

**Government of Maharashtra****By Speed Post**

No.FLD-2022/C.R.267/F-10  
 Revenue and Forest Department,  
 Madame Cama Road,  
 Hutatma Rajguru Chowk,  
 Mantralaya, Mumbai – 400 032.  
 Date: 30.01.2023

To,  
 Regional Officer (Central),  
 Integrated Regional Office,  
 Ministry of Environment, Forests & Climate Change,  
 Government of India, Civil Lines,  
 Nagpur-440 001.

**Subject: Forest Land- Nagpur**

Diversion of 5.5395 ha. Forest land under Forest (Conservation) Act, 1980 for expansion of PIX transmissions factory for enhancement of production capacity in village Nagalwadi, Tal. Hingna, District Nagpur.

The Additional Principal Chief Conservator of Forests and Nodal Officer, Maharashtra State, Nagpur has submitted the proposal for diversion of 5.5395 ha. Forest land under Forest (Conservation) Act, 1980 for expansion of PIX transmissions factory for enhancement of production capacity in village Nagalwadi, Tal. Hingna, District Nagpur.

2. The details of forest land proposed for diversion are as under:-

| 2. The details of forest land proposed for diversion are as under: |                                  |                 |           |               |                       |
|--|----------------------------------|-----------------|-----------|---------------|-----------------------|
| Sr. No   | Item of work proposed            | Name of Village | Survey No | Area in (ha.) | Legal Status          |
| 1  | Security Room & Car Parking Area | Nagalwadi       | 18        | 0.186         | Forest (Zudpi Jungle) |
| 2  | Meter Room & L.T.Room            |                 |           | 0.007         |                       |
| 3  | U.G.Water Tank & Pump Hose       |                 |           | 0.072         |                       |
| 4  | Manufacturing Building 3 Nos.    |                 |           | 0.6           |                       |
| 5  | Calendaring Building             |                 |           | 0.072         |                       |
| 6  | R.M.Stores                       |                 |           | 0.185         |                       |
| 7  | BSR Building                     |                 |           | 0.1375        |                       |
| 8  | Green Belt Around ETP/STP        |                 |           | 0.298         |                       |
| 9  | Work Shop                        |                 |           | 0.3           |                       |
| 10   | Two Wheeler Parking              |                 |           | 0.2448        |                       |
| 11   | Godown Raw Material              |                 |           | 0.14          |                       |
| 12   | Roads                            |                 |           | 0.58          |                       |
| 13   | Open Space                       |                 |           | 1.2072        |                       |
| [A] Total Area (in ha.)  |                                  |                 |           | 4.0295        |                       |
| 14   | Canteen Building & Workers Mess  | Nagalwadi       | 54        | 0.066         | Forest (Zudpi Jungle) |
| 15   | Covered Parking                  |                 |           | 0.0198        |                       |
| 16   | Garden Area                      |                 |           | 0.043         |                       |
| 17   | Roads                            |                 |           | 0.029         |                       |



|                         |                         |           |    |        |                             |
|-------------------------|-------------------------|-----------|----|--------|-----------------------------|
| 18                      | Open Space              |           |    | 0.0622 |                             |
| [B] Total Area (in ha.) |                         |           |    | 0.2200 |                             |
| 19                      | Godown Finished Product | Nagalwadi | 58 | 0.312  | Forest<br>(Zudpi<br>Jungle) |
| 20                      | Time Office             |           |    | 0.064  |                             |
| 21                      | Toilet Building         |           |    | 0.0576 |                             |
| 22                      | Roads                   |           |    | 0.113  |                             |
| 23                      | Open Space              |           |    | 0.1934 |                             |
| [C] Total Area (in ha.) |                         |           |    | 0.7400 |                             |
| 25                      | Admin Building-1        | Nagalwadi | 64 | 0.1056 | Forest<br>(Zudpi<br>Jungle) |
| 26                      | Admin Buidling-2        |           |    | 0.063  |                             |
| 27                      | Garden Area             |           |    | 0.126  |                             |
| 28                      | Roads                   |           |    | 0.058  |                             |
| 29                      | Open Space              |           |    | 0.1974 |                             |
| [D] Total Area (in ha.) |                         |           |    | 0.5500 |                             |
| Grand Total [A+B+C+D]   |                         |           |    | 5.5395 |                             |

3. The proposal has been initiated by Authorized Signatory, Sr. Manager Signatory, PIX Transmission Ltd. Nagpur for approval under the Forest (Conservation) Act, 1980. The User Agency has stated in the project note that in order to expand the capacity of the existing plant expansion needs to have adjoining land for additional machineries and ancillary service/ workshops shed within the same premises for optimal utilization and therefore the additional required for the purpose needs to be contiguous to the existing land now in possession of PIX, Transmission Ltd.

