Dtd. 29/09/2022.
2) Visit of the Board official to your hotel unit on 16/01/2024
3) Legal Action proposal submitted by Sub Regional Officer, Satara vide no. MPCB-LEGAL-ACTION-230224008, Dtd. 23/02/2024.

WHEREAS, it is obligatory on your part to obtain Consent to Establish and Consent to Operate from the Maharashtra Pollution Control Board (MPCB) under the provisions of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 & Authorization under the provisions of the Hazardous and Other Wastes (Management and Trans-boundary Movement) Rules, 2016. It is also obligatory on your part to provide adequate pollution control devices.

AND WHEREAS, Complaint received regarding constructed and operated hotel / restaurant/ resort/lodging without necessary permissions and pollution control systems, due which caused water and air pollution in the surrounding area.

AND WHEREAS, In order to verify the complaint, the officials of the Board at Sub Regional Office, Satara have visited to your hotel/restaurant/resort and accordingly submitted the legal action proposal vide above reference with following non-compliances,

- (1) You have not obtained consent to establish and consent to operate from the Maharashtra Pollution Control Board for your hotel/restaurant/resort activities.
- (2) You have not provided the effluent / sewage treatment plant to treat entire wastewater / sewage generated from kitchen, bathing, toilet flushing, laundry other activities.
- (3) You have not provided the septic tank followed by soak pit for the treatment of sewage.
- (4) You are discharging effluent on land without any treatment.
- (5) You have not channelized the fugitive emissions including emissions from cooking and kitchen operations by providing proper ducting / hood arrangement and proper exhaust system chimney with oil catcher as an air pollution control system.

2...

: 2 :

- (6) You have not provided the facility for segregation of bio-degradable waste (food waste) from the solid waste generated in hotel / resort / restaurant / lodging.
- (7) You have not provided organic waste converter / other treatment facility to treat bio-degradable waste (food waste) and the treated compost shall be used as manure.

AND WHEREAS, it has been observed that you are operating your hotel/restaurant/resort and lodging activities without obtaining consent from the MPCB and also failed to provide adequate pollution control devices, thereby discharging untreated effluent into the environment and discharging air emissions and thereby causing water and air pollution into the environment.

NOW THEREFORE, in view of the above non-compliance, you are hereby directed to show cause as to:

- c) Why your hotel/restaurant/resort activities shall not be closed down forthwith ?
- d) Why the competent Authorities shall not be directed to disconnect water / electricity supply to your hotel/resort/restaurant/lodging unit ?

You are hereby given an opportunity to respond **within 07 days** from issuance of these directions, failing which, MPCB will initiate legal action against your hotel/restaurant/resort without giving any further notice in accordance with the provisions of the Water (prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981, which please note.

For and on behalf of
Maharashtra Pollution Control Board



(Ravindra Andhale)
Regional Officer,
M. P. C. Board Pune

Copy Submitted for information to

1. Joint Director (APC), M.P.C. Board, Mumbai.
2. Law Officer, M.P.C. Board, Mumbai.

Copy to- The Sub-Regional Officer, M.P.C. Board, Satara :- Keep necessary follow up and submit the compliance report within time.

**MAHARASHTRA POLLUTION CONTROL BOARD
REGIONAL OFFICE - PUNE**

Phone No. 020-25811694
Fax No. 020-25811701
e-mail : ropune@mpcb.gov.in
visit us : www.mpcb.gov.in



"Your Service is our Duty"

Jog Centre, 3rd Floor,
Wakdewadi,
Old-Pune Mumbai Road,
Pune- 411003

MPCB/ROP/PDI/ 2A 03020009

Date: 02/03/2024

To,
Mr. Sampat Rajaram Jadhav,
Gat No. 318, At Post Atali,
Tal. & Dist. Satara.

Sub: Proposed Directions under section 33 A of Water (Prevention & Control of Pollution) Act, 1974, 31 A of Air (Prevention & Control of Pollution) Act, 1981.

Ref: 1) Complaint received from the Shri. Sushant Subhash More, 4 Keshar Complex, 34 Pantacha Goat, Satara Dtd. 29/09/2022.
2) Legal Action proposal submitted by Sub Regional Officer, Satara vide no. MPCB-LEGAL-ACTION-230224023, Dtd. 23/02/2024.

WHEREAS, it is obligatory on your part to obtain Consent to Establish and Consent to Operate from the Maharashtra Pollution Control Board under the provisions of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 & Authorization under the provisions of the Hazardous and Other Wastes (Management and Trans-boundary Movement) Rules, 2016. It is also obligatory on your part to provide adequate pollution control devices.

AND WHEREAS, Complaint received regarding constructed and operated hotel / restaurant/ resort/lodging without necessary permissions and pollution control systems, due which caused water and air pollution in the surrounding area.

AND WHEREAS, In order to verify the complaint, the officials of the Board at Sub Regional Office, Satara have visited to your hotel/restaurant/resort and accordingly submitted the legal action proposal vide reference (2) with following non-compliances,

- (1) You have not obtained consent to establish and consent to operate from the Maharashtra Pollution Control Board for your hotel/restaurant/resort activities.
- (2) You have not provided the effluent / sewage treatment plant to treat entire wastewater / sewage generated from kitchen, bathing, toilet flushing, laundry other activities.
- (3) You have not provided the septic tank followed by soak pit for the treatment of sewage.
- (4) You are discharging effluent on land without any treatment.
- (5) You have not channelized the fugitive emissions including emissions from cooking and kitchen operations by providing proper ducting / hood arrangement and proper exhaust system chimney with oil catcher as an air pollution control system.

2...

: 2 :

(6) You have not provided the facility for segregation of bio-degradable waste (food waste) from the solid waste generated in hotel / resort / restaurant / lodging.

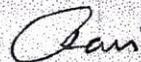
(7) You have not provided organic waste converter / other treatment facility to treat bio-degradable waste (food waste) and the treated compost shall be used as manure.

NOW THEREFORE, in view of the above non-compliance, you are hereby directed to show cause as to:

- a) Why your hotel/restaurant/resort activities shall not be closed down forthwith ?
- b) Why the competent Authorities shall not be directed to disconnect water / electricity supply to your hotel/resort/restaurant/lodging ?

You are hereby given an opportunity to respond **within 07 days** from issuance of these directions, failing which, MPCB will initiate legal action against your hotel/restaurant/resort without giving any further notice in accordance with the provisions of the Water (prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981, which please note.

For and on behalf of
Maharashtra Pollution Control Board


(Ravindra Andhale)
Regional Officer,
M. P. C. Board Pune

Copy Submitted for information to

1. Joint Director (APC), M.P.C. Board, Mumbai.
2. Law Officer, M.P.C. Board, Mumbai.

Copy to- The Sub-Regional Officer, M.P.C. Board, Satara :- Keep necessary follow up and submit the compliance report within time.

**MAHARASHTRA POLLUTION CONTROL BOARD
REGIONAL OFFICE - PUNE**

Phone No. 020-25811694
Fax No. 020-25811701
e-mail : ropune@mpcb.gov.in
visit us : www.mpcb.gov.in



"Your Service is our Duty"

Jog Centre, 3rd Floor,
Wakdewadi,
Old-Pune Mumbai Road,
Pune- 411003

MPCB/ROP/PD/2403020020

Date: 02/03/2024

**To,
M/s. Rockhill Resort,
At. Post Atali, Gat No. 319,
Tal. & Dist. Satara**

Sub: Proposed Directions under section 33 A of Water (Prevention & Control of Pollution) Act, 1974, and under section 31 A of Air (Prevention & Control of Pollution) Act, 1981.

Ref: 1) Complaint received from the Shri. Sushant Subhash More, 4 Keshar Complex, 34 Pantacha Goat, Satara Dtd. 29/09/2022.
2) Warning Notice issued by Sub Regional Officer, Satara on 29/11/2022
3) Visit of the Board official to your hotel unit on 16/01/2024
4) Legal Action proposal submitted by Sub Regional Officer, Satara vide no. MPCB-LEGAL-ACTION-230224024, Dtd. 23/02/2024.

WHEREAS, it is obligatory on your part to obtain Consent to Establish and Consent to Operate from the Maharashtra Pollution Control Board (MPCB) under the provisions of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 & Authorization under the provisions of the Hazardous and Other Wastes (Management and Trans-boundary Movement) Rules, 2016. It is also obligatory on your part to provide adequate pollution control devices.

AND WHEREAS, Complaint received regarding constructed and operated hotel / restaurant/ resort/lodging without necessary permissions and pollution control systems, due which caused water and air pollution in the surrounding area.

AND WHEREAS, In order to verify the complaint, the officials of the Board at Sub Regional Office, Satara have visited to your hotel/restaurant/resort and accordingly submitted the legal action proposal vide above reference with following non-compliances,

- (1) You have not obtained consent to establish and consent to operate from the Maharashtra Pollution Control Board for your hotel/restaurant/resort activities.
- (2) You have not provided the effluent / sewage treatment plant to treat entire wastewater / sewage generated from kitchen, bathing, toilet flushing, laundry other activities.
- (3) You have not provided the septic tank followed by soak pit for the treatment of sewage.
- (4) You are discharging effluent outside the premises on land without any treatment.
- (5) You have not channelized the fugitive emissions including emissions from cooking and kitchen operations by providing proper ducting / hood arrangement and proper exhaust system chimney with oil catcher as an air pollution control system.

2...

: 2 :

- (6) You have not provided the facility for segregation of bio-degradable waste (food waste) from the solid waste generated in hotel / resort / restaurant / lodging.
- (7) You have not provided organic waste converter / other treatment facility to treat bio-degradable waste (food waste) and the treated compost shall be used as manure.
- (8) You have not obtained the Permission / NOC from the Central Ground Water Authority to extract the ground water through well / borewell for your activities.

AND WHEREAS, the Sub Regional Officer, Satara was issued Warning Notice for aforesaid non-compliances and directed to submit the reply along with compliance report. However, you have failed to comply with the notice and submission of reply.

AND WHEREAS, it has been observed that you are operating your hotel/restaurant/resort and lodging activities without obtaining consent from the MPCB and also failed to provide adequate pollution control devices, thereby discharging untreated effluent into the environment and discharging air emissions and thereby causing water and air pollution into the environment.

NOW THEREFORE, in view of the above non-compliance, you are hereby directed to show cause as to:

- a) Why your hotel/restaurant/resort activities shall not be closed down forthwith ?
- b) Why the competent Authorities shall not be directed to disconnect water / electricity supply to your hotel/resort/restaurant/lodging unit ?

You are hereby given an opportunity to respond **within 07 days** from issuance of these directions, failing which, MPCB will initiate legal action against your hotel/restaurant/resort without giving any further notice in accordance with the provisions of the Water (prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981, which please note.

For and on behalf of
Maharashtra Pollution Control Board



(Ravindra Andhale)
Regional Officer,
M. P. C. Board Pune

- Copy Submitted for information to
1. Joint Director (APC), M.P.C. Board, Mumbai.
 2. Law Officer, M.P.C. Board, Mumbai.

Copy to- The Sub-Regional Officer, M.P.C. Board, Satara :- Keep necessary follow up and submit the compliance report within time.

**MAHARASHTRA POLLUTION CONTROL BOARD
REGIONAL OFFICE - PUNE**

Phone No. 020-25811694
Fax No. 020-25811701
e-mail : ropune@mpcb.gov.in
visit us : www.mpcb.gov.in



"Your Service is our Duty"

Jog Centre, 3rd Floor,
Wakdewadi,
Old-Pune Mumbai Road,
Pune- 411003

MPCB/ROP/PD/ 240302000A

Date: 02/03/2024

To,
Mr. Ramesh Anil Ubhale,
A/p. Agundewadi, Gat No. 16/6,
Tal. & Dist. Satara.

Sub: Proposed Directions under section 33 A of Water (Prevention & Control of Pollution) Act, 1974, and under section 31 A of Air (Prevention & Control of Pollution) Act, 1981.

Ref: 1) Complaint received from the Shri. Sushant Subhash More, 4 Keshar Complex, 34 Pantacha Goat, Satara Dtd. 29/09/2022.
2) Visit of the Board official to your hotel unit on 16/01/2024
3) Legal Action proposal submitted by Sub Regional Officer, Satara vide no. MPCB-LEGAL-ACTION-230224013, Dtd. 23/02/2024.

WHEREAS, it is obligatory on your part to obtain Consent to Establish and Consent to Operate from the Maharashtra Pollution Control Board under the provisions of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 & Authorization under the provisions of the Hazardous and Other Wastes (Management and Trans-boundary Movement) Rules, 2016. It is also obligatory on your part to provide adequate pollution control devices.

AND WHEREAS, Complaint received regarding constructed and operated hotel / restaurant/ resort/lodging without necessary permissions and pollution control systems, due which caused water and air pollution in the surrounding area.

AND WHEREAS, In order to verify the complaint, the officials of the Board at Sub Regional Office, Satara have visited to your hotel/restaurant/resort and accordingly submitted the legal action proposal vide above reference with following non-compliances,

- (1) You have not obtained consent to establish and consent to operate from the Maharashtra Pollution Control Board for your hotel/restaurant/resort activities.
- (2) You have not provided the effluent / sewage treatment plant to treat entire wastewater / sewage generated from kitchen, bathing, toilet flushing, laundry other activities.
- (3) You have not provided the septic tank followed by soak pit for the treatment of sewage.
- (4) You are discharging effluent on land without any treatment.
- (5) You have not channelized the fugitive emissions including emissions from cooking and kitchen operations by providing proper ducting / hood arrangement and proper exhaust system chimney with oil catcher as an air pollution control system.

2...

: 2 :

- (6) You have not provided the facility for segregation of bio-degradable waste (food waste) from the solid waste generated in hotel / resort / restaurant / lodging.
- (7) You have not provided organic waste converter / other treatment facility to treat bio-degradable waste (food waste) and the treated compost shall be used as manure.

AND WHEREAS, it has been observed that you are operating your hotel/restaurant/resort and lodging activities without obtaining consent from the M.P.C. Board and also failed to provide adequate pollution control devices, thereby discharging untreated effluent into the environment and discharging air emissions and thereby causing water and air pollution into the environment.

NOW THEREFORE, in view of the above non-compliance, you are hereby directed to show cause as to:

- a) Why your hotel/restaurant/resort activities shall not be closed down forthwith ?
- b) Why the competent Authorities shall not be directed to disconnect water / electricity supply to your hotel/resort/restaurant/lodging unit ?

You are hereby given an opportunity to respond **within 07 days** from issuance of these directions, failing which, MPCB will initiate legal action against your hotel/restaurant/resort without giving any further notice in accordance with the provisions of the Water (prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981, which please note.

For and on behalf of
Maharashtra Pollution Control Board



(Ravindra Andhale)
Regional Officer,
M. P. C. Board Pune

Copy Submitted for information to

1. Joint Director (APC), M.P.C. Board, Mumbai.
2. Law Officer, M.P.C. Board, Mumbai.

Copy to- The Sub-Regional Officer, M.P.C. Board, Satara :- Keep necessary follow up and submit the compliance report within time.

**MAHARASHTRA POLLUTION CONTROL BOARD
REGIONAL OFFICE - PUNE**

Phone No. 020-25811694
Fax No. 020-25811701
e-mail : ropune@mpcb.gov.in
visit us : www.mpcb.gov.in



"Your Service is our Duty"

Jog Centre, 3rd Floor,
Wakdewadi,
Old-Pune Mumbai Road,
Pune- 411003

MPCB/ROP/PD/ 2403020001

Date: 02/03/2024

To,
Mr. Nature Plateau Paradise,
A/p. Atali, Survey No. 294,
Tal. & Dist. Satara.

- Sub:** Proposed Directions under section 33 A of Water (Prevention & Control of Pollution) Act, 1974, 31 A of Air (Prevention & Control of Pollution) Act, 1981.
- Ref:** 1) Complaint received from the Shri. Sushant Subhash More, 4 Keshar Complex, 34 Pantacha Goat, Satara Dtd. 29/09/2022.
2) Warning Notice issued by the Sub Regional Officer Satara on 19/11/2022
3) Visit of the Board official to your hotel unit on 16/01/2024
4) Legal Action proposal submitted by Sub Regional Officer, Satara vide no. MPCB-LEGAL-ACTION-230224016, Dtd. 23/02/2024.

WHEREAS, it is obligatory on your part to obtain Consent to Establish and Consent to Operate from the Maharashtra Pollution Control Board under the provisions of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 & Authorization under the provisions of the Hazardous and Other Wastes (Management and Trans-boundary Movement) Rules, 2016. It is also obligatory on your part to provide adequate pollution control devices.

AND WHEREAS, Complaint received regarding constructed and operated hotel / restaurant/ resort/lodging without necessary permissions and pollution control systems, due which caused water and air pollution in the surrounding area.

AND WHEREAS, In order to verify the complaint, the officials of the Board at Sub Regional Office, Satara have visited to your hotel/restaurant/resort and accordingly submitted the legal action proposal vide above reference with following non-compliances,

- (1) You have not obtained consent to establish and consent to operate from the Maharashtra Pollution Control Board for your hotel/restaurant/resort activities.
- (2) You have not provided the effluent / sewage treatment plant to treat entire wastewater / sewage generated from kitchen, bathing, toilet flushing, laundry other activities.
- (3) You have not provided the septic tank followed by soak pit for the treatment of sewage.
- (4) You are discharging effluent on land without any treatment.
- (5) You have not channelized the fugitive emissions including emissions from cooking and kitchen operations by providing proper ducting / hood arrangement and proper exhaust system chimney with oil catcher as an air pollution control system.

2...

: 2 :

- (6) You have not provided the facility for segregation of bio-degradable waste (food waste) from the solid waste generated in hotel / resort / restaurant / lodging.
- (7) You have not provided organic waste converter / other treatment facility to treat bio-degradable waste (food waste) and the treated compost shall be used as manure.

AND WHEREAS, the Sub Regional Officer, Satara was issued Warning Notice for aforesaid non-compliances and directed to submit the reply along with compliance report. However, you have failed to comply with the notice and submission of reply.

NOW THEREFORE, in view of the above non-compliance, you are hereby directed to show cause as to:

- a) Why your hotel/restaurant/resort activities shall not be closed down forthwith ?
- b) Why the competent Authorities shall not be directed to disconnect water / electricity supply to your hotel/resort/restaurant/lodging ?

You are hereby given an opportunity to respond **within 07 days** from issuance of these directions, failing which, MPCB will initiate legal action against your hotel/restaurant/resort without giving any further notice in accordance with the provisions of the Water (prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981, which please note.

For and on behalf of
Maharashtra Pollution Control Board


(Ravindra Andhale)
Regional Officer,
M. P. C. Board Pune

Copy Submitted for information to

1. Joint Director (APC), M.P.C. Board, Mumbai.
2. Law Officer, M.P.C. Board, Mumbai.

Copy to- The Sub-Regional Officer, M.P.C. Board, Satara :- Keep necessary follow up and submit the compliance report within time.

1956

54

MAHARASHTRA POLLUTION CONTROL BOARD
REGIONAL OFFICE - PUNE

Phone No. 020-25811694
Fax No. 020-25811701
e-mail : ropune@mpcb.gov.in
visit us : www.mpcb.gov.in



"Your Service is our Duty"

Jog Centre, 3rd Floor,
Wakdevadi,
Old-Pune Mumbai Road,
Pune- 411003

MPCB/ROP/PD/ 2A03020007

Date: 02/03/2024

To,
M/s. Kass Hill Resort,
A/p. Jambhalmure (Kanher), Gat No. 51/12,
Tal. & Dist. Satara.

Sub: Proposed Directions under section 33 A of Water (Prevention & Control of Pollution) Act, 1974, and under section 31 A of Air (Prevention & Control of Pollution) Act, 1981.

Ref: 1) Complaint received from the Shri. Sushant Subhash More, 4 Keshar Complex, 34 Pantacha Goat, Satara Dtd. 29/09/2022.
2) Warning Notice issued by Sub Regional Officer, Satara on 19/10/2022
3) Visit of the Board official to your hotel unit on 16/01/2024
4) Legal Action proposal submitted by Sub Regional Officer, Satara vide no. MPCB-LEGAL-ACTION-230224010, Dtd. 23/02/2024.

WHEREAS, it is obligatory on your part to obtain Consent to Establish and Consent to Operate from the Maharashtra Pollution Control Board (MPCB) under the provisions of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 & Authorization under the provisions of the Hazardous and Other Wastes (Management and Trans-boundary Movement) Rules, 2016. It is also obligatory on your part to provide adequate pollution control devices.

AND WHEREAS, Complaint received regarding constructed and operated hotel / restaurant/ resort/lodging without necessary permissions and pollution control systems, due which caused water and air pollution in the surrounding area.

AND WHEREAS, In order to verify the complaint, the officials of the Board at Sub Regional Office, Satara have visited to your hotel/restaurant/resort and accordingly submitted the legal action proposal vide above reference with following non-compliances,

- (1) You have not obtained consent to establish and consent to operate from the Maharashtra Pollution Control Board for your hotel/restaurant/resort activities.
- (2) You have not provided the effluent / sewage treatment plant to treat entire wastewater / sewage generated from kitchen, bathing, toilet flushing, laundry other activities.
- (3) You have not provided the septic tank followed by soak pit for the treatment of sewage.
- (4) You are discharging effluent on land without any treatment.
- (5) You have not channelized the fugitive emissions including emissions from cooking and kitchen operations by providing proper ducting / hood arrangement and proper exhaust system chimney with oil catcher as an air pollution control system.

2...

: 2 :

- (6) You have not provided the facility for segregation of bio-degradable waste (food waste) from the solid waste generated in hotel / resort / restaurant / lodging.
- (7) You have not provided organic waste converter / other treatment facility to treat bio-degradable waste (food waste) and the treated compost shall be used as manure.
- (8) You have not obtained the Permission / NOC from the Central Ground Water Authority to extract the ground water through well / borewell for your activities.

AND WHEREAS, the Sub Regional Officer, Satara was issued Warning Notice for aforesaid non-compliances and directed to submit the reply along with compliance report. However, you have failed to comply with the notice and submission of reply.

AND WHEREAS, it has been observed that you are operating your hotel/restaurant/resort and lodging activities without obtaining consent from the MPCB and also failed to provide adequate pollution control devices, thereby discharging untreated effluent into the environment and discharging air emissions and thereby causing water and air pollution into the environment.

NOW THEREFORE, in view of the above non-compliance, you are hereby directed to show cause as to:

- a) Why your hotel/restaurant/resort activities shall not be closed down forthwith ?
- b) Why the competent Authorities shall not be directed to disconnect water / electricity supply to your hotel/resort/restaurant/lodging unit ?

You are hereby given an opportunity to respond within **07 days** from issuance of these directions, failing which, MPCB will initiate legal action against your hotel/restaurant/resort without giving any further notice in accordance with the provisions of the Water (prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981, which please note.

For and on behalf of
Maharashtra Pollution Control Board


(Ravindra Andhale)
Regional Officer,
M. P. C. Board Pune

Copy Submitted for information to

1. Joint Director (APC), M.P.C. Board, Mumbai.
2. Law Officer, M.P.C. Board, Mumbai.

Copy to- **The Sub-Regional Officer, M.P.C. Board, Satara** :- Keep necessary follow up and submit the compliance report within time.

**MAHARASHTRA POLLUTION CONTROL BOARD
REGIONAL OFFICE - PUNE**

Phone No. 020-25811694
Fax No. 020-25811701
e-mail : ropune@mpcb.gov.in
visit us : www.mpcb.gov.in



"Your Service is our Duty"

Jog Centre, 3rd Floor,
Wakdevadi,
Old-Pune Mumbai Road,
Pune- 411003

MPCB/ROP/PD/ 240302001A

Date: 02/03/2024

To,
Mr. Jitendra Vishvnath Bhosale,
A/p. Yawateshwar, Gat No. 101/3,
Tal. & Dist. Satara.

Sub: Proposed Directions under section 33 A of Water (Prevention & Control of Pollution) Act, 1974, 31 A of Air (Prevention & Control of Pollution) Act, 1981.

Ref: 1) Complaint received from the Shri. Sushant Subhash More, 4 Keshar Complex, 34 Pantacha Goat, Satara Dtd. 29/09/2022.
2) Visit of the Board official to your hotel unit on 16/01/2024
3) Legal Action proposal submitted by Sub Regional Officer, Satara vide no. MPCB-LEGAL-ACTION-230224019, Dtd. 23/02/2024.

WHEREAS, it is obligatory on your part to obtain Consent to Establish and Consent to Operate from the Maharashtra Pollution Control Board under the provisions of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 & Authorization under the provisions of the Hazardous and Other Wastes (Management and Trans-boundary Movement) Rules, 2016. It is also obligatory on your part to provide adequate pollution control devices.

AND WHEREAS, Complaint received regarding constructed and operated hotel / restaurant/ resort/lodging without necessary permissions and pollution control systems, due which caused water and air pollution in the surrounding area.

