

PROJECT NOTE

➤ NAME OF THE PROJECT:-

Proposal for Diversion of 5.733 Ha. of Restored Private Forest land (Restored before 25/10/1980) for Non-Forest purpose i.e., Eco Tourism Project like Forest Huts, Internal Pathway including Electric Line, Water Pipeline, drainage and sewage line, etc. At Village Kalote Mokashi, Taluka Khalapur, District Raigad, Maharashtra State by Govind Jivrajbhai Vaghani.

➤ JUSTIFICATION FOR LOCATING PROJECT IN FOREST AREA: -

The Project area consists of land bearing Gut No. 314/2 (Part), (Old Survey No. 19/7, 19/8, 21/2+3A, 26/3) total admeasuring 5.733 Hecter in Village Kalote Mokashi, Taluka Khalapur, Dist. Raigad of Maharashtra State. The said area located in Konkan Region and forms the part of the Konkan belt. Forest Department, Government of Maharashtra as well as Ministry of Tourism, Govt. of India has the specific agenda to promote Eco Tourism in the country in a reasonable and sustainable manner and as per this mandate promotion of Eco Tourism assumes larger importance. Eco Tourism has been broadly defined as tourism which is ecologically sustainable. The concept of ecological sustainability subsumes the environmental carrying capacity of a given area. The general principal of Eco Tourism is the area, the type and scale of Eco-Tourism development should be compatible with the environment and socio-cultural characteristics of local community and it should be planned as a part of overall area development strategy guided by integrated land-use plan avoiding intersect oral conflicts and ensuring sectoral integration associated with commensurate expansion of public services.

Keeping above view, with intension to putting up an Eco Tourism Project, we are creating a Village Theme Project called Monteria Village. Monteria Village is spread over 8.042 Ha. As you arrive in the village you will see a wow circle which is replica of a village in that small circle for guest to get an idea what they are about to experience in the village, where they will be given a small bag to collect all the things, they think they can make art from like a stone, leaf, broken stick from which at the end of the day they can make an art and take home as a remembrance. They will move ahead to see recycle garden, green igloo (made of creepers), swimming pool, rain dance, natural stone waterfall, bamboo garden and in a small garden they can also play old games like gilli danda, lagori, wheel bearing, stepo, top spinning, tyre rolling, metal two-wheel car etc. which are forgotten today.

As they walk further, arrives the green train at the village station from where the Monteria village is 0 kms away with all the old advertisements painted on the wall, as you enter the village there is a small obstacle course for the kids with all the mud huts, village school. All the huts have real men working like tailor, black smith, bangle maker, basket maker etc. There will also be traditional food and drinks served where the kids learn there are food items beyond the junk food they eat today and also learn where the food comes from. Monteria Village is an elusive experience of learning the things forgotten for some and unseen for some.

Therefore, we purchased the land admeasuring about 13.7750 Hectar of Gut No. 302, 303, 304, 305, 314/2 (Part), 315, 317, 318, 320, 321 and 504 of Village Kalote Mokashi, Tal. Khalapur, Dist. Raigad in the year 2007. Out of that the land admeasuring 5.733 Hectar of Gut No. 314/2 (Part), (Old Survey No. 19/7, 19/8, 21/2+3A, 26/3) of Village Kalote Mokashi, Tal. Khalapur, Dist. Raigad was restored to the original Khatedar by Deputy Collector (P.F.), Kulaba, Alibag vide his order No. 78/MPF-ACT/Forest/Kalote Mokashi, dated __/08/1978 which is prior to 25/10/1980 i.e. before enforcement of Forest (Conservation) Act, 1980 and in the other rights column of the 7/12 extract for the said land mentioned "Forest Area 5.733 Hectar".

We have started work on the Monteria Village Theme project in our non-forest land area admeasuring 8.042 Ha. and it will be completed in the next 4-5 months. The entire non-forest area has been used for various purposes such as administrative area, Garden, Parking Area, Swimming Pool, Restaurant, Playground, Recycle Garden, Farming area, Bamboo Garden, Theme Village area, Nursery, Poly house, Cowshed, Staff quarters and lake area, etc. While working on the project, we have decided to use this Restored Private Forest land for setting up forest huts or tents in our Private Forest land adjacent to the Non Forest land. Tourists can be more connected with nature by setting up small tents to stay close to nature. For this purpose, we intend to use this private forest land for setting up forest huts or tents. Since there is no space left for this purpose in the non-forest area, we want to use our private forest land area admeasuring 5.733 Ha. Trees will not be cut down in any way during this work. We will do this without harming nature in any way. We will build a pathway to reach this place and no vehicle will be used.

