

F. No. Misc./GVS/2010-RE  
Government of India  
Ministry of Environment & Forests  
Eco Sensitive Areas

146, Paryawaran Bhawan,  
CGO Complex, Lodhi Road,  
New Delhi

**Dated: June 15, 2010**

To

Sh. Devrat Mehta  
Chairman  
High Level Monitoring Committee for Mahabaleshwar and Panchgani region  
404, Shalaka, M.K.Road  
Mumbai - 4000021

Sir,

Subject: **Mahabaleshwar – Panchgani Regional Plan (2002-2022) – regarding.**

Please refer to the Mahabaleshwar – Panchgani Regional Plan (2002-2022) submitted by HLMC for the final approval from the Ministry of Environment & Forests. The comments and suggestions made by the High Level Monitoring Committee on the Zonal Master Plan appears to be relevant and useful and these may be incorporated into the final Zonal Master Plan.

Besides these, the following issues are also brought to your kind attention:

- I. Regarding the proposed Ropeway in Mahabaleshwar, it is suggested that as per EIA Notification, 2006, Aerial Ropeway Project at point 7 (g) of the Schedule shall be read with the amendment of 1<sup>st</sup> December, 2009 and all such activities requiring prior permission or Environmental Clearance shall be treated as Category 'A' and will be appraised by the Central Government as per the EIA Notification 2006 and as amended in 2009.
- II. The following representations have been received in the Ministry with justification:
  - 1) One petitioner has stated that that the entire Survey No. 24 (with 5 sub-divisions, viz 24/1, 24/2, 24/3, 24/4, 24/5) was, then under Residential Zone and added that sub-div. no. 24/1, 24/4 and 24/5 built bungalows on their plots and were shown as N.A. plots and he, due to financial problem, could not construct, and hence his said Survey No. 24/2 of Village Bhoose was shown as Agriculture Land, though in residential zone. The same apparent mistake was brought to the notice of the Maharashtra Govt., and on being convinced, the Maharashtra Govt. had, vide its Gazette No. – TPS/ 1999/ 672/ UD-13, Dt. 30.8.2000, proposed to consider the said Survey No. 24 (part) (i.e. 24/2), along with some other adjoining survey numbers of Village Bhoose, to be changed from Agricultural Zone to Residential Zone. Later, however, the Maharashtra Govt. has inadvertently missed the Survey No. 24/2 though other sub-divisions of the same survey have been continued in the Residential Zone. Moreover, Govt. of Maharashtra had passed N.A. status to plot no. 24/2 in the Govt. Gazette dt. 30.8.2000. Moreover, the Map provided with Regional Plan Report 2002-2022 shows plot no. 24 as residential zone. (copies enclosed).

- 2) Another representation from the resident of Village: Bhoose, Tal. Mahabaleshwar, owning Survey No. 36-C, Hissa No. 6, admeasuring H-2, R-04 had filed papers with Photographs, Village Map, Site Map, 7/12 Extract and Collector's orders dt. 20.01.1992 and 17.02.1994, on 05.03.2010, that the petitioner had also obtained a N.A. order dt. 17.02.1994 from the Collector Dist. Satara, Maharashtra and also there was natural mineral water unit harvesting and watering in the said zone. Moreover, 7/12 extract was also issued showing the subject land as N.A. land, and also stating that the "Permission for Construction" had been obtained from the Collector. And the adjoining plot in the same Survey No. 36 (i.e. Sur. No. 36, Hissa No. 2) and the Survey no. 35 are already shown under Residential Zone and the Normal Conditions for grant of N.A. status have already been fulfilled (copy enclosed).

In view of the above, the Monitoring Committee may kindly examine the above issues.

- 3) A few other representations have been received in the Ministry to convert Green Zone into Residential Zone without any justification, the Monitoring Committee may take the final view on the same. (copy enclosed) - (copy enclosed)
- 4) Another representation has been received from Kokanratna Holiday Resorts Ltd. regarding the N.O.C. for children and Amusement Park at Panchgani. HLMC has cleared the same project in the meeting on certain conditions. All the conditions appears to have been met by the developer except the two viz., one is the color scheme as proposed by the Committee and second one is the conversion of one of the structure into nature interpretation centre under the forest department. The petitioner has requested that these may be exempted as the land belongs to Panchgani Municipal Council which is taken on BOT basis to develop the Children and Amusement Park and the interference from the forest department may interfere with the day-to-day activities and maintenance of the Park.

