Government of India
Ministry of Culture
National Monuments Authority
24, Tilak Marg, New Delhi

MINUTES OF THE 487th RGP MEETING OF NMA

Venue – Takshila Conference Hall, NMA
Date & Time- 05 August 2025 at 11:30 AM

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The meeting was attended by the following:

1. Prof. Kishor K. Basa, Chairman, NMA- ***in the Chair***
2. Shri T.N. Tiwari, Whole Time Member, NMA
3. Shri Bhaskar Verma, Member Secretary, NMA
4. Col. Savyasachi Marwaha, Director, NMA

Agenda 01

The minutes of 486th meeting were confirmed.

Agenda 02

ONLINE FRESH CASES

Case No.:01

(President, M/s Lokhit Prakashan Sarvajanik Trust, Gujarat Today Compound, 33/A, Shah-e-Alam, Ahmedabad, Gujarat)

After perusal of the application, the Authority decided to **send back** the case as the property is owned by Trust and President of Trust, Vice-President of Trust, Joint Secretary of Trust besides some members have authorized the applicant Shri Umerji Ahmed Ugharaddar to apply for permission, whereas the Indian Trust Act, 1882, requires the execution of power of attorney registered by Sub-Registrar office in favour of the Trustee who is applying on behalf of the Trust. The applicant may re-submit the revised proposal through Competent Authority, Gujrat after complying with the above observations.

Case No.:02

(Patel Mahendrabhai Devrambhai, Mahalaxmi Mata Ni Pole, Near Maha Laxmi Mata Temple, Malav Talav Road, Dholka, District- Malav Talav Dholka, Gujarat-382225)

After perusal of the application, the Authority decided to **recommend** grant of permission for construction of commercial building with GF + 2 floors with the height of 12.93 Mtrs. (including mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rain water harvesting system, penthouse, structures of terrace garden etc.) at C.S.No.1174,1175,1180, Sheet No-111,Tika-06, Malav Talav Dholka, Gujarat with floor area of: GF = 153.67 sqmtrs , 1F = 2F= 174.18 sqmtrs., Stair Cabin = 26.01 sqmtrs. The recommendation for grant of permission is subject to the following stipulations:

a) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority;

b) The applicant should obtain all the requisite / necessary clearances from the respective authorities before commencement of construction;

c) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction;

d) The applicant should obtain necessary Occupancy-cum-Completion Certificate from respective local body after completion of construction; and

e) The applicant should obtain clearance of Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations.

Case No.:03

(Shri M K Rozindar, s/o Khajasab Rozindar, Bagalkot Road, Behind S.P. Bungalow Amina Manzil, Vijayapur, Karnataka)

After perusal of the application, the Authority decided to **recommend** grant of permission for construction of residential building with GF + 1 floor with the height of 07.50 Mtrs. (including mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rain water harvesting system, penthouse, structures of terrace garden etc.) at CTS No. 637A/4B/B, 637A/4B/C, 637A/6A/A, 637A/6A/B, 637A/6A/C at Vijayapur, Karnataka with floor area of: GF (Parking Area) = 135.58 **(as per site inspection report)** sqmtrs., 1F=135.58 sqmtrs. The recommendation for grant of permission is subject to the following stipulations:

a) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority;

b) The applicant should obtain all the requisite / necessary clearances from the respective authorities before commencement of construction;

c) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction;

d) The applicant should obtain necessary Occupancy-cum-Completion Certificate from respective local body after completion of construction; and

e) The applicant should obtain clearance of Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations.

Case No.:04

(Shri Hasimpeer A Jambagi, J M Road near Kuba Masjid, Gachi Mahal, Vijayapur, Karnataka)

After perusal of the application, the Authority decided to **recommend** grant of permission for construction of residential building with GF + 1 floor with the height of 07.50 Mtrs. (including mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rain water harvesting system, penthouse, structures of terrace garden etc.) at Plot No. 90, Sy No. 153D, Mahalbagayat, Vijayapur, Karnataka with floor area of: GF = 1F = 66.50 sqmtrs. The recommendation for grant of permission is subject to the following stipulations:

a) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority,

b) The applicant should obtain all the requisite / necessary clearances from the respective authorities before commencement of construction;

c) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction;

d) The applicant should obtain necessary Occupancy-cum-Completion Certificate from respective local body after completion of construction; and

e) The applicant should obtain clearance of Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations

Case No.:05

(Shri Mallikarjun s/o Gajanan Gayakwad and Smt. Shweta D/o Laxman Sanadi, Shanti Nagar, Near KBS School, Vijayapur, Karnataka - 586104)

After perusal of the application, the Authority decided to **reject** the case as the construction site falls within the prohibited area of the Centrally Protected Monument (CPM), "The gates and walls of city & citadels", Vijayapur, Bijapur, Karnataka and as

per Section 20A (4) of AMASR Act 1958 (as amended in 2010), no construction is permitted in Prohibited Area. The applicant may explore the feasibility of relocating the proposed residential building to the regulated area after leaving a setback of 04.60 mtrs from boundary of the CPM in question and accordingly submit a fresh application along with an affidavit in this regard through the Competent Authority Karnataka.