Hence, to seek the prior approval of Central Government for the Diversion of Restored Private Forest land (Restored before 25/10/1980) from Gut No. 314/2 (Part), (Old Survey No. 19/7, 19/8, 21/2+3A, 26/3) of Village Kalote Mokashi, Tal. Khalapur, Dist. Raigad to extent of 5.733 Ha. for Non Forest purpose i.e. Eco Tourism Project like Forest Huts, Internal Pathways, Eco Tourism Activities, etc. the Project authority has submitted the proposal under the provisions of the Forest (Conservation) Act, 1980.

➤ **THE HISTORY OF THE LAND:-**

Gut No. 314/1 & 314/2, (Old Survey No. 12/1+2, 13/1, 13/2, 13/3, 14/2, 19/5, 19/7, 19/8, 20/2A+2B, 21/2+3A, 22/1, 26/3, 26/4, 28/1/4), Area 11.873 Hector :-

The said land previously owned by Principal owner as mentioned below.

Gut No.	Old Survey No.	Area in Hector	Name of Principal Owner	Remarks
314/2 (P)	12/1+2	0.7020	Jankibai Lakhu Patil	Non Forest Land
314/1	13/1	0.7490	Indira Sitaram Pradhan	NA Land
314/2 (P)	13/2	0.3180	Indira Sitaram Pradhan	Non Forest Land
314/2 (P)	13/3	0.0680	Lahu Bhiva Patil	Non Forest Land
314/2 (P)	14/2	0.1850	Lahu Bhiva Patil	Non Forest Land
314/2 (P)	19/5	0.1300	Indira Sitaram Pradhan	Non Forest Land
314/2 (P)	19/7	0.3480	Lahu Bhiva Patil	Restored Land
314/2 (P)	19/8	1.1550	Ramchandra Namdev Patil	Restored Land
314/2 (P)	20/2A+2B	0.5650	Indira Sitaram Pradhan	Non Forest Land
314/2 (P)	21/2+3A	2.1300	Lakhu Vinu Patil	Restored Land
314/2 (P)	22/1	0.1600	Lakhu Vinu Patil	Non Forest Land
314/2 (P)	26/3	2.1000	Lakhu Vinu Patil	Restored Land
314/2 (P)	26/4	3.1200	Ramchandra Namdev Patil	Non Forest Land
314/2 (P)	28/1/4	0.1430	Babu Barku Patil	Non Forest Land
	TOTAL	11.8730		

Restored Private Forest Land Details :-

i) **Gut No. 314/2 (P) (Old Survey No. 19/7), Area 0.3480 Hector :-**

Out of the above area statement the land of Gut No. 314/2 (P) (Old Survey No. 19/7), Area 0.3480 Hector was restored by enquiry under section 22/A of Maharashtra Private Forest (acquisition) Act, 1975 by order of Deputy Collector (P.F.), Kulaba, Alibag vide his order No. 78/MPF-ACT/Forest/Kalote Mokashi, dated __/08/1978 which is prior to 25/10/1980 to Shri Lahu Bhiva Patil and released from the Private Forest.

After that Shri. Lahu Bhiva Patil and others sold and transferred the said land by Registered Sale Deed Dated 12/07/1985 to Mrs. Indirabai Sitaram Pradhan & Others 2 and their name also mutated in 7/12 Extract vide Mutation Entry No. 1589, dated 20/04/1986.

ii) Gut No. 314/2 (P) (Old Survey No. 19/8), Area 1.1550 Hector :-

Out of the above area statement the land of Gut No. 314/2 (P) (Old Survey No. 19/8), Area 1.1550 Hector was restored by enquiry under section 22/A of Maharashtra Private Forest (acquisition) Act, 1975 by order of Deputy Collector (P.F.), Kulaba, Alibag vide his order No. 78/MPF-ACT/Forest/Kalote Mokashi, dated __/08/1978 which is prior to 25/10/1980 to Shri Ramchandra Namdev Patil and released from the Private Forest.

After that Shri. Ramchandra Namdev Patil and others sold and transferred the said land by Registered Sale Deed Dated 04/11/1981 to Mr. Sitaram Krushnarao Sabnis and his name also mutated in 7/12 Extract vide Mutation Entry No. 1486, dated 01/04/1982.

