



SPECIAL PLANNING AUTHORITY, NAINA, CIDCO

TOWN PLANNING SCHEME, NAINA NO. 1

(Akurli, Belavali, Chikhale)

Tahsil Panel, District Raigad

FINAL SCHEME

REPORT

(Under section 72(5) (6) (7) of the MR&TP Act, 1966)

S. V. SURVE
Arbitrator

Drawn up under section 72 (7) of the MR & TP Act, 1966 vide Arbitrator's Notice no. ARB/TPS-1/NAINA/GEN/479, dated 24th July 2020

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REPORT

Preamble

The Government of Maharashtra, in exercise of the powers conferred under clause (b) of Subsection (1) of the Section 40 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “the said Act”) declared City and Industrial Development Corporation of Maharashtra Limited (being a company owned and controlled by the Government of Maharashtra) (hereinafter referred to as “CIDCO”) as Special Planning Authority (hereinafter referred to as “the SPA”) vide its Notification, No. TPS-1712/475/CR-98/12/UD-12, dated 10th January, 2013 for 270 villages from District Raigad notified as Navi Mumbai Airport Influence Notified Area (hereinafter referred to as “NAINA”). The Sub-section (2) of Section 21 of the said Act makes it obligatory on the part of any Planning Authority to prepare, publish and submit a Development Plan for the area under its jurisdiction to the State Government for sanction within a period of three years from its constitution. Accordingly, in pursuance of the powers conferred by Sub Section (1) of the Section 23 of the said Act, the Special Planning Authority for NAINA published notice in the Maharashtra Government Gazette, Part-II, dated 15-21 May, 2014 declaring its intention to prepare a draft Development Plan for the said notified area and invited suggestions and objections from the public within a period of sixty days from the publication of this notice. Subsequently, the Government of Maharashtra, vide notifications dated 22th September 2015 and 18th March 2016 has declared Maharashtra Industrial Development Corporation Limited, (MIDC) and Maharashtra State Road Development Corporation Limited, (MSRDC) as Special Planning Authorities within the NAINA resulting thereby to remain CIDCO as Special Planning Authority now for 224 villages.

The SPA (CIDCO), while preparing a Development Plan for the area under its revised jurisdiction, decided to first prepare an Interim Development Plan under section 32 of the said Act for the 23 villages from Panvel Tahsil of the Raigad District which are under immediate pressure of development, pending the preparation of the Development Plan for the entire jurisdiction and publish a notice in this respect in the Maharashtra Government Gazette, dated 15th May 2014. Thereafter, by following the prescribed procedure, the Interim Development Plan was submitted to the State Government for sanction. The Government of Maharashtra, vide Notification No. TPS-1215/245/CR-332/2015/SM/UD-12, dated 27.04.2017 has sanctioned the Interim Development Plan (hereinafter referred to as ‘IDP’) along with Development Control and Promotion Regulations (hereinafter referred as DCPR-2017) for the 23 villages of NAINA under Section 31(1) of the said Act which has come into force w.e.f. 4th May, 2017.

In the said sanctioned DCPR-2017, a voluntary participatory NAINA Scheme was approved under Regulations No. 12.6 and 13. These special regulations for NAINA scheme are dealing with voluntary land pulling and development and for that, minimum area requirement is 10 ha. However, the SPA, NAINA has experienced many difficulties in implementing the IDP proposals through NAINA schemes and to provide local level infrastructure thereby as have been expected in the IDP.

The Special Planning Authority has therefore decided to undertake series of Town Planning Schemes under the MR & TP Act, 1966 for the effective implementation of the sanctioned Interim Development Plan of NAINA instead of relying upon the private developers to aggregate the lands in sporadic manner and allow the implementation of IDP to happen through NAINA scheme at the will and wish of the private developers,

The SPA, CIDCO has identified an area to the East of Mumbai-Pune Expressway about 2 to 2.5 km away and off the Panvel-Matheran State Highway No. 54, about half kilometer away from it to the North from Akurli village of Panvel Tahsil for its first Town Planning Scheme. While doing so, the SPA has joined lands situated in villages Belavali and Chikhale from the same Tahsil situated about 4.5 to 5.0 km away from Akurli which are designated in the IDP for Growth Centre. As such, the area identified for the first Town Planning scheme is not contiguous and is in two parts. The SPA has decided to reconstitute the lands from village Akurli into Final Plots to be allotted to the owners/Original Plot holders from these three villages atleast to the extent of 40 % of their original holdings. Remaining 60 % land will be under Growth Centre, IDP and scheme Roads, Open Spaces, EWS and LIG Housing and for social infrastructure. The first part of the Scheme from village Akurli is of 12.75 Ha, The second part from village Belavali is of 4.59 Ha and from village Chikhale situated beyond river Kirki is of 1.77 Ha. Thus the total area under the scheme is of 19.11 Ha.