In view of the above, the Monitoring Committee may kindly examine the above issues as deemed fit.

Thanking You.

Yours Sincerely,

G. V. Subrahmanyam .

(G.V. Subrahmanyam)  
Adviser

[F. No. J-20011/7/98-IA]  
Government of India  
Ministry of Environment & Forests  
Eco Sensitive Areas

146, Paryawaran Bhawan,  
CGO Complex, Lodhi Road,  
New Delhi

*Dated: October 25, 2010*

To

Sh. M. N. Srivastav  
Secretary  
Urban Development Department  
Government of Maharashtra  
Mumbai

Sir,

Subject: Mahabaleshwar – Panchgani Regional Plan (2002-2022) – regarding.

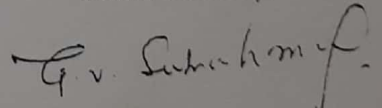
Please refer to the Mahabaleshwar – Panchgani Regional Plan (2002-2022) submitted by High Level Monitoring Committee (HLMC) of Mahabaleshwar-Panchgani Eco-sensitive Zone alongwith its recommendations for the final approval of the Ministry of Environment & Forests. The Ministry examined the draft Plan alongwith the recommendations of the HLMC and conveyed to the HLMC that their recommendations should get incorporated into the Zonal Master Plan and then to submit the final plan for approval of MoEF (*copy enclosed*).

Further, the HLMC informed the Ministry that the State Government of Maharashtra has not prepared the Tourism Master Plan which should be the part of the Zonal Master Plan. Without the Tourism Master Plan, the Zonal Master Plan is incomplete.

It is therefore, requested that the Department of Urban Development, Government of Maharashtra may finalise the Zonal Master Plan by incorporating the recommendations of the HLMC and also incorporating the Tourism Master Plan and then submit the same for the approval of MoEF on urgent basis.

Thanking You.

Yours Sincerely,

  
(G.V. Subrahmanyam)  
Adviser  
Telefax: 011-24364594

Copy to:  
✓ Sh. S. Mehta  
Chairman  
HLMC

Sonu Singh <sonu.singh@nic.in>

To:

devshalaka@rediffmail.com

Thu, Nov 24, 2011 at 3:57 PM

F. No. 2/40/2005

Government of India

Ministry of Environment & Forests

Eco Sensitive Areas

548, Paryawaran Bhawan,  
CGO Complex, Lodhi Road,  
New Delhi

Dated: 24<sup>th</sup> November 2011

To  
The Deputy Secretary,  
Urban Development Department  
Government of Maharashtra,  
4th Floor, Mantralaya  
Mumbai - 400032

Subject: Mahabaleshwar – Panchgani Regional Plan (2002-2022) – regarding.

Please refer to our earlier letter of even no. dated 07.06.2011, wherein the Ministry has conveyed its approval to the draft Mahabaleshwar – Panchgani Regional Plan for 2002-2022. We have since received certain inconsistencies/corrections to be rectified in the final publication of the Mahabaleshwar – Panchgani Regional Plan (2002-2022) by the State Govt. from the Chairman HLMC vide letter dated 3<sup>rd</sup> October 2011. These have been examined in the Ministry and are enclosed.

You are requested to kindly incorporate the corrections/suggestion as indicated in the enclosure in the final publication of Zonal Master Plan without altering the structure or provisions as approved earlier by the Ministry vide our letter dated 07.06.2011 (letter enclosed).

Thanking You.