After the death of Mr. Sitaram Krushnarao Sabnis on 08/04/1982, the said land transferred in the name of his legal heirs Mrs. Indira Sitaram Pradhan (Wife), Mr. Suhas Sitaram Pradhan (Son), Satish Sitaram Pradhan (Son) vide Mutation Entry No. 1499, dated 30/05/1982.

iii) Gut No. 314/2 (P) (Old Survey No. 21/2+3A), Area 2.1300 Hector :-

iv) Gut No. 314/2 (P) (Old Survey No. 26/3), Area 2.1000 Hector :-

Out of the above area statement the land of Gut No. 314/2 (P) (Old Survey No. 21/2+3A), Area 2.1300 Hector and (Old Survey No. 26/3), Area 2.1000 Hector was restored by enquiry under section 22/A of Maharashtra Private Forest (acquisition) Act, 1975 by order of Deputy Collector (P.F.), Kulaba, Alibag vide his order No. 78/MPF-ACT/Forest/Kalote Mokashi, dated __/08/1978 which is prior to 25/10/1980 to Shri Lakhu Vinu Patil and released from the Private Forest.

After the death of Shri Lakhu Vinu Patil, the said land transferred in the name of his legal heirs Mr. Vitthal Lakhu Patil (Son), Mr. Maharu Lakhu Patil (Son), Mrs. Manibai Ramkrushna (Daughter), Mrs. Janabai Maruti Patil (Daughter) and Mrs. Jankibai Lakhu Patil (Wife) vide Mutation Entry No. 1568, dated 04/04/1985.

After the death of Mrs. Indirabai Sitaram Pradhan on 26/07/1986, the said land transferred in the name of his legal heirs Mr. Suhas Sitaram Pradhan (Son), Satishchandra Sitaram Pradhan (Son) and Mrs. Sharyu Prakash Chatre (Daughter) vide Mutation Entry No. 1598, dated 12/11/1986. After that by the consent application given by Mrs. Sharyu Prakash Chatre, her name removed from 7/12 Extract vide Mutation Entry No. 31, dated 23/11/1987.

After the death of Mr. Suhas Sitaram Pradhan on 06/10/1995, the said land transferred in the name of his legal heirs Mr. Aashish Suhas Pradhan (Son), Mrs. Sukhada Suhas Pradhan (daughter) and Mrs. Meena Suhas Pradhan (Wife) vide Mutation Entry No. 383, dated 15/04/1996.

After that By the Order of Tahsildar, Khalapur and according to the said land excluded from the private forest acquisition by the Maharashtra Private Forest (acquisition) Act, 1975, in the other rights column of the 7/12 extract for the said lands mentions about 'Prohibiting non-forestry activities without prior permission from Central Government' vide Mutation Entry No. 461, dated 06/06/1998.

After that by the Order of The Commissioner, Konkan Division dated 19/07/2000, the name of Khatedar entered as owner (Kabjedar) and in the other rights column of the 7/12 extract for the said lands mentioned about 'Prohibiting non-forestry activities without prior permission from Central Government' vide Mutation Entry No. 529, dated 02/02/2001.

After the death of Mrs. Meena Suhas Pradhan on 14/02/2003, the said land transferred in the name of his legal heirs Mr. Aashish Suhas Pradhan (Son), Mrs. Sukhada Suhas Pradhan (daughter) vide Mutation Entry No. 590, dated 08/03/2004.

After that By the Registered Sale Deed, dated 19/04/2005, the said land owner Aashish Suhas Pradhan, Mrs. Sukhada Suhas Pradhan and Mr. Satish Sitaram Pradhan sold, transferred and delivered the same agricultural lands in favour of Mr. Tukaram Shankar Vichare and Mr. Pramod Tukaram Vichare and name also mutated in 7/12 Extract vide Mutation Entry No. 622, dated 09/05/2005.

After that as per the Government of Maharashtra circular No. S30/2004/CR-200/L-6, Revenue and Forest Department, Mantralaya, Mumbai dated 14th July 2005, the name of Khatedar entered as owner (Kabjedar) and in the other rights column of the 7/12 extract for the said lands mentioned "Forest" and old entry mentions about 'Prohibiting non-forestry activities without prior permission from Central Government' was removed vide Mutation Entry No. 746, dated 21/05/2007.

After that By the Registered Sale Deed No. 6385/2007, dated 23/08/2007, the said purchaser Mr. Tukaram Shankar Vichare and Mr. Pramod Tukaram Vichare sold, transferred and delivered the land admeasuring 9.909 hector of Gut No. 314/2 (Part) in favour of Govind Jivrajbhai Vaghani and name also mutated in 7/12 Extract vide Mutation Entry No. 765, dated 01/09/2007.