AND WHEREAS, In order to verify the complaint, the officials of the Board at Sub Regional Office, Satara have visited to your hotel/restaurant/resort and accordingly submitted the legal action proposal vide above reference with following non-compliances,

- (1) You have not obtained consent to establish and consent to operate from the Maharashtra Pollution Control Board for your hotel/restaurant/resort activities.
- (2) You have not provided the effluent / sewage treatment plant to treat entire wastewater / sewage generated from kitchen, bathing, toilet flushing, laundry other activities.
- (3) You have not provided the septic tank followed by soak pit for the treatment of sewage.
- (4) You are discharging effluent on land without any treatment.
- (5) You have not channelized the fugitive emissions including emissions from cooking and kitchen operations by providing proper ducting / hood arrangement and proper exhaust system chimney with oil catcher as an air pollution control system.

2...

: 2 :

- (6) You have not provided the facility for segregation of bio-degradable waste (food waste) from the solid waste generated in hotel / resort / restaurant / lodging.
- (7) You have not provided organic waste converter / other treatment facility to treat bio-degradable waste (food waste) and the treated compost shall be used as manure.

NOW THEREFORE, in view of the above non-compliance, you are hereby directed to show cause as to:

- a) Why your hotel/restaurant/resort activities shall not be closed down forthwith ?
- b) Why the competent Authorities shall not be directed to disconnect water / electricity supply to your hotel/resort/restaurant/lodging ?

You are hereby given an opportunity to respond within **07 days** from issuance of these directions, failing which, MPCB will initiate legal action against your hotel/restaurant/resort without giving any further notice in accordance with the provisions of the Water (prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981, which please note.

For and on behalf of
Maharashtra Pollution Control Board



(Ravindra Andhale)
Regional Officer,
M. P. C. Board Pune

Copy Submitted for information to

1. Joint Director (APC), M.P.C. Board, Mumbai.
2. Law Officer, M.P.C. Board, Mumbai.

Copy to- The Sub-Regional Officer, M.P.C. Board, Satara :- Keep necessary follow up and submit the compliance report within time.

**MAHARASHTRA POLLUTION CONTROL BOARD
REGIONAL OFFICE - PUNE**

Phone No. 020-25811694
Fax No. 020-25811701
e-mail : ropune@mpcb.gov.in
visit us : www.mpcb.gov.in



Jog Centre, 3rd Floor,
Wakdevadi,
Old-Pune Mumbai Road,
Pune- 411003

"Your Service is our Duty"

MPCB/ROP/PD/ 24-03-020012

Date: 02/03/2024

To,
M/s. Hotel Satyam Shivam,
A/p. Yawatashwar, Survey No. 81,
Tal. & Dist. Satara.

Sub: Proposed Directions under section 33 A of Water (Prevention & Control of Pollution) Act, 1974, 31 A of Air (Prevention & Control of Pollution) Act, 1981.

Ref: 1) Complaint received from the Shri. Sushant Subhash More, 4 Keshar Complex, 34 Pantacha Goat, Satara Dtd. 29/09/2022.
2) Warning Notice issued by SRO Satara vide letter Dtd. 29/11/2022
3) Legal Action proposal submitted by Sub Regional Officer, Satara vide no. MPCB-LEGAL-ACTION-230224021, Dtd. 23/02/2024.

WHEREAS, it is obligatory on your part to obtain Consent to Establish and Consent to Operate from the Maharashtra Pollution Control Board under the provisions of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 & Authorization under the provisions of the Hazardous and Other Wastes (Management and Trans-boundary Movement) Rules, 2016. It is also obligatory on your part to provide adequate pollution control devices.

AND WHEREAS, Complaint received regarding constructed and operated hotel / restaurant/ resort/lodging without necessary permissions and pollution control systems, due which caused water and air pollution in the surrounding area.

AND WHEREAS, In order to verify the complaint, the officials of the Board at Sub Regional Office, Satara have visited to your hotel/restaurant/resort and accordingly submitted the legal action proposal vide above reference with following non-compliances,

- (1) You have not obtained consent to establish and consent to operate from the Maharashtra Pollution Control Board for your hotel/restaurant/resort activities.
- (2) You have not provided the effluent / sewage treatment plant to treat entire wastewater / sewage generated from kitchen, bathing, toilet flushing, laundry other activities.
- (3) You have not provided the septic tank followed by soak pit for the treatment of sewage.
- (4) You are discharging effluent on land without any treatment.
- (5) You have not channelized the fugitive emissions including emissions from cooking and kitchen operations by providing proper ducting / hood arrangement and proper exhaust system chimney with oil catcher as an air pollution control system.

2...

: 2 :

- (6) You have not provided the facility for segregation of bio-degradable waste (food waste) from the solid waste generated in hotel / resort / restaurant / lodging.
- (7) You have not provided organic waste converter / other treatment facility to treat bio-degradable waste (food waste) and the treated compost shall be used as manure.
- (8) You have not obtained the Permission / NOC from the Central Ground Water Authority to extract the ground water through well / borewell for your activities.

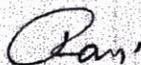
AND WHEREAS, the Sub Regional Officer, Satara was issued Warning Notice for aforesaid non-compliances and directed to submit the reply along with compliance report. However, you have failed to comply with the notice and submission of reply.

NOW THEREFORE, in view of the above non-compliance, you are hereby directed to show cause as to:

- a) Why your hotel/restaurant/resort activities shall not be closed down forthwith ?
- b) Why the competent Authorities shall not be directed to disconnect water / electricity supply to your hotel/resort/restaurant/lodging ?

You are hereby given an opportunity to respond within **07 days** from issuance of these directions, failing which, MPCB will initiate legal action against your hotel/restaurant/resort without giving any further notice in accordance with the provisions of the Water (prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981, which please note.

For and on behalf of
Maharashtra Pollution Control Board


(Ravindra Andhale)
Regional Officer,
M. P. C. Board Pune

Copy Submitted for information to

1. Joint Director (APC), M.P.C. Board, Mumbai.
2. Law Officer, M.P.C. Board, Mumbai.

Copy to- The Sub-Regional Officer, M.P.C. Board, Satara :- Keep necessary follow up and submit the compliance report within time.

MAHARASHTRA POLLUTION CONTROL BOARD
REGIONAL OFFICE - PUNE

Phone No. 020-25811694
Fax No. 020-25811701
e-mail : ropune@mpcb.gov.in
visit us : www.mpcb.gov.in



"Your Service is our Duty"

Jog Centre, 3rd Floor,
Wakdewadi,
Old-Pune Mumbai Road,
Pune- 411003

MPCB/ROP/PD/2403020021

Date: 02/03/2024

To,
Mr. Ghanshyam Narayanda Chhabada,
At. Post Aatali, Gat No. 302 and 296/2,
Tal. & Dist. Satara.

Sub: Proposed Directions under section 33 A of Water (Prevention & Control of Pollution) Act, 1974, and under section 31 A of Air (Prevention & Control of Pollution) Act, 1981.

Ref: 1) Complaint received from the Shri. Sushant Subhash More, 4 Keshar Complex, 34 Pantacha Goat, Satara Dtd. 29/09/2022.
2) Visit of the Board official to your hotel unit on 16/01/2024
3) Legal Action proposal submitted by Sub Regional Officer, Satara vide no. MPCB-LEGAL-ACTION-230224026, Dtd. 23/02/2024.

WHEREAS, it is obligatory on your part to obtain Consent to Establish and Consent to Operate from the Maharashtra Pollution Control Board (MPCB) under the provisions of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 & Authorization under the provisions of the Hazardous and Other Wastes (Management and Trans-boundary Movement) Rules, 2016. It is also obligatory on your part to provide adequate pollution control devices.

AND WHEREAS, Complaint received regarding constructed and operated hotel / restaurant/ resort/lodging without necessary permissions and pollution control systems, due which caused water and air pollution in the surrounding area.

AND WHEREAS, In order to verify the complaint, the officials of the Board at Sub Regional Office, Satara have visited to your hotel/restaurant/resort and accordingly submitted the legal action proposal vide above reference with following non-compliances,

- (1) You have not obtained consent to establish and consent to operate from the Maharashtra Pollution Control Board for your hotel/restaurant/resort activities.
- (2) You have not provided the effluent / sewage treatment plant to treat entire wastewater / sewage generated from kitchen, bathing, toilet flushing, laundry other activities.
- (3) You have not provided the septic tank followed by soak pit for the treatment of sewage.
- (4) You are discharging effluent on land without any treatment.
- (5) You have not channelized the fugitive emissions including emissions from cooking and kitchen operations by providing proper ducting / hood arrangement and proper exhaust system chimney with oil catcher as an air pollution control system.

2...

: 2 :

- (6) You have not provided the facility for segregation of bio-degradable waste (food waste) from the solid waste generated in hotel / resort / restaurant / lodging.
- (7) You have not provided organic waste converter / other treatment facility to treat bio-degradable waste (food waste) and the treated compost shall be used as manure.

AND WHEREAS, it has been observed that you are operating your hotel/restaurant/resort and lodging activities without obtaining consent from the MPCB and also failed to provide adequate pollution control devices, thereby discharging untreated effluent into the environment and discharging air emissions and thereby causing water and air pollution into the environment.

NOW THEREFORE, in view of the above non-compliance, you are hereby directed to show cause as to:

- a) Why your hotel/restaurant/resort activities shall not be closed down forthwith ?
- b) Why the competent Authorities shall not be directed to disconnect water / electricity supply to your hotel/resort/restaurant/lodging unit ?

You are hereby given an opportunity to respond **within 07 days** from issuance of these directions, failing which, MPCB will initiate legal action against your hotel/restaurant/resort without giving any further notice in accordance with the provisions of the Water (prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981, which please note.

For and on behalf of
Maharashtra Pollution Control Board



(Ravindra Andhale)
Regional Officer,
M. P. C. Board Pune

Copy Submitted for information to

1. Joint Director (APC), M.P.C. Board, Mumbai.
2. Law Officer, M.P.C. Board, Mumbai.

Copy to- The Sub-Regional Officer, M.P.C. Board, Satara :- Keep necessary follow up and submit the compliance report within time.

**MAHARASHTRA POLLUTION CONTROL BOARD
REGIONAL OFFICE - PUNE**

Phone No. 020-25811694
Fax No. 020-25811701
e-mail : ropune@mpcb.gov.in
visit us : www.mpcb.gov.in



"Your Service is our Duty"

Jog Centre, 3rd Floor,
Wakdevadi,
Old-Pune Mumbai Road,
Pune- 411003

MPCB/ROP/PD/ 2 A03020011

Date: 02/03/2024

To,
M/s. Dongarmatha Agro Tourism,
A/p. Anavale, Gat No. 346, Tal. & Dist. Satara

Sub: Proposed Directions under section 33 A of Water (Prevention & Control of Pollution) Act, 1974, and under section 31 A of Air (Prevention & Control of Pollution) Act, 1981.

Ref: 1) Complaint received from the Shri. Sushant Subhash More, 4 Keshar Complex, 34 Pantacha Goat, Satara Dtd. 29/09/2022.
2) Warning Notice issued by Sub Regional Officer, Satara on 29/11/2022
3) Visit of the Board official to your hotel unit on 16/01/2024
4) Legal Action proposal submitted by Sub Regional Officer, Satara vide no. MPCB-LEGAL-ACTION-230224004, Dtd. 23/02/2024.

WHEREAS, it is obligatory on your part to obtain Consent to Establish and Consent to Operate from the Maharashtra Pollution Control Board (MPCB) under the provisions of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 & Authorization under the provisions of the Hazardous and Other Wastes (Management and Trans-boundary Movement) Rules, 2016. It is also obligatory on your part to provide adequate pollution control devices.

AND WHEREAS, Complaint received regarding constructed and operated hotel / restaurant/ resort/lodging without necessary permissions and pollution control systems, due which caused water and air pollution in the surrounding area.

AND WHEREAS, In order to verify the complaint, the officials of the Board at Sub Regional Office, Satara have visited to your hotel/restaurant/resort and accordingly submitted the legal action proposal vide above reference with following non-compliances,

- (1) You have not obtained consent to establish and consent to operate from the Maharashtra Pollution Control Board for your hotel/restaurant/resort activities.
- (2) You have not provided the effluent / sewage treatment plant to treat entire wastewater / sewage generated from kitchen, bathing, toilet flushing, laundry other activities.
- (3) You have not provided the septic tank followed by soak pit for the treatment of sewage.
- (4) You are discharging effluent on land without any treatment.
- (5) You have not channelized the fugitive emissions including emissions from cooking and kitchen operations by providing proper ducting / hood arrangement and proper exhaust system chimney with oil catcher as an air pollution control system.

2...

: 2 :

- (6) You have not provided the facility for segregation of bio-degradable waste (food waste) from the solid waste generated in hotel / resort / restaurant / lodging.
- (7) You have not provided organic waste converter / other treatment facility to treat bio-degradable waste (food waste) and the treated compost shall be used as manure.
- (8) You have not obtained the Permission / NOC from the Central Ground Water Authority to extract the ground water through well / borewell for your activities.

AND WHEREAS, the Sub Regional Officer, Satara was issued Warning Notice for aforesaid non-compliances and directed to submit the reply along with compliance report. However, you have failed to comply with the notice and submission of reply.

AND WHEREAS, it has been observed that you are operating your hotel/restaurant/resort and lodging activities without obtaining consent from the MPCB and also failed to provide adequate pollution control devices, thereby discharging untreated effluent into the environment and discharging air emissions and thereby causing water and air pollution into the environment.

NOW THEREFORE, in view of the above non-compliance, you are hereby directed to show cause as to:

- a) Why your hotel/restaurant/resort activities shall not be closed down forthwith ?
- b) Why the competent Authorities shall not be directed to disconnect water / electricity supply to your hotel/resort/restaurant/lodging unit ?

You are hereby given an opportunity to respond **within 07 days** from issuance of these directions, failing which, MPCB will initiate legal action against your hotel/restaurant/resort without giving any further notice in accordance with the provisions of the Water (prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981, which please note.

For and on behalf of
Maharashtra Pollution Control Board

Ravi

(Ravindra Andhale)
Regional Officer,
M. P. C. Board Pune

Copy Submitted for information to

1. Joint Director (APC), M.P.C. Board, Mumbai.
2. Law Officer, M.P.C. Board, Mumbai.

Copy to- The Sub-Regional Officer, M.P.C. Board, Satara :- Keep necessary follow up and submit the compliance report within time.

1966

69

**MAHARASHTRA POLLUTION CONTROL BOARD
REGIONAL OFFICE - PUNE**

Phone No. 020-25811694
Fax No. 020-25811701
e-mail : ropune@mpcb.gov.in
visit us : www.mpcb.gov.in



"Your Service is our Duty"

Jog Centre, 3rd Floor,
Wakdewadi,
Old-Pune Mumbai Road,
Pune- 411003

MPCB/RO/PO/ 2A03020008

Date: 02/03/2024

To,
Mr. Dhananjay Vishwasrao Jadhav,
A/p. Jambhalmure (Kanher), Gat No. 51/10,
Tal. & Dist. Satara.

Sub: Proposed Directions under section 33 A of Water (Prevention & Control of Pollution) Act, 1974, and under section 31 A of Air (Prevention & Control of Pollution) Act, 1981.

Ref: 1) Complaint received from the Shri. Sushant Subhash More, 4 Keshar Complex, 34 Pantacha Goat, Satara Dtd. 29/09/2022.
2) Visit of the Board official to your hotel unit on 16/01/2024
3) Legal Action proposal submitted by Sub Regional Officer, Satara vide no. MPCB-LEGAL-ACTION-230224009, Dtd. 23/02/2024.

WHEREAS, it is obligatory on your part to obtain Consent to Establish and Consent to Operate from the Maharashtra Pollution Control Board (MPCB) under the provisions of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 & Authorization under the provisions of the Hazardous and Other Wastes (Management and Trans-boundary Movement) Rules, 2016. It is also obligatory on your part to provide adequate pollution control devices.

AND WHEREAS, Complaint received regarding constructed and operated hotel / restaurant/ resort/lodging without necessary permissions and pollution control systems, due which caused water and air pollution in the surrounding area.

AND WHEREAS, In order to verify the complaint, the officials of the Board at Sub Regional Office, Satara have visited to your hotel/restaurant/resort and accordingly submitted the legal action proposal vide above reference with following non-compliances,

- (1) You have not obtained consent to establish and consent to operate from the Maharashtra Pollution Control Board for your hotel/restaurant/resort activities.
- (2) You have not provided the effluent / sewage treatment plant to treat entire wastewater / sewage generated from kitchen, bathing, toilet flushing, laundry other activities.
- (3) You have not provided the septic tank followed by soak pit for the treatment of sewage.
- (4) You are discharging effluent on land without any treatment.
- (5) You have not channelized the fugitive emissions including emissions from cooking and kitchen operations by providing proper ducting / hood arrangement and proper exhaust system chimney with oil catcher as an air pollution control system.

2...

: 2 :

- (6) You have not provided the facility for segregation of bio-degradable waste (food waste) from the solid waste generated in hotel / resort / restaurant / lodging.
- (7) You have not provided organic waste converter / other treatment facility to treat bio-degradable waste (food waste) and the treated compost shall be used as manure.

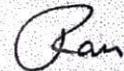
AND WHEREAS, it has been observed that you are operating your hotel/restaurant/resort and lodging activities without obtaining consent from the MPCB and also failed to provide adequate pollution control devices, thereby discharging untreated effluent into the environment and discharging air emissions and thereby causing water and air pollution into the environment.

NOW THEREFORE, in view of the above non-compliance, you are hereby directed to show cause as to:

- c) Why your hotel/restaurant/resort activities shall not be closed down forthwith ?
- d) Why the competent Authorities shall not be directed to disconnect water / electricity supply to your hotel/resort/restaurant/lodging unit ?

You are hereby given an opportunity to respond within **07 days** from issuance of these directions, failing which, MPCB will initiate legal action against your hotel/restaurant/resort without giving any further notice in accordance with the provisions of the Water (prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981, which please note.

For and on behalf of
Maharashtra Pollution Control Board



(Ravindra Andhale)
Regional Officer,
M. P. C. Board Pune

Copy Submitted for information to
1. Joint Director (APC), M.P.C. Board, Mumbai.
2. Law Officer, M.P.C. Board, Mumbai.

Copy to- The Sub-Regional Officer, M.P.C. Board, Satara :- Keep necessary follow up and submit the compliance report within time.

**MAHARASHTRA POLLUTION CONTROL BOARD
REGIONAL OFFICE - PUNE**

Phone No. 020-25811694
Fax No. 020-25811701
e-mail : ropune@mpcb.gov.in
visit us : www.mpcb.gov.in



Jog Centre, 3rd Floor,
Wakdevadi,
Old-Pune Mumbai Road,
Pune- 411003

"Your Service is our Duty"

MPCB/RO/PO/ 2403020006 Date: 02/03/2024

To,
M/s. Blue Valley Resort,
A/p. Agundewadi, Gat No. 24/12,
Tal. & Dist. Satara.

Sub: Proposed Directions under section 33 A of Water (Prevention & Control of Pollution) Act, 1974, and under section 31 A of Air (Prevention & Control of Pollution) Act, 1981.

Ref: 1) Complaint received from the Shri. Sushant Subhash More, 4 Keshar Complex, 34 Pantacha Goat, Satara Dtd. 29/09/2022.
2) Visit of the Board official to your hotel unit on 16/01/2024
3) Legal Action proposal submitted by Sub Regional Officer, Satara vide no. MPCB-LEGAL-ACTION-230224012, Dtd. 23/02/2024.

WHEREAS, it is obligatory on your part to obtain Consent to Establish and Consent to Operate from the Maharashtra Pollution Control Board (MPCB) under the provisions of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 & Authorization under the provisions of the Hazardous and Other Wastes (Management and Trans-boundary Movement) Rules, 2016. It is also obligatory on your part to provide adequate pollution control devices.

AND WHEREAS, Complaint received regarding constructed and operated hotel / restaurant/ resort/lodging without necessary permissions and pollution control systems, due which caused water and air pollution in the surrounding area.

AND WHEREAS, In order to verify the complaint, the officials of the Board at Sub Regional Office, Satara have visited to your hotel/restaurant/resort and accordingly submitted the legal action proposal vide above reference with following non-compliances,

- (1) You have not obtained consent to establish and consent to operate from the Maharashtra Pollution Control Board for your hotel/restaurant/resort activities.
- (2) You have not provided the effluent / sewage treatment plant to treat entire wastewater / sewage generated from kitchen, bathing, toilet flushing, laundry other activities.
- (3) You have not provided the septic tank followed by soak pit for the treatment of sewage.
- (4) You are discharging effluent on land without any treatment.
- (5) You have not channelized the fugitive emissions including emissions from cooking and kitchen operations by providing proper ducting / hood arrangement and proper exhaust system chimney with oil catcher as an air pollution control system.

2...

: 2 :

- (6) You have not provided the facility for segregation of bio-degradable waste (food waste) from the solid waste generated in hotel / resort / restaurant / lodging.
- (7) You have not provided organic waste converter / other treatment facility to treat bio-degradable waste (food waste) and the treated compost shall be used as manure.

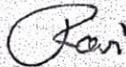
AND WHEREAS, it has been observed that you are operating your hotel/restaurant/resort and lodging activities without obtaining consent from the MPCB and also failed to provide adequate pollution control devices, thereby discharging untreated effluent into the environment and discharging air emissions and thereby causing water and air pollution into the environment.

NOW THEREFORE, in view of the above non-compliance, you are hereby directed to show cause as to:

- a) Why your hotel/restaurant/resort activities shall not be closed down forthwith ?
- b) Why the competent Authorities shall not be directed to disconnect water / electricity supply to your hotel/resort/restaurant/lodging unit ?

You are hereby given an opportunity to respond **within 07 days** from issuance of these directions, failing which, MPCB will initiate legal action against your hotel/restaurant/resort without giving any further notice in accordance with the provisions of the Water (prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981, which please note.

For and on behalf of
Maharashtra Pollution Control Board


(Ravindra Andhale)
Regional Officer,
M. P. C. Board Pune

Copy Submitted for information to
1. Joint Director (APC), M.P.C. Board, Mumbai.
2. Law Officer, M.P.C. Board, Mumbai.

Copy to- The Sub-Regional Officer, M.P.C. Board, Satara :- Keep necessary follow up and submit the compliance report within time.

**MAHARASHTRA POLLUTION CONTROL BOARD
REGIONAL OFFICE - PUNE**

Phone No. 020-25811694
Fax No. 020-25811701
e-mail : ropune@mpcb.gov.in
visit us : www.mpcb.gov.in



"Your Service is our Duty"

Jog Centre, 3rd Floor,
Wakdevadi,
Old-Pune Mumbai Road,
Pune- 411003

MPCB/ROP/PD/ 2403020003

Date: 02/03/2024

To,
Mr. Balkrushna Kondiba Shedage,
A/p. Agundewadi, Gat No. 24/4,
Tal. & Dist. Satara.

Sub: Proposed Directions under section 33 A of Water (Prevention & Control of Pollution) Act, 1974, and under section 31 A of Air (Prevention & Control of Pollution) Act, 1981.

Ref: 1) Complaint received from the Shri. Sushant Subhash More, 4 Keshar Complex, 34 Pantacha Goat, Satara Dtd. 29/09/2022.
2) Visit of the Board official to your hotel unit on 16/01/2024
3) Legal Action proposal submitted by Sub Regional Officer, Satara vide no. MPCB-LEGAL-ACTION-230224014, Dtd. 23/02/2024.

WHEREAS, it is obligatory on your part to obtain Consent to Establish and Consent to Operate from the Maharashtra Pollution Control Board under the provisions of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 & Authorization under the provisions of the Hazardous and Other Wastes (Management and Trans-boundary Movement) Rules, 2016. It is also obligatory on your part to provide adequate pollution control devices.

AND WHEREAS, Complaint received regarding constructed and operated hotel / restaurant/ resort/lodging without necessary permissions and pollution control systems, due which caused water and air pollution in the surrounding area.

AND WHEREAS, In order to verify the complaint, the officials of the Board at Sub Regional Office, Satara have visited to your hotel/restaurant/resort and accordingly submitted the legal action proposal vide above reference with following non-compliances,

- (1) You have not obtained consent to establish and consent to operate from the Maharashtra Pollution Control Board for your hotel/restaurant/resort activities.
- (2) You have not provided the effluent / sewage treatment plant to treat entire wastewater / sewage generated from kitchen, bathing, toilet flushing, laundry other activities.
- (3) You have not provided the septic tank followed by soak pit for the treatment of sewage.
- (4) You are discharging effluent on land without any treatment.
- (5) You have not channelized the fugitive emissions including emissions from cooking and kitchen operations by providing proper ducting / hood arrangement and proper exhaust system chimney with oil catcher as an air pollution control system.