The scheme area is only 3/4th km away from Panvel Node of Navi Mumbai. The Panvel-Matheran Road, though it is categorised as State Highway, is very narrow and needs to be widened immediately in order to cope with the existing as well as incoming traffic load. The sanctioned Interim Development Plan proposed its widening to 27m. The area to the both sides of this State Highway is under immediate pressure of development, mainly for residential with ground floor shopping and many such residential projects have been come up along this road. As such, the area needs immediate implementation of the Interim Development Plan and improvements in social and physical infrastructure in this area. After the implementation of this town planning scheme, the area will get turned into a well laid and well planned urban unit with proper infrastructure and with efficient road network.

The SPA, NAINA (CIDCO) has undertaken its first Town Planning Scheme identifying areas from the villages Akurli, Belavali and Chikhale. Accordingly, the Board of CIDCO, vide Resolution No 11915 dated 11.08.2017 had declared its intention under Sub-Section (1) of Section 60 of the said Act, for making of Town Planning Scheme, NAINA No 1 at Villages Akurli, Belavali, and Chikhale (non-contiguous area) from Tahsil Panvel of District Raigad.

As said earlier, the area included in the scheme is in two parts and the Part A of the scheme includes the area from village Akurli. Other part from villages Belavali and Chikhale is contiguous but separated by river Kirki and it is Part B of the scheme. The area from Part A is included in the Residential Zone of the sanctioned IDP. However, the area from Part B is entirely under reservations of Growth Centres and the Multi-Modal Corridor (MMC) in the sanctioned IDP. The Part A of the TPS-1 has derived access off Panvel-Matheran Road over the existing 18.00 m wide road constructed in the Rental Housing Scheme recently completed just adjoining the scheme area. This road is now handed over to the SPA and become the public road. The service infrastructure such as construction of roads, providing street lighting, providing and laying of appropriate size gutter lines, providing and laying of appropriate size water pipelines and the development of Community Centre, Educational facility, Garden, Play-Ground and the open spaces within the scheme is now the responsibility of the SPA, NAINA (CIDCO). There is a separate site reserved in sanctioned IDP of NAINA for Sewerage

Treatment Plant (STP) in the South-East direction of the Part A, outside of TPS-1, at a distance of about one km. Provision of underground sewage connections to every plot will have to be made available in due course of time, which will finally be connected to the said STP, when in operation. While preparing TPS-1, no changes in the IDP reservations have been made.

Preliminary Scheme

As said earlier, the area of the Town Planning Scheme, NAINA No. 1 (Akurli, Belavali, Chikhale) (hereinafter referred to as “the said TP Scheme”) is in two parts. The Part A is in Akurli village and admeasures to 127546 sq.m. The Part B is in villages Belavali and Chikhale. The area from village Chikhale is 17731 sq.m and from village Belavali is 45901 sq. m. Hence, Part B covers an area of 63632 sq.m. Thus the total area under TPS, NAINA no. 1 is 191178 sq. m. The area of Part B of the scheme does not possess any existing access from public road and all the land holdings are having status as land-locked. In the IDP, 18 m wide East-West road is proposed which passes from the northern portion of the Part A of the scheme. The alignment of proposed Multi-Modal Corridor touches the Southern part of the lands from village Belavali in Part B of the scheme. The lands from village Chikhale are beyond the river Kirki. As lands from villages Chikhale and Belavali are under reservations of Growth Centres and MMC, the final plots allotted to all the land owners from these villages of Belavali and Chikhale are in the village of Akurli i.e. in Part A of the scheme.