Case No.:06

(Shri Ramanagouda S. Patil, S/o. Patil Shivanagouda VTC - Yatnal, District – Bijapur, Karnataka)

After perusal of the application, the Authority decided to **recommend** grant of permission for construction of residential building with GF + 2 floors with the height of 10.50 Mtrs. (including mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rain water harvesting system, penthouse, structures of terrace garden etc.) at Plot No. 8A, Sy No. 846C, Mahalbagayat, Vijayapur, Karnataka with floor area of: GF = 1F = 2F = 74.85 sqmtrs. The recommendation for grant of permission is subject to the following stipulations:

a) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority;

b) The applicant should obtain all the requisite / necessary clearances from the respective authorities before commencement of construction;

c) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction;

d) The applicant should obtain necessary Occupancy-cum-Completion Certificate from respective local body after completion of construction; and

e) The applicant should obtain clearance of Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations.

Case No.:07

(Shri Mantesh s/o Kashinath Mathapati, s/o Kashinath Jorapur Peth Near Mallikarjun Temple, Mathpathi Chal, Vijayapur, Karnataka - 586101)

After perusal of the application, the Authority decided to **recommend** grant of permission for construction of residential building with GF + 1 floor with the height of 07.95 Mtrs. (including mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rain water harvesting system, penthouse, structures of terrace garden etc.) at Sy. No. 756/K, Plot No. 20, Mahalbagayat, Vijayapur, Karnataka

with floor area of: GF = 76.98 sqmtrs, 1F = 71.19 sqmtrs. The recommendation for grant of permission is subject to the following stipulations:

a) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority;

b) The applicant should obtain all the requisite / necessary clearances from the respective authorities before commencement of construction;

c) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction;

d) The applicant should obtain necessary Occupancy-cum-Completion Certificate from respective local body after completion of construction; and

e) The applicant should obtain clearance of Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations

Case No.:08

(Shri Anandappa S Honawad, Vtc – Karur, Po – Taddewadi, District - Vijayapur, Karnataka)

After perusal of the application, the Authority decided to **recommend** grant of permission for construction of residential building with GF + 1 floor with the height of 07.40 Mtrs. (including mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rain water harvesting system, penthouse, structures of terrace garden etc.) at Sy No. 153/D Plot No. 58 at Mahalbagayat, Vijayapur, Karnataka with floor area of: GF = 1F = 66.92 sqmtrs. The recommendation for grant of permission is subject to the following stipulations:

a) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority,

b) The applicant should obtain all the requisite / necessary clearances from the respective authorities before commencement of construction;

c) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction;

d) The applicant should obtain necessary Occupancy-cum-Completion Certificate from respective local body after completion of construction; and

e) The applicant should obtain clearance of Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations.

Case No.:09

(CEO, The Bailhongal Urban Co-op Bank Ltd., Bailhongal, Channamma Samadi Road, Muragod ways, Bailhongal, District - Belgaum, Karnataka - 591102)

After perusal of the application, the Authority decided to **send back** the case with the following observations:-

a) The height of the proposed building should be restricted to maximum upto 07.50 mtrs (inclusive all).

b) There was a mismatch of address i.e. Plot No. mentioned in building plan is 4103 and 4103/B mentioned in Form-II.

c) The property document establishing the applicant i.e. Urban Co-op Bank Ltd. as owner of the proposed construction site is not enclosed.

The applicant may re-submit the revised proposal through Competent Authority, Karnataka after complying with the above observations.

Case No.10

(Smt. Chandrabhaga w/o Revansiddappa Khed, Shri Praveen s/o Revansiddappa Khed and Smt Deepa D/o Revansiddappa Khed, Praveen Khed, A 210 3rd floor, Vijetha Gardenia Hosapalya Main road opposite BBMP Nursery VTC : Kudlu, PO: Bommanahalli, Bengaluru, Karnataka – 560068)

After perusal of the application, the Authority decided to **recommend** grant of permission for construction of residential building with GF + 1 floor with the height of 07.45 Mtrs. (including mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rain water harvesting system, penthouse, structures of terrace garden etc.) at Sy No. 33A/2, Plot No. 54, Mahalbagayat, Vijayapur, Karnataka with floor area of: GF = 1F = 39.19 sqmtrs. The recommendation for grant of permission is subject to the following stipulations:

a) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority;

b) The applicant should obtain all the requisite / necessary clearances from the respective authorities before commencement of construction;

c) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction;

d) The applicant should obtain necessary Occupancy-cum-Completion Certificate from respective local body after completion of construction; and

e) The applicant should obtain clearance of Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations.