2...

: 2 :

- (6) You have not provided the facility for segregation of bio-degradable waste (food waste) from the solid waste generated in hotel / resort / restaurant / lodging.
- (7) You have not provided organic waste converter / other treatment facility to treat bio-degradable waste (food waste) and the treated compost shall be used as manure.

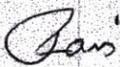
AND WHEREAS, it has been observed that you are operating your hotel/restaurant/resort and lodging activities without obtaining consent from the M.P.C. Board and also failed to provide adequate pollution control devices, thereby discharging untreated effluent into the environment and discharging air emissions and thereby causing water and air pollution into the environment.

NOW THEREFORE, in view of the above non-compliance, you are hereby directed to show cause as to:

- a) Why your hotel/restaurant/resort activities shall not be closed down forthwith ?
- b) Why the competent Authorities shall not be directed to disconnect water / electricity supply to your hotel/resort/restaurant/lodging unit ?

You are hereby given an opportunity to respond **within 07 days** from issuance of these directions, failing which, MPCB will initiate legal action against your hotel/restaurant/resort without giving any further notice in accordance with the provisions of the Water (prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981, which please note.

For and on behalf of
Maharashtra Pollution Control Board


(Ravindra Andhale)
Regional Officer,
M. P. C. Board Pune

Copy Submitted for information to
1. Joint Director (APC), M.P.C. Board, Mumbai.
2. Law Officer, M.P.C. Board, Mumbai.

Copy to- The Sub-Regional Officer, M.P.C. Board, Satara :- Keep necessary follow up and submit the compliance report within time.

**MAHARASHTRA POLLUTION CONTROL BOARD
REGIONAL OFFICE - PUNE**

Phone No. 020-25811694
Fax No. 020-25811701
e-mail : ropune@mpcb.gov.in
visit us : www.mpcb.gov.in



"Your Service is our Duty"

Jog Centre, 3rd Floor,
Wakdevadi,
Old-Pune Mumbai Road,
Pune- 411003

MPCB/ROP/PD/2403020023

Date: 02/03/2024

To,
Mr. Avinash Malharrao Kakade,
At. Post. Choragewadi, Survey No. 195,
Tal. & Dist. Satara.

Sub: Proposed Directions under section 33 A of Water (Prevention & Control of Pollution) Act, 1974, and under section 31 A of Air (Prevention & Control of Pollution) Act, 1981.

Ref: 1) Complaint received from the Shri. Sushant Subhash More, 4 Keshar Complex, 34 Pantacha Goat, Satara Dtd. 29/09/2022.
2) Visit of the Board official to your hotel unit on 16/01/2024
3) Legal Action proposal submitted by Sub-Regional Officer, Satara vide no. MPCB-LEGAL-ACTION-230224031, Dtd. 23/02/2024.

WHEREAS, it is obligatory on your part to obtain Consent to Establish and Consent to Operate from the Maharashtra Pollution Control Board (MPCB) under the provisions of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 & Authorization under the provisions of the Hazardous and Other Wastes (Management and Trans-boundary Movement) Rules, 2016. It is also obligatory on your part to provide adequate pollution control devices.

AND WHEREAS, Complaint received regarding constructed and operated hotel / restaurant/ resort/lodging without necessary permissions and pollution control systems, due which caused water and air pollution in the surrounding area.

AND WHEREAS, In order to verify the complaint, the officials of the Board at Sub Regional Office, Satara have visited to your hotel/restaurant/resort and accordingly submitted the legal action proposal vide above reference with following non-compliances,

- (1) You have not obtained consent to establish and consent to operate from the Maharashtra Pollution Control Board for your hotel/restaurant/resort activities.
- (2) You have not provided the effluent / sewage treatment plant to treat entire wastewater / sewage generated from kitchen, bathing, toilet flushing, laundry other activities.
- (3) You have not provided the septic tank followed by soak pit for the treatment of sewage.
- (4) You are discharging effluent on land without any treatment.
- (5) You have not channelized the fugitive emissions including emissions from cooking and kitchen operations by providing proper ducting / hood arrangement and proper exhaust system chimney with oil catcher as an air pollution control system.

2...

: 2 :

- (6) You have not provided the facility for segregation of bio-degradable waste (food waste) from the solid waste generated in hotel / resort / restaurant / lodging.
- (7) You have not provided organic waste converter / other treatment facility to treat bio-degradable waste (food waste) and the treated compost shall be used as manure.

AND WHEREAS, it has been observed that you are operating your hotel/restaurant/resort and lodging activities without obtaining consent from the MPCB and also failed to provide adequate pollution control devices, thereby discharging untreated effluent into the environment and discharging air emissions and thereby causing water and air pollution into the environment.

NOW THEREFORE, in view of the above non-compliance, you are hereby directed to show cause as to:

- a) Why your hotel/restaurant/resort activities shall not be closed down forthwith ?
- b) Why the competent Authorities shall not be directed to disconnect water / electricity supply to your hotel/resort/restaurant/lodging unit ?

You are hereby given an opportunity to respond **within 07 days** from issuance of these directions, failing which, MPCB will initiate legal action against your hotel/restaurant/resort without giving any further notice in accordance with the provisions of the Water (prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981, which please note.

For and on behalf of
Maharashtra Pollution Control Board



(Ravindra Andhale)
Regional Officer,
M. P. C. Board Pune

Copy Submitted for information to

1. Joint Director (APC), M.P.C. Board, Mumbai.
2. Law Officer, M.P.C. Board, Mumbai.

Copy to- The Sub-Regional Officer, M.P.C. Board, Satara :- Keep necessary follow up and submit the compliance report within time.

1974

MAHARASHTRA POLLUTION CONTROL BOARD
REGIONAL OFFICE - PUNE

Phone No. 020-25811694
Fax No. 020-25811701
e-mail : ropune@mpcb.gov.in
visit us : www.mpcb.gov.in



Jog Centre, 3rd Floor,
Wakdevadi,
Old-Pune Mumbai Road,
Pune- 411003

"Your Service is our Duty"

MPCB/ROP/PD/2403020022

Date: 02/03/2024

To,
Mr. Ajit Maruti Mane,
Gat No. 347, A/p. Annavale,
Tal. & Dist. Satara

Sub: Proposed Directions under section 33 A of Water (Prevention & Control of Pollution) Act, 1974, and under section 31 A of Air (Prevention & Control of Pollution) Act, 1981.

Ref: 1) Complaint received from the Shri. Sushant Subhash More, 4 Keshar Complex, 34 Pantacha Goat, Satara Dtd. 29/09/2022.
2) Visit of the Board official to your hotel unit on 16/01/2024
3) Legal Action proposal submitted by Sub Regional Officer, Satara vide no. MPCB-LEGAL-ACTION-230224005, Dtd. 23/02/2024.

WHEREAS, it is obligatory on your part to obtain Consent to Establish and Consent to Operate from the Maharashtra Pollution Control Board (MPCB) under the provisions of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 & Authorization under the provisions of the Hazardous and Other Wastes (Management and Trans-boundary Movement) Rules, 2016. It is also obligatory on your part to provide adequate pollution control devices.

AND WHEREAS, Complaint received regarding constructed and operated hotel / restaurant/ resort/lodging without necessary permissions and pollution control systems, due which caused water and air pollution in the surrounding area.

AND WHEREAS, In order to verify the complaint, the officials of the Board at Sub Regional Office, Satara have visited to your hotel/restaurant/resort and accordingly submitted the legal action proposal vide above reference with following non-compliances,

- (1) You have not obtained consent to establish and consent to operate from the Maharashtra Pollution Control Board for your hotel/restaurant/resort activities.
- (2) You have not provided the effluent / sewage treatment plant to treat entire wastewater / sewage generated from kitchen, bathing, toilet flushing, laundry other activities.
- (3) You have not provided the septic tank followed by soak pit for the treatment of sewage.
- (4) You are discharging effluent on land without any treatment.
- (5) You have not channelized the fugitive emissions including emissions from cooking and kitchen operations by providing proper ducting / hood arrangement and proper exhaust system chimney with oil catcher as an air pollution control system.

2...

: 2 :

- (6) You have not provided the facility for segregation of bio-degradable waste (food waste) from the solid waste generated in hotel / resort / restaurant / lodging.
- (7) You have not provided organic waste converter / other treatment facility to treat bio-degradable waste (food waste) and the treated compost shall be used as manure.

AND WHEREAS, it has been observed that you are operating your hotel/restaurant/resort and lodging activities without obtaining consent from the MPCB and also failed to provide adequate pollution control devices, thereby discharging untreated effluent into the environment and discharging air emissions and thereby causing water and air pollution into the environment.

NOW THEREFORE, in view of the above non-compliance, you are hereby directed to show cause as to:

- a) Why your hotel/restaurant/resort activities shall not be closed down forthwith ?
- b) Why the competent Authorities shall not be directed to disconnect water / electricity supply to your hotel/resort/restaurant/lodging unit ?

You are hereby given an opportunity to respond **within 07 days** from issuance of these directions, failing which, MPCB will initiate legal action against your hotel/restaurant/resort without giving any further notice in accordance with the provisions of the Water (prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981, which please note.

For and on behalf of
Maharashtra Pollution Control Board



(Ravindra Andhale)
Regional Officer,
M. P. C. Board Pune

Copy Submitted for information to

1. Joint Director (APC), M.P.C. Board, Mumbai.
2. Law Officer, M.P.C. Board, Mumbai.

Copy to- The Sub-Regional Officer, M.P.C. Board, Satara :- Keep necessary follow up and submit the compliance report within time.

Annexure I

S.No.	Respondent No.	Name of Hotel/Restaurant/Farmhouse use	Proprietor/Owner	Address	Use of property	Violation under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974	Violation under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981
1	1	Hotel Sahyadri Puspaa	Mr. Somnath Rajarama Jadhav	A/P Atali, Gat No. 347, Tal. & Dist. - Satara	Hotel/Lodging	1) Consent to operate Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974. Valid upto 31/12/2024	Consent to operate Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 Valid upto 31/12/2024
2	2	M/s Sai Shivar	Mr. Rajesh Mahadeo Mane,	A/P Anavale, Survey No. 284, Tal. & Dist. - Satara	Hotel/Lodging	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974. 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.
3	6	Mr. Babulal Rajarama Bhambare	Mr. Babulal Rajarama Bhambare	A/P Yavateshwar, Survey No. 116/1/1, Tal. & Dist. - Satara	Hotel property Closed	Not Applicable	Not Applicable
4	7	M/s Prabhushrushti Krushi Paryatan Kendra	Mr. Kunal Kishor Ghodake	Yavateshwar, Survey No. 129/3, Tal. & District - Satara	Hotel/Lodging	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974. 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.
5	12	M/s Shreyash Palace	Mr. Nilkanth Parshuram Tapase	A/P Yavateshwar, Survey No. 109/3, Tal. & Dist. - Satara	Hotel/Lodging	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974. 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.
6	16	M/s Hotel City View	Mr. Shakil Abdul Sayyad	At. Sambarwadi, Po. Yavateshwar, Survey No. 35/1, Tal. & Dist. - Satara	Hotel property Closed	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974. 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.

1977

S.No.	Respondent No.	Name of Hotel/Restaurant/Farmhouse	Proprietor/Owner	Address	Use of property	Violation under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974	Violation under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981
7	19	Mrs. Swarada Shirish Chithia	Mrs. Swarada Shirish Chithia,	A/P Yawateshwar, Survey No. 5, Tal. & Dist.- Satara	Hotel/Lodging	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 . 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.
8	21	Mr. Farukh Nariman Koopar	Mr. Farukh Nariman Koopar,	A/P Anavale, Gat No. 284, Tal. & Dist- Satara	Health Resort	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 . 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.
9	23	M/s Heritage Villa and M/s Heritage Wadi	Mr. Sampat Rajaram Jadhav	A/P Aatali, Gat No. 344, Tal. & Dist.- Satara	Hotel/Lodging	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 . 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.
10	24	Mrs. Sarika Sampat Jadhav	Mrs. Sarika Sampat Jadhav	A/P-Aatali, Gat No. 344, Tal. & Dist.- Satara	Hotel/Lodging	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 . 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.
11	26	Mr. Baburao Shamrao Kane	Mr. Baburao Shamrao Kane	A/P Yawateshwar, Survey No. 120/24/1, Tal. & Dist.- Satara	Hotel/Lodging	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 . 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.
12	28	Mr. Shankar Nana Jare	Mr. Shankar Nana Jare	A/P Yawateshwar, Survey No. 115/2/1, Tal. & Dist.- Satara	Hotel/Lodging	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 . 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.

1979

S.No.	Respondent No.	Name of Hotel/Restaurant/Farmhouse	Proprietor/Owner	Address	Use of property	Violation under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974	Violation under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981
13	30	Hotel Bakula	Mr. Gulabrao Genu Bhanage	At. Sambarwadi, Po. Yawateshwar, Survey No. 36/3, Tal. & Dist.: Satara	Hotel/Lodging	1) Consent to operate Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 . Valid upto 31/12/2031	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 Valid upto 31/12/2031
14	47	M/s Sarpanchwada	Mr. Santosh Sahadeo Aatale	A/P Atali, Gat No. 344, Tal. & Dist.- Satara	Hotel/Lodging	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 . 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.
15	48	M/s Swapnanagari Kas Hill Resort	Mr. Jagu Changu Mane	A/P Anavale, Gat No. 358, Tal. & Dist.- Satara	Hotel/Lodging	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 . 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.
16	49	M/s Dongarmatha Agro Tourism	Mr. Namdeo Shankar Jadhav	A/P Anavale, Gat No. 346, Tal. & Dist.- Satara	Hotel/Lodging	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 . 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.
17	50	Mr. Ajit Maruti Mane	Mr. Ajit Maruti Mane	Gat No. 347, Tal. & Dist.- Satara	Hotel/Lodging	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 . 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.
18	51	Mr. Sampat Rajaram Jadhav	Mr. Sampat Rajaram Jadhav	A/P Atali, Gat No. 319, Tal. & Dist.- Satara	Hotel/Lodging	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 . 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.

S.No.	Respondent No.	Name of Hotel/Restaurant/Farmhouse	Proprietor/Owner	Address	Use of property	Violation under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974	Violation under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981
19	52	M/s Dream House	Mr. Sampat Ganapat Jambhale	A/P Jambhalmure (Kanher), Gat No. 24/14 and Gat No. 51/12, Tal. & Dist.-Satara	Hotel/Lodging	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 . 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.
20	55	M/s Kass Hill Resort	Shailesh Prabhakar Inamdar	A/P- Jambhalmure (Kanher), Gat No. 51/12, Tal. & Dist-Satara	Hotel/Lodging	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 . 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.
21	61	Mr. Ramesh Anil Ubale	Mr. Ranesh Anil Ubale	A/P-Agundewadi, Gat No.16/6, Tal. & Dist-Satara	Hotel/Lodging	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 . 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.
22	68	Mr. Ranjit Shankarrao More	Mr. Ranjit Shankarrao More	A/P Yawateshwar, Gat No. 25, Tal. & Dist.-Satara	Hotel property Closed	Not Applicable	Not Applicable
23	69	M/s Shrileela Resort (Agro Tourism)	Mr. Ravindra Chandru Mane and Nitin Mane	A/P Anavale, Survey No. 333, Tal. & Dist.- Satara.	Hotel/Lodging	1) Consent to operate Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 . Valid upto 31/12/2027	Consent to operate Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 Valid upto 31/12/2027
24	71	M/s Nature Plateau Paradise	Mr. Sahajaram Narayandas Chhabada	A/P Atali, Survey No. 294, Tal. & Dist.-Satara	Hotel/Lodging	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 . 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.
25	72	Mr. Shrirang Dhondiram Gogavale	Mr. Shrirang Dhondiram Gogavale	A/P Chorangewadi, Gat No. 189, Tal. & Dist.Satara	Hotel/Lodging	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 . 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.

1983

S.No.	Respondent No.	Name of Hotel/Restaurant/Farmhouse	Proprietor/Owner	Address	Use of property	Violation under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974	Violation under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981
26	74	Mr. Laxman Ganapat Kadam	Mr. Laxman Ganapat Kadam	A/P Yawateshwar, Gat No. 68/1, Tal. & Dist.- Satara	Hotel/Lodging	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974. 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.
27	76	M/s Green Valley Resort	Mr. Sudhir Ramchandra Salunkhe	A/P Yawateshwar Survey No. 32 Tal. & Dist. - Satara	Hotel/Lodging	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974. 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.
28	77	Mr. Jitendra Vishvnath Bhosale	Mr. Jitendra Vishvnath Bhosale	A/P Yawateshwar, Gat No. 101/3, Tal. & Dist.- Satara	Hotel property Closed	Not Applicable	Not Applicable
29	80	M/s Vardhan Villa	Mr. Ranjitt Shankarrao More	A/P Yawateshwar, Tal. & Dist.- Satara	Hotel/Lodging	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974. 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.
30	81	Mrs. Seema Avinash Pawar	Mrs. Seema Avinash Pawar	A/P Yawateshwar, R. Survey No. 53/2, Tal. & Dist.- Satara	Hotel/Lodging	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974. 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.
31	82	M/s Hotel Satyam Shivam	Mr. Rahul Phadtare	A/P Yawateshwar, Survey No. 81, Tal. Dist- Satara	Hotel/Lodging	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974. 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.

1985

S.No.	Respondent No.	Name of Hotel/Restaurant/Farmhouse	Proprietor/Owner	Address	Use of property	Violation under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974	Violation under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981
32	84	Mrs. Manisha Nandkumar Nalavade	Mrs. Manisha Nandkumar Nalavade	A/P Anavale, Gat No. 340, Tal. & Dist.- Satara	Hotel/Lodging	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 . 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.
33	91	Mr. Vinit Kiran Sabale (minor) with mother Mrs. Sheetal Kiran Sabale	Mr. Vinit Kiran Sabale (minor) with mother Mrs. Sheetal Kiran Sabale	A/P Aatali, Gat No. 322, Tal. & Dist.- Satara	Hotel/Lodging	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 . 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.
34	92	Mr. Ghanshyam Narayandan Chhabada	Mr. Ghanshyam Narayandan Chhabada	A/P Antali, Gat No. 302 and 296/2 Tal. & Dist.- Satara	Hotel/Lodging	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 . 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.
35	93	Mr. Bapurao Hariba Aatale	Mr. Bapurao Hariba Aatale	Gat No. 309, Tal. & Dist.- Satara	Hotel/Lodging	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 . 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.
36	94	M/s Rockhill Resort	Mr. Firoz Habibkhan Pathan	A/P Aatali, Gat No. 319, Tal. & Dist.- Satara	Hotel/Lodging	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 . 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.
37	95	Mrs. Vaishali Pramod Tankasale	Mrs. Vaishali Pramod Tankasale	A/P -Aagundewadi, Gat No. 16/4, 16/5, Tal. & Dist.- Satara	Hotel/Lodging	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 . 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.

1987

S.No.	Respondent No.	Name of Hotel/Restaurant/Farmhouse	Proprietor/Owner	Address	Use of property	Violation under Section 26 of the Water (Pollution) Act, 1974	Violation under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981
38	96	Mr. Pratapsinh Laxmanrao Rajemahadik	Mr. Pratapsinh Laxmanrao Rajemahadik	A/P Agundewadi, Gat No. 16/6, Tal. & Dist.- Satara	Hotel/Lodging	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 . 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.
39	97	M/s The Red Fort Resort	Mr. Vikram Lalasaheb Pawar	At. Po. Paravewadi, Gat No. 315, Tal. & Dist.- Satara	Hotel/Lodging	1) Consent Not Obtained under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 . 2) STP not provided for waste water treatment. 3) OWC not provided for kitchen waste.	Consent Not Obtained under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.
40	99	Mr. Avinash Malharrao Kakade	Mr. Avinash Malharrao Kakade	A/P Choragewadi, Survey No. 195, Tal. & Dist. Satara	Hotel property Closed	Not Applicable	Not Applicable

Amol Sardute
 (Amol A. Sardute)
 Sub-Regional Officer
 M.P.C. Board, Satara

Annexure II

S.No.	Respondent No.	Name of Hotel/ Restaurant/Farmhouse	Proprietor/Owner	Address	Use of property	Violation under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974	Violation under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981
1	4	M/s Rutugandh Hotel	Mr. Rajesh Nandkumar Bhutkar	A/P Yawateshwar, Survey No. 70/3, Tal. & Dist.- Satara	Restaurant	Not Applicable	Not Applicable
2	22	Mr. Shankar Rajaram Jadhav	Mr. Shankar Rajaram Jadhav	A/P Aatali, Gat No. 344, Tal. & Dist.- Satara	Restaurant	Not Applicable	Not Applicable
3	27	Mr. Shrikrushna Ramchandra (Chandru) Umbacker	Mr. Shrikrushna Ramchandra (Chandru) Umbacker	A/P Yawateshwar, Survey No. 105/1/1, Tal. & Dist.- Satara	Residential & Restaurant - Seating Area less then 36	Not Applicable	Not Applicable
4	29	Mr. Mukul Ganapatrao Pawar	Mr. Mukul Ganapatrao Pawar	A/P Yawateshwar, Survey No. 105/2, Tal. & Dist.- Satara	Residential & Restaurant - Seating Area less then 36	Not Applicable	Not Applicable
5	32	Mr. Ramdas Shankar Karve	Mr. Ramdas Shankar Karve	A/P Yawateshwar, Gat. No. 120/8, Tal. & Dist.- Satara	Residential & Restaurant - Seating Area less then 36	Not Applicable	Not Applicable
6	33	Mr. Dattatraya Tukaram Bhanage	Mr. Dattatraya Tukaram Bhanage	At. Sambanvadi, Po. Yawateshwar, Survey No. 37/2, Tal. & Dist.- Satara	Residential & Restaurant - Seating Area less then 36	Not Applicable	Not Applicable
7	36	Mr. Baburao Ganu Umbackar	Mr. Baburao Ganu Umbackar	A/P Yawateshwar, Survey No. 89/1, Tal. & Dist.- Satara	Residential & Restaurant - Seating Area less then 36	Not Applicable	Not Applicable
8	37	Mr. Mansing Yashwant Pawar	Mr. Mansing Yashwant Pawar	A/P Yawateshwar, Survey No. 42/1 and 89/1 Tal. & Dist.- Satara	Residential & Restaurant - Seating Area less then 36	Not Applicable	Not Applicable
9	39	Mr. Suryakant Dnyandeo Kane	Mr. Suryakant Dnyandeo Kane	A/P Yawateshwar, Survey No. 120/7, Tal. & Dist.- Satara	Residential & Restaurant - Seating Area less then 36	Not Applicable	Not Applicable

1991

S.No.	Respondent No.	Name of Hotel/Restaurant/Farmhouse	Proprietor/Owner	Address	Use of property	Violation under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974	Violation under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981
10	58	M/s Blue Valley Resort	Mr. Jalindar Shirrang Shinde	A/P Agundewadi, Gat No. 24/12, Tal. & Dist.-Satara	Restaurant	Not Applicable	Not Applicable
11	65	Mr. Vaman Mahadeo Umbarkar	Mr. Vaman Mahadeo Umbarkar	A/P Yawateshwar, Survey No. 44/1, Tal. & Dist.- Satara	Residential & Restaurant - Seating Area less then 36	Not Applicable	Not Applicable
12	66	Mrs. Shamala Madan Joshi	Mrs. Shamafa Madan Joshi	A/P Yawateshwar, Gat No. 104/11/1, Tal. & Dist.- Satara	Restaurant	Not Applicable	Not Applicable
13	67	Mr. Madhukar Tukaram Patekar	Mr. Madhukar Tukaram Patekar	A/P Yawateshwar, Gat No. 100/1, Tal. & Dist. Satara	Residential & Restaurant - Seating Area less then 36	Not Applicable	Not Applicable
14	86	Mr. Kisan Sakhararam More	Mr. Kisan Sakhararam More	A/P Petri, Gat No. 61, Tal. & Dist.- Satara	Restaurant	Not Applicable	Not Applicable
15	90	Mr. Sampat Rajaram Jadhav	Mr. Sampat Rajaram Jadhav	A/P Aatali, Gat No. 318, Tal. & Dist.- Satara	Restaurant	Not Applicable	Not Applicable
16	98	Mr. Vaibhav Kundalikh Pharande	Mr. Vaibhav Kundalikh Pharande	A/13 Kanher, Survey No. 51/7, Tal. & Dist.- Satara	Restaurant	Not Applicable	Not Applicable