Accordingly, the SPA had prepared a scheme layout of the draft scheme in Part A of the scheme in the village Akurli. The access for the scheme layout in Part A of the scheme is derived from the 18 m wide North-South road branching off from Panvel-Matheran Road at the eastern boundary of the Balaji Symphony rental scheme. The SPA (CIDCO) had prepared the draft Town Planning Scheme by following the formalities and observing all the legal provisions which had been submitted to the Managing Director, CIDCO, as the powers exercisable under section 68 (2) of the said Act have been delegated to him by the State Government vide Urban Development Department notification no. TPS-1817/973/CR-103/17/UD-13 dated 13/09/2017. The sanction to the said draft Town Planning Scheme, NAINA No. 1 has been accorded under section 68 (2) of the said Act by him vide his Notification no. CIDCO/ NAINA/ TPS-1/2018 dated 21-09-2018 and after consulting the Director of Town Planning, Pune. The said Notification was published in the extra-ordinary Maharashtra Government Gazette, Part II, dated 24-09-2018.

The base FSI of lands included in the Town Planning Scheme is 0.20 and in addition, premium FSI of 0.30 is permissible as per the DCPR-2017 of the IDP. Considering the land pooling under the TP scheme on par with NAINA scheme under DCPR-2017, the SPA, NAINA have increased this base FSI to 1.00 as an incentive for participating in the TP scheme which is a normal FSI everywhere in the Maharashtra State. This will lead to effective implementation of the Town Planning Schemes in NAINA in getting proper cooperation from the land owners/stake holders. The SPA, NAINA (CIDCO) has decided to allot final plots of reduced areas to the extent of 40 % of their original holdings taking away their 60 % land. If the potential of original plots considering base FSI of 1.00 is allowed to be consumed in the final plots in lieu of compensation, the net FSI permissible in the final plots works out to be 2.50. This has been committed by the SPA to the land owners and accordingly, drafts Town Planning Scheme, NAINA No. 1 has been processed and sanctioned by the Managing Director, CIDCO under section 68(2) of the said Act.

The SPA had prepared the layout of this draft scheme accommodating IDP road of 20 m and proposing other scheme roads of 18 m, 15 m & 12m to provide access to all the final plots with proper internal mobility. The draft scheme also proposed plots for open spaces, social amenities, electric sub-

station, EWS and LIG Housing and for Growth Centre. The Multi-Modal Corridor has been proposed by the MMRDA in the Mumbai Metropolitan Regional Plan and the land falling under it is also reserved in the draft Scheme. As said earlier, the draft scheme is sanctioned by the Managing Director, CIDCO on 21st September 2018 under section 68 (2) of the said Act.

Arbitration Proceedings

The State Government has then appointed Shri Suresh V. Surve, Deputy Director of Town Planning, retired from the Town Planning and Valuation Department of the Maharashtra Government as the Arbitrator under sub-section (1) of Section 72 of the Maharashtra Regional and Town Planning Act, 1966 for this draft scheme vide Urban Development Department notification No. TPS/1718/4354/CR-223/18/UD-12 dated 23rd October 2018.

The Arbitrator has entered upon the duties w.e.f. 15th November 2018 by publishing the notice in the Maharashtra Government Gazette, Part II, on pages 1 & 2 dated 20-11-2018. The same notice in English and in Marathi has been published in daily Marathi Newspapers dated 30-11-2019 for the information of the public. Then special notices in the prescribed Form No. 4 as per Rule No. 13 (3) of the Maharashtra Town Planning Schemes Rules, 1974 have been served upon each and every owner of the Original Plots during 1st March to 26th March 2019. It was found that some of the owners were not appeared to give hearing and some were not received the special notices for want of addresses etc. The public notice was published in the local newspaper dated 16th April 2019 as well as it was published on the notice boards of the respective Gram Panchayat Offices and they were called to give hearing in respect of the scheme proposals. The hearing of the land owners have been completed during the period from 11th march to 26th April 2019. The Special Planning Authority, NAINA (CIDCO) has also been given hearing on 8th May 2019. The minutes were recorded ownership-wise by the Arbitrator.