Case No.11

(Mubeen Rajesaheb Itagi w/o Raziuddin Rozindar near Moti Gumbad Sainik School, District - Vijayapur, Karnataka - 586108)

After perusal of the application, the Authority decided to **reject** the case as the construction site falls within the prohibited area of the Centrally Protected Monument, "Aqueduct running from Bhat Bavdi, S.W. Torvi village to the Taj Bavdi", Bijaypur, Bijapur, Chikkamagalur, Karnataka and as per Section 20A (4) of AMASR Act 1958 (as amended in 2010), no construction is permitted in Prohibited Area.

Case No.:12

(Shri Sanjeeva Kumar C Kalasa s/o C B Kalasa, Ajantha Nest Flat No 206 2nd Floor 8th Main Road Nandakumar Layout near Svs School, Arehalli Uttrahalli Subramanyapura, Bengaluru South, Karnataka - 560061)

After perusal of the application, the Authority decided to **recommend** grant of permission for construction of residential building with GF + 1 floor with the height of 06.81 Mtrs. (including mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rain water harvesting system, penthouse, structures of terrace garden etc.) at Ward No III, C.T.S No 1911/A/1A/31/C, Vijayapur, Karnataka with floor area of: GF = 1F = 93.66 sqmtrs. The recommendation for grant of permission is subject to the following stipulations:

a) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority;

b) The applicant should obtain all the requisite / necessary clearances from the respective authorities before commencement of construction;

c) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction;

d) The applicant should obtain necessary Occupancy-cum-Completion Certificate from respective local body after completion of construction; and

e) The applicant should obtain clearance of Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations.

OFFLINE FRESH CASES

Case No.:13

(Smt. Padma H w/o Manjunatha & Smt. Lakshmi M D/o Manjunatha, Near Kote Anjaneya Temple, Rampal Road Srirangapatna, District - Mandya, Karnataka – 571438)

After perusal of the application, the Authority decided to **recommend** grant of permission for construction of residential building with GF + 1 floor with the height of 07.50 Mtrs. (including mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rain water harvesting system, penthouse, structures of terrace garden etc.) at Khata No. G-3557/409/2/409/3/S.No. 8, Arkeshwara Layout Chandagalu Road, Srirangapatna, Mandya, Karnataka with floor area of: GF = 1F = 80.50 sqmtrs. The recommendation for grant of permission is subject to the following stipulations:

a) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority;

b) The applicant should obtain all the requisite / necessary clearances from the respective authorities before commencement of construction;

c) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction;

d) The applicant should obtain necessary Occupancy-cum-Completion Certificate from respective local body after completion of construction; and

e) The applicant should obtain clearance of Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations.

Case No.:14

(Asif Iqbal Mulla s/o Gouse Mohammad Mulla, House No. 70, Vibas, 1st Floor, Santhosh Nagara, Attar Layout, Yalahanka New Town, Bangalore, Karnataka – 560064)

After perusal of the application, the Authority decided to **reject** the case as the report of the Competent Authority, Karnataka stated that "The said construction of commercial building in the regulated area has already been completed upto second floor without obtaining prior permission. Notice has been issued by Superintending Archaeologist, Dharwad Circle and at present work is under progress." This is a violation of the provisions of Ancient Monuments and Archaeologist Sites and Remains Act, 1958 (as amended in 2010) and the rules frames thereunder.

Case No.:15

(Smt. Eramma, w/o Murugendraiah, Amruthapura Village & Post, Taluk - Tarikere, District - Chikkamagalur, Karnataka - 577228)

After perusal of the application, the Authority decided to **reject** the case as the construction site falls within the prohibited area of the Centrally Protected Monument, "The Amruteswara Temple", Amruthapura, Chikkamagalur, Karnataka and as per Section 20A (4) of AMASR Act 1958 (as amended in 2010), no construction is permitted in Prohibited Area. The applicant may reframe from demolishing the existing building and instead explore the feasibility of repair and renovation of the existing building and accordingly submit the fresh application to the Competent Authority, Karnataka in terms of provisions of Section 20C (1) of AMASR act 1958, (as amended in 2010) read with Rule 6 (VI) and Rule 8(1) of AMASR (CA) rules, 2011.

Case No.:16

(Shri Anand G Parab, M/s Brick Stone Infrastructure, 302/A, Dhiraj Vishwas, Natwar Nagar Road, No. 1, Jogeshwari (East), Mumbai, Maharashtra - 400060)

After perusal of the application, the Authority decided to **send back** the case asking the applicant to make a physical presentation on the proposal before the Authority along with the consultant who has prepared Heritage Impact Assessment (HIA) report of the proposed project.