Amul Zuppte
CAMOL A. SAPPUTE
Sub-Regional Officer
M.P.C. Board, Satara

1993

Annexure III

S.No.	Respondent No.	Name of Hotel/ Restaurant/Farmhouse	Proprietor/Owner	Address	Use of property	Violation under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974	Violation under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981
1	5	Mr. Mahendrakumar Mansukhlal Shah	Mr. Mahendrakumar Mansukhlal Shah	A/P Yawateshwar, S No. 24/3, Survey No. 24/3, Tal. & Dist.- Satara	Residential	Not Applicable	Not Applicable
2	8	Mr. Raj deep Eknath Majgaon	Mr. Raj deep Eknath Majgaon	A/P Yawateshwar, Survey No 119/1, Tal. & Dist. Satara	Residential	Not Applicable	Not Applicable
3	9	Mr. Leelachand Tejjaji Bafna	Mr. Leelachand Tejjaji Bafna	A/P Yawateshwar, Survey No. 80, Tal. & Dist. Satara	Residential	Not Applicable	Not Applicable
4	10	Mr. Rajendra Subhaa Bagal & 1	Mr. Rajendra Subhaa Bagal & 1	A/P Yawateshwar, Survey No. 111, Tal. & Dist. Satara	Residential	Not Applicable	Not Applicable
5	11	Miss. Aparna Avinash Bachal	Miss. Aparna Avinash Bachal	A/P Yawateshwar, Survey No. 42/1, Tal. & Dist.- Satara	Residential	Not Applicable	Not Applicable
6	13	Miss. Smita Shashikant Patkar	Miss. Smita Shashikant Patkar	A/P Yawateshwar, Survey No. 23/2, Tal. & Dist.- Satara	Residential	Not Applicable	Not Applicable
7	15	Miss. Nilima Madan Bhosale	Miss. Nilima Madan Bhosale	At. Sambarwadi, Po. Yawateshwar, Survey No. 43/2D/1, Tal. & Dist.- Satara	Residential	Not Applicable	Not Applicable
8	17	Mrs. Sangita Ghanshyam Mane	Mrs. Sangita Ghanshyam Mane	A/P Yawateshwar, Survey No. 47/1, Tal. & Dist.- Satara	Residential	Not Applicable	Not Applicable
9	20	Mr. Mahesh Suresh Loya	Mr. Mahesh Suresh Loya	Gat No. 284, Tal. & Dist.- Satara.	Farm House	Not Applicable	Not Applicable
10	25	Mr. Dilip Mahadeo Umbarkar	Mr. Dilip Mahadeo Umbarkar	A/P Yawateshwar, Survey No. 44/1, Tal. & Dist.- Satara	Residential Home Stay	Not Applicable	Not Applicable
11	31	Mr. Rajendra Dnyandeo Karve	Mr. Rajendra Dnyandeo Karve	A/P Yawateshwar, Survey No. 120/7, Tal. & Dist.- Satara	Residential	Not Applicable	Not Applicable
12	34	Mr. Atmaram Gangaram Bhanage	Mr. Atmaram Gangaram Bhanage	At. Sambarwadi, Po. Yawateshwar, Survey No. 39/1/1, Tal. & Dist.- Satara	Residential	Not Applicable	Not Applicable
13	35	Mrs. Laxmibai Khashaba Umbarkar	Mrs. Laxmibai Khashaba Umbarkar	A/P Yawateshwar, Survey No. 89/1, Tal. & Dist.- Satara	Residential	Not Applicable	Not Applicable
14	38	Mr. Rohidas Baburao Sapkal	Mr. Rohidas Baburao Sapkal	A/P Yawateshwar, Survey No. 72, Tal. & Dist.- Satara	Residential	Not Applicable	Not Applicable
15	40	Mr. Sampat Tukaram More	Mr. Sampat Tukaram More	A/P Petri, Survey No. 60, Tal. & Dist.- Satara	Residential	Not Applicable	Not Applicable

1995

S.No.	Respondent No.	Name of Hotel/Restaurant/Farmhouse	Proprietor/Owner	Address	Use of property	Violation under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974	Violation under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981
16	41	Ramchandra Hariba More	Ramchandra Hariba More	A/P Petri, Gat. No.60, Tal. & Dist.- Satara	Residential	Not Applicable	Not Applicable
17	42	Mr. Ankush Vitthal More	Mr. Ankush Vitthal More	A/P Petry, Survey No. 60, Tal. & Dist.- Satara	Residential	Not Applicable	Not Applicable
18	43	Mrs. Shantabai Narayan More	Mrs. Shantabai Narayan More	A/P Petri, Survey No. 60, Tal. & Dist.- Satara	Residential	Not Applicable	Not Applicable
19	44	Mr. Nitin Ganpat More	Mr. Nitin Ganpat More	Survey No. 60, Tal. & Dist.- Satara	Residential	Not Applicable	Not Applicable
20	45	Mr. Prasanna Ravindra Gadkari	Mr. Prasanna Ravindra Gadkari	Gat No. 311A, Tal. & Dist.- Satara	Residential	Not Applicable	Not Applicable
21	46	Mr. Krushna Ramchandra Mane	Mr. Krushna Ramchandra Mane	A/P Anavale, Gat No. 339, Tal. & Dist.- Satara	Residential Home Stay	Not Applicable	Not Applicable
22	56	Mrs. Hemlata Purushottam Nikam	Mrs. Hemlata Purushottam Nikam	A/P- Jambhulmure (Kanhher), Gat No.51/8, Tal. & Dist-Satara	Residential	Not Applicable	Not Applicable
23	57	Mr. Manoj Narayan Deshmane	Mr. Manoj Narayan Deshmane	A/P- Jambhulmure (Kanhher), Gat No.51/12, Tal. & Dist-Satara	Residential	Not Applicable	Not Applicable
24	59	Mr. Ramesh Chandrashekhar Kabbur	Mr. Ramesh Chandrashekhar Kabbur	A/P-Agundewadi, Gat No.16/1, Tal. & Dist-Satara	Farm House	Not Applicable	Not Applicable
25	62	Mr. Balkrushna Kondiba Shedage	Mr. Balkrushna Kondiba Shedage	A/P-Agundewadi, Gat No.24/4, Tal. & Dist-Satara	Residential	Not Applicable	Not Applicable
26	63	Mr. Dhanaji Balawant Shinde	Mr. Dhanaji Balawant Shinde	A/P-Agundewadi, Gat No.24/4, Tal. & Dist-Satara	Residential	Not Applicable	Not Applicable
27	64	Mr. Nilesh (Atul) Arun Bartakke	Mr. Nilesh (Atul) Arun Bartakke	A/P Choragewadi, Gat No. 195, Tal. & Dist-Satara	Farm House	Not Applicable	Not Applicable
28	70	Mrs. Shubhangi Anil Patel	Mrs. Shubhangi Anil Patel	A/P Anavale, Gat No. 284, Tal. & Dist.- Satara	Residential	Not Applicable	Not Applicable
29	73	Mr. Ashok Sahebrao Kadam	Mr. Ashok Sahebrao Kadam	A/P Parambewadi, Gat No.97, Tal. & Dist.- Satara	Residential	Not Applicable	Not Applicable
30	75	Mr. Mangesh Vitthal Wadekar	Mr. Mangesh Vitthal Wadekar	A/P Yawateshwar, Gat No. 101/2, Tal. & Dist.- Satara	Residential	Not Applicable	Not Applicable
31	78	Mr. Amit Pratapsinh Deshmukh	Mr. Amit Pratapsinh Deshmukh	A/P Yawateshwar, Gat No. 102/1, Tal. & Dist.- Satara	Residential	Not Applicable	Not Applicable
32	79	Mrs. Smita Sachin Pathak	Mrs. Smita Sachin Pathak	A/P Gavadi, Gat No. 696, Tal. & Dist. Satara	Residential	Not Applicable	Not Applicable

1997

S.No.	Respondent No.	Name of Hotel/Restaurant/Farmhouse	Proprietor/Owner	Address	Use of property	Violation under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974	Violation under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981
33	83	Mr. Rajendra Raghunath Bobade	Mr. Rajendra Raghunath Bobade	A/P Anavale, Gat No. 282/C, Tal. & Dist.- Satara	Residential	Not Applicable	Not Applicable
34	85	Mrs. Premiata Harinarayan Kasat	Mrs. Premiata Harinarayan Kasat	A/P Anavale, Gat No. 282/A, Tal. & Dist.- Satara	Farm House	Not Applicable	Not Applicable
35	87	Mr. Vishal Udhav Kadam	Mr. Vishal Udhav Kadam	A/P Petri, Gat No. 61, Tal. & Dist.- Satara	Residential	Not Applicable	Not Applicable
36	88	Mr. Amar Kondiba Aatale	Mr. Amar Kondiba Aatale	A/P Aatali, Gat No. 344, Tal. & Dist.- Satara	Residential	Not Applicable	Not Applicable
37	89	Mr. Jahangir Khan Ahamad Khan	Mr. Jahangir Khan Ahamad Khan	A/P Aatali, Gat No. 320, Tal. & Dist.- Satara	Residential	Not Applicable	Not Applicable
38	100	Mr. Ramchandra Kishan More	Mr. Ramchandra Kishan More	A/P Petri, Survey No. 61, Tal. & Dist.- Satara	Residential	Not Applicable	Not Applicable

Ami sayant
Camot A. Sarpate
 Sub-Regional Officer
 M.P.C. Board, Satara

1999

Annexure IIV

S.No.	Respondent No.	Name of Hotel/ Restaurant/ Farmhouse	Proprietor/Owner	Address	Use of property	Violation under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974	Violation under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981
1	3	Mr. Deepak Bhagwat Javale & 1	Mr. Deepak Bhagwat Javale & 1	A/P Yavateshwar, Survey No. 109/3, Tal. & Dist.- Satara	Construction Demolished	Not Applicable	Not Applicable
2	14	Miss. Indrayani Pradeep Jadhav	Miss. Indrayani Pradeep Jadhav	A/P Yavateshwar, Survey No. 119/1 A, Tal. & Dist.- Satara	Construction Demolished	Not Applicable	Not Applicable
3	18	Mr. Babaso Shivajirao Kadam	Mr. Babaso Shivajirao Kadam	A/P Yavateshwar, Survey No. 47/2, Tal. & Dist.- Sata	Construction Demolished	Not Applicable	Not Applicable
4	53	Jaywant Manohar Thoke	Jaywant Manohar Thoke	A/P Jambhalmure (Kanhher), Gat No. 51/8, Tal. & Dist.-Satara	Open Plot	Not Applicable	Not Applicable
5	54	Mr. Dhananjay Vishwasrao Jadhav	Mr. Dhananjay Vishwasrao Jadhav	A/P Jambhalmure(Kanhher), Gat No. 51/10, Tal. & Dist- Satara	Construction Demolished	Not Applicable	Not Applicable
6	60	Laxman Jagannath Shinde	Laxman Jagannath Shinde	A/P-Agundewadi, Gat No.24/12, Tal. & Dist-Satara	Construction Demolished	Not Applicable	Not Applicable

And signed
C. Anand A. S. Sadpute
Sub-Regional Officer
M.P.C. Board, Satara

2001

GOVERNMENT OF MAHARASHTRA
URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai-400 032

NOTIFICATION

Date:08/01/2018.

ANNEXURE-VIII

102

Maharashtra
Regional and
Town
Planning Act
1966

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

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

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

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

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

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

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

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



D:\Pune Desk\Satara (for RP)\Pfr\fr\fr\fr\fr.doc

2003

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

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

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

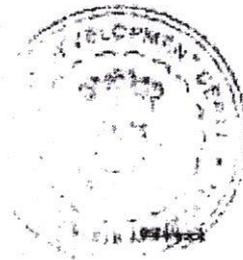
A copy of approved Final Regional Plan of Satara (2016-2036) as sanctioned by the Government is made available for inspection of the public during office hours on all working days in the following offices -

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

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

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

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



(R.M.Pawar)
Under Secretary to Government

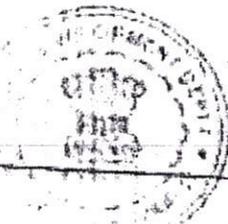
SCHEDULE - A

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

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

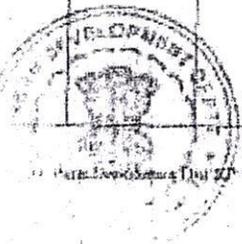
5	M-12.1	<p>"Agricultural" Zone - The lands from village Panmalewadi Tal. Satara situated on Northern side of Venna River as shown on plan.</p> <p>Panmalewadi S.No. 252, 254, 256, 272, 273 and others.</p>	<p>The lands from village Panmalewadi Tal. Satara situated on Northern side of Venna River are deleted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

Handwritten signature or initials.

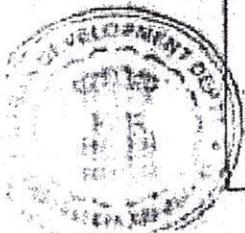


9	M-3.3	"Public/ Semi Public" Zone - The land bearing S.No./ G.No. 116 (pt) of village Kondve.	Land included in "Public/ Semi Public" Zone from S.No./G.No. 116 (pt) of village Kondve, is deleted from "Public/Semi Public" Zone and included in "Residential" Zone as shown on plan.	Sanctioned as per plan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

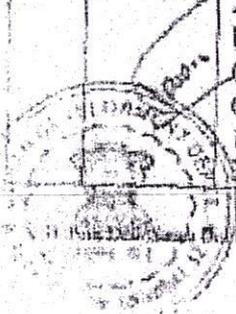
27	M-6	Land included in "Residential" Zone from S.No. 60 of village Songirwadi.	Land included in "Residential" Zone from S. No. 60 of village Songirwadi, is deleted from "Residential" Zone and included in "Public Utility" Zone as shown on plan.	Sanctioned as per plan submitted u/s 16(4) of M.R. and T.P.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



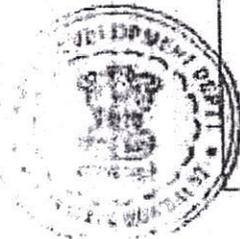
33	M-12	Agricultural zone to the East side of Wai Municipal Council in S.No.554, 555, 603, 606, 608, 609, 618, 619, 620, 623, 624, 637, 641, & 648 of village Wai.	Existing roads in Agricultural zone to the East side of Wai Municipal Council are marked in S.No.554, 555, 603, 606, 608, 609, 618, 619, 620,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



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

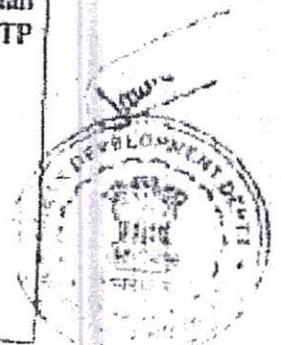


		34, 39, 40, 38, 33, 35 from village Jadhavwadi, and S.No.21, 22, 23, 26, 27 from village Thakurki.	S.No.21, 22, 23, 26, 27 from village Thakurki are deleted from "Agricultural" Zone and included in "Residential" Zone as shown on plan.	plan u/s 16 (1) of MR&TP Act, 1966.
44	M-10	"Agricultural" Zone -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



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

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

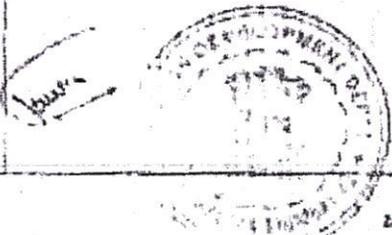


53	M-19	Proposed 18 meter wide road passing through land bearing S.No.31, 34, 39, 52, 55 of village Kolaki and S.No.129, 130 of village Zirapwadi.	Proposed 18 Meter wide road in S.No. 31, 34, 39, 52, 55 of village Kolaki and S.No.129, 130 of village Zirapwadi is deleted and area there under is included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



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

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



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



9) Rethre (bk) Rural Growth Centre

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



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



(R.M. Puwar)

Under Secretary to Government

2021

SCHEDULE 'B'

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

Development Control & Promotion Regulations for Satara Region.

PART I

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

Part II

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

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

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

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



Print Desk Satara URP/18P/Notification.docx

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

M-2 CONSERVATION ZONE IN SATARA REGION:-

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

M-3 Regarding committed Development:-

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

M-4 Draftsman's errors:

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

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

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

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

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

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

This provision is kept in abeyance.

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

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

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

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

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

c) Residential Development adjacent to Gaathan in Rural area -

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

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

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

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

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

Provided also that for the areas which are converted into Municipal Councils / Nagar Panchayat within the Regional Plan (under the provision of Maharashtra Municipal Council, Nagarpanchayat and Industrial Township Act, 1965), such premium shall be calculated considering 5% rate of the said land as prescribed in the Annual Statement of Rates of the year while granting such residential development (without considering the guidelines therein). Out of this premium, 30% premium shall be deposited with the concerned Planning Authority and remaining 50% shall be deposited in the local branch office of Town Planning.

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

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

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

d) Development in Gairan Lands/ Government Lands-

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

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

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

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

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

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



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

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

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

g) Mangal Karyalaya / Lawns-

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

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

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

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

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

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

This provision is not accepted.

M-10 Development in Non-declared Gaothans:

This provision is not accepted.

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

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

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

Following uses shall be permissible:

i) Agriculture,

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

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

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



Permissible users and built up area-

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

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

The norms for buildings will be as follows-

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

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

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



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

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

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

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

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

M-14 Development in the vicinity of Airport-

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

M-15 Development within 500M from Jail premises-

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

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

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



Note:-

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

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

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

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

M-17 Development adjacent Military Area-

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

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

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

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

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

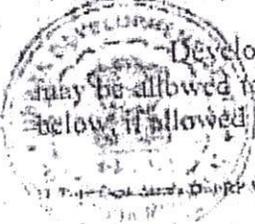
M-21 Regulation No.13.3.11 regarding Amenity Space is replaced by following regulation Provision for Amenity Space-

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

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

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

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



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

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

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

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

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

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

i) shall be limited to the area provided in earlier permission.

ii) shall not be reduced even though area of such amenity space is more than what is specified in this regulation.

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

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

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

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

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



M-23 -Uses Permissible in Forest Zone-

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

M-24 Uses Permissible in Defence Zone-

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

M-25 Area Specific Zones & Regulations -

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

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

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

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



(R.M. Pawar)

Under Secretary to Government

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

दिनांक : २३/१२/२०२१ सोबतचे सहपत्र

APPENDIX -L

REGULATIONS FOR CONSERVATION ZONE IN SATARA REGION

PART-I

ADMINISTRATION

1.0 SHORT TITLE, EXTENT AND COMMENCEMENT

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

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

2.0 Definition:-

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

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

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

Each cluster in the Conservation Zone comprises of

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

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



PART-II

2.0 LAND USE CLASSIFICATION AND PERMISSIBLE USES

A. Core Zone of Conservation Zone:

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

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

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

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



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

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

B. Buffer Zone of Conservation Zone:-

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

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

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

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

Conditions:-

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



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

40R

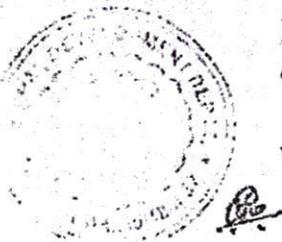
1600
59-ft

- iii. Permission from Government of India, Petroleum Ministry and Chief Controller of Explosives shall be necessary.
- iv. NOC from Public Works Department and other related departments shall be obtained as per the prevailing rules. As regards service road / building line/control line, the Government Resolution, Public Works Department, No. RBD-1081/871/Raste-7, dated 09 March, 2001 and the circulars issued in this regard from time to time shall be observed.

As also instructions contained in Government of India, Ministry of Road Transport and Highways letter dated 25/09/2003 and 17/10/2003 and its enclosures as amended from time to time shall be observed.

- v. The plot on which a petrol filling station with or without service bays is proposed shall be an independent plot on which no other structure shall be constructed.
- vi. Petrol/LPG/CNG station shall not be permitted within a distance of 90 m. from junction of roads having minimum width of 12 m. each. Also Petrol station shall not be sited within a distance of 90 m. from the nearest premises of school, hospital and theatre, place of assembly or stadium.
- vii. In the case of kiosks and other buildings for sales office, snack bars etc. within the plot for Petrol/LPG/CNG filling stations, the setbacks from the boundaries shall be 4.50 m. Further the other clearances for the installations shall be as per the Petroleum Rules of 1937.
- m. Solid waste management, bio-gas plants, power generation from waste and non-conventional sources of energy.
- n. Wayside amenities such as motels, way-side restaurants, service stations, service godowns, factory outlets, along with public conveniences like toilets, food stall / stalls upto 15 sq.m. carpet area each, within basic permissible FSI of 0.10. Maximum FSI upto 0.50 on gross plot area shall be permissible for all above wayside amenities. Provided that, FSI above the basic permissible 0.10 FSI upto 0.50 may be granted by the Authority / Collector on payment of premium at the rate of 30% of the land rate of the said land mentioned in the Annual Statement of Rates (ASR) for the year in which such additional FSI is granted. Such premium shall be deposited in the office of the Authority / District Branch of the Town Planning Directorate; having maximum 9 m. height and G + 1 or Stilt + 2 structure in independent authorized plot abutting existing classified roads including ODR, MDR or on any road not less than 18.0 m. width shall be Permissible. It shall be mandatory for all Wayside Amenities to provide hygienic toilet facilities and decentralized MSW treatment and disposal facilities.
- o. Development of buildings of health resort, educational and medical activities, with G + 1 or Stilt + 2 structure, subject to plantation of indigenous trees at the rate of 5 trees per 'are' on the plot within basic permissible FSI of 0.10. Maximum FSI upto 0.20 on gross plot area shall be permissible for all above development.

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



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

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

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

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

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

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

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

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

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

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

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

r. Development in Gairan Lands / Government Lands:-

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

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

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

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

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

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

Permissible uses and built up area:-

The uses permissible shall be as follows:-

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

The norms for buildings will be as follows-

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

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

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

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

Notes:

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



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



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

**REPORT IN COMPLIANCE OF
HON'BLE NATIONAL GREEN TRIBUNAL (NGT)
IN THE MATTER OF ORIGINAL APPLICATION NO. 37 OF 2023
(WZ) TITLED
MR. SUSHANT SUBHASH MORE
VS.
M/S. HOTEL SAYADRI PUSPA & ORS.**

1. BACKGROUND:

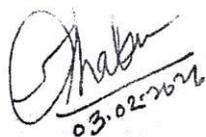
Original Application No. 37/2023 (WZ) filed by the applicant-Sushant Subhash More regarding demolish all illegal construction made on Kaas Plateau by respondent Nos.1 to 100 – private respondents, which are stated to be hotels and farmhouses of these respondents situated at Kaas Plateau, Tal & District-Satara. It is also prayed that Kaas Plateau is a reserved forest and situated about 25 kms. from the city of Satara, which is a biodiversity hotspot and is spread over approximately 10 square kilometers in area and falls under the Sahyadri Sub Cluster of the Western Ghats. UNESCO, in 2012, declared Kaas Plateau as a World Natural Heritage Site, which is rich in its bio-diversity. Hon'ble NGT directed vide order dated 25/11/2025 to submit fresh Joint Committee report with MSRDC as Nodal Agency.

2. Site Visit of The Committee:

Accordingly, in compliance with the Hon'ble NGT order, the Joint Committee conducted a site visit at aforementioned 100 locations during 05.01.2026 to 16.01.2026.

3. Observations & Findings:

During visits, the Committee verified whether the structures under considerations were falling under the purview of the provisions of Environmental Impact Assessment Notification,


03.02.2024

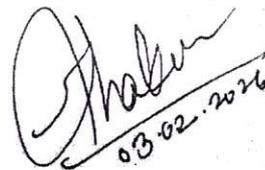
2006. The schedule of the EIA Notification, 2006 provides for activities mandating prior EC, Wherein, the Category 4 of the Schedule is for Building /Construction projects/Area Development projects and Townships. However, the same is applicable for construction of total build up area equal to or more than 20,000 m2.

On the basis of the information provided by the Land Records Department and by visual observation, it was noted by the Committee that none of above visited structures comprises construction of total build up area equal to or more than 20,000 m2, hence are not mandated for prior EC under the said notification.

Hereto annexed the copy of the chart, mentioning list of establishments and built-up areas of the 100 objected constructions. The same indicates that the Built up area of the structure/s is less than 20,000 m2.

4. Conclusion & Suggestions:

The structures visited by the Committee are not mandated to obtain prior EC under Category 8 of the Schedule of the Environment Impact Assessment Notification, 2006 amended till date.



Joy Thakur

Deputy Secretary & Scientist-I,
Environment & Climate Change
Department,
Govt. of Maharashtra

महाराष्ट्र शासन
पर्यावरण व हवामान विभाग
दिल्ली 20,000.00 sqm पेक्षा जास्त आहे.
TILR Records चेक करून घ्यावे
(... ..)