Yours Sincerely,

(G. V. Subrahmanyam)

Adviser

I. MINOR CORRECTIONS IN THE ZONAL MASTER PLAN SUBMITTED BY THE STATE GOVERNMENT TO  
MOEF

At Sr. no	Provisions as approved by the MoEF	Corrected Provisions after seeking due clarifications from the HLMC for MPESZ
4	<p>Page 232 14. 4 B] (3) [B] Area Requirement for Tourists :-</p> <p>In Municipal Council Area of Mahabaleshwar &amp; Panchgani expansion of Tourist facilities is proposed to be allowed <i>through only Bed and Breakfast schemes.</i></p>	<p>However, in Municipal Council Area of Mahabaleshwar &amp; Panchgani expansion of Tourist facilities is proposed to be allowed <i>through only Bed and Breakfast schemes.</i> These provisions will be permitted after the Tourist Master Plan (TMP) is approved and if the approved TMP supports such developments.</p>
7	<p>Page 269</p> <p>4.2 Trees wherever required to be planted shall be of local, endemic and indigenous species only. The list of such trees is given as Appendix to Chapter No. 12 of this Report. The owner of each plot shall prove the existence of a minimum of 8- 5 trees <i>existing for more than 3 years</i> of local, endemic and indigenous species per 100 sq. m. of plot area."</p>	<p>4.2 Trees wherever required to be planted shall be of local, endemic and indigenous species only. The list of such trees is given as Appendix to Chapter No. 12 of this Report. The owner of each plot shall prove the existence of a minimum of 8- 5 (five) trees <i>existing for more than 3 years</i> of local, endemic and indigenous species per 100 sq. m. of plot area." The age of the tree to be planted shall be certified by the</p>



		Forest Department.
13	Page 279 Regulation 10.5 A  A Large scale agriculture allied activities like horticulture, floriculture, dairy and poultry. These shall be permitted on <i>lands appurtenant to the 6.00 m wide road</i> "	A Large scale agriculture allied activities like horticulture, floriculture, dairy and poultry. These shall be permitted on <i>lands fronting the 6.00 m wide road</i> "
14	Page 279 Regulation 10.5 D  <del>Government approved Educational Institutions on a plot exceeding 1.2 ha for their educational purposes only along with the required bonafide hostel and residential accommodation for all students and staff. A minimum of two third of the plot shall be earmarked for open to sky uses like play ground and such area shall not carry any F.A.R. These shall be permitted on 9.00 m wide road.</del>	<del>Government approved Educational Institutions fully owned and run by Central Government, State Government or Local Self Government on a plot exceeding 1.2 ha for their educational purposes only along with the required bonafide hostel and residential accommodation for all students and staff. A minimum of two third of the plot shall be earmarked for open to sky uses like play ground and such area shall not carry any F.A.R. These shall be permitted on 9.00 m wide road.</del>
16	PAGE 283 REGULATION 14 RESORTS, HOTELS, MOTELS, LODGING  To retain 14.1.1 14.1.1 No new resorts, motels, lodging, involving accommodation shall be permitted within the <i>region and within</i> municipal limits of Mahabaleshwar and Panchgani and in gaothans, and peripheral areas. However it shall not prohibit permitting the utilisation of balanced allowable F.S.I in case of the permissions already accorded <i>provided that such permissions do not involve alterations to the lands surveyed and marked as forests by the Revenue</i>	To retain 14.1.1 14.1.1 No new resorts, motels, lodging, involving accommodation shall be permitted within the <i>region and within</i> municipal limits of Mahabaleshwar and Panchgani and in gaothans, and peripheral areas. However it shall not prohibit permitting the utilisation of balanced allowable F.S.I in case of the permissions already accorded <i>provided that such permissions do not involve alterations to the lands surveyed and marked as forests by the Revenue Department. In addition in Mahabaleshwar and Panchgani municipal</i>