The Arbitrator has then sub-divided the sanctioned draft scheme into two parts as i) the Preliminary Scheme and ii) the Final Scheme as provided under subsection (3) of Section 72 of the said Act on 3rd May 2019 vide his order bearing no. CIDCO/NAINA/Arbitrator/TPS-1/2019/555 dated 3-05-2019. Then the layout of the scheme has been finalised by the Arbitrator considering the requests and points/issues raised by the land owners during the hearings and by the Special Planning Authority. The sanctioned IDP has proposed the 20 m wide east-west road in Akurli village which runs through the scheme area. None of any other proposals or reservations is proposed in the IDP which falls in Akurli village included in Part A of the scheme. The areas included in the scheme from villages Belavali and Chikhale are entirely under Growth Centres and the MMC reserved in the IDP. Hence, the final plots allotted in lieu of their original plots to the land owners from these two villages from the Part B of the scheme by reconstitution are situated in village Akurli in the Part A of the Scheme. The decisions regarding reconstitution of original plots into final plots and decisions regarding owners titles with shares, tenures are recorded in Table no. A accompanied to the Preliminary Scheme. Considering the points/observations and issues raised during hearing of the owners and of the SPA, the layout of the draft scheme is revised wherever necessary by the Arbitrator and the Preliminary Scheme has been finalised.

The Preliminary Scheme has been then drawn up by the Arbitrator after observing the legal formalities and after following due procedure on 20th June 2019 as provided under sub-section 72 (7) within the prescribed time limit nine months as per section 72 (3) of the Act from the appointment of Arbitrator which was to expire on 22nd July 2019. The notice in this respect as per rule 13 (9) of the Maharashtra Town Planning Schemes Rules, 1974 was published in the Maharashtra Government Gazette, Extra-Ordinary, Part II, dated 26th June 2019 and in the local newspaper on 1st July 2019.

Then it was submitted for sanction to the State Government on 4th July 2019 vide Arbitrator's letter no. Arbitrator/TPS-1/GEN/Sect.-82/61 dated 4th July 2019. Now the Preliminary Town Planning Scheme, NAINA no. 1 has been sanctioned by the State Government vide Urban Development Department Notification no. TPS-1219/1865/CR-108/19/UD-12 dated 3rd November 2019 read with Corrigendum bearing same no. dated 11th February 2020. This Preliminary Town Planning Scheme, NAINA no. 1 has come into force w.e.f. 11th February 2020. While sanctioning the Preliminary scheme, the State Government has modified some decisions of the Arbitrator. In view of this, all the Final Plots allotted to the land owners and to the SPA, NAINA are now vesting in them as per the decisions given by the Arbitrator as recorded in Table B appended to the said Preliminary scheme subject to amendments carried out by the Government.

The area analysis of the sanctioned Preliminary scheme is as under. The 12.52 % area is under scheme roads and 4.52 % area is under MMC, 5.99 % area is under open spaces, Garden and Play Ground, 2.33 % area is under social amenities like Community centre, School and 1.19 % area is under utilities totaling to 26.55 % of the scheme area. The area under plot designated EWS/LIG Housing is 4.47 %. The area under Growth Centre is 28.76 % of the scheme area. Thus the total land acquired under Preliminary Town Planning Scheme, NAINA no. 1 is 59.78 % of the total scheme area. The Growth Centre is a city-level proposal of the IDP which is included in the Part B of the scheme.

The section 64 (g-1) (i) prescribes provision of housing of EWS/LIG and for dispossessed families due to scheme proposals to the extent of 10 % of the Scheme area. None of any families are dispossessed in the scheme and hence, no provision in this regard is required. The provision of EWS/LIG Housing is made in the final plot no. 44 which is 4.47 % of the scheme area and well below 10 % cap prescribed under section 64 (g-1) (i). The clause (ii) of the said section prescribes 40 % cap for allotment of lands for roads, open spaces, social infrastructure and utilities and plots provided as sale component. In the draft scheme, MMC is RP road and the reservation of growth centre is not covered under this section. The growth centre cannot be considered as sale component expected in this section specifically to raise the funds to meet costs of infrastructure to be provided in the scheme. It is a city level proposal and would be developed as CBD in due course of time as an independent entity and hence, it has nothing to do directly with the scheme. In view of this, the percentage of lands under DP/Scheme roads including MMC, social infrastructure, utilities and open spaces provided in the Preliminary Scheme works out to 26.55%. The social infrastructure and open spaces provided in the scheme are in addition to the IDP proposals and they are provided mainly because the scheme does not contain any IDP infrastructure to cater the population expected in the scheme. Special development control regulations in addition to the DCPR-2017 are formulated so as to make possible to consume the permissible FSI of 2.50 and to make plots buildable.