महाराष्ट्र शासन

उपवनसंरक्षक, वन विभाग, सातारा

“वन भवन” गोडोली वन रोपवाटीका परीसर, गोडोली, सातारा 415 002

दुरध्वनी क्र. 02162-220057 / 58 E-Mail – dycfsatara@mahaforest.gov.in

जा. क्र. ब/कक्ष-6/जमीन/25.26/4631

सातारा, दिनांक 23/01/2026

प्रति,

तहसिलदार तथा सहाय्यक नियंत्रण – १
(अनाधिकृत बांधकाम निष्कासन विभाग)
म.रा.र.वि.म.(मर्या), वि.नि.प्रा. सातारा

विषय :- मा. राष्ट्रीय हरित लवाद, पुणे यांचेकडील मूळ दावा क्र. ३७/२०२३ या प्रकरणी स्थळ पाहणी करणे बाबत.

संदर्भ :- १. आपले कडील यांचेकडील पत्र क्र.म.रा.र.वि.म./वि.नि.प्रा./२०२५/

शि.का.सातारा/अ.बां.नि.वि/२३२, दि. ३१.१२.२०२५

२. वनक्षेत्रपाल प्रा.सातारा यांचेकडील पत्र क्र.अ/जमीन/२०२५-२६/१२५३,
दि. २२.०१.२०२६

३. सहाय्यक वनसंरक्षक (वनीकरण) महाबळेश्वर स्थित सातारा यांचेकडील पत्र क्र.अ/संवस/जमीन/२०२५-२६/५२२, दि. २३/०१/२०२६

विषयांकीत प्रकरणी संदर्भीय पत्रान्वये मा. राष्ट्रीय हरित लवाद, पुणे यांनी मा. जिल्हाधिकारी, सातारा (प्रतिवादी क्र.१०१) यांचे ऐवजी प्रतिवादी क्र.१०५ महाराष्ट्र राज्य विकास महामंडळ, यांची नोडल एजन्सी म्हणून नेमणूक केली आहे. तसेच मा. राष्ट्रीय हरित लवाद, पुणे यांनी म.रा.र.वि.म.ला आदेशाचा दि.२५/११/२०२५ पासून २ महिन्यात म्हणजेच दि. २५/०१/२०२६ पूर्वी प्रकरणी स्थळ पाहणी करून समितीचा अहवाल संयुक्त समितीच्या सर्व सदस्यांच्या वतीने सादर करणेबाबत कळविले आहे. प्रकरणी भेटी दयावयाच्या १०० आस्थापनांची संख्या व उपलब्ध वेळेची मर्यादा लक्षात घेता दि.०५/०१/२०२६ ते १६/०१/२०२६ या कालावधीत आस्थापनांना भेटी देवून पंचनामा व स्थळपाहणी अहवाल सादर करावयाचा असलेचे कार्यालयास कळविणेत आलेले होते. त्यानुसार या विभागाकडील सहाय्यक वनसंरक्षक (वनीकरण) महाबळेश्वर स्थित सातारा व वनक्षेत्रपाल, सातारा यांना दिनांक ०५.०१.२०२६ ते १६.०१.२०२६ या कालावधीत संबंधित अधिकारी यांचे समवेत स्थळ पाहणी करणेसाठी आदेश देणेत आले आहेत.

त्याअनुषंगाने संदर्भ क्र. २ व ३ अन्वये दिनांक ०५.०१.२०२६ ते १६.०१.२०२६ या कालावधीत याविभागाकडील संबंधित अधिकारी यांनी स्थळ पाहणी केली असून वन (संरक्षण एवं संवर्धन) अधिनियम १९८० या कायद्यातील तरतूदीचे कोणतेही उल्लंघन झालेले नाही.

आपले माहितीस्तव.

(अमोल सातपुते, भा.व.से.)

उपवनसंरक्षक,
सातारा वन विभाग, सातारा



महाराष्ट्र शासन
महसूल व वन विभाग
तहसिल कार्यालय सातारा

Email-tahsilsatara@gmail.com

फोन नं- ०२१६२-(२३०६८१)

क्र.जमिन/कावि-175/26

दिनांक - 04/02/2026

10

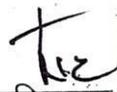
प्रति,

तहसिलदार तथा सहायक नियंत्रक - 1
म.रा.र.वि.म.(मर्या), वि.नि.प्रा.सातारा

विषय:- बांधकामांच्या परवानगीबाबत.

संदर्भ:- आपलेकडील पत्र जा.क्र./म.रा.र.वि.म/वि.नि.प्रा./2026/शि.का.सातारा/अ.बां.
नि.वि./8/दिनांक 06/02/2026 रोजीचे पत्र.

उपरोक्त संदर्भीय विषयान्वये कळविणेत येते की, आपले उपरोक्त संदर्भीय पत्र इकडे प्राप्त झाले आहे. सदर पत्रासोबत मौजे यवतेश्वर, पेढी, पारंबेवाडी, कण्हेर, आगुंडेवाडी येथील बांधकाम परवानगीबाबत आपण 100 प्रतिवादींच्या मिळकतीची यांदी सोबत जोडलेली आहे. सदर संदर्भीय पत्रात विचारणा केलेप्रमाणे यादीपैकी प्रतिवादींच्या बांधकामांना निवासी / वाणिज्य / शेतघरे यांना या कार्यालयाकडून यापूर्वी परवानगी देणेत आली आहे अगर कसे याबाबत पडताळणी केली असता फक्त श्री फारुक नरीमन कुपर यांना मौजे अनावळे येथे बिनशेती परवानगी दिलेली आहे, श्री. फारुक नरीमन कुपर यांचे व्यतिरिक्त कोणालाही निवासी / वाणिज्य /शेतघर बांधण्यास या कार्यालयाकडून कोणत्याही खातेदारास बिनशेती व बांधकाम परवानगी देणेत आलेली नाही.


तहसिलदार सातारा

online

Building Permission As on 12-02-2026

Sr. No.	Applicant Name	Application Date	Proposal No	Action By	Proposal Type	Plot Area	Proposal site Address	Survey Number	Status
1	Sagar Ashok Pawar; CHETAN SANTOSH PAWAR; AJINKYA VITTHAL JADHAV; VINODA JAGANNATH SHINDE; Sagar Ashok Pawar	11-02-2026	1586368	Vikram Jadhav	Commercial	1100	PROPOSED AMALGAMATION WITH BUILDING PERMISSION ON S.NO - 114/3,114/4 AT MOUJE YAWTESHWAR, TAL & DIST SATARA	S.NO - 114/3,114/4	Pending
2	Tushar Suresh Tapase; GAURAV DYNESHWAR VIDHATE; PRASHANT MOHAN BARGE ;OMKAR RAJENDRA KADAM	08-01-2026	1577021	HEMANT PARULEKAR	Commercial	3950	S.NO 347 AT ATALI TAL DIST SATARA	347	Pending
3	Gulabrao Genu Bhanage; Gulabrao Genu Bhanage; GULABRAO GENU BHANAGE	12-12-2025	1569241	-	Commercial	1518	SNO. 36/1+3+4 SAMBHARWADI TAL DIST SATARA	36/1,36/4,36/3	Approved
4	Vaishali Vijay Devi	03-11-2025	1559853	-	Residential	1655	S.NO. 98/2, PLOT NO.8, AT KANHER, TAL & DIST - SATARA	S.NO. 98/2	Approved
5	Gulabrao Genu Bhanage; Gulabrao Genu Bhanage; Gulabrao Genu Bhanage	16-10-2025	1556733	-	Commercial	1512.35	SNO. 36/1+3+4 SAMBHARWADI TAL DIST SATARA	36/1,36/3,36/4	Pending
6	Chandraraj Mansing Godse	12-10-2025	1555409	Pravin S More	Commercial	9800	G.NO.18/4, VILLAGE-AGUNDEWADI, TAL/DIST-SATARA	18/4	Pending
7	Sampat Rajaram Jadhav;;	01-09-2025	1544712	-	Residential	9824.88	Land Bearing Survey No. 318 & 319 At Village:-Atali, Taluka:- Satara, District:-Satara.	318 & 319	Pending
8	Oasis Alcohol India Pvt. Ltd.; Dr Priya Mahesh shinde; Sambhajiraje Jjaba Shinde; Sheela Sambhajiraje Shinde	30-07-2025	1536745	-	Commercial	2888.94	S.NO. 24/12 (PART) AT POST AGUNDEWADI TAL SATARA DIST SATARA	S.NO. 24/12 PART	Approved

Handwritten signature
17/10/2026

CHITRAH JADHAV

ATP

H. S. R. B. H. CHAVAN

2045

File No. SPA MSRDC	Taluka	Village Name	Survey No.	Area in Sq.mt.	Proposal Type	Inward Date	Name of Developer	Applied For	File Status	Remarks
BP-22	Satara	Parambewadi	113		Health Resort	3	Rahul Ramesh Dhoot & others	1. CC - Applicant	CC issued on 11- 07-2025	Approved
BP-39	Satara	Mouje Chalkewadi	300		Layout	06.11.2023	Galadiolus Farms and Properties LLP - Mr. Mukesh Malhotra		Letter for compliance issued on 16-11-2023	Pending
BP-45	Satara	Atali	294	21917	Layout	15.01.2024	Ghanshyam Chhabada ✓		Letter for compliance issued on 16-10-2025	Pending
BP-46	Satara	Atali	296/2	15250	Layout	15.01.2024	Ghanshyam Chhabada ✓		Letter for compliance issued on 10-10-2025	Pending
BP-47	Satara	Atali	302	10319	Layout	15.01.2024	Ghanshyam Chhabada ✓		Letter for compliance issued on 10-10-2025	Pending
BP-51	Satara	Aatali	319	2000	Layout	22.02.2024	Firoz Habibkhan Pathan ✓		Letter for compliance issued on 15-10-2025	Pending
BP-73	Satara	Atali	322 paiki	4850	Health Resort	20.03.2024	Vinit Sable ✓		CC Issued on 03-07- 2025	Approved
BP-74	Satara	Parambewadi	315 Part	4000	Motel	22.02.2024	Vikram Pawar ✓	Regularisation	Letter for compliance issued on 15-10-2025	Pending

July 10, 2024

C. A. K. H. J. T. D.

ATP

H. B. T. R. B. H. (H. B. T. R. B. H.)

Outline

NGT
R. No

71

92

136

24

91

97



Maharashtra State Road Development Corporation -
New Mahabaleshwar
APPROVAL TO AMALGAMATION / SUB-DIVISION
OF PLOTS WITH BUILDING PERMISSION



Proposal Number : 1569241
Proposal Code : MSRNM-25-137825

Approval No. : MSRNM/B/2026/APL/00026
Date : 10/02/2026

Building Name : RESTAURANT(Mercantile) Floors :	GROUND FLOOR,FIRST FLOOR
Building Name : STAFF ROOM(Mercantile) Floors :	GROUND FLOOR

To,
i) GULABRAO GENU BHANAGE
SNO. 36/1+3+4 SAMBHARWADI TAL DIST SATARA
ii) Sudesh Kate (Engineer)

Sir/Madam,

With reference to your application No **MSRNM202500040**, dated **12-12-2025** for the amalgamation / subdivision of plots with building plan, under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of the Maharashtra MSRDC Act, 1949, in respect of land bearing City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **36/1,36/4,36/3**, Final Plot No. -, mauje **SAMBHARWADI**, **SAMBHARWADI**, situated at Road / Street -, it is to inform you that, land amalgamation / subdivision proposal with building plan is hereby approved, subject to the following conditions:

Conditions For Amalgamation/Sub-Division

1. This permission does not entitle you to develop the land which does not vest in you.
2. The conditions of original layout approval shall be binding on you.

Conditions For Building Permission

1. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of the state or central government under the provisions of any other laws / rules, it shall be binding on the owner/ developer to obtain such permission from the concerned authority.
6. Information Board to be displayed at site till Occupation Certificate.



Maharashtra State Road Development Corporation -
New Mahabaleshwar
APPROVAL TO AMALGAMATION / SUB-DIVISION
OF PLOTS WITH BUILDING PERMISSION



Proposal Number : 1569241

Approval No. : MSRNM/B/2026/APL/00026

Proposal Code : MSRNM-25-137825

Date : 10/02/2026

7. If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of DEVELOPMENT RIGHTS if any, then necessary possession receipt, registered transfer deed alongwith change in name on record of rights shall be executed in the name of authority with in 6 month from the commencement certificate.
8. All the provision mentioned in UDCPR,as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Gray water ,where ever applicable shall be completed prior to completion certificate and design, drawing with completion certificate shall be submitted along with the application for occupancy certificate.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. All guidelines mentioned in the environment and forest climate change department, Govt. of Maharashtra, letter no CAP-2023/CR-170,TC-2, shall be followed, if applicable
14. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
15. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)
16. The said permission shall be subject to the decision of the Green Tribunal, and the decision taken by the Green Tribunal shall be binding on the applicants.
17. It is mandatory to construct a retaining wall at the eastern boundary of plot. Further, demarcation sheet as per the approved plan shall be submitted at the time of obtaining Occupancy Certificate.



Scan QR code for verification of authenticity.

Town Planner,
Maharashtra State Road Development Corporation - New
Mahabaleshwar,

Signature valid

Digitally signed by Ravi Suraj Suryakant
Date: 2026.02.10 18:07:45 IST
Reason: Approved Certificate
Designation: Town Planner
Location: Maharashtra State Road Development Corporation - New
Mahabaleshwar
Project Code : MSRNM-25-137825
Application Number : MSRNM/B/2026/APL/00040
Proposal Number : 1569241
Certificate Number : MSRNM/B/2026/APL/00026

वाचने :

- 1) श्री. फारूख नरीमन कूपर रा. मे फेअर गार्डन, होमाई कूपर मार्ग, सदरबझार सातारा यांचा दिनांक 13/03/2024 रोजीचा विनंती अर्ज
- 2) मा.आयुक्त पुणे यांचेकडील पत्र क्र मह/2/जमिन/जनरल/आरआर-772/03 दिनांक 22/9/2003 अन्वये दिलेल्या विहित नमुन्यात अर्जदार यांनी सामील केलेले दिनांक 04/10/2024 रोजीचे कार्यकारी दंडाधिकारी यांचेसमोरील केलेले प्रतिजापत्र व क्षतीपत्र.
- 3) मा. जिल्हाधिकारी सा. सातारा यांचेकडील आदेश क्र. मह/3/जमीन/बिंशे/497/07 दि. 21/8/2007 व आदेश क्र. मह/3/जमिन/नभू/बिंशे/463/09 दि. 8/5/2009.
- 4) मा. जिल्हाधिकारी सा. सातारा यांचेकडील आदेश क्र. मह/3/जमिन/नभू/कावि-2781/13 दि. 14/10/2013
- 5) मा. जिल्हाधिकारी सा. सातारा यांचेकडील आदेश क्र. मह/3/जमिन/नभू/कावि-1471/2023 दि. 14/06/2023.
- 6) मंडल अधिकारी दहिवड यांचेकडील पत्र क्र. र.नं 442/2024 दिनांक 04/10/2024 रोजीचा अहवाल.
- 7) कार्यकारी अभियंता, म.रा.वि.वि.कं.मर्या सातारा विभाग यांचेकडील पत्र जा.क्र.का.अ /सातारा / तांत्रिक/ 2024-25 / नं 03046 दिनांक 03/05/2024.
- 8) जिल्हा आरोग्य अधिकारी, जिल्हा परिषद सातारा यांचेकडील पत्र जा.क्र.आरोग्य / तांत्रिक -1 / बिनशेती 201/2112/2024 दिनांक 03/05/2024.
- 9) उपजिल्हाधिकारी पुनर्वसन सातारा यांचेकडील पत्र क्र. पुनर्व / उरमोडी / कावि /282/2024 दि. 06/06/2024.
- 10) उपवनसंरक्षक, सातारा वनविभाग सातारा जा.क्र ब / कक्ष -11/सर्वे /2024-25 /2182 दि. 10/09/2024.
- 11) उपजिल्हाधिकारी (भूसंपादन) क्र. 2 यांचेकडील पत्र क्र. भूसं/2/एसआर- 111/2024, दिनांक 04/04/2024.
- 12) उपजिल्हाधिकारी (भूसंपादन) क्र. 4 यांचेकडील पत्र क्र. भूसं/4/एसआर-144/2024, दिनांक 05/04/2024.
- 13) उपजिल्हाधिकारी (भूसंपादन) क्र. 9 यांचेकडील पत्र दिनांक 24/04/2024
- 14) उपजिल्हाधिकारी (भूसंपादन) क्र. 16 यांचेकडील पत्र क्र. भूसं/16/एसआर-171/2024, दिनांक 18/04/2024.
- 15) उपजिल्हाधिकारी (भूसंपादन) क्र.21 (कृषो) यांचेकडील पत्र क्र.भूसं/21/कृषो/बिंशे/कावि-150/24 दिनांक 29/04/2024.
- 16) कार्यकारी अभियंता, सा.बां.विभाग(पश्चिम) सातारा यांचेकडील पत्र क्र. रेशा / का-2/ 952/ सन 2024 दिनांक 23/09/2024.
- 17) सहायक संचालक नगररचना सातारा यांचेकडील पत्र क्र.जा.क्र. रेखांकन /बां.प / मौ. अनावळे, ता.जि. सातारा / ग.नं . 284/1/ ससंसा / 2383 दिनांक 04/09/2024.
- 18) महाराष्ट्र जमिन महसूल अधिनियम 1966 चे कलम 42 क
- 19) महाराष्ट्र शासन राजपत्र सन 2017 चा महाराष्ट्र अध्यादेश क्र. 2, दि. 5/1/2017
- 20) महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 चे कलम 18

तहसिलदार सातारा यांचे कार्यालय
क्र.जमिन/बिनशेती/एसआर-01 /2024
सातारा दिनांक :-24/10/2024

विषय : मौ. अनावळे ता.जि.सातारा, येथील ग.नं. 284/1 एकूण क्षेत्र 18912 चौ.मी क्षेत्रास महाराष्ट्र जमीन महसूल अधिनियम 1966 चे कलम 42 क नुसार हेल्थ रिसॉर्ट या वाणिज्य कारणास्तव रेखांकनास तात्पुरती परवानगी व यामधील 950.16 चौ.मी बांधकाम आराखड्यास महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम 1966 चे कलम 18 अंतर्गत बांधकाम परवानगी मिळणेबाबत.

महाराष्ट्र जमीन महसूल अधिनियम 1966 चे

कलम 42 क अन्वये कर आकारणी व महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 चे कलम 18 नुसार विकास परवानगी आदेश

m.10.



मौ. अनावळे ता.जि.सातारा, येथील ग.नं. 284/1 एकूण क्षेत्र 18912 चौ.मी क्षेत्रास महाराष्ट्र जमीन महानि
अधिनियम 1966 चे कलम 42 व नुसार हेल्थ रिसॉर्ट या वाणिज्य कारणास्तव रेखांकनास तात्पुरती परवानगी
यामधील 950.16 चौ.मी बांधकाम आराखड्यास महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम 1966 चे कलम
18 अंतर्गत बांधकाम परवानगी मिळणेबाबत अर्जदार श्री. फारुख नरीमन कूपर रा. मे फेअर गार्डन, होमाई कूपर मार्ग
सादरबझार सातारा यांनी दिनांक 13/03/2024 रोजीचे अर्जान्वये विनंती केलेली आहे.

अर्जदार यांनी सादर केलेल्या हेल्थ रिसॉर्ट या वाणिज्य रेखांकनास व बांधकाम आराखड्यास सहाय्यक संचालक
नगर रचना सातारा यांनी पत्र क्र.जा.क्र. रेखांकन/बां.प / मौ. अनावळे, ता.जि. सातारा / ग.नं. 284/1 ससंसा / 2383
दिनांक 04/09/2024 रोजीचे पत्रान्वये शिफारस केलेली आहे.

सहाय्यक संचालक नगररचना सातारा यांचेकडील दिनांक 04/09/2024 रोजीचे शिफारसपत्रानुसार मौ. अनावळे
ता. जि. सातारा येथील गट नं 284/1 ही जमीन दिनांक 08/01/2018 रोजी मंजूर प्रादेशिक योजना सातारा प्रदेशाच्या
जमिन वापर प्रस्तावानुसार शेती वापर विभागात तसेच Conservation झोन हद्दीमधील बफर झोन हद्दीमध्ये समाविष्ट
असून समुद्र सपाटीपासून सरासरी 1000 मी. उंचीच्या वर स्थित असलेले समुद्र सपाटीपासून सरासरी 1000 मी. उंचीच्या
वर स्थित क्षेत्रासाठी सातारा प्रदेशासाठी दिनांक 03/12/2020 पासून लागू झालेल्या एकत्रिकृत विकास नियंत्रण व
प्रोत्साहन नियमावलीमधील कलम 20 (4) या नियमावलीतील विनियम भाग -2 मधील बी मधील "ओ" च्या
तरतूदीनुसार हेल्थ रिसॉर्ट हा वापर जी +1 किंवा स्टील्ट + 2 बेसिक 0.10 व जास्तीत जास्त 0.20 चटई क्षेत्र
निर्देशांकाच्या मर्यादेत अटीसापेक्ष अनुज्ञेय करण्यात आलेला असलेचे नमूद करून अर्जदार यांनी विषयांकीत जागेत हेल्थ
रिसॉर्ट हा वापर अपेक्षिला असलेने उक्त विनियमातील तरतूदीनुसार सादर वापर 0.10 चटई क्षेत्र मर्यादेत अनुज्ञेय असलेने
अर्जदार यांनी सादर केलेल्या नकाशाची नगर रचनेच्या दृष्टीकोनातून छाननी करून विद्यमान रस्ता व रस्ता रुंदीकरणामे
बाधित होणारे क्षेत्र तसेच तीव्र उताराने बाधित होणारे क्षेत्र असे एकूण 7481.17 चौ.मी क्षेत्र वजा जाता निव्वळ
रेखांकनांतर्गत क्षेत्र 11430.83 चौ.मी क्षेत्रामधील नियोजित अभिन्यासास सिमांकनासाठी अटी व शर्तीवर तात्पुरती
मंजूरीची शिफारस व विषयांकीत जागेतील प्रस्तावित बांधकाम 950.16 चौ.मी इतक्या बांधकाम क्षेत्राच्या नकाशांना
मंजूरीकामी व अशा मंजूर होणा-या नकाशासापेक्ष महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम 1966 चे
कलम 18 नुसार नियोजित बांधकाम सुरु करणेस प्रारंभ प्रमाणपत्र देण्यासाठी शिफारस करणेत आलेली आहे.

मौजे मौ. अनावळे ता. जि. सातारा येथील विषयांकित मिळकतीचे सादर अभिलेखांवरून खालीलप्रमाणे क्षेत्र हक्क
नोंदणीस दाखल असल्याचे दिसून येत आहे.