	<p><i>Department. In addition in Mahabaleshwar and Panchgani municipal limits the use of heritage buildings can be converted into for heritage hotels may be permitted after taking approval from by the Heritage Conservation Committee."</i></p> <p><i>However, proposals approved prior to the Notification but where development has not commenced work on ground shall be considered separately by the High Level Monitoring Committee for approval.</i></p>	<p><i>limits the use of heritage buildings can be converted into for heritage hotels may be permitted after taking approval from by the Heritage Conservation Committee."</i></p> <p><i>These provisions will be permitted after the TMP is approved and if the approved TMP supports such developments.</i></p> <p><i>However, proposals approved prior to the Notification but where development has not commenced work on ground shall be considered separately by the High Level Monitoring Committee for approval.</i></p>
16	<p>14. 9 All new resorts, hotels, motels, lodging and boarding houses, hostels, boarding schools, clubs, institutions and remand homes shall have waste water treatment and recycling plants - individual / common, if it is not connected to an existing waste water treatment and recycling plant. Existing clubs and institution, and, hotels, motels, lodging and boarding houses with 25 rooms or 50 beds, and, remand homes, boarding schools and hostels with more than 100 boarders, shall install waste water treatment and recycling plants individual / common within a period of two years from the date of publication of this Regional Plan."</p>	<p>14. 9 All new <u>new</u> resorts, hotels, motels, lodging and boarding houses, hostels, boarding schools, clubs, institutions and remand homes shall have waste water treatment and recycling plants - individual / common, if it is not connected to an existing waste water treatment and recycling plant. Existing clubs and institution, and, hotels, motels, lodging and boarding houses with 25 rooms or 50 beds, and, remand homes, boarding schools and hostels with more than 100 boarders, shall install waste water treatment and recycling plants individual / common within a period of two years from the date of publication of this Regional Plan."</p> <p>In case of existing such users, treatment plants for groups of such activities or any other alternative arrangement duly approved by MPCB shall be mandatory.</p>
16	<p>14.13 Bed and Breakfast type of tourist accommodation may be permitted in <i>the ZMP, with the exception of the SZMP areas of Mahableshtar and Panchgani towns</i> gaothans and the peripheral areas with prior approval and sanction by and of the</p>	<p>14.13 Bed and Breakfast type of tourist accommodation may be permitted in <i>the ZMP, with the exception of the SZMP areas of Mahableshtar and Panchgani towns</i> gaothans and the peripheral areas with prior approval of the Collector and sanction by and of the Maharashtra Tourism Development</p>

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<p>Maharashtra Tourism Development Corporation subject to a limit of 2 such rooms, <i>each room not exceeding 15 sq.m. not exceeding 4 beds</i> per plot. This shall be permitted <i>only in the sanctioned authentic structures belonging to local citizens building.</i>"</p>	<p>Corporation subject to a limit of 2 such rooms, <i>each room not exceeding 15 sq.m. not exceeding 4 beds</i> per plot. This shall be permitted <i>only in the sanctioned authentic structures belonging to local citizens building.</i>" As far as the SZMP areas of Mahabaleshwar and Panchgani town is concerned these provisions will be permitted after the TMP is approved and if the approved TMP supports such developments.</p>
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II. 'NEW PROVISIONS SUGGESTED BY MOEF TO BE INCORPORATED INTO THE ZONAL MASTER PLAN'

Sr. no	Provisions as approved by the MoEF	Provisions with discrepancies corrected by the State Govt. after seeking due clarifications from the HLMC for MPESZ
1	<p><b>Objectives of the ZMP:</b></p> <p>The following objectives shall form the basis for achieving the 'Vision' of the ZMP.</p> <ol style="list-style-type: none"><li>1) The natural characteristics (both physical and biological) which make MPESZ unique will be protected and conserved in the present condition (at the very least) and will be enhanced wherever possible ensuring sustainable development.</li><li>2) The physical features constituted by the geological profile and geomorphologic characteristics which support an enormous and unique diversity or flora and fauna will be protected and conserved.</li><li>3) The land use for urban and rural settlements, farming and various types of hospitality and ecological tourism activities should not adversely alter or affect the Eco Sensitivity of the Zone.</li><li>4) The increase in demand for goods and services will be met by improving and increasing the efficiency of utilisation. "In situ" improvements</li></ol>	<p><b>Objectives of the ZMP:</b></p> <p>The following objectives shall form the basis for achieving the 'Vision' of the ZMP.</p> <ol style="list-style-type: none"><li>1) To protect and conserve in the present condition (at the very least) and to enhance wherever possible, the natural characteristics (both physical and biological) which make MPESZ unique for ensuring sustainable development.</li><li>2) To protect and conserve the physical features constituted by the geological profile and geomorphologic characteristics which support an enormous and unique diversity of flora and fauna.</li><li>3) To ensure that the land use for urban and rural settlements, farming and various types of hospitality and ecological tourism activities do not adversely alter or affect the Eco Sensitivity of the Zone.</li><li>4) To introduce 'In situ' improvements through planning to increase capacity without enlarging the human</li></ol>