4. The details of the Alternative explored by the User Agency and details of the same may kindly be perused as per the following details:-

| Alternati<br>ve<br>explored<br>by the<br>User<br>Agency | Plot<br>number of<br>existing<br>factory in<br>possession<br>of the User<br>Agency | Survey<br>numbers<br>associated<br>for<br>expansion | Title of the<br>associated plot and<br>land use and area<br>available for<br>expansion | Selected/<br>Rejected<br>by the<br>User<br>Agency | Reasons for<br>rejection/<br>acceptance<br>given by the<br>User Agency |
|---|--|---|--|---|--|
| <b>I</b>  | 25   | 24  | Private in Industrial Zone   | Rejected  | Not ready to sale  |
|   |  | 26  | Private in Industrial Zone   |   |  |
|   |  | 27  | Private in Industrial Zone   |   |  |
| <b>II</b>   | 45   | 40  | Private in Industrial Zone   | Rejected  | Not ready to sale  |
| <b>III</b>  | 48   | 50  | Private property residential Zone  | Rejected  | Not ready to sale  |
|   |  | 43  | Private in Industrial Zone   |   |  |
|   |  | 44  | Private in Industrial Zone   |   |  |



|    |           |                          |  |          |  |
|----|-----------|--------------------------|--|----------|--|
| IV | 47        | 52<br>49                 | Private in Industrial Zone<br>Private in Industrial Zone.  | Rejected | Not ready to sale  |
| V  | 57 and 55 | 59<br>60<br>56<br>53     | Private in Industrial Zone<br>Residential Zone<br>Pvt. Property<br>Private in Industrial Zone  | Rejected | Not ready to sale  |
| VI | 47<br>55  | 18<br><br>54<br>64<br>58 | Forest 80% in Industrial Zone and 20% in residential zone of Nagpur DP<br>Forest in residential Zone<br>Forest in residential Zone<br>Forest in residential Zone | Selected | Prominently falls in Industrial Zone of Nagpur Development Plan Zudpi Jungle without any tree cover, Part of Plot No.18 has encroachments since last several year, 54,64,58 are isolated small patches less than 1.00 ha. and not suitable for management point of view. |

**5. The Deputy Conservator of Forests, Nagpur has certified that:-**

- 5.1 No suitable alternate land is available and the forest land required is the barest minimum.
- 5.2 The area belongs to Eco-value class-III and having density is 0.4.
- 5.3 There is no cutting and felling of trees involved in this project.
- 5.4 The area involved in the project does not form part of any existing National Park, Wildlife Sanctuary, Nature Reserve etc.
- 5.5 Proposed project is not likely to affect any monumental site of cultural, historical, religious, archeological or recreational importance.
- 5.6 There is no violation of Forest (Conservation) Act 1980.
- 5.7 The proposed area for the project is not within 10 km from the boundary of Protected area (Sanctuary and National Park).



5.8 User Agency has identified **5.85 ha** non forest land in Khasra No.1649/1 and 1649/2 and 1660 (P) from village **Tivare Tal.Chipulun Dist. Ratnagiri** adjoining to Sahyandri Tiger Reserve. Since the area is having 60% tree cover therefore no plantation can be taken. the proposed area is adjacent to the Sayadari Tiger Reserve & suitable for Bio-diversity and can be transferred to the Forest Department but it is having dense forest cover therefore, the Deputy Conservator of Forests, Nagpur has proposed **5.5395 ha** Zudpi Jungle in possession of Forest Department in village **Pohi, Tal Dist Nagpur** for Compensatory Afforestation.

6. **The User Agency has submitted an undertaking that:-**

6.1 To defray the cost of Compensatory Afforestation

6.2 To defray the cost of Net Present Value of the forest land

6.3 To submit the compliance under the Scheduled Tribes and Other Traditional forest Dwellers (Recognition of Forest Rights) Act, 2006.