अ.क्र.	गावाचे नाव	तालुका	ग.नं.	
1	अनावळे	सातारा	284/1	
अ.क्र.	जमीन मालकाचे नाव	स.नं.	7/12 नुसार एकूण क्षेत्र (चौ.मी.)	रेखांकन परवानगी द्यावयाचे क्षेत्र (चौ.मी.)
1	फारुख नरिमन कूपर महारुख फारुख कूपर मनिषा फारुख कूपर	284/1	18912.मी.चौ 00	18912.मी.चौ 00
2.	एकूण		18912.00 चौ.मी.	18912.00 चौ.मी.
3	अर्जदार यांनी रेखांकन नकाशात समाविष्ट केलेले क्षेत्र 7/12 नुसार			18912.00 चौ.मी.
4	मोजणी नकाशानुसार क्षेत्र			18912.00 चौ.मी.
5	रस्ता रुंदीकरणाने बाधित होणारे क्षेत्र			1542.57 चौ.मी.
6	नाला पट्ट्या क्षेत्र			-
7	पाऊस पाणी निचरा क्षेत्र			-
8	मनोरंजन क्षेत्र			-
9	अंतर्गत रस्ते क्षेत्र			1186.59 चौ.मी.
10	सुविधा क्षेत्र			-
11	तीव्र उताराने बाधित होणारे क्षेत्र			4752.मी.चौ 01

12	एकूण वजा क्षेत्र	7481.17 चौमी.
13	प्लॉट अंतर्गत निवळ क्षेत्र	11430.83 चौमी.
14	सद्यस्थितीमध्ये अकृषिक परवानगी द्यावचे क्षेत्र	18912.00 चौमी.
15	प्रस्तावित बांधकाम क्षेत्र	950.16 चौमी.
16	रेखांकनाचे प्रयोजन	वाणिज्य (हेल्थ रिसॉर्ट) (Health Resort)

महाराष्ट्र जमीन महसूल अधिनियम 1966 चे कलम 42 क नुसार कराची आकारणी

अ.क्र.	अकृषिक बाबतची माहिती	तपशील
1	बिनशेती करावायाचे क्षेत्र (चौ.मी.)	18912.00 चौमी.
2	बिनशेती आकारणीचा दर रुपये (चौ.मी.)	20 पैसे (वाणिज्य)
3	बिनशेती करावयाच्या क्षेत्रावरील वार्षिक आकारणी रक्कम रुपये	3,782/-
4	रुपांतरीत कराची आकारणी रक्कम रुपये	18,912/-
5	जिल्हा परिषद कर रक्कम रुपये	26,477/-
6	ग्रामपंचायत कर रक्कम रुपये	3,782/-
7	950.16 चौमी. अनधिकृत अकृषिक वापराबाबत 40 पट दंड रक्कम रुपये	29,835/-
8	एकूण रक्कम रुपये	82,788/-

अर्जदार यांनी अर्जासोबत सादर केलेले सर्व हक्कनोंद उतारे, मंडल अधिकारी दहिवड ता. सातारा यांचा स्थळपाहणी अहवाल यावरून दिसून येते,

- विषयांकित जमिन अर्जदार यांचे मालकीची असून, त्याबाबत फेरफार क्रमांक 335 अन्वये नोंद होऊन अर्जदार मालक झाले आहेत. त्यानुसार वाणिज्य (हेल्थ रिसॉर्ट) प्रयोजनासाठी विकास आराखडा व बांधकाम परवानगी मिळणेकामी विनंती अर्ज केलेला आहे.
- मंडल अधिकारी दहिवड यांचेकडील पत्र क्र.जा. र.नं 442/2024 दिनांक 04/10/2024 नुसारचे अहवालामध्ये विषयांकित जमीनीमध्ये अर्जदार यांची मालकी वहीवाट असून सदर जमीनीत जाणे येणेसाठी सातारा - कास रस्ता उपलब्ध आहे. सदर जमीनीमध्ये 950.16 चौ.मी क्षेत्रामध्ये सन 2011 सालापासून अनाधिकृत अकृषिक वापर सुरू असून सदर जागेमधून विद्युत वाहिनी गेलेली नसून सदर जागेजवळ, स्मशानभूमी दफनभूमी नाही, शाळा दवाखाना वगैरे नाही, रेल्वेलाईन टेलिफोनची तार गेलेली नसलेचे दिसून येत आहे. सदर जमीनीतून पाण्याची पाईप व अथवा ड्रेनेज लाईन गेलेली नाही. तसेच प्रश्नाधिन जमीनीत उभे झाडे अगर झुडपे नाहीत असे स्थळपाहणी पंचनाम्यात दिसून येत आहे. प्रश्नाधिन जमीन मंजूर विकास आराखड्यात आरक्षित केलेली नाही. प्रश्नाधिन जमीन प्रस्तावित रेखांकन आराखड्यामुळे / बांधकामामुळे रिबन डेव्हलपमेंट रुल्सचा भंग होत नाही. सदरचे क्षेत्र बफर झोनमध्ये समाविष्ट आहे तसेच सदरचे क्षेत्र समुद्रसपाटीपासून सरासरी 1000 मी. उंचीवर स्थित असून सदर जमीनीमध्ये पिण्यासाठी अगर वापरासाठी लागणारे पाण्याची सोय अर्जदार स्वतः बोरवेलच्या माध्यमातून करणार आहेत. असे नमूद करणेत आलेले आहे.

मा. विभागीय आयुक्त पुणे विभाग पुणे यांचेकडील परिपत्रक क्र. मह/2/जमीन/जनरल/आरआर /772/2003, दि.22/9/2003 मधील तरतुदीनुसार विहित नमुन्यात अर्जदार यांनी दि. 04/10/2024 रोजीचे कार्यकारी दंडाधिकारी यांचेसमोरील केलेले प्रतिज्ञापत्र व क्षतिपत्र दाखल केले आहे. सदर प्रतिज्ञापत्रात विषयांकित जमिनीचे बाबत खालील नमूद केलेल्या कोणत्याही कायद्याच्या तरतुदीचा भंग झालेला नसलेचे विषद केले आहे.

- मुंबई कूळ वहीवाट व शेतजमिन अधिनियम 1948
- महाराष्ट्र जमीन महसूल अधिनियम 1966
- महाराष्ट्र शेत जमीन (जमीन धारणा कमाल मर्यादा) अधिनियम 1976
- इनाम जमीनी खालसा करण्यासाठीचे निर्गमित केलेले विविध कायदे.

5. मुंबई तुकडे पाडण्यास प्रतिबंध करणे व जमीन एकात्रिकरण करणे अधिनियम 1947
6. महाराष्ट्र अनुसूचित जमातीच्या जमीनी प्रत्यावित्त करणे अधिनियम 1974
7. महाराष्ट्र खाजगी वने (भूसंपादन) अधिनियम 1975
8. नागरी जमीन कमाळ धारणा अधिनियम 1976
9. महाराष्ट्र प्रकल्प बाधीत व्यक्तीचे पुनर्वसन अधिनियम 1986

उपरोक्त नमूद कायद्यातील तरतुदींचा भंग होत नसलेचे तसेच विषयांकित जमीन भोगवटादार वर्ग 2 पैकी नसलेचे प्रतिज्ञापत्रात नमूद केलेले आहे.

अर्जदार यांनी मागणी केलेल्या मौ. अनावळे ता.जि.सातारा, येथील ग.नं. 284/1 एकूण क्षेत्र 18912 चौ.मी क्षेत्रासाठी वाणिज्य (हेल्थ रिसॉर्ट) प्रयोजनार्थ 20 प्रती चौमी प्रमाणे रेखांकन करावयाच्या क्षेत्रावरील रुपांतरीत कर, विकास परवानगी वार्षिक आकारणी, जिल्हा परिषद, ग्रामपंचायत उपकर व 950.16 चौ.मी क्षेत्राचे अनाधिकृत अकृषक वापराबाबत 40 पट दंडाची आकारणी असे एकूण रक्कम रुपये 82,788/- दिनांक 11/10/2024 रोजीचे चलनाद्वारे स्टेट बँक ऑफ इंडिया सातारा येथे भरणा करून अर्जदार यांनी चलनाची प्रत या कार्यालयास सादर केली आहे. तसेच महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम 1966 चे कलम 124 अन्वये. होणारे जमीनीचे विकासशुल्क र.रु. 1,96,474/-, बांधकामासाठीचे विकास शुल्क 41,047/- असे एकूण विकास शुल्क 2,37,521/- दिनांक 11/10/2024 रोजी स्टेट बँक ऑफ इंडिया सातारा येथे जमा केले आहे. तसेच महाराष्ट्र शासन उद्योग ऊर्जा व कामगार विभाग, शासन परिपत्रक क्रमांक बीसीए 2007/प्र.क्र. 788/कामगार 7-अ दिनांक 26 ऑक्टोबर 2009 मधील सूचनांनुसार व इमारत व इतर बांधकाम कामगार कल्याण उपकर नियम 1998 मधील तरतुदींनुसार होणारी इमारत बांधकामाच्या (जमीनीचे मूल्य वगळून) एक टक्का उपकराची रक्कम रुपये 37,101/- इतकी महाराष्ट्र इमारत व इतर बांधकाम कामगार कल्याण मंडळ या नावे मंडळाचे बँक ऑफ इंडिया ताडदेव शाखा मुंबई येथील खाते क्र.004220110000153 मध्ये बँक ऑफ इंडिया या बँकेचा खातेवर दिनांक 11/10/2024 रोजी जमा केली आहे. तसेच जागेवरील 950.16 चौ.मी क्षेत्राचे विना परवाना बांधकामाचे अनुषंगाने सहायक संचालक नगर रचना सातारा यांचेकडील शिफारस पत्रामध्ये नमूद केलेप्रमाणे होणारी तडजोड शुल्काची रक्कम 3,71,101/- (तीन लाख एकाहतर हजार एकशे एक रु. फक्त) अर्जदार यांनी दिनांक 11/10/2024 रोजीचे विहित चलनाद्वारे शासन जमा केलेली आहे.

वरील परिस्थिती विचारात घेता, अर्जदार यांना मौ. अनावळे ता.जि.सातारा, येथील ग.नं. 284/1 एकूण क्षेत्र 18912 चौ.मी क्षेत्रास महाराष्ट्र जमीन महसूल अधिनियम 1966 चे कलम 42 क नुसार वाणिज्य (हेल्थ रिसॉर्ट) कारणास्तव रेखांकनासास व त्यामधील 950.16 चौ.मी चे बांधकाम आराखडयास महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम 1966 चे कलम 18 अन्वये खालील अटी व शर्तीवर मंजूरी देणेत येत आहे.

विकास परवानगी द्यावयाच्या जमिनीचे वर्णन

अ.क्र	जमीनीचे मुद्दे	जमीनीबाबत तपशील
1	गावाचे नाव तालुका	मौजे अनावळे ता. जि. सातारा
2	सर्व्हे नंबर/गट नंबर	ग. नं. 284/1
3	मालकी हक्कानुसार असलेले एकूण क्षेत्र (चौ.मी.)	18912.00 चौ.मी
4	रेखांकनात समाविष्ट केलेले क्षेत्र (चौ.मी.)	18912.00 चौ.मी
5	प्लॉट अंतर्गत निव्वळ क्षेत्र	11430.83 चौ.मी
7	विकास परवानगी द्यावयाचे क्षेत्र (चौ.मी.)	18912.00 चौ.मी
8	विकास परवानगीचे प्रयोजन	वाणिज्य (हेल्थ रिसॉर्ट)

अटी व शर्ती :-

1. प्रस्तुतची विकास परवानगी ही महाराष्ट्र जमीन महसूल अधिनियम 1966 चे कलम 42 क व महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 चे कलम 18 अन्वये व तदन्वये केलेले नियम यांचे उपबंधास अधीन असेल.

2. सदर भुखंडाचा वापर नकाशावर सविस्तर दर्शविल्यानुसार फक्त वाणिज्य (हेल्थ रिमॉट) या वापरासाठीच करणेचा आहे. जागेच्या नकाशात नमूद केलेल्या कारणांव्यतिरिक्त अन्य वापर बदलावयाचा झाल्यास अशा वापर बदलास विहितरित्या पूर्व परवानगी घेणे अर्जदार/जमिनमालक/विकासकर्ते यांचेवर बंधनकारक राहिल.
3. विकास परवानगी वापर या आदेशाचे दिनांकापासून सुरु झाला असे समजणेत येत आहे.
4. जमीनीचा विकास वापर परवानगीपूर्वी सुरु केलेचे निदर्शनास आलेस अर्जदार महाराष्ट्र जमीन महसूल अधिनियम 1966 चे कलम 45 चे तरतुदीस पात्र राहतील.
5. अर्जदार यांनी प्रतिवर्षी वाणिज्य प्रयोजनासाठी अनुक्रमे रुपये 0.10 प्रती चौमी या दराने विकास परवानगी कर शासनास भरावा. सदर आकारणी तात्पुरत्या स्वरूपाची असून दिनांक 1/8/2006 ते सुधारित अकृषिक प्रमाणदर अंमलात आल्यानंतर फरकाची रक्कम असलेस ती शासनास जमा करणे अर्जदार यांचेवर बंधनकारक राहिल.
6. प्रस्तुत जमीनीवर शासनाने वेळोवेळी निश्चित केलेल्या दराने कर आकारणी दरवर्षी भरणे अर्जदार यांचेवर बंधनकारक राहिल.
7. सदरच्या आदेशातील विकास परवानगी क्षेत्र व सारा यामध्ये उपअधिकक भूमी अभिलेख सातारा यांचेकडून प्रत्यक्ष मोजणी नंतर जो फेरबदल होईल तो करण्यास पात्र राहिल.
8. जागेवर इमारती मध्ये जिऱ्याची पहिल्या मजल्यावरील टोपी 9. मी उंचीपेक्षा जास्त उंचीची येत असल्याने सदरचे जिऱ्याच्या टोपीचे बांधकाम नकाशावर दर्शविलेप्रमाणे जादाचे बांधकाम पाडून टाकावे.
9. रेखांकन व बांधकाम नकाशावर दर्शविलेप्रमाणे एक मुख्य इमारत व दोन लहान इमारती असून सदरच्या नियंत्रण रेषेतील दोन इमारती पाडणे अर्जदार यांचेवर बंधनकारक राहिल.
10. बांधकाम नकाशावर दर्शविलेप्रमाणे पहिल्या मजल्यावरील काही क्षेत्रात उतरते छप्पर स्लॅब असून काही क्षेत्रामध्ये समतल स्लॅब आहे सदरचा समतल स्लॅबचे क्षेत्रावरती उतरते छप्पर करणे अर्जदार यांचेवर बंधनकारक राहिल.
11. अधिसूचित नैसर्गिक नाला/नदी ही प्रस्तुतच्या क्षेत्रातून गेलेली आहे किंवा नाही याबद्दलची खातरजमा सहायक संचालक नगररचना सातारा यांचे स्तरावरून करून सदरचे रेखांकन/बांधकाम आराखडे मंजूरी दिली असल्याचे गृहीत धरण्यात येऊन सदरची विकास परवानगी देणेत येत आहे.
12. विषयाधीन जमीनीचे वहिवाटीचे/हद्दीचे अनुषंगाने काही वाद/न्यायालयीन वाद उद्भवलेस त्यांची सर्वस्वी जबाबदारी ही अर्जदार/मालक/विकासकर्ते यांची राहिल. प्रकरणी सादर मोजणी नकाशाबाबत कोणत्याही प्रकारचा वाद निर्माण झाल्यास सदरची विकास परवानगी आपोआप रद्द होईल.
13. प्रश्नाधिन मिळकतीबाबत कोणत्याही प्रकारचा न्यायालयीन दावा दाखल झाल्यास सदरचा विकास परवानगी आदेश रद्द होईल.
14. प्रस्तुत जमिनीवर भविष्यात नजराना रक्कम, अकृषिक सान्याची फरकाची रक्कम, तडजोड शुल्क अशी काही शासकीय रकमेची बाकी उद्भवल्यास उपरोक्त रकमा भरणे अर्जदार यांचेवर बंधनकारक राहिल.
15. सदर आदेशातील अटी व शर्तीचा भंग केल्यास अर्जदार महाराष्ट्र जमीन महसूल अधिनियम 1966 व त्याखालील नियमानुसार दंडास पात्र राहिल. तसेच दिलेली विकास परवानगी रद्द समजणेत येईल.
16. अर्जदार यांनी सादर केलेली कोणतीही माहिती, तसेच दिनांक 04/10/2024 रोजी केलेल्या क्षतीपत्र व प्रतिज्ञापत्रात नमूद केलेली बाब अथवा कागदपत्रे ही चुकीची अथवा दिशाभूल करणारी आढळल्यास भारतीय न्याय संहिता कायदा 2023 मधील कलम 236, 237 चे शिक्षेस पात्र ठरविणेत येईल व प्रस्तुतची परवानगी रद्द समजणेत येईल.
17. सदरची परवानगी ज्या प्रयोजनासाठी देण्यात आली आहे, त्या प्रयोजनासाठी जमीनीचे वापरात बदल करण्यात सुरुवात केली असेल तर अशा तारखेपासून तीस दिवसांचे आत ती माहिती ग्रामअधिकार्यामार्फत तलाठी/तहसिलदार यांना लेखी कळविली पाहिजे. यात कसूर केल्यास महाराष्ट्र जमीन महसूल (जमीनीच्या वापरात बदल व अकृषिक आकारणी) नियम 1969 चे नियम 6 नुसार दंडात्मक कार्यवाही करणेत येईल.
18. विषयांकित जमीनीत अनधिकृत बांधकाम केल्यास विकास परवानगी आपोआप रद्द होईल.
19. प्रस्तुतची परवानगी उक्त अधिनियमांच्या व्यतिरिक्त परवानगी देणेच्या वेळी अस्तित्वात असलेल्या या जमीनीशी संबंधित अन्य अधिनियमातील कायद्यातील तरतुदीस अधीन आहे. उदा. मुंबई कूळ कायदा आणि शेत जमीन अधिनियम, महाराष्ट्र ग्रामपंचायत अधिनियम, म्युनिसिपल अॅक्ट इत्यादी.
20. रेखांकनातील भूखंडाची विभागणी पूर्व परवानगीशिवाय करता येणार नाही.

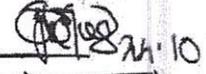
21. मंजूर रेखांकनाप्रमाणे भूखंड, अंतर्गत रस्ते, खुली जागा इ. प्रत्यक्ष आखणी करून ती उपअधिक्षक भूमि अभिलेख, सातारा यांच्याकडून मोजणी करून घेण्याची आहे. सदरहू मोजणी नकाशा पडताळणीसाठी या व सहाय्यक संचालक नगररचना सातारा यांचे कार्यालयास सादर करणे आवश्यक आहे.
22. नकाशावर दर्शविलेनुसार जागेवर प्रत्यक्ष आखणीनंतरचा भूखंड अभिन्यासात नमूद क्षेत्रापेक्षा कमी क्षेत्राचा भरता कामा नये तसेच अभिन्यास नकाशावर सविस्तर दर्शविल्यानुसार व अनुज्ञेय घटई क्षेत्र निर्देशांक 0.10 इतक्या मर्यादेत परंतु नियोजित बांधकामाच्या क्षेत्राव्यतिरिक्तची उर्वरित जागा खुली जागा म्हणून कायमरित्या खुली ठेवणे अर्जदार/जमिनमालक/विकासकर्ते यांचेवर बंधनकारक राहिल.
23. जागेवर आखणी करताना जागेच्या लगतच्या जमिनधारकांचे हितसंबंध बाधित होत असल्यास व त्याबाबत कोणताही वाद उदभवल्यास व अशा वादामध्ये तथ्य आढळल्यास सदरची परवानगी तात्काळ व आपोआप रद्द समजणेत येईल.
24. रेखांकनातील जागेची प्रत्यक्ष आखणी झाल्यानंतर त्यातील रस्ते, आजूबाजूच्या जमीनीतील रेखांकने मंजूर झालेली असतील तर त्यातील रस्त्याच्या समन्वय (को-ऑर्डिनेशन) उपअधिक्षक भूमि अभिलेख सातारा यांच्या अभिलेखाप्रमाणे साधणे आवश्यक आहे.
25. सदरहू अभिन्यासालगतच्या सर्व मंजूर अभिन्यासातील रस्त्याचा आणि विषयांकित अभिन्यासातील रस्त्याचा योग्य समन्वय साधण्यात यावा व रस्त्याचे खडीकरण व इतर पायाभूत सुविधा करण्यात याव्यात. प्रस्तुत प्रकरणामधील नियोजित अभिन्यासाच्या जागेमधील सांडपाणी/पावसाचे पाणी इत्यादीचे योग्यप्रकारे नियोजन करून निचरा होणे आवश्यक असल्यास त्याबाबतची सर्वकष दक्षता घेण्याची जबाबदारी अर्जदार /जमिनमालक /विकासकर्त्यांची राहिल.
26. सदरहू रेखांकनास दिलेली परवानगी तात्पुरत्या स्वरूपाची आहे. अर्जदार यांनी जागेवर रेखांकनाची प्रत्यक्ष आखणी करून अशा आखणीचा उपअधिक्षक, भूमि अभिलेख, सातारा यांनी प्रमाणित केलेल्या नकाशाचे आधारे तयार करण्यात आलेले रेखांकन नकाशे अंतिम मंजूरीसाठी विहित मार्गाने सहाय्यक संचालक नगर रचना सातारा यांचेकडे सादर करणे आवश्यक आहे.
27. अर्जदारांवर ट्री अॅक्टचे नियम बंधनकारक राहतील. तसेच रेखांकन हद्दीतील विकास करताना, कोणत्याही प्रकारची झाडे तोडली जाणार नाहीत याची दक्षता घेणे आवश्यक आहे. तसेच अर्जदाराने स्वदेशी प्रजातीची किमान प्रति आर 5 याप्रमाणे किमान 946 झाडे लावून त्यांचे संगोपन करणे अर्जदार यांचेवर बंधनकारक राहिल.
28. अर्जदार यांना प्रस्तावित क्षेत्रातील 20 अंशापेक्षा जास्त उताराच्या क्षेत्रामध्ये कोणत्याही प्रकारचे बांधकाम अनुज्ञेय होणार नाही / करता येणार नाही.
29. प्रस्तावित बांधकामामुळे जमिनीच्या भौगोलिक रचनेमध्ये कोणत्याही स्वरूपाचा बदल करण्यात येऊ नये. बांधकाम सुरक्षेबाबत व जमिनीचे भुसखलन होवू नये याबाबत योग्य ती दक्षता घेणेत यावी.
30. अर्जदार यांचेवर वीज नियम बंधनकारक राहतील. विकास परवानगी द्यावयाचे क्षेत्रामध्ये विद्यमान विद्युत वाहिनी असल्यास ती एकतर रस्त्याच्या कडेला स्थलांतरित करण्यात यावी अथवा काढून टाकण्यात यावी अन्यथा नियमाप्रमाणे अशा विद्युत वाहिनीपासून योग्य ती सुरक्षा अंतरे विचारात घेऊनच विकासकामे नियोजित करणे अर्जदार/विकासकर्ते यांचेवर बंधनकारक राहिल.
31. प्रकरणासोबत सादर करणेत आलेल्या 7/12 उतान्यानुसार विषयांकित जागेचे एकूण क्षेत्र 18912.00 चौमी इतके असून, त्यापैकी अर्जदार यांचे मागणीप्रमाणे 18912.00 चौ.मी क्षेत्र विषयांकित प्रयोजनासाठी विचारात घेणेत आलेले आहे. अर्जदार यांनी अभिन्यास व बांधकाम नकाशावर स्वाक्षरी केलेली आहे. त्यानुसार सहाय्यक संचालक नगररचना सातारा यांनी तांत्रिकदृष्ट्या मंजूरीची शिफारस केली आहे. मात्र 7/12 उतान्यावरील इतर अधिकार/बँकाचा बोजा इत्यादी बाबत तसेच मालकी हक्काबाबत काही अडचण उदभवल्यास सर्वस्वी जबाबदारी अर्जदार यांचेवर राहिल. तसेच सदरची परवानगी रद्द समजणेत येईल.
32. जागेवर आखणी करताना जागेच्या लगतच्या जमिनधारकांचे हितसंबंध बाधित होत असल्यास व त्याबाबत कोणताही वाद उदभवल्यास व अशा वादामध्ये तथ्य आढळल्यास सदरची सिमांकनाची शिफारस तात्काळ व आपोआप रद्द समजणेत येईल.