Case No.:17

(Shri Mithun Damodar More and Smt. Vaishali Damodar More, CTS No. 226/B/3, Trimbakeshwar Nashik, House No.75 Near Ambika Tower, Pachali, Trimbakeshwar Nashik, Maharashtra- 422212)

After perusal of the application, the Authority decided to **recommend** grant of permission for construction of residential building with GF + 3 floors with the height of 14.35 Mtrs. (including mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rain water harvesting system, penthouse, structures of terrace garden etc.) at CTS No.226/B/3, At Trimbakeshwar, District-Nashik, Maharashtra with floor area of: GF= 06.40 sqmtrs, 1F = 2F = 3F = 63.21 sqmtrs. The recommendation for grant of permission is subject to the following stipulations:

a) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority;

b) The applicant should obtain all the requisite / necessary clearances from the respective authorities before commencement of construction;

c) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction;

d) The applicant should obtain necessary Occupancy-cum-Completion Certificate from respective local body after completion of construction; and

e) The applicant should obtain clearance of Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations.

Case No.:18

(Shri Prasad Laxmikant Kulkarni through POA Mandar Yatnalkkar, C.T.S.No.1416, Kasba Peth, District- Pune, Maharashtra - 411002)

After perusal of the application, the Authority decided to **send back** the case with the following observations:

a) The height of the proposed building should be restricted upto 21.00 Mtrs. (inclusive all).

b) There was a mismatch of Ground floor area in Form-I/Form-II (122.09 sqmtrs.) with building plan (139.33 sqmtrs).

c) As per ownership documents, there are four owners, however RGP is applied by one owner i.e. "Shri Prasad Laxmikant Kulkarni".

d) The building plan has been signed by M/s Sairaj developers instead of applicant.

e) The self-declaration (as per NMA prescribed format) was not enclosed.

The applicant may re-submit the revised proposal through Competent Authority, Maharashtra.

Case No :19

(Progressive Education Society, 1186 A, Near Modern College of Engineering, Shivajinagar, Pune, Maharashtra – 411005)

After perusal of the application, the Authority decided to **send back** the case with the following observations:

a) The applicant is required to submit a fresh building plan, as the building plan submitted with the application was found to have a revised built-up area statement pasted over the original built-up area statement.

b) The proposed build up area is more than 5000 sqmtrs, therefore Heritage Impact Assessment (HIA) report by a NMA notified expert heritage body is required to be submitted. List of NMA notified expert heritage body is available on NMA website.

c) The self-declaration (as per NMA prescribed format) was not enclosed.

The applicant may re-submit the application after complying with the above observations, through Competent Authority, Maharashtra.

Case No : 20

(Shri Danesh Laxminarayan Mundada, House No.168, Main Road, At/Post, Trimbakeshwar, Trimbakeshwar Nashik, Maharashtra- 422212)

After perusal of the application, the Authority decided to **recommend** grant of permission for construction of residential and commercial building with GF + 3 floors with the height of 14.35 Mtrs. (including mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rain water harvesting system, penthouse, structures of terrace garden etc.) at CTS No.330/1, near Datta Mandir, Indraleshwar Talav, At/Po, Trimbakeshwar District-Nashik, Maharashtra- 422212 subject to prior submission of building Plan mentioning the complete proposed construction site address to the Competent Authority, Maharashtra prior to the issue of Form-IV, with floor area of: GF= 09.00 sqmtrs, 1F = 2F = 3F = 145.64 sqmtrs. The recommendation for grant of permission is subject to the following stipulations:

a) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority;

b) The applicant should obtain all the requisite / necessary clearances from the respective authorities before commencement of construction;

c) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction;

d) The applicant should obtain necessary Occupancy-cum-Completion Certificate from respective local body after completion of construction; and

e) The applicant should obtain clearance of Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations.

Case No : 21

(Range Forest Officer Khultabad, Phulambari Road, Near Tehsil Office, Chhatrapati, Sambhaji nagar, Maharashtra – 431101)

After perusal of the application, the Authority decided to **recommend** grant of permission for construction of institutional building (transit treatment centre building for animals and birds) with Ground floor with the height of Unit No. 1 (Slab) - 04.00 Mtrs. and Cage height - 06.00 Mtrs., Unit No.2 (Slab) – 04.00 Mtrs. Unit No.3 (Slab) – 4.00 Mtrs. and Cage height - 06.00 Mtrs. (Inclusive all) at construction of transit treatment centre building with animal and birds enclosed at Survey No.611, Daulatabad, District-Chhatrapati , Sambhaji nagar, Maharashtra with floor area of: Unit No. 1 - GF, Built up area -146.60 sqmtrs., Unit No. 2 – GF, Built up area – 837.61 sqmtrs, Unit No.3 - GF, Built up area – 312.08 sqmtrs,The recommendation for grant of permission is subject to the following stipulations:

a) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority;

b) The applicant should obtain all the requisite / necessary clearances from the respective authorities before commencement of construction;

c) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction;

d) The applicant should obtain necessary Occupancy-cum-Completion Certificate from respective local body after completion of construction; and

e) The applicant should obtain clearance of Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations.