<p>through planning shall be introduced to increase capacity without enlarging the human (ecological) footprint or increasing the stress on the natural eco systems.</p> <p>5) Time bound studies for mapping, classifying, protecting, conserving and augmenting all natural specialised features of the region (such as high plateaus, tablelands, forests, woodlands &amp; grasslands, springs, rivers, streams, lakes, waterfalls) shall be commissioned with budgetary support and completed within five years.</p> <p>6) A detailed time series study of the 'Biodiversity and Natural History' of this ESZ and a back dated 'forest cover' mapping from the year 1980, with time intervals of 5 years shall be conducted and continued henceforth for the entire period of the ZMP, using remote sensing satellite data and the resulting output shall be stored, compared and analysed using the latest techniques.</p> <p>7) Studies of air, water and soil quality around the Region shall be commissioned and completed within five years. Processes and procedures for continuous monitoring of parameters shall be framed.</p> <p>8) All previous information in items 5, 6, 7 above shall be collated and stored in a GIS data base for use in the comparison and analytical studies.</p>	<p>(ecological) footprint or increasing the stress on the natural eco systems so as to meet the increase in demand for goods and services by improving and increasing the efficiency of utilisation.</p> <p>5) To commission with budgetary support, time bound studies for mapping, classifying, protecting, conserving and augmenting all natural specialised features of the region (such as high plateaus, tablelands, forests, woodlands &amp; grasslands, springs, rivers, streams, lakes, waterfalls) which shall be completed within five years.</p> <p>6) To undertake detailed time series study of the 'Biodiversity and Natural History' of this ESZ and a back dated 'forest cover' mapping from the year 1980, with time intervals of 5 years. The same shall be continued henceforth for the entire period of the ZMP, using remote sensing satellite data and the resulting output shall be stored, compared and analysed using the latest techniques.</p> <p>7) To commission studies of air, water and soil quality around the Region and the same to be completed within five years. To further frame processes and procedures for continuous monitoring of the above mentioned parameters.</p> <p>8) To collate and store in a GIS data base, information of items 5, 6 and 7 above, for use in the comparison and analytical studies.</p>
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<p>9) An early warning instrumentation for recording the meteorological changes affecting the MPESZ in the future shall be put in place within 5 years.</p> <p>10) Creation of facilities for tourists which are consistent with ecological and cultural tourism. An Investment Plan (spread over 20 years) to achieve this objective should indicate a road map to bring the MPESZ up to accepted international standards of Ecological Tourism.</p> <p>11) Growth with equity will be the key objective of the ZMP where all investments will yield benefits to the resident community with priority to those below or just above the poverty line.</p> <p>12) All agrarian and horticultural activities will be gradually converted to organic practises within a period of about 3-5 years. Line agencies e.g. the Agriculture, Horticulture, Animal Husbandry, Bee-keeping, Sericulture Departments etc. will prepare proposals highlighting the use of the latest eco friendly techniques and provide training to the resident population for the same.</p> <p>13) Capacity building of local youth shall be done through institutions (e.g. I.T.I.'s) established for training, imparting skills and qualifications so that they can get employment in the emerging growth</p>	<p>9) To put in place an early warning instrumentation for recording the meteorological changes affecting the MPESZ within 5 years.</p> <p>10) To create facilities for tourists which are consistent with ecological and cultural tourism. To achieve this objective, a road map with an Investment Plan (spread over 20 years), is to be prepared to bring the MPESZ up to accepted international standards of Ecological Tourism.</p> <p>11) To ensure growth with equity as the key objective of the ZMP where all investments will yield benefits to the resident community with priority to those below or just above the poverty line.</p> <p>12) To gradually convert all agrarian and horticultural activities to organic practises within a period of about 3-5 years. Line agencies e.g. the Agriculture, Horticulture, Animal Husbandry, Bee-keeping, Sericulture Departments etc. to prepare proposals highlighting the use of the latest eco friendly techniques and provide training to the resident population for the same.</p> <p>13) To undertake capacity building of local youth through institutions (e.g. I.T.I.'s) established for training, imparting skills and qualifications so that they can get</p>
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<p>sectors.</p> <p>14) For promoting local employment, in future, only non-polluting, non- hazardous industries shall be permitted in this Zone. All industries shall maintain the lowest possible carbon footprint and additional energy requirements should be met by encouraging and augmenting the use of renewable energy options. All industries within the Zone and peripheral boundary shall obtain the ECOMARK certification.</p> <p>15) Rate of siltation studies and turbidity studies for major streams shall be conducted in order to provide information for taking remedial action against erosion. Natural resilience characteristics, including man-made procedures/mechanisms, which make the zone robust enough to respond and adapt to change should be reinforced.</p>	<p>employment in the emerging growth sectors.</p> <p>14) To promote local employment in this Zone, in future, only non-polluting, non- hazardous industries shall be permitted. All industries to maintain the lowest possible carbon footprint and additional energy requirements to be met by encouraging and augmenting the use of renewable energy options. All industries within the Zone and peripheral boundary to obtain the ECOMARK certification.</p> <p>15) To conduct studies for rate of siltation and turbidity studies for major streams in order to provide information for taking remedial action against erosion. Natural resilience characteristics, including man-made procedures/mechanisms, which make the zone robust enough to respond and adapt to change to be reinforced.</p>
<p><b>Recommendations</b></p> <p>1) <b>Incorporating the survey of forests:</b></p> <p><b>Last para, last line</b></p> <p>MoEF is requested to issue necessary directives to the State Government.</p>	<p><del>MoEF is requested to issue necessary directives to the State Government.</del></p> <p>With a view to protecting, without infringing on the rights of property holders, and to encourage rather than</p>