① 7/10

33. सदरहू प्रकरणात अभिन्यास नकाशांना मंजूरीकामी शिफारस करताना अर्जदार जमिनमालक/विकासकर्ते यांनी प्रकरणासोबत दाखल केलेली मालकी हक्काची कागदपत्रे व मोजणी नकाशा इत्यादी कागदपत्रे ग्राह्य धरण्यात आली आहेत. सदर कागदपत्रे बोगस व दिशाभूल करणारी आढळल्यास सदर सिमांकनासाठी शिफारस तात्काळ व आपोआप रद्द समजण्यात येईल. त्याचबरोबर भविष्यकाळात या अनुषंगाने कोणतीही तक्रार वा न्यायालयीन वाद उदभवल्यास त्याची सर्वस्वी जबाबदारी अर्जदार/जमिनमालक/विकासकर्ते यांचेसह सर्व संबंधित भूखंडधारक यांचेवर बंधनकारक राहिल.
34. प्रस्तुत प्रकरणी प्रस्तावित इमारत बांधकाम नकाशांच्या मंजूरीअंती व प्रारंभ प्रमाणपत्र दिल्यानंतर अर्जदार /भूखंडधारक/विकासकर्ते यांनी प्रत्यक्ष जागेवर बांधकाम सुरु केल्यानंतर जौत्यापर्यंतचे बांधकाम पूर्ण होताच या कार्यालयात जोता तपासणी प्रस्तावासोबत प्रत्यक्ष जागेवर आखणी केल्यानंतरच जरूरीप्रमाणेच्या दुरुस्त्यांसह भूमी अभिलेख विभागाने प्रमाणित केलेल्या सिमांकनाचा मूळ नकाशासह अर्ज करणे अभिप्रेत व आवश्यक आहे. तत्पूर्वी प्रस्तुत मिळकतीच्या कुंपनभितीचे बांधकाम जमीन पातळीपर्यंत बांधून पूर्ण होणे आवश्यक राहिल. तसेच या कार्यालयाकडून जोता तपासणी दाखला घेतल्याशिवाय पुढील काम अर्जदार /जमिनमालक/विकासकर्ते यांनी सुरु करू नये.
35. विषयांकित जागेत पिण्याचे पाण्याचे उपलब्धतेबाबत तसेच मल आणि दूषितपाणी निःसारणाच्या व्यवस्थेबाबत प्रत्यक्ष जागेवर नियोजन करून तो कायमस्वरूपी कार्यान्वित ठेवणे अर्जदार जमिनधारक/विकासकर्ते यांचेवर बंधनकारक राहिल.
36. विषयांकित जागेत वर्गीकृत रस्त्यावरून घ्यावयाच्या जोड रस्त्याचे बांधकामाबाबत स्वतंत्ररित्या कार्यकारी अभियंता, सार्वजनिक बांधकाम विभाग सातारा यांची परवानगी घेणे अर्जदार जमिनमालक /विकासकर्ते यांचेवर बंधनकारक राहिल.
37. अर्जदार /जमिनधारक /विकासकर्ते यांनी प्रस्तुत इमारतीवर सौरऊर्जा प्रणाली बसविणे आवश्यक राहिल. तसेच प्रस्तुत भूखंडावर जलसंवर्धन (रेन वॉटर हार्वेस्टिंग) प्रणाली विकसित करणे अभिप्रेत व आवश्यक राहिल.
38. उक्त जमिनीचा भोगवटादार उक्त जमिनीच्या संबंधात या अगोदर वसूली योग्य असलेल्या आकारणी ऐवजी विकास परवानगी प्राप्त झालेपासून महसूली वर्ष संपणाऱ्या हमीच्या कालावधीत शासनाला प्रत्येक वर्षी प्रचलित दराने होणारी वार्षिक आकारणी देणे आवश्यक आहे. तसेच उक्त कालावधी संपल्यानंतर शासनाने वेळोवेळी निश्चित करण्यात आलेला सुधारित आकारणी दर अर्जदार यांचेवर बंधनकारक राहिल.
39. उक्त जमिनीचा भोगवटादार उक्त जमिनीवर वसूलीयोग्य असलेले सर्व कर, दर आणि उपकर भरणे अर्जदार यांचेवर बंधनकारक राहिल.
40. प्रस्तावित अभिन्यासामध्ये राज्यमार्गाच्या मध्यापासून 40 मी अंतरावर नियंत्रण रेषा दर्शविलेली आहे. यामध्ये शासन स्तरावरून वेळोवेळी होणारे बदल निर्णय अर्जदार जमीनधारक / विकासकर्ते यांचेवर बंधनकारक राहिल.
41. विषयांकित जमिनीचे वापरामध्ये किंवा वापराचे क्षेत्रामध्ये नियोजन प्राधिकरणाच्या पूर्वमंजूरी शिवाय कोणताही बदल करून नये. सदर आदेश निर्गमित झालेनंतर नियोजन प्राधिकरणाच्या पूर्व मान्यतेने सदर जमिनीच्या वापरामध्ये किंवा वापराच्या क्षेत्रामध्ये कोणताही बदल झाल्यास त्याची माहिती असा बदल नियोजन प्राधिकरणाकडून मंजूर झालेपासून सक्षम प्राधिकारी यांचेकडे देणे अर्जदार यांचेवर बंधनकारक राहिल.
42. उक्त जमिनीच्या भोगवटादाराने पूर्वगामी शर्तीपैकी कोणत्याही शर्तीचे उल्लंघन केल्यास जिल्हाधिका-यास उक्त संहितेच्या आणि तदन्वये करण्यात आलेल्या नियमांच्या तरतूदीन्वये जी भरण्यास उपयोगकर्ता दायी असले अशी इतर कोणत्याही शास्तीस बांधा न आणता त्यास योग्य वाटेल एवढा दंड भरलेवर उक्त जमीन भोगवटादार यांच्या वहिवाटीत असण्याचे चालू ठेवता येईल.
43. सदर भूखंडाचे 90 मी. परीघ क्षेत्रात कोणताही सार्वजनिक, निमसार्वजनिक वापर उदा. शाळा, हॉस्पिटल, थिएटर, मंगल कार्यालय, इ. अस्तित्वात असता कामा नयेत, याची जबाबदारी अर्जदार यांचेवर राहिल.
44. इमारतीमधील जल पुरवठासंबंधित कामे, सांडपाणी/पावसाचे पाणी यांचे निर्गतीकरणाचे काम त्याचप्रमाणे सांडपाणी वितरण व्यवस्थेसंबंधील सेप्टीक टँक व सोक पीट इत्यादी कामे कोणत्याही महानगरपालिका किंवा नगरपरिषद यांच्याकडे नोंदणी झालेल्या नोंदणीकृत प्लंबरकडून सुयोग्यरित्या करून घेणेचे बंधन अर्जदार भूखंडधारक/विकासकर्ते यांचेवर आहे व तसा दाखला आवश्यकतेनुसार सादर करणे आवश्यक राहिल.

45. प्रस्तावित प्रकरणातील नियोजित अभिन्यासातील गणितीय आकडेमोडील चुका आढळल्यास त्या दुरुस्त करून घेणे अर्जदार/जमिनमालक/विकासकर्त्यांसह संबंधित वास्तुविशारद/अभियंता यांचेवर बंधनकारक राहिल.
46. प्रस्तुत परवानगीप्रमाणे इमारतीचे बांधकाम पूर्ण झालेच्या तारखेपासून एक महिन्याच्या आत भोगवटा प्रमाणपत्राकरिता (Occupancy Certificate करिता) संबंधित नोंदणीकृत स्ट्रक्चरल अभियंता/वास्तुविशारद/नोंदणीकृत अभियंता/नोंदणीकृत पर्यवेक्षकांच्या (Completion Certificate) प्रमाणपत्रासह विहित नमुन्यात लेखी अर्ज देऊन व परवानगी घेऊन तदनंतरच इमारत भोगवट्यास घेणेची आहे.
47. छाननी शुल्क, अधिमूल्य आकार व विकास शुल्क या सर्वांमध्ये किंवा कोणत्याही शुल्कामध्ये तफावत आढळून आल्यास फरकाची रक्कम भरणे अर्जदार/भूखंडधारक/विकासकर्ते यांचेवर बंधनकारक राहिल.
48. सदरहू इमारतीचे बांधकाम परवानगीची मुदत प्रथमतः वर्षासाठी राहिल आणि त्यानंतर अर्जदार भूखंडधारक/विकासकर्ते विहित कालमर्यादेत मुदतवाढ (जास्तीत जास्त तीन वेळा मुदतवाढ देय) वाढवून घेतली नसल्यास प्रस्तुत परवानगी आपोआप रद्द झाली असे समजण्यात येईल. सदरहू मुदतीनंतर अर्जदार/भूखंडधारक/विकासकर्ते यांनी नव्याने आवश्यक कागदपत्रांसह परवानगीसाठी स्वतंत्रपणे अर्ज सादर करावा लागेल.
49. अर्जदार भूखंडधारक/विकासकर्ते यांच्या मालकीच्या/कब्ज्यात नसलेल्या जागेवर सदरहू परवानगीच्या आधारे विकास काम हाती घेता येणार नाही. इमारतीचे बांधकाम करताना दुसऱ्याच्या जागेत अतिक्रमण होणार नाही व दुसऱ्याच्या कायदेशीर हक्कास बाधा येणार नाही याची दक्षता घेणे अर्जदार यांचेवर बंधनकारक राहिल.
50. इमारतीकरिता जे साहित्य आणले जाईल त्याची शासनाने विहित केलेले शुल्क/परवाना फी/रॉयल्टी इत्यादी ज्या त्या वेळी संबंधित/महसूल कार्यालयात भरणा केलेले नसल्याचे आढळल्यास विहित प्राधिकाऱ्याकडून अर्जदार भूखंडधारक/विकासकर्ते यांच्यासह सर्व संबंधितांविरुद्ध विहित कार्यवाही करण्यात येईल, याची अर्जदार/भूखंडधारक/विकासकर्ते यांनी दक्षता घ्यावी.
51. इमारतीचे साहित्य सार्वजनिक रस्त्यावर अगर जागेत रहदारीस अडथळा येईल अशा ठिकाणी ठेवता येणार नाही.
52. संबंधित भूखंडावरील इमारतीचे बांधकाम करताना सार्वजनिक बांधकाम विभागाच्या प्रमाणकाप्रमाणे/भारतीय मानक ब्युरो (बी. आय. एस) यांच्या मापदंडाप्रमाणे केल्या पाहिजेत. तसेच भूकंपरोधक साहित्य/पध्दतीप्रमाणे बांधकाम करणे आवश्यक असून, तसा दाखला सांधणी अभियंता यांचेकडून भोगवटा प्रमाणपत्र करिता अर्ज करताना सादर करणे आवश्यक राहिल.
53. प्रस्तावित प्रकल्पामुळे हवा, जमीन, पाणी यांचे कोणत्याही प्रकारचे प्रदूषण होता कामा नये, यासाठी आवश्यक प्रतिबंध उपाययोजना करणे अर्जदार,जमिनमालक/विकासकर्ते यांचेवर बंधनकारक राहिल.
54. विषयांकित जागेमध्ये पिण्याच्या पाण्याच्या उपलब्धतेबाबत व मल आणि दूषित पाणी यांच्या निःस्सारणाच्या व्यवस्थेबाबत योग्य तरतूद करणे अर्जदार यांचेवर बंधनकारक राहिल.
55. नैसर्गिक नाला/नदी विषयांकित क्षेत्रातून गेलेली आहे अगर कसे, याबाबत ग्रामसेवक/तलाठी महसूल यांचेस्तरावर खातरजमा करणेत यावी. प्रस्तावित विकास करताना जमिनीच्या भौगोलिक रचनेमध्ये कोणत्याही प्रकारचा बदल करण्यात येऊ नये. तसेच तेथील नैसर्गिक प्रवाहास कोणत्याही प्रकारचा अडथळा निर्माण करण्यात येऊ नये.
56. विषयांकित जागेतील धनकचरा व्यवस्थापनाची सुयोग्य प्रकारे तरतूद अर्जदार/भूखंडधारक/विकासकर्ते यांनी करणे बंधनकारक राहिल.
57. RCC Design /Structure safety /भूकंप प्रतिरोधक तरतूद करणे अर्जदार/भूखंडधारक/विकासकर्ते यांचेवर बंधनकारक राहिल.
58. सदर क्षेत्रासाठी लागू सुधारित नियमावलीतील तरतुदीनुसार अर्जदार यांस सुरक्षा ठेव जमा करणे आवश्यक आहे. शासनाकडून रक्कम मिश्रित झालेनंतर रक्कम भरण्यास बांधील असल्याचे बंधपत्र अर्जदार/भूखंडधारक/विकासकर्ते यांनी सहायक संचालक नगररचना सातारा यांचे कार्यालयाकडे सादर केले आहे. त्यानुसार भविष्यात सुरक्षा ठेव रक्कम भरणे त्यांचेवर बंधनकारक राहिल.

59. शासनाचे विविध स्वरूपातील कामगार कल्याण उपकरांसह अन्य कर शासनास भरणे करणे अर्जदार/भूखंडधारक/विकासकर्ते यांचेवर बंधनकारक राहिल.
60. अर्जदार यांनी प्रकरणात कोणतीही चुकीची अथवा दिशाभूल करणारी माहिती पुरविल्याचे निदर्शनास आल्यास अथवा आदेशातील कोणत्याही अटी व शर्तीचे भंग झाल्याचे निदर्शनास आलेस देणेत आलेली परवानगी रद्द समजणेत येईल.
61. प्रकरणी काम करताना महाराष्ट्र जमीन महसूल अधिनियम 1966 आणि महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 अग्नर त्यास अनुसरून केलेले मंजूर नियम व पोटनियम यांचा भंग होता कामा नये.
62. मंजूर नकाशावर दर्शविल्याप्रमाणे रस्ता रुंदीकरणाखालील क्षेत्र सार्वजनिक बांधकाम विभागाच्या प्रमाणकाप्रमाणे रस्त्यासाठी विकसित करून मौजे अनावळे ग्रामपंचायतीच्या नावे भूमी अभिलेखात दुरुस्ती करून ग्रामपंचायतीस रितसर कब्जेपट्टीद्वारे हस्तांतर करणे आवश्यक राहिल.
63. प्रकरणासोबत प्राप्त कागदपत्रांच्या आधारे प्रस्तावाची छाननी करण्यात आली आहे. सबब प्रस्तावित रेखांकनामध्ये/जागेच्या/इमारतीच्या दर्शविलेल्या अर्जदार यांच्या जमिनीच्या मालकी हक्काबाबत/हद्दीबाबत व पोहोच मार्गाबाबत तसेच 7/12 उताऱ्यावरील इतर अधिकार/बँकांचे बोजा इत्यादी बाबत तसेच मालकी हक्काबाबत काही अडचण/ कायदेशीर बाबी उद्भवल्यास त्यास अर्जदार स्वतः जबाबदार राहिल आणि त्यांचे निराकरण अर्जदार यांनी परस्पर स्वखर्चाने करावयाचे आहे. त्याबाबत या कार्यालयास कसली ही तोषिस लागू द्यावयाची नाही.
64. राष्ट्रीय हरीत लवाद पुणे यांचेकडे कास व कास परिसरातील बांधकामांबाबत जनहित याचिका दावा क्रमांक 37/2023 सुरु असून प्रस्तूत दावा अदयापी अंतीमतः निर्गत झालेला नाही, तसेच याबाबत न्यायालयाचे आदेश इकडे प्राप्त नाहीत. सबब या दाव्यामधील अंतीम निर्णयास अधिन राहून तात्पुरती विकास परवानगी व बांधकाम परवानगी देणेत येत आहे.
65. विषयांकित जागेत पिण्याचे पाण्याचे उपलब्धतेबाबत तसेच मल आणि दुषित पाणी निःसारणाच्या व्यवस्थेबाबत जागेवर नियोजन करून तो कायमस्वरूपी कार्यान्वित ठेवणे अर्जदार जमीनधारक विकासकर्ते यांचेवर बंधनकारक राहिल.
66. वरील अटी व शर्ती मान्य असलेची सनद अर्जदार यांनी तहसिलदार यांचेपुढे एक महिन्यात लिहून दिली पाहिजे.


(नागेश गायकवाड)
तहसिलदार सातारा

प्रति,

श्री. फारुख नरीमन कूपर रा. मे फेअर गार्डन, होमाई कूपर मार्ग, सदरबझार सातारा

प्रत :- गाव कामगार तलाठी अनावळे यांचेकडे आवश्यक त्या कार्यवाहीसाठी.

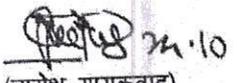
2/- प्रस्तूत आदेशाची नोंद गा. न.नं. 2 व ता. नं. नं. 2 मध्ये घेणेत येऊन दरवर्षी अर्जदार यांचेकडून अकृषिक साऱ्याची रक्कम वसूल करावी. अर्जदार यांनी विकास परवानगी वापर या आदेशाच्या दिनांकापूर्वी सुरु केलेचे निदर्शनास आल्यास महाराष्ट्र जमीन महसूल अधिनियम 1966 चे कलम 45 अन्वये सत्वर अहवाल सादर करावा.

प्रत :- उपअधिक्षक भूमि अभिलेख, सातारा

2 /- मंजूर रेखांकन आराखड्याची प्रत सोबत जोडली असून, सदरचे मंजूर रेखांकन आराखड्यानुसार व 7/12 प्रमाणे मोजणी करून कमी जास्त पत्रक तयार करणेत यावे व ते या कार्यालयामार्फत गांववहीवाटीस पाठवणेत यावे.

प्रत :- सहायक संचालक नगर रचना सातारा.

प्रत :- कार्यालयीन नस्ती.


(नागेश गायकवाड)
तहसिलदार सातारा



**Maharashtra State
Road Development
Corporation Limited**



NO. MSRDC/SPA/NMB/Atali/BP-73/CC/2025/2341

Date: 03/07/2025

'Commencement Certificate'

To,
Mr.Vinit Kiran Sabale,
Survey no.39/2+3,
Plot no.5,
Sabale Plaza,
Godoli, Satara-415001

With reference to your application dated 20/03/2024 for granting a 'Commencement Certificate' under section 44 of the Maharashtra Regional and Town Planning Act 1966 to carry out Development permission of Health Resort on land bearing Survey No.322 (Part), Village-Atali, Taluka- Satara, Dist.-Satara.

- 1) This permission is limited to only for Survey No.322 (Part) admeasuring to 4949.00 Sq.m., Village- Atali, Tehsil- Satara, Dist.-Satara and does not entitle you to develop any other land.
- 2) The applicant shall obtain tree cutting NOC from the concern department. If required. In case of any dispute arises in future regarding tree cutting, applicant is totally responsible to resolve the same.
- 3) The conditions stipulated in approvals/NOC from various Authorities shall be strictly adhered to. The Applicant shall apply for permission, if this approval is in contravention to any condition stipulated in approvals/NOC from any other department.
- 4) The land vacated in consequence of the enforcement of the setback rule shall form part of the public street.
- 5) This commencement certificate/building permit shall remain valid for a period of one year commencing from the date of its issue. If the construction is not commenced within a period of one year, this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of Maharashtra Regional and Town Planning Act 1966.
- 6) This commencement certificate is issued for total built up area of 865.821 sq.m. as mentioned in the approved plans attached to this Commencement Certificate.
- 7) The Applicant / Developer shall strictly adhere the **Unified Development Control and Promotion Regulations for Maharashtra State** sanctioned vide Notification No: TPS-1818/CR-236/18/Sec.37 (1AA)UD-13 dtd. 02.12.2020 as amended from time to time which are applicable to land under reference.
- 8) This permission is liable to be revoked by the MSRDC, as per the Reg. no. 2.15 of **Unified Development Control and Promotion Regulations for Maharashtra State** sanctioned vide Notification No: TPS-1818/CR-236/18/Sec.37 (1AA)UD-13 dtd. 02.12.2020 as amended from time to time, if there is misrepresentation of material fact in the application on the basis of which this Commencement Certificate is issued. Further,

[Handwritten Signature]

Page 1 of 4

Project Office: Project Office: Special Planning Authority Expressway Smart City Project-1, 11th Floor, A-Wing, Shelton Sapphire, Plot No. 18 & 19, Behind Croma, Near Sessions Court, Sector 15, C.B.D. Belapur, Navi Mumbai-400614 Tel: (022) 2757 5777 / 4500 2077

Registered Office: Nepean Sea Road Besides Priyadarshini Park, Mumbai 400036

Tel: (022) 2368 5909 / 2361 3789 / 2369 1030

CIN: U45200MH1996SGC101586 GST: 27AAACM6833C1ZP www.msrdc.in

this Commencement Certificate shall be revoked, if any of the restrictions imposed by the MSRDC are contravened or not complied with.

- 9) Pay to the Authority the costs, as may be determined by the Authority for provision and/or up gradation of infrastructure. The Applicant/Developer must pay Infrastructure development charges whenever MSRDC-SPA finalised and demand the same. The Applicant/Developer shall strictly follow the Prevailing Rules / Orders / Notification issued by the Labour Department, GoM from time to time, for labours working on site.
- 10) The amount of **Rs. 26,000/- (Rupees Twenty Six Thousand only)** deposited at MSRDC vide receipt No: 7543 dtd. 03/07/2025 as Security Deposit for whole project shall be forfeited either in whole or in part at the absolute discretion of the Authority for breach of any of the conditions stipulated in this Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right to the Authority.
- 11) Neither the granting of this permission nor the approval of the drawings and specification, nor the inspection made by the officials during the development shall in any way relieve Applicant/Developer/Architect/Structural Engineer/ Supervisor or any licensed technical person of such development from full responsibility for carrying out the work in accordance with the requirement of all applicable Acts/Rules/Regulations. The Applicant / Developer shall permit the Authority to enter the building or premises for which the permission has been granted at any reasonable time for the purpose of enforcing these Acts/Rules/Regulations. The responsibility of Authenticity of the documents vests with the Applicant and his appointed licensed Architect/Engineer.
- 12) Applicant/Developer shall make arrangement and provision for Rain Water Harvesting in accordance with the Regulation No. 13.3 of the Unified Development Control and Promotion Regulations for Maharashtra State dtd. 02.12.2020 as amended from time to time.
- 13) The Applicant/Developer is required to provide a RWH Tank, Septic tank, UG Tank, OHT Tank etc., sufficient capacity in accordance with Unified Development Control and Promotion Regulations for Maharashtra State dtd. 02.12.2020 as amended from time to time. Occupancy Certificate will be granted only if all above mentioned services are in working condition and made up to the satisfaction of the Authority.
- 14) The Applicant/Developer is required to install Installation of Solar Assisted Water Heating (SWH) System/ Roof Top Photovoltaic (RTPV) System as per Regulation No. 13.2 of the Unified Development Control and Promotion Regulations for Maharashtra State dtd. 02.12.2020 as amended from time to time.
- 15) The Applicant/Developer shall not change the use, alter/amended the building plans, sub-divide or amalgamate the plots etc. without obtaining prior approvals from the Authority.
- 16) The Applicant/Developer shall get the approved layout demarcated on the site by the land record department. The measurement plan showing respective areas of plots, roads, open space, Amenity spaces or other reservations shall be certified by the Dy. Superintendent of Land Records. The demarcation of approved layout on the site shall be carried out without altering the dimensions and area of the roads, open space or other reservations. The demarcated layout measurement plan certified by Land Records department shall be submitted at the time of Part/Full Occupancy Certificate of any structure.

- 17) This Commencement Certificate is based on the documents submitted by the Applicant / Developer. This Commencement Certificate doesn't absolve the applicant any legal matter pending against him. The Authority shall not be held liable for any legal matter that may arise in future and the Applicant / Developer is solely responsible for settling for the same at his own cost and risk.
- 18) The Applicant/Developer shall ensure permanent potable water connection and permanent power connection to the consumer / occupier of tenements / units for perpetuity. The occupancy certificate will be granted only after verifying the provision of potable Water Supply & Power Supply to the occupiers.
- 19) The Applicant/Developer shall provide at his own cost, the Infrastructural facilities (Such as Internal Access, channelization of water, arrangements of drinking water, arrangements for commutation, arrangement of collection of solid waste etc.) within the plot, before applying for Occupancy Certificate. Occupancy Certificate will be granted only after all these arrangements are made up to the satisfaction of the Authority.
- 20) As per Fire remarks extinguishers as per IS:2190 and IS:15683 shall be provided in the entire premises.
- 21) The Applicant/Developer shall develop at his own cost, the 9m wide (ROW) Right of way as per the registered agreement no.4775/2024 u/r before applying for the Part/ Full Occupancy Certificate, whichever is earlier.
- 22) The Existing structure, as shown in the attached drawing, needs to be demolished before applying for the Part/Full Occupancy Certificate, whichever is earlier.
- 23) The Applicant/Developer shall pay all the dues before seeking the Occupancy Certificate.
- 24) The Applicant shall take occupancy certificate from this Authority before occupying the premises. No building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until Occupancy Certificate is granted by the Authority. If the Occupancy in the building is reported before grant of Occupancy Certificate, the security deposit of the said building shall be forfeited, and the Authority may impose/levy penalty, as may be determined, to regulate such occupancies.
- 25) Where lighting and ventilation requirements are not met through day-lighting and natural ventilation, they shall be ensured through artificial lighting and ventilation in accordance with the provisions of Part 8, Building Services- Section 1, Lighting and Ventilation, National Building Code of India.
- 26) The Owner shall establish effective sewage disposal and recycling system during the construction and operational phase of the development. No amount of sewage shall go into the natural stream.
- 27) This Commencement Certificate is granted under discretionary power as per regulation no.2.4 for concession in side margin in Unified Development Control and Promotion Regulations for Maharashtra State (UDCPR).
- 28) Dumping of construction material should be outside the property, in forest or in natural water course is strictly prohibited.

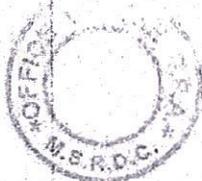
29) The Provision of Sewage Treatment Plant (STP) & Organic Waste Converter (OWC) are mandatory for land u/r before applying for the Part/Full Occupancy Certificate, whichever is earlier.

30) The conditions stipulated by various Authorities shall be strictly adhered to.

Failure to comply with above conditions would result in the revocation of this commencement certificate. A Set of certified Plans (5 Set – 3 Nos. Drawings) are enclosed herewith.

Office Stamp

Date 03 JUL 2025




03/07/25
Deputy Director
SPA, MSRDC (Ltd.)

CC to:

1. The District Collector Office, Satara
2. Hon. Secretary cum CEO, Maharashtra Building and Other Construction Workers' Welfare Board, 5th Floor, MMTTC House, Plot C-12, E-Block, BKC, Bandra (E), Mumbai - 400051
3. Dy. Superintendent of Land Records Satara, Tal - Satara, Dist.-Satara.
4. The Village Development Officer, Atali Grampanchayat, Taluka-Satara, Dist. Satara.
5. Ankita Arinjay Kanakdhar, Lucky Plaza, Shop no.04, Z.P. Chowk, Sadar bazar, Satara-415001.

APPENDIX A-1

FORM FOR CONSTRUCTION OF BUILDING OR LAYOUT OF BUILDING /GROUP HOUSING

Application for permission for development under Section 18 / 44 / 58 / 69 of The Maharashtra Regional and Town Planning Act, 1966 read with any other Act governing the planning Authority, if any .