Case No.:22

(Assistant Director of State Archaeology Department, BAMU University, Chh.Sambhajinagar, Aurangabad, Maharashtra-431003)

After perusal of the application, the Authority decided to **recommend** grant of permission for repair and conservation of public utility with single boundary wall and tensile structure over ruins for weather protection with the height of Gate - 08.75 Mtrs., Boundary wall- 03.90 to 06.75 Mtrs. (inclusive all) at Block No.1, C.T.S.No.211, 212 and 213, Verul, Taluk-Khultabad, District-Aurangabad, Maharashtra with the area of: Total site area = 12959.00 sqmtrs and Total tensile structure area = 6080.00 sqmtrs. The recommendation for grant of permission is subject to the following stipulations:

a) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority;

b) The applicant should obtain all the requisite / necessary clearances from the respective authorities before commencement of construction;

c) The applicant should strictly adhere to the local Building Bye-Laws for and during the repair and conservation work;

d) The applicant should obtain necessary Occupancy-cum-Completion Certificate from respective local body after completion repair and conservation work; and

e) The applicant should obtain clearance of Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations.

Case No.:23

(The Administrative Officer, Travancore Devaswom Board, Sree Parasurama Swami Temple, Thiruvallam. P.O., Thiruvananthapuram, Kerala - 27)

After perusal of the application, the Authority decided to **reject** the case as the construction site falls within the prohibited area of Centrally Protected Monument (CPM), "Sree Parasurama temple, Thiruvallam, Thiruvananthapuram, Kerala" where no construction is permitted. The applicant may explore the feasibility of relocating the proposed permanent pandal to the regulated area of the said CPM. The applicant may submit a fresh application along with revised building through Competent Authority Kerala.

Case No.:24

(The Administrative Officer, Travancore Devaswom Board, Sree Parasurama Swami Temple, Thiruvallam. P.O., Thiruvananthapuram, Kerala - 27)

After perusal of the application, the Authority decided to **reject** the case as the construction site falls within the prohibited area of Centrally Protected Monument (CPM), "Sree Parasurama temple, Thiruvallam, Thiruvananthapuram, Kerala" where no construction is permitted. The applicant may explore the feasibility of relocating the proposed permanent pandal to the regulated area of the said CPM. The applicant may submit a fresh application along with revised building through Competent Authority Kerala.

Case No.:25

(The Administrative Officer, Travancore Devaswom Board, Sree Parasurama Swami Temple, Thiruvallam. P.O., Thiruvananthapuram, Kerala -27.)

After perusal of the application, the Authority decided to **reject** the case as the construction site falls within the prohibited area of Centrally Protected Monument (CPM), "Sree Parasurama temple, Thiruvallam, Thiruvananthapuram, Kerala" where no construction is permitted. The applicant may instead apply for repair and renovation of the existing Bhajana Mandap roof through Competent Authority, Kerala in terms of

provisions of Section 20C (1) of AMASR act 1958, (as amended in 2010) read with Rule 6 (VI) and Rule 8(1) of AMASR (CA) rules, 2011.

Case No.:26

(Shri Sanal Kumar S. and Smitha Rani S., T.C. 64/2358, 'Bhavana', Thiruvallam. P.O., Thiruvananthapuram, Kerala - 27)

After perusal of the application, the Authority decided to **recommend** grant of permission for construction of commercial cum residential building with Cellar + GF + 1 floor with the height of 07.50 Mtrs. (including mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rain water harvesting system, penthouse, structures of terrace garden etc.) at R.Sy Nos: 42/3-3, 42/4-4, Thiruvallam, Thiruvananthapuram, Kerala with floor area of: Cellar floor = 121.64 sqmtrs., GF = 168.32 sqmtrs., 1F = 159.95 sqmtrs., Cellar depth = 02.50 Mtrs. The recommendation for grant of permission is subject to the following stipulations:

a) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority;

b) The applicant should obtain all the requisite / necessary clearances from the respective authorities before commencement of construction;

c) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction;

d) The applicant should obtain necessary Occupancy-cum-Completion Certificate from respective local body after completion of construction;

e) The applicant should obtain clearance of Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations; and

f) The construction of the basement should be in accordance with the land use and other provisions specified under the respective Local Building Bye-Laws / Zonal Development Plan and adequate arrangements should be made so that surface drainage does not enter the basement.