		discourage the enhancement of vegetation, Rules and Regulations to be framed by the State Government as per directives of the MoEF.
Page 143	<p style="text-align: center;"><b>10.14 Origins of waterfalls</b></p> <p>The known waterfalls of the MPESZ Region have been identified and listed below and they are also marked out on the attached Conservation Reservation Zone Map.</p>	<p>The known waterfalls of the MPESZ Region have been identified and listed below and they are also marked out on the attached Conservation Reservation Zone Map. These shall form the part of Conservation Zone.</p>

III. 'RECOMMENDATIONS OF HLMC REGARDING PROVISIONS OF THE ZONAL MASTER PLAN'

At Sr. no	Provisions as approved by the MoEF	Provisions with discrepancies corrected by the State Govt. after seeking due clarifications from the HLMC for MPESZ
A	Chapter 3 - Existing Land Use.	
2	<p>Page 44 : S.No. 4 in Table 3.1 at            Page 45 : S.No. 8 in Table 3.2 at; and            Page 46 : S.No.5 in table 3.3 at</p> <p>Forest mentioned in the Land Use column to read as '<i>Forest Department</i>'</p>	<p>Forest mentioned in the Land Use column to read as '<i>Land of Forest Department</i>'</p>
I	Chapter 12 - Tourism Development - Proposals And Recommendations	
1	<p>Page 185 12.3 Qualitative Improvement To Tourist Attractions</p> <p>(d) No further roads should be constructed to points of scenic beauty in and around Mahabaleshwar <i>the region</i> so as to preserve them in their natural state. This excludes strengthening of existing roads and "footpath". <del>which may be created wherever necessary. To avoid traffic congestion on main roads</del></p>	<p>(d) No further roads should be constructed to points of scenic beauty in and around Mahabaleshwar <i>the region</i> so as to preserve them in their natural state. This excludes strengthening of existing roads and "footpath". <del>which may be created wherever necessary. To avoid traffic congestion on main roads &amp; the steep curves, parking bays at every 100</del></p>