7. The proposal has been examined & scrutinized in detail and Site visit has been conducted. After scrutiny of the matter and site inspection by RFO/DCF and CCF level, the proposal found justified on the following grounds regarding site specificity:

- a) The forest land proposed for project are Rocky, without water, having no Trees and not suitable for any kind of forestation.
- b) Land is in various small patches in isolation and difficult to manage.
- c) The forest land proposed especially Part of Gut No. 18 is already encroached by one colony of slums. The satellite imageries for the last three decades indicating progressing encroachments over the land. Considering day by day increasing encroachment, it will be very difficult to hold vacant possession of the land in future.
- d) The forest land proposed is shown as industrial zone under Nagpur Regional Development Plan and suitable for Industries only.
- e) While forwarding the recommendation, it was also considered that, Industry has no other alternate land in surrounding area for such expansion. Industry has tried at its level best to find other suitable land.
- f) Recommendation was also considered keeping in mind the new employment opportunities that would be generated in light of the industry expansion. Such an industry in the area would help in the development of the surrounding local area/villages. Considering the past record of the Industry, it is understood that it is contributing in the Indian economy by selling goods in the domestic market as well as in the International market.

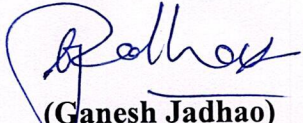
8. **The Chief Conservator of Forest (T), Nagpur has recommended that the proposed land is close to Nagpur City, hence it is recommended to recover the NPV amount as per the market value. Government of Maharashtra agrees with same.**



9. The Principal Chief Conservator of Forests (HoFF), Maharashtra State, Nagpur has recommended the proposal subject to the conditions, given in his specific recommendations, under Section-2 (ii) of the Forest (Conservation) Act, 1980.
10. In the circumstances explained in the aforesaid paragraphs and enclosures, the State Government recommends that the said forest land may be allowed to be diverted subject to conditions proposed by the Principal Chief Conservator of Forests (HoFF) along with following additional condition:-

***The User Agency shall pay the NPV as well as difference amount between Market Value of the land and NPV.***

The matter may kindly be placed before the Government of India for its approval under Section-2 (ii) of the Forest (Conservation) Act, 1980, be obtained and communicated to this Government.

  
(Ganesh Jadhao)

Under Secretary to the  
Government of Maharashtra ,  
Under Secretary

Revenue and Forests Department  
Hutatma Rajguru Chowk  
Madam Cama Road, Mantralaya  
Mumbai 400 032

**Encl:** A) Set of case papers

B) The following documents are enclosed:-

1. Prescribed form as per Rules.
2. Certificate regarding minimum demand for forest land for the project
3. Commitment from the Applicant for defraying the cost of compensatory Afforestation & Net Present Value of the Forest land
4. Brief note of the project from the project authority
5. Map of proposed land for Compensatory Afforestation
6. Site Inspection Report
7. Certificate in Part V.

**Copy to:**

1. Principal Chief Conservator of Forests & C.E.O. (Maha-CAMPA), Nagpur.
2. Managing Director, Forest Development Corporation of Maharashtra, Nagpur
3. Additional Principal Chief Conservator of Forests and Nodal Officer, Nagpur with reference to his letter No.Desk-17/Nodal/Nagpur/I.D.12799/1393/2022-23, Dt. 05.09.2022.
4. Chief Conservator of Forests (T), Nagpur / Kolhapur.
5. Deputy Conservator of Forests, Nagpur.
6. Sr. Manager Administration, PIX Transmissions Ltd, Nagpur.
- ✓ 7. Select File.



**Sub: Forest Land- Nagpur**

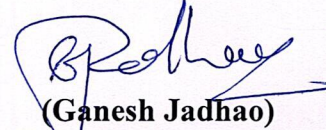
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**PART - V**

(To be filled up by the Secretary In charge of Forest Department or by any other authorized officer of the State Government not below the rank of an Under Secretary)

**1. Recommendation of the  
State Government**

The proposal is recommended  
vide Government letter  
**No.FLD-2022/CR267/ F-10**  
**Dated: 30/01/2023**



**(Ganesh Jadhao)**

Under Secretary to the  
Government of Maharashtra

**Under Secretary**  
**Revenue and Forests Department**  
**Hutatma Rajguru Chowk**  
**Madam Cama Road, Mantralaya**  
**Mumbai 400 032**

**Place: Mumbai**

**Date: 30/01/2023**