ONLINE COMPLIANCE CASE

Case No.:27

(Shri Sugyani Charan Nanda, Plot No. 432, 1st Floor, Lewis Road, P.O: BJB Nagar, P.S. Badagada, Bhubaneswar, District - Khordha, Odisha - 751002)

After perusal of the application, the Authority decided to **recommend** grant of permission for construction of residential building with Basement + Stilt + 4 floors with the height of 17.50 Mtrs. (including mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rain water harvesting system, penthouse, structures of terrace garden etc.) at Plot No.: 634, Khata No.: 66/218, Mouza: Bhubaneswar Sahara Unit 29 Buxi Jagabandhu Nagar, Khordha, Bhubaneswar, Odisha with floor area of: Stilt floor = 759.74 sqmtrs., 1F = 2F = 3F = 4F = 731.13 sqmtrs., Basement area = 642.44 sqmtrs., Basement depth = 02.10 Mtrs. The recommendation for grant of permission is subject to the following stipulations:

a) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority;

b) The applicant should obtain all the requisite / necessary clearances from the respective authorities before commencement of construction;

c) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction;

d) The applicant should obtain necessary Occupancy-cum-Completion Certificate from respective local body after completion of construction;

e) The applicant should obtain clearance of Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations; and

f) The construction of the basement should be in accordance with the land use and other provisions specified under the respective Local Building Bye-Laws / Zonal Development Plan and adequate arrangements should be made so that surface drainage does not enter the basement.

OFFLINE COMPLIANCE CASES

Case No.:28

(Abu Saleh Hobibul Haque and others, GNG Road (Hospital Road), Ward No. 12, District - Sivasagar, Assam – 785640)

After perusal of the application, the Authority decided to **send back** the case asking the applicant to submit English translated ownership documents to establish whether the applicant is the owner of the proposed construction site or not. The applicant may re-submit the application after complying with the above observation, through Competent Authority, Assam.

Case No.: 29

(M/s Sai Sankalp Developers through partner Shri Yogesh M. Jadhav, Shop No. 02, Paritosh Tower, Premium Park, Behind on the way Hotel, Virar West, Maharashtra – 401303)

After perusal of the application, the Authority decided to **send back** the case with the following observations:-

a) Competent Authority, Maharashtra may submit a copy of its report of Joint site inspection carried out on 30.04.2025 as stated by the applicant in his letter dated 12.06.2025.

b) There was a mismatch of floor area of Hospital No.02 (GF to 6th floor) in Form –II (564.82 sqmtrs.) with Building plan and architect summary (565.82 sqmtrs).

c) There was a mismatch of height (Hospital building 1 (B) in Form-II (48.70 sqmtrs) with Form-I, Building Plan and architect summary (28.70 Mtrs).

d) There was a mismatch of floor area (Hospital building 1(B) in Form-II (452.98 sqmtrs.) with building plan (452.39 sqmtrs).

e) The floor of (Hospital No.02) 8F, 9F 10F, 11F not mentioned in Form-II, whereas it is mentioned in building plan.

f) In the revised application, the applicant has proposed an increase in the height and the built up area is more than 5000 sqmtrs therefore Heritage Impact Assessment (HIA) report by a NMA notified expert heritage body is required to be submitted. List of NMA notified expert heritage body is available on NMA website.

The applicant may re-submit the application after complying with the above observations, through Competent Authority, Maharashtra.

Case No.:30

(Shri Dhiren Gala of M/s Rajhem Builders & Developers LLP, 2774/63, MIG Colony Bandra (E), Mumbai, Maharashtra - 400051)

After perusal of the application, the Authority decided to **send back** the case with the following observations:

a) The applicant should submit structural drawings approved by Registered Structural Engineer, giving the foundation details for high rise building of height exceeding 65.00 mtrs.

b) The site plan of Rehab Wing-A and Sale Wing-B, is not signed and stamped by the licensed architect.

c) In the revised application, the applicant has proposed an increase in the height and the built up area is more than 5000 sqmtrs, therefore Heritage Impact Assessment (HIA) report by a NMA notified expert heritage body is required to be submitted. List of NMA notified expert heritage body is available on NMA website.

The applicant may re-submit the application after complying with the above observations, through Competent Authority, Maharashtra.

Case No.: 31

(Bethlehem Premises CSL, 242, 242/1 to 242/6, S.No. 28, Part of Mandapeshwar, Taluka-Borivali, 400 SVP Road, Borivali (W), Mumbai, Maharashtra – 400103)

After perusal of the application, the Authority decided to **send back** the case asking the applicant to restrict the maximum height upto 62.00 Mtrs. (inclusive all) as decided by the Authority in its 471st RGP meeting held on 27.02.2025 for the proposed construction site and re-submit the application along with revised building plan through Competent Authority, Maharashtra, accordingly.

OFFLINE RECONSIDERED CASES

Case No.:32

(Shri Unnikrishnan, Mullappilly House, Ariyannoor P.O., Thrissur, Kerala – 680102)

After perusal of the application, the Authority decided to **recommend** grant of permission for construction of residential building with GF + 1 floor with the height of 07.25 Mtrs. (including mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rain water harvesting system, etc.) at Sy No. 103/2-3, Ward No. V, Kunnamkulam, Kandanasseri, Thrissur, Kerala with floor area of: GF = 119.48 sqmtrs, 1F = 53.99 sqmtrs, Porch (Sheet roofing) = 32.49 sqmtrs. The recommendation for grant of permission is subject to the following stipulations:

a) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority;

b) The applicant should obtain all the requisite / necessary clearances from the respective authorities before commencement of construction;

c) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction;

d) The applicant should obtain necessary Occupancy-cum-Completion Certificate from respective local body after completion of construction; and

e) The applicant should obtain clearance of Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations.