Application No : MSRNM202500022

From: SAMPAT RAJARAM JADHAV

Power of attorney :

To,

Maharashtra State Road Development Corporation - New Mahabaleshwar
Maharashtra State Road Development Corporation - New Mahabaleshwar

Sir/Madam,

I intend to carry out the under mentioned development in the site/plot of land, on Plot No.-, City Survey No./Survey No./Khasara No./ Gut No. 318 & 319, Final Plot No, Sector No. -, Village Name/Mouje Atali situated at Road / Street, Society in accordance with Section 18/ 44/ 58 /69 of the Maharashtra Regional and Town Planning Act, 1966. read with Maharashtra Land Revenue Code, 1966

I forward herewith the following plans and statements (Item i to ix), wherever applicable, in quadruplicate, signed by me SAMPAT RAJARAM JADHAV and the Architect (License No. CA/2022/153245) who has been engaged by me and has prepared the plans, designs and a copy of other statements /documents as applicable.

- i. Key Plan (Location Plan), (to be shown on first copy of the set of plans)
- ii. Site Plan showing the surrounding land and existing access to the land proposed to be developed; (to be shown on first copy of the set of plans)
- iii. A detailed building plan showing the plan, section and elevations of the proposed development work along with existing structure to be retained/ to be demolished, if any;
- iv. Particulars of development in Form enclosed (to be submitted for development other than individual buildings);
- v. Copy of sanctioned layout plan if any;
- vi. An extract of record of rights, property register card (any other document showing ownership of land to be specified)
- vii. In case of revised permission, document of consent as per Regulation No 2.2.3
- viii. Attested copy of receipt of payment of scrutiny fees;
- ix. Latest property tax receipt;
- x. No Objection Certificate(s), wherever required.

I request that the proposed development/ construction may be approved and permission be accorded to me to execute the work. I hereby undertake that I shall carry out the work according to the approved plan.

Validity unknown

Digitally signed by Tejas Ramesh Shinde
Date: 2025.09.01 14:02:51 IST
Reason: Application Form
Location: Maharashtra State Road Development
Corporation - New Mahabaleshwar
Project Code : MSRNM2535659
Application Number : MSRNM202500022

The above mentioned Plans are prepared by me as per UDCPR

Signature of the Architect

Name : TEJAS RAMESH SHINDE

License No : CA/2022/153245

Contact No : 8928818590

Dated : _____

Signature of Owner/POA :

Name of Owner/POA :

Address of Owner/POA :

Contact No. :

Dated : _____

Application for permission for development under Section 18/44/58/69 of
The Maharashtra Regional and Town Planning Act, 1966.

From: Mr. Sampat Rajaram Jadhav
S/O: Rajaram Jadhav, At- Atali, Taluka- Satara,
Near by Hanuman Temple, Atali, Satara,
Maharashtra 415002.

To,
Director,
MSRDC, Smart City I,
CBD Belapur, Navi Mumbai - 400614.

Subject: - Regularization of Existing Health Resort on Land Bearing Survey No. 318 & 319 At
Village: -Atali, Taluka: -Satara, District: -Satara.

Respected Sir,

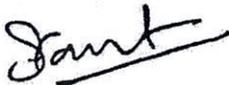
I myself intend to carry out the under mentioned Regularization of Existing Health
Resort on Land Bearing Survey No. 318 & 319 At Village: -Atali, Taluka: -Satara, District: -
Satara in accordance with Section 18/44/58/69 of the Maharashtra Regional and Town
Planning Act, 1966.

We forward herewith the following plans and statements (Item I to iv), wherever
applicable, in quadruplicate, signed by me: Mr. Sampat Rajaram Jadhav, and the Architect
MR. TEJAS R. SHINDE (License No. CA/2022/153245) who has been engaged by me and has
prepared the plans, designs and a copy of other statements /documents as applicable.

- i) One Set of Drawing.
- ii) A detailed building plan showing the plan, section/s and elevation/s of the proposed
development work along with existing structure to be retained/ to be demolished.
- iii) Particulars of development in form enclosed.
- iv) Ownership Documents.

We request that the proposed development / construction may be approved and
permission be accorded to me to execute the work. We hereby undertake that we shall
carry out the work according to the approved plan.

Signature of Owner



Name of Owner : - Mr. Sampat Rajaram Jadhav
S/O: Rajaram Jadhav, At- Atali, Taluka- Satara,
Near by Hanuman Temple, Atali, Satara,
Maharashtra 415002.

Contact No : - 9822046163

Dated : - 21/08/2025

2071



Maharashtra State Road Development
Corporation - New Mahabaleshwar

Receipt

Financial Year : 2025-2026

Receipt No : 33

Date : 02/09/2025

Service Name : Building permission (Pre - Payment)
 Proposal Number : 1544712 Proposal Code : MSRNM-25-95859
 Application Number : MSRNM202500022
 Owner Name : Sampat Rajaram Jadhav
 Owner Address : At-atali Taluka Satara,,Atali,Satara,Maharashtra-415002, Flat no.1-2, Laxmivihar Visava
 Camp, Satara, Satara City, Maharashtra 415002, W/O: Sampat Jadhav, 238, 242 t/3,
 Yadogopal Peth, Gurushanti Apartment, Satara, Maharashtra 415002, Flat no.1, Srujan
 Complex, Visavanaka, Satara, Satara city, Maharashtra 415002
 Owner Site Address : Land Bearing Survey No. 318 & 319 At Village: -Atali, Taluka: -Satara, District: -Satara.
 Mode of Payment : Online Total Amount : 10013.00
 Built Up Area : 1802.074 Sq. mt. Plot Area : 9824.883 Sq. mt.
 GST No(MahaIT) : 27AAKCM6988L1ZG

Payment Gateway	Customer Bank Name	Bank Transaction Id	Transaction Date	Transaction Ref No.
IndusInd	ICICI Bank	524529022660	02/09/2025	-

Charges Details

Sr No	Charges Type	Account Code	Demand	Paid Amount
1	Scrutiny Charges(Residential)	-	9010.00	9010.00
2	Processing Fee	-	850.00	850.00
		C-GST(9.00%)	76.50	76.50
		S-GST(9.00%)	76.50	76.50
		Sub Total		10013
Total Paid Amount(Rs):				10013

Total Paid Amount(In Words): Ten Thousands Thirteen Rupees

Note/Terms/Conditions:If any: This is computer generated receipt signature not required.

Receiver Signature


BUILDING PLAN MANAGEMENT SYSTEM

By Urban Development Department


 Government of
Maharashtra

Proposal Status for Building Permission

Proposal No	:	1544712	Application No	:	MSRNM202500022
Owner Name	:	Sampat Rajaram Jadhav;;	Additional Owner List	:	View
Proposal Date	:	01/09/2025	Proposal Code	:	MSRNM-25-95659
Proposal Type	:	Residential	Proposal Plot Area	:	9824.883
TDR Zone	:	A	Site Area	:	

Site Details

Site Address	:	Land Bearing Survey No. 318 & 319 At Village: -Atali, Taluka: - Satara, District: -Satara.	Site Location	:	8
Survey Number	:	425_2_563813_563813	Plot Number	:	-
Premium FSI	:	0.200	Plot Area	:	9824.883

Building and Floor Details
Proposal Timeline Details

✓	Done	Architect
⚠	Pending	Pending
✘	Reject	Approved

Application/Approve Date	Duration(In Days)	Expected Completion Days	Delay(In Days)	Project Verified By Technical	Pre Approval Payment	Document Verification	Site Inspection	Post Approval Payment Verification	Post Approval Payment	Architect Digital Signature Status	Certificate Issued	Status / Action
9/2025	1	6	0	✓	✓	NA	NA	NA	NA	NA	NA	Forwarded
1/2025	1	30	0	NA	NA	NA	✓	NA	NA	NA	NA	Proposal Reassign & Document Reassign
-	1	30	0	NA	NA	NA	NA	NA	NA	NA	NA	Pending

Building Permission Insepection Report Detail



महाराष्ट्र शासन
महसूल व वन विभाग
तहसिल कार्यालय सातारा

Email-tahsilsatara@gmail.com

फोन नं- ०२१६२-(२३०६८१)

क्र. जमीन/कावि- २११४ /२०२३

दिनांक- २१/१२/२०२३

प्रति,

मा.व्यवस्थापक/प्रशासकीय अभियंता,
महाराष्ट्र राज्य रस्ते विकास महामंडळ,
मुझे एमएसआरडीसी कॅम्प ऑफीस,
१ ला मंजला डी हॉल, नवीन प्रशासकीय इमारत,
कौन्सिल हॉल, पुणे-४११०११
फोन : (020) 26051761

विषय:- मौजे आटाळी ता. सातारा येथील ग. नं. २९४ मधील क्षेत्र २१११७ चौ. मी.
क्षेत्रामध्ये रहिवास व वाणिज्य कारणास्तव रेखांकन व बांधकाम परवानगी
मिळणेबाबत..

महोदय,

उपरोक्त संदर्भीय विषयास अर्जदार श्री. सहजराम नारायणदास छाबडा रा. आटाळी ता.जि.
सातारा, यांनी मौजे आटाळी ता. सातारा येथील ग. नं. २९४ मधील क्षेत्र २१११७ चौ. मी. क्षेत्रामध्ये रहिवास व
वाणिज्य कारणास्तव रेखांकन व बांधकाम परवानगी मिळणेबाबत विनंती अर्ज केला आहे. प्रस्तुतची बाब
आपले कार्यक्षेत्रात येत असलेने व याबाबतची मान्यता / परवानगी देणेबाबतचे नियोजन प्राधिकारी आपण
असलेने व शासनाकडील अधिसूचना नुसार आपले स्तरावरून प्रस्तुत प्रकरणी सविस्तर चौकशी करून शासन
नियमातील तरतुदी विचारात घेऊन पुढील योग्य ती कार्यवाही होणेस विनंती आहे. सोबत मुळ प्रकरण सादर
केले आहे.

आपला विश्वासू

तहसिलदार सातारा

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

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

OFFICE OF THE SPA
MARDI BELAPUR

तहसिलदार सातारा

RECEIVED



महाराष्ट्र शासन
महसूल व वन विभाग
तहसिल कार्यालय सातारा

Email-tahsilsatara@gmail.com

फोन नं- ०२१६२-(२३०६८१)

क्र. जमोन/कावि- २११४ /२०२३

दिनांक- २९/१२/२०२३

प्रति,

मा.व्यवस्थापक, | भा.व्यवस्थापक | अभियंता,
महाराष्ट्र राज्य रस्ते विकास महामंडळ,
प्लेन एमएसआरडीसी नॅब ऑफीस,
१ ला मजला डी हॉल, नवीन प्रशासकीय इमारत,
कोसील हॉल, पुणे-४११०११, महाराष्ट्र,
फोन : (020) 24051761 वेळापत्रक मुंबई

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

महोदय,

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

आपला विश्वासू


तहसिलदार सातारा.

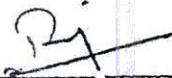
प्रत:- श्री. घनशाम नारायणदास छाबडा रा. आटाळी, ता. जि. सातारा

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

OFFICE OF I
SAATARA

15 JAN 2024

RECEIVED


तहसिलदार सातारा

2075

183
clo1



महाराष्ट्र शासन
महसूल व वन विभाग
तहसिल कार्यालय सातारा

Email-tahsilsatara@gmail.com

फोन नं- ०२१६२-(२३०६८१)

क्र. जमीन/कावि-३९४/२०२३

दिनांक- २१/०२/२०२४

प्रति,

मा. कार्यकारी अभियंता,
एमएसआरडी एपीए, ११ वा मजला,
ए विंग, शेल्टन सफायर,
भखंड क्रमांक १८, १९ क्रोमाच्या मागे,
सत्र न्यायालयाजवळ, सेक्टर १५,
सीबीडी बेलापूर, नवीन मुंबई-४००६१४.
फोन क्रमांक -०२२-२७५७५७७७

OFFICE OF THE SPA
MUNICIPALITY BELAPUR
22 FEB 2024
FORWARD NO...532
REG...
Signature

Prate
Asst-M (Dishil)
22/02/24

Sndean (DFA)

23/02/24

विषय:- मौजे आटाळी ता. सातारा येथील ग. नं. ३१९ मधील क्षेत्र २००० चौ. मी. क्षेत्रापैकी ३७२.३९ चौ. मी. क्षेत्रामध्ये रहिवास व वाणिज्य (मोटेल) कारणास्तव रेखांकन व बांधकाम परवानगी मिळणेबाबत..

महोदय,

उपरोक्त संदर्भीय विषयास अर्जदार श्री. फिरोज हबीबखान पठाण रा. सातारा ता.जि. सातारा, यांनी मौजे आटाळी ता. सातारा येथील ग. नं. ३१९ मधील क्षेत्र २००० चौ. मी. क्षेत्रापैकी ३७२.३९ चौ. मी. क्षेत्रामध्ये रहिवास व वाणिज्य (मोटेल)कारणास्तव व बांधकाम परवानगी मिळणेबाबत विनंती अर्ज केला आहे. प्रस्तुतची बाब आपले कार्यक्षेत्रात येत असलेने व याबाबतची मान्यता / परवानगी देणेबाबतचे नियोजन प्राधिकारी आपण असलेने व शासनाकडील अधिसूचना नुसार आपले स्तरावरून प्रस्तुत प्रकरणी सविस्तर चौकशी करून शासन नियमातील तरतुदी विचारात घेऊन पुढील योग्य ती कार्यवाही होणेस विनंती आहे. सोबत मुळ प्रकरण सादर केले आहे.

आपला विश्वासू

Signature
तहसिलदार सातारा

HO
22-2-24

प्रत:- श्री. फिरोज हबीबखान पठाण रा. सातारा, ता. जि. सातारा
२/- आपले प्रस्तुतचे प्रकरण उपरोक्त उल्लेखित कार्यालयाकडे पाठविणेत आले आहे. तरी आपलेकडील पुराव्यांचे कागदपत्रांसह संबंधित कार्यालयाशी संपर्क साधून कागदपत्रांची पुर्तत करणेत यावी.

Signature
तहसिलदार सातारा

Off time

2076

185



महाराष्ट्र शासन
महसूल व घन विभाग
तहसिल कार्यालय सातारा

Email-tahsilsatara@gmail.com

फोन नं- ०२१६२-(२३०६८२)

क्र. जमीन/कावि- २९६३/२०२३

दिनांक- ११/२/२०२४

Pawar M. C. P. A.

Largave 23/02/24

OFFICE OF THE SPA
M. C. C. BELAPUR
22 FEB 2024
SIGN.....531

Prateek
Asst. M.
Chankharia
23/02/24

प्रति.

मा. कार्यकारी अभियंता,
एमएसआरडी एपीए, ११ वा मजला,
ए विंग, शेल्टन सफायर,
भखंड क्रमांक १८, १९ क्रोमाच्या मागे,
सत्र न्यायालयाजवळ, सेक्टर १५,
सीबीडी बेलापूर, नवीन मुंबई-४००६१४.
फोन क्रमांक -०२२-२७५७५७७७

विषय:- मौजे पारंबेवाडी ता. सातारा येथील ग. नं. ३१५ मधील क्षेत्र २२५०० चौ. मी.
क्षेत्रापैकी २००० चौ. मी. क्षेत्रामध्ये रहिवास व वाणिज्य (मोटेल) कारणास्तव
रेखांकन व बांधकाम परवानगी मिळणेबाबत..

महोदय,

उपरोक्त संदर्भीय विषयास अर्जदार श्री.विक्रम लालासाहेब पवार रा. सातारा ता.जि. सातारा, यांनी
मौजे पारंबेवाडी ता. सातारा येथील ग. नं. ३१५ मधील क्षेत्र २२५०० चौ. मी. क्षेत्रापैकी २००० चौ. मी. क्षेत्रामध्ये
रहिवास व वाणिज्य (मोटेल)कारणास्तव व बांधकाम परवानगी मिळणेबाबत विनंती अर्ज केला आहे. प्रस्तुतची
बाब आपले कार्यक्षेत्रात येत असलेने व याबाबतची मान्यता / परवानगी देणेबाबतचे नियोजन प्राधिकारी आपण
असलेने व शासनाकडील अधिसूचना नुसार आपले स्तरावरून प्रस्तुत प्रकरणी सविस्तर चौकशी करून शासन
नियमातील तरतुदी विचारात घेऊन पुढील योग्य ती कार्यवाही होणेस विनंती आहे. सोबत मुळ प्रकरण सादर
केले आहे.

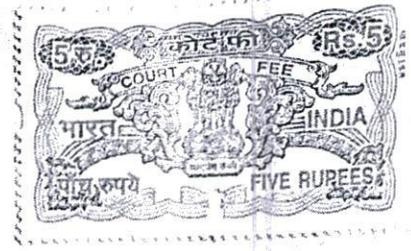
आपला विश्वासू


23/02/2024
तहसिलदार सातारा

41
22-2-24

प्रत:- श्री.विक्रम लालासाहेब पवार रा, सातारा, ता. जि. सातारा
२/- आपले प्रस्तुतचे प्रकरण उपरोक्त उल्लेखित कार्यालयाकडे पाठविणेत आले आहे. तरी
आपलेकडील पुराव्यांचे कागदपत्रांसह संबंधित कार्यालयाशी संपर्क साधून कागदपत्रांची पुर्तत करणेत यावी.


20/02/2024
तहसिलदार सातारा



प्रति,

मा. तहसिलदार तथा सहाय्यक, नियंत्रण - १

(अनधिकृत बांधकाम विभाग)

म.रा.र.वि.म.(मर्यादित) वि.नि.प्रा. सातारा.

शिबीर कार्यालय नागठाणे, सातारा-४११००१

अर्जदार - सौ. संगिता घन:शाम माने मु.पो. यवतेश्वर ता.जि. सातारा

मोबाईल नं. ९९२१८७५१०६

विषय - यवतेश्वर येथील बांधकामाबाबत....

महोदय,

उपरोक्त विषयांस अनुसरून व संदर्भिय पत्रानुसार आपणास विनंती की, ०१/०८/२०२५ रोजी मला म.रा.र.वि. महामंडळ वि.नि.प्रा. सातारा यांचे पत्र आलेले आहे. त्या पत्रामध्ये मौजे यवतेश्वर येथील गट क्रं. ४७/१ मध्ये अनधिकृत बांधकाम केले बाबतचा उल्लेख करण्यात आला आहे. परंतु माझे गट क्रं. ४७/१ मध्ये कोणतेही पत्राशेड किंवा घर बांधकाम नाही याची कल्पना मा. गावकामगार तलाठी मौजे यवतेश्वर व मा. तहसिलदार सा. सातारा यांचे लिपिक यांना दिलेली आहे. परंतु अनधिकृत बांधकाम यादी मधील माझा गट क्रं. त्यांनी दुरुस्त केला नाही. मध्यतराच्या काळात कास पुष्प पठारास जागतिक वारसास्थळ दर्जा प्राप्त झाला व मा. तहसिलदार सातारा यांच्याकडील अनधिकृत बांधकामाच्या यादया मा. तहसिलदार तथा सहाय्यक नियंत्रक-१ (अनधिकृत बांधकाम विभाग) म.रा.र.वि.म. (मर्यादित) वि.नि.प्रा. सातारा यांच्याकडे पाठवल्या व त्यांची मला १ ऑगस्ट २०२५ रोजी नोटीस आली आहे. परंतु माझे कोणतेही गट क्रं. ४७/१ मध्ये बांधकाम किंवा पत्राशेड नाही ही जागा मोकळी आहे. त्यामुळे सदरच्या यादीतील असणारे माझे नाव वगळण्यात यावे ही विनंती.

कळावे.

यवतेश्वर सातारा

दिनांक : १२/०१/२०२६

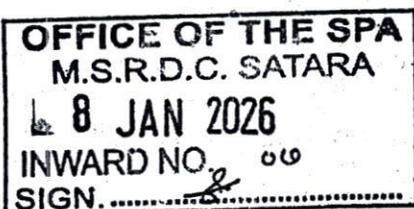
S. G. Mane

आपली विश्वासू,

(सौ. संगिता घन:शाम माने)

मु.पो. यवतेश्वर ता.जि.सातारा

मो. न. ९९२१८७५१०६



प्रति,

मा. तहसिलदार तथा सहायक नियंत्रक - १

(अनधिकृत बांधकाम विभाग)

म.रा.र.वि.म.(मर्यादित) वि.नि.प्रा. सातारा

शिबीर कार्यालय नागठाणे, सातारा.

अर्जदार :- सौ. जयश्री सुधीर ससाणे मु. पो. यवतेश्वर

ता.जि. सातारा ४१५००२.

मो. नं. ८०८७२१२१९१

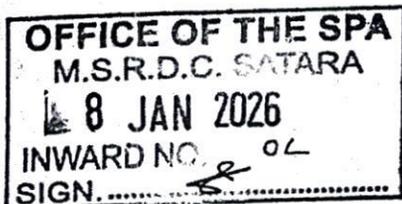
विषय :- यवतेश्वर येथील बांधकामाबाबत...

संदर्भ :- आपले पत्र जा.क्र./म.रा.र.वि.म./वि.नि.प्रा./२०२५/शि.का.सातारा/

अ.बां.नि.वि./१११ दिनांक - ०१ ऑगस्ट २०२५

महोदय,

उपरोक्त विषयास अनुसरून व संदर्भिय पत्रानुसार आपणास विनंती की, दिनांक ०१/०८/२०२५ रोजी सौ. संगिता घन:शाम माने यांना म.रा.र.वि. महामंडळ वि. नि.प्रा. सातारा यांचे पत्र आलेले आहे. त्या पत्रामध्ये मौजे यवतेश्वर येथील गट क्रं. ४७/१ मध्ये अनधिकृत बांधकाम केले बाबतचा उल्लेख करण्यात आला आहे. परंतु ४७/१ मध्ये त्यांचे कोणतेही पत्राशेड किंवा घर बांधकाम नाही. त्यांच्या नावे चुकीच्या पद्धतीने वारंवार नोटीस देण्यात येत आहे. पत्रामध्ये नमूद असलेले बांधकाम माझे स्वतःचे असून ते सौ. जयश्री सुधीर ससाणे या नावे मौजे. यवतेश्वर ता.जि.सातारा येथील गट क्रं. ३३/३ मध्ये असून त्या गटामध्ये माझी स्वतःची शेतजमीन आहे त्यामध्ये मी माझ्या हद्दीत बांधकाम केले आहे. या बांधकामाशी सौ. संगिता घन:शाम माने यांचा कोणताही संबंध नाही. याची कल्पना मा. गावकामगार तलाठी मौजे यवतेश्वर व मा. तहसिलदार सोा सातारा यांचे लिपिक यांना वेळोवेळी दिलेली आहे. परंतु अनधिकृत बांधकाम यादी मधील गट क्रं. त्यांनी दुरुस्त केला नाही. मी अनधिकृत बांधकाम निवासी/वाणिज्य कारणास्तव केलेने त्याबाबतचा झालेला अनियमिततेबाबतचा दंड ५०००/- रूपये शासनाचे कोशागारात भरलेला आहे. मौजे यवतेश्वर ता.जि.सातारा येथील गट क्रं. ३३/३ येथे माझी शेती असून सदर शेतामध्ये मी पिकवलेल्या धान्याचासाठा करणेसाठी तसेच शेतीस आवश्यक असणारी शेती अवजारे ठेवण्यासाठी पत्राशेड प्रकारचे शेतघर बांधले आहे. तसेच वन्य प्राण्यांपासून होणाऱ्या नुकसानी पासून सरंक्षण व्हावे म्हणून सदर शेत घरास पत्र्याचे



कुंपन केले आहे. तरी आपणास या पत्राद्वारे कळवू इच्छीते की, या मिळकती मध्ये माझे कोणत्याही प्रकारचे अनधिकृत बांधकाम नाही.

कळावे.

- सोबत — १) प्रस्तुत जमिनीचा मालकी हक्क दर्शविणारा चालु ७/१२ उतारा
- २) ग्रामपंचायत मौजे यवतेश्वर येथील गट क्र. ३३/३ येथील इमारतीचा कर भरलेला उतारा
- ३) ग्रामपंचायत मौजे यवतेश्वर येथील नमुना ८ चा उतारा
- ४) मौजे यवतेश्वर येथील गट क्र. ३३/३ मधील लाइटबील झेरॉक्स
- ५) मौजे यवतेश्वर येथील तहसीलदार यांच्याकडे दंडाची रक्कम ५०००/- रूपये भरलेल्याची पावती
- ६) मौजे यवतेश्वर येथील गट क्र. ३३/३ येथील १९५२ पासून चे ७/१२ उतारे व त्यावरील फेरफार उतारे व भूमी अभीलेख मधील नकाशे झेरॉक्स प्रत

सातारा

दिनांक: १२/०१/२०२६

J.S. Sasane

आपली विश्वासू,

(सौ. जयश्री सुधीर ससाणे)

मु.पो. यवतेश्वर ता.जि.सातारा

मो. नं. ८०८७२१२१९१