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	<del>&amp; the steep curves, parking bays at every 100 m. length be provided on such roads.</del>	<del>m. length be provided on such roads. However, parking bays can be provided at suitable places in consultation with, the HLMC.</del>
9	<p>Page 190                      12. 9 General Points for Improvement of View Points</p> <p><del>4) For the view points in the forest areas falling within jurisdiction of municipal councils, beautification, repairs and maintenance shall be carried out by the respective municipal council within the permissible limits as would be specified by the Forest Department.</del></p>	<p>4) For the view points in the forest areas falling within jurisdiction of municipal councils, beautification, repairs and maintenance shall be carried out by the respective municipal council within the permissible limits with the prior approval of the Heritage Conservation Committee under the supervision of the Forest Department.</p>
K	Chapter 14 - Proposed Land Use - Proposals And Recommendations	
2	<p>Page 216                      14.3. (2) Rural Area Village Expansion</p> <p>Second Para</p> <p>Prohibited area means the land where-in non agriculture user is not permitted. <i>The following area shall be included in the prohibited Area.</i></p> <p>1) Forest land <i>and Areas surveyed as Forests</i>  2) Land under conservation zone. (except the area as described in note (2) under the table at page (17+2)</p>	<p>Prohibited area means the land where-in non agriculture user is not permitted. <i>The following area shall be included in the prohibited Area.</i></p> <p>1) Forest land <i>and</i>  2) <i>Areas surveyed as Forests till specific regulations are prepared with approval of MoEF.</i>  3) Land under conservation zone. (except the area as described in note (2) under the table at page (17+2)</p>

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	3) Steep slopes in rural areas.	4) Steep slopes in rural areas.
6	<p>Page 236                      14.4 [D]                      General Guidelines</p> <p>(10) <i>The Bed and Breakfast scheme shall be operated in the existing residential homes of local citizens. M.T.D.C. shall ascertain validity of permission legality for building before grant of permission for bed and breakfast scheme. The NOC from Collector should be mandatory</i></p>	<p>(10) <i>The Bed and Breakfast scheme shall be operated in the existing authentic residential homes of local citizens. The NOC from Collector to this effect shall be mandatory and be a precondition for obtaining such permission for the scheme.</i> M.T.D.C. shall ascertain <del>validity of permission</del> <i>legality</i> for building before grant of permission for bed and breakfast scheme.</p>
11	<p>14.6 : Recommendations Regarding preparation of Development plans for Mahabaleshwar and Panchgani</p> <p>Page 245: Conservation zones within the Municipal limit shall be earmarked on Development Plan and the area under such conservation zones be conserved <i>as per laid down regulations.</i>"</p> <p>A new provision to be added as follows: (k) <i>The Forest Areas surveyed and demarcated on maps by the Director of Land Records, Government of Maharashtra along with the Maharashtra State Forest Department shall be included in the DPs of Mahabaleshwar and Panchgani."</i></p>	<p>Conservation zones within the Municipal limit shall be earmarked on Development Plan and the area under such conservation zones be conserved <i>as per laid down regulations."</i></p> <p>A new provision to be added as follows: (k) <i>"The Forest Areas surveyed and demarcated on maps by the Director of Land Records, Government of Maharashtra along with the Maharashtra State Forest Department shall be included in the DPs of Mahabaleshwar and Panchgani along with proper regulations thereof."</i></p>
12	14.7 : Other Recommendations of Regional Planning Board regarding proposed Land Use in the Region	

c	<p>Page 248 (g) Development of Parking places out side municipal limits.</p> <p>Some of the view points in the Region are situated outside the municipal area. The development of parking places at these locations can be implemented with public participation like B.O.T. (Build Operate Transfer) Also the <i>suitable</i> lands in the vicinity of such location/view- points may be used by the landowner for parking with the prior permission of the Competent Authority <i>including the High Level monitoring Committee and the Heritage Conservation Committee as applicable</i></p>	<p>Some of the view points in the Region are situated outside the municipal area. The development of parking places at these locations can be implemented with public participation like B.O.T. (Build Operate Transfer) Also the <i>suitable</i> lands in the vicinity of such location/view- points may be used by the landowner for parking with the prior permission of the Competent Authority <i>in consultation with the High Level monitoring Committee and the Heritage Conservation Committee as applicable</i></p>
L	Chapter 15 : Building Byelaws and Development Control Regulations:	
3  a	<p>3.0 Regulations Governing Permissions And Development</p> <p>Page 265</p> <p>3.1 All applications for development shall be made only by the owner of the land himself or through his Power of Attorney holder. For any unauthorised construction by a Power of Attorney holder, <i>the owner and architect shall also be liable. For any unauthorised or illegal construction prior to issue of completion certificate, the architect shall also be liable.</i></p>	<p>All applications for development shall be made only by the owner of the land himself or through his Power of Attorney holder. For any unauthorised construction by a Power of Attorney holder, <i>the owner and architect / licensed Technical Person shall also be liable. For any unauthorised or illegal construction prior to issue of the occupation certificate/ completion certificate, the architect/ licensed Technical Person shall also be liable, for legal action.</i></p>