Case No.:33

(Smt. Leya K. R., Ittithara House, Triprayar, Nattika. P.O., Thrissur, Kerala – 680567)

After perusal of the application, the Authority decided to **recommend** grant of permission for extension of Ground Floor and construction of 1st Floor over the existing Ground Floor residential building raising the height to 07.30 Mtrs. (as per building plan) (including mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rain water harvesting system, etc.) at Sy No. 290/1B, 290/1C, Nattika Village, Nattika Grama Panchayath, Chavakkd Taluk, District - Thrissur, Kerala with floor area of: GF (existing) = 73.03 sqmtrs, GF (proposed extension) = 39.14 sqmtrs, 1F = 80.50 sqmtrs. The recommendation for grant of permission is subject to the following stipulations:

a) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority;

b) The applicant should obtain all the requisite / necessary clearances from the respective authorities before commencement of construction;

c) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction;

d) The applicant should obtain necessary Occupancy-cum-Completion Certificate from respective local body after completion of construction; and

e) The applicant should obtain clearance of Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations.

ADDITIONAL AGENDA

ONLINE FRESH CASES

Case No.:34

(Smt. Sonia Bhalla, 116, Jorbagh, New Delhi - 3)

After perusal of the application, the Authority decided to **send back** the case with the following observations: -

a) There was a mismatch of 2F area in Form-I/Form-II (207.280 sqmtrs.) with building plan (209.284 sqmtrs.).

b) The Self-declaration as per NMA format was not enclosed.

c) There was a mismatch of height in Form-I/Form-II (15.51 Mtrs.) with building plan (15.21 Mtrs.).

d) In Form-I and Form-II, the applicant name was mentioned as Smt. Sonia Bhalla, whereas the property document mentions the owner name as Shri Amit Bhalla. Power of Attorney or Special Power of Attorney registered by Sub-registrar office in favour of Smt. Sonia Bhalla to apply for RGP on behalf of owner is not enclosed.

The applicant may re-submit the revised proposal through Competent Authority, NCT of Delhi after complying with the above observations.

Case No.:35

(Smt. Nidhi Malhotra, Shop No. 1 Prop No 3520 Chotani Manzil Nicholson Rod Mori Gate Delhi)

After perusal of the application, the Authority decided to **reject** the case as grant of NOC for mortgage of loan does not come under the purview of AMASR Act ,1958 (as amended in 2010).

Case No.: 36

(Sahil M Virani Partner of Empire Realty, Office at 201, Tanishka Commercial Premises, Co-operative Society Limited, Akurli Road, W.E. Highway, Kandivali (East), Mumbai, Maharashtra– 400101)

After perusal of the application, the Authority decided to **send back** the case with the following observations:

a) The self-declaration (as per NMA prescribed format) was not enclosed.

b) The floor area of Ground Floor mentioned in Form-I/Form-II was 287.05 sqmtrs. However, it was not mentioned in building plan.

c) The building plan was not signed by licensed architect.

The applicant may re-submit the application after complying with the above observations, through Competent Authority, Maharashtra.

OFFLINE FRESH CASES

Case No.:37

(Shri Shekhar Agarwal, Smt. Shashi Agarwal, Shri Shantanu Agarwal and Shri Shekar Agarwal (HUF), 07, Sadhana Enclave, New Delhi)

After perusal of the application, the Authority decided to **recommend** grant of permission for extension of GF + 2 floors and construction of 3F over existing Basement + GF + 2 floors residential building raising the height to 16.99 Mtrs. (including mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rain water harvesting system, penthouse, structures of terrace garden etc.) at 07, Sadhna Enclave, New Delhi. The details of floor area are as follow:

Floor	Existing Area	Proposed Area	Total Area
Ground floor	218.86 sqmtrs.	28.25 sqmtrs.	247.11 sqmtrs.
First floor	218.86 sqmtrs.	28.25 sqmtrs.	247.11 sqmtrs.
Second floor	108.04 sqmtrs.	77.49 sqmtrs.	185.53 sqmtrs.
Third floor	Nil	84.07 sqmtrs.	84.07 sqmtrs.
Basement	178.33 sqmtrs.	--	178.33 sqmtrs.
Depth	02.50 Mtrs		

The recommendation for grant of permission is subject to the following stipulations:

a) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority;

b) The applicant should obtain all the requisite / necessary clearances from the respective authorities before commencement of construction;

c) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction;

d) The applicant should obtain necessary Occupancy-cum-Completion Certificate from respective local body after completion of construction; and

e) The applicant should obtain clearance of Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations.