➤ **LOCATION OF THE PROJECT:**

The site for the project is located in Village Kalote Mokashi, Taluka Khalapur, District Raigad. Kalote Mokashi village is situated 5 km away from sub-district headquarter Khalapur and 62 km away from district headquarter Alibag and 65 km from Mumbai. The National Highway No. 4 (Old Mumbai – Pune Highway) is connected the proposed site it makes transportation very convenient. The nearest Railway Station is Khopoli and Karjat.

➤ **DETAILS OF THE AREA:-**

Restored Private Forest Land Required for Non-forestry purpose-

Item of Work / Purpose	Name of Village / Taluka	Forest Land Required				Legal Status of Land
		Gut No.	Old Survey No.	Area in Sq. Mtrs.	Area in Ha.	
Forest Huts / Tent	Kalote Mokashi / Khalapur	314/2 (P)	19/7, 19/8, 21/2+3A, 26/3	4067	0.4067	Restored Private Forest Land (Restored before 25/10/1980)
Internal pathway including underground Electric Line & Water Pipeline, Drainage line, Sewage Line along the pathway	Kalote Mokashi / Khalapur	314/2 (P)	19/7, 19/8, 21/2+3A, 26/3	2839	0.2839	
Open Space / Landscaping Terrain / Natural Tree Growth	Kalote Mokashi / Khalapur	314/2 (P)	19/7, 19/8, 21/2+3A, 26/3	50424	5.0424	
Total Restored Private Forest Land Required for Non-Forestry Purpose				57330	5.7330	

➤ **ECO-TOURISM ACTIVITIES:**

ECOTOURISM "It is a form of environmentally responsible tourism that involves travel and visitation to relatively undisturbed natural areas with the object of enjoying, admiring, and studying the nature (the scenery, wild plants and animals), as well as any cultural aspect (both past and present) found in these areas, through a process which promotes conservation, has a low impact on the environment and on culture and favours the active and socioeconomically beneficial involvement of local communities".

Ecotourism is intended to offer tourist insight into the impact of human beings on the environment and to foster a greater appreciation of our natural habitats. Generally, ecotourism focuses on socially responsible travel, personal growth and environmental sustainability.

Responsible ecotourism includes programs that minimize the negative aspects of conventional tourism on the environment and enhance the cultural integrity of local people. Therefore, in addition to evaluating environmental and cultural factors, an integral part of ecotourism is the promotion of recycling, energy efficiency, water conservation, and creation of economic opportunities for local communities. For these reasons, ecotourism often appeals to advocates of environmental and social responsibility.

It has a positive impact on Economy, Environment, Society, and Culture.

AIMS AND OBJECTIVES to conserve natural environment. To develop and promote tourism. Raising awareness and imbibing feeling of appreciation for biodiversity. To create economic opportunities which in return will create sustainable benefits in time. To encourage the development of rural economy by creating jobs and opportunities for local people. To promote and support understanding, appreciation and conservation of environment and culture among tourist. To encourage more environment awareness among visits so that they become enthusiastic and effective conservation agent.

The Project authority intends to build environmentally sensitive forest huts & intends to do the afforestation using the local tree species. Well defined streams have formed wide to narrow valleys. Top ridges have narrow level land and then free face merging into moderately sloping spur tops.

To develop a dense forest cover by planting local species; this will in turn be able to retain the soil and water from draining away during the monsoon & help to maintain the ecological balance in the region by supporting the various plant & animal species.

Historically this area had good habitat diversity, supporting the variety of fauna. The landscape was constantly modified by the humans, for cultivation, agriculture, fuel wood collection, for decades. This has totally changed the habitat type of in this region. The dense tree cover over mountains has now changed to grassy, terraced patches over a large area which has changed the faunal diversity.

The plantation will be carried out in phases along with building of pathways, and fencing, so that the care and protection automatically, get care and protection which is necessary during the initial stages of plantation. Various other local plant species will be introduced as ground cover to avoid soil erosion.

The project authority intends to conserve natural environment by retaining existing vegetation, flora and fauna. By implementing water conservation concepts techniques. By using natural materials with recyclable contents sourcing local material. By designing concepts for developed area in such a way that the topography of land will not disturb.

The Project authority felt that the site has great beauty & is in unique location. The potential for development is considerable. Therefore, the Project authority has submitted the proposal for necessary approval under the provisions of the Forest (Conservation) Act, 1980.

Place: Khalapur

Date:


Mr. Ravi Vaghani
Project Authority &
Authorised Signatory
For Mr. Govind Jivrajbhai Vaghani

Project Authority