		<i>Provided that no such legal action shall be proceeded with, against him, if he reports in advance to the Planning Authority, the infringement of the permission granted.</i>
c	Page 265  3.3 (b) <i>The Competent Authority shall have marked out, the nos. of all individual trees existing on site.</i>	3.3 (b) <i>The Competent Authority shall ask the owner and Architect to mark/ have marked out, the nos. of all individual trees existing on site.</i>
e	Page 267  3.9 If a building is found to be illegal, unauthorised, not as per sanctioned plans or violative of rules / regulations at any stage prior to <del>Completion</del> <i>Occupation Certificate. In all cases where demolition is not warranted, the house owner to rectify the same. Where the illegality cannot be rectified</i> the architect shall be blacklisted at least for 5 (five) years after following the necessary procedure."	3.9 If a building is found to be illegal, unauthorised, not as per sanctioned plans or violative of rules / regulations at any stage prior to <i>Occupation /Completion Certificate, in all cases where demolition is not warranted, the house owner to rectify the same. Where the illegality cannot be rectified</i> the architect shall be blacklisted at least for 5 (five) years after following the necessary procedure."  <i>Provided that no such legal action shall be proceeded with, against him, if he reports in advance to the Planning Authority, the infringement of the permission granted.</i>
g	Page 268  3.11 No development is permissible <i>within</i> a 15 m. wide belt on both sides of <i>the highest water mark of</i> streams, nallahs, rivers and other water courses and 50 m. from <i>the defined boundary of water course and</i> water bodies, and 100 m. from the <del>mouths</del> <i>origin and base pool</i> of waterfalls.	3.11 No development is permissible <i>within</i> a 15 m. wide belt on both sides of <i>the highest-water mark defined boundary of</i> streams, nallahs, rivers and other water courses and 50 m. from <i>the defined boundary of water course and</i> water bodies, and 100 m. from the <del>mouths</del> <i>origin and base pool</i> of waterfalls.
i	Page 268	

	<p>3.17 Development permission for construction of religious structures shall be mandatory. <i>Such permission shall be granted by Competent Authority</i> provided it satisfies all the <i>development and other</i> requirements as specified by <i>these regulations</i>. <del>the competent authority in such matter.</del></p>	<p>3.17 Development permission for construction of religious structures shall be mandatory. <i>Such permission shall be granted by Competent Authority</i> provided it satisfies all the <i>development and other</i> requirements as specified by <i>these regulations</i>. <del>the competent authority in such matter.</del> and such other regulations stipulated by the competent authority.</p>
4	<p><b>4.0 Regulations Governing Trees, Ecology and Environment</b></p> <p>Page 269</p> <p>4.3 The owner / occupier of any property shall ensure the survival of any tree planted / replanted for 3 years from the date of planting / re-planting. If the tree does not survive then another tree <i>of equal age</i> shall be planted in its place."</p>	<p>4.3 The owner / occupier of any property shall ensure the survival of any tree planted / replanted for 3 years from the date of planting / re-planting. If the tree does not survive then another tree <i>of equal age</i> shall be planted in its place."</p>
9 f	<p><b>10. Green/ Agricultural Zone</b></p> <p>Page 279</p> <p>10.5 B For improving financial conditions of the local people, agriculture allied small scale activities for storing locally produced agricultural product. Such activities shall be permitted <i>on appropriate lands appurtenant to the</i> existing roads, irrespective of the width.</p>	<p>10.5 B For improving financial conditions of the local people, agriculture allied small scale activities for storing locally produced agricultural product. Such activities shall be permitted <i>on appropriate lands appurtenant to and fronting to the</i> existing roads, irrespective of the width</p>

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