Case No.:38

(Shri Anil Bhavnani s/o Shri Ram Bhavnani, B-23, Mayfair Garden, New Delhi - 110016)

After perusal of the application, the Authority decided to **recommend** grant of permission for extension of GF and construction of 1F over existing GF residential building raising the height to 07.85 Mtrs. (including mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rain water harvesting system, etc.) at B-23, Mayfair Garden, New Delhi - 110016. The details of floor area are as follow:

Floor	Existing Area	Proposed Area
Ground floor	266.45 sqmtrs.	40.26 sqmtrs.
First floor	--	35.35 sqmtrs.

The recommendation for grant of permission is subject to the following stipulations:

a) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority;

b) The applicant should obtain all the requisite / necessary clearances from the respective authorities before commencement of construction;

c) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction;

d) The applicant should obtain necessary Occupancy-cum-Completion Certificate from respective local body after completion of construction; and

e) The applicant should obtain clearance of Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations.

Case No.:39

(Dr. Manoj Rastogi, Y-88, Hauz Khas Enclave, New Delhi)

After perusal of the application, the Authority decided to **recommend** grant of permission for construction of residential building with Stilt + GF + 3 floors with the height of 18.00 Mtrs. (including mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rain water harvesting system, penthouse, structures of terrace garden etc.) at Y-88, Hauz Khas Enclave, New Delhi with floor area of : Stilt = GF = 187.45 sqmtrs., 1F = 186.31 sqmtrs., 2F = 183.76 sqmtrs., 3F = 52.09 sqmtrs. The recommendation for grant of permission is subject to the following stipulations:

a) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority;

b) The applicant should obtain all the requisite / necessary clearances from the respective authorities before commencement of construction;

c) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction;

d) The applicant should obtain necessary Occupancy-cum-Completion Certificate from respective local body after completion of construction; and

e) The applicant should obtain clearance of Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations.

Case No.:40

(M/s Aryaman Promoters Pvt. Ltd. and M/s V.V. Housing Pvt. Ltd. through their Director, Smt. Poonam Jhunjhun wala and M/s BDSK Developers Pvt. Ltd. & M/s BDSK Properties Pvt. Ltd. through their Director, Smt. Sangeeta Jhunjhun wala, E-28, Geetanjali Enclave, New Delhi)

After perusal of the application, the Authority decided to **recommend** grant of permission for construction of residential building with Basement + Stilt + GF + 3 floors with the height of 17.90 Mtrs. (including mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rain water harvesting system, penthouse, structures of terrace garden etc.) at E-28, Geetanjali Enclave, New Delhi with floor area of : Stilt = GF = 1F = 2F = 3F = 187.37 sqmtrs. Basement = 159.90 sqmtrs. and Basement depth = 03.50 Mtrs. The recommendation for grant of permission is subject to the following stipulations:

a) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority;

b) The applicant should obtain all the requisite / necessary clearances from the respective authorities before commencement of construction;

c) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction;

d) The applicant should obtain necessary Occupancy-cum-Completion Certificate from respective local body after completion of construction;

e) The applicant should obtain clearance of Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations; and

f) The construction of the basement should be in accordance with the land use and other provisions specified under the respective Local Building Bye-Laws / Zonal Development Plan and adequate arrangements should be made so that surface drainage does not enter the basement.

Case No.: 41

(Shri Pradeep Kumar Jain, Shri Sundeep Kumar Jain and Shri Kuldeep Jain, S - 335, Panchsheel Park, New Delhi)

After perusal of the application, the Authority decided to **recommend** grant of permission for construction of residential building with Basement + Stilt + GF + 3 floors with the height of 18.00 Mtrs. (including mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rain water harvesting system, penthouse, structures of terrace garden etc.) at S - 335, Panchsheel Park, New Delhi with floor area of: Basement = Stilt = GF = 277.56 sqmtrs. 1F = 2F = 3F = 220.91 sqmtrs and Basement depth = 03.96 Mtrs. The recommendation for grant of permission is subject to the following stipulations:

a) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority;

b) The applicant should obtain all the requisite / necessary clearances from the respective authorities before commencement of construction;

c) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction;

d) The applicant should obtain necessary Occupancy-cum-Completion Certificate from respective local body after completion of construction;

e) The applicant should obtain clearance of Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations; and

f) The construction of the basement should be in accordance with the land use and other provisions specified under the respective Local Building Bye-Laws / Zonal Development Plan and adequate arrangements should be made so that surface drainage does not enter the basement.

OFFLINE COMPLIANCE CASE

Case No :42

(Shri Hansraj Sharma, o/o The CPM RLDA Ahmedabad, 4th Floor, Nirman Bhavan, Near DRM Office, Asarva (Opp. GCS Hospital Gate No.2) Ahmedabad, Gujarat-382345)

After perusal of the revised proposal along with revised set of building plans / drawings submitted by the applicant, the Authority decided to **send back** the case, as it was observed that the details of the proposed construction were at variance with the revised building plans /drawings. The applicant may therefore, submit the revised proposal with details of construction strictly as per revised building plans/drawings, through Competent Authority, Gujarat.