During the hearing of the land owners under rule no.13 (4) of the Maharashtra Town Planning Schemes Rules, 1974, the requests/demands made by the owners of the original plot holders with reference to the valuation of the original Plots, Semi-Final Values and Final Values estimated for their Final Plots, Contribution levied in the draft scheme have been heard and recorded. These requests are considered wherever possible and complied within the scope of the legal provisions and more or less, to the satisfaction of the land owners.

The major demands and the requests made by the land owners in respect of the valuation and contribution worked out in the draft Scheme by the SPA, NAINA are as below.

- i) The rate of land value of the original plots has been considered very much at lower level as compared to the actual rates appearing in the market.

- ii) While estimating the value of the original plots, existing trees, dug wells, bore wells and compound walls/fencing have been neglected and hence not valued.
- iii) Existing structures constructed with due permission of the respective Gram Panchayat are not valued.
- iv) The final values of the final plots are estimated at very high level than the actual market values.
- v) The contribution levied on the final plots is exorbitant.
- vi) The land owners were never told by the SPA that the contribution is required to be paid by them even when they are surrendering 60 % of their lands to the scheme.
- vii) The SPA never made clear that the FSI of 2.5 is permissible in lieu of monetary compensation.
- viii) The contribution should be waived considering that they have parted with their 60 % lands.
- ix) The compensation is being paid too much on the lower side as compared to that available under LARR Act, 2013.
- x) The land owners should be paid monetary compensation for 60 % lands surrendered by them as well as the FSI of 2.5 in the final plots allotted to them.

Original Plot Values

The Original plot Value is defined under clause (f) of section 97 (1) of the MR & TP Act, 1966. It is the value of an original plot included in a TP scheme prevailing to the date of declaration of intension under section 60 (1) of the Act to prepare a scheme in its original state without reference to such a scheme. The Forms no. 1 accompanied to the sanctioned draft scheme is scrutinised by the Arbitrator in light of the provisions made under section 72 (6) of the Act. It is found that the rates of land values of the original plots included in both the parts of the scheme are adopted from the Annual Statement of Rates (ASR) published by the Inspector General of Registration and Superintendent of Stamps, Maharashtra State. These rates relevant to the date of declaration of the intention to prepare this Town Planning Scheme and applicable to the villages of Akirli, Belavali and Chikhale from Panvel Tahsil of the Raigad District have been adopted. The date of declaration of intention under section 60 (1) of this scheme is 11th August 2017. These rates adopted are the rates given in the said annual statement of rates-2017 for the lands from these three villages which are having NA potentiality. These lands are also in Residential Zone of the sanctioned IDP. These rates are commonly known as Ready Reckoner Rates-2017 and considered as indicators of fair amount of rates for assessing the land values pertaining to the year 2017. In estimating the land values of August 2017 of all the lands included in the draft scheme from these three villages, the SPA, NAINA has considered these lands which are in the course of development for non-agricultural activities, being in the vicinity of New Panvel node of Navi Mumbai, already developed as new town, both sides of Panvel-Matheran state highway and about 2 to 2.5 km away. The said ready reckoner-2017 gives single rate of land value throughout the village irrespective of its location or situation in the village. These lands are situated beyond the periphery of 200 m from the respective village gaothans and hence, permissible for FSI of 0.20 as per the sanctioned Mumbai Metropolitan Regional Plan and now revised and submitted to the State Government for sanction. The sanctioned IDP has also prescribed the same FSI of 0.20. The rate of the land values pertaining to August 2017 in village Akurli was Rs. 4420/- per sq. m as per the ASR-2017. Similarly, in the villages Belavali and Chikhale, rates of the land values were Rs. 3590/- and Rs. 3000/- per sq. m as per the ASR-2017.

I have come to conclusion that the land values estimated by the SPA, NAINA for the original plots included in this scheme from these three villages based on the ASR rates of 2017 are appropriate

as all these lands do not possess any access and could not be develop individually unless proper road network is provided. The lower FSI of 0.20 permissible to these lands does not attract any development, being uneconomical and the lands are therefore, remained idle eventhough they are in the vicinity of New Panvel. Some of the lands where well irrigation is made available are put to agriculture producing mainly the vegetables. Few of them are under traditional paddy crop during the monsoon season.

The land owners, during their hearing, they have raised the issue that the SPA, NAINA has not valued their trees standing on their lands giving income, wells providing water for growing mainly the vegetables and the compound walls/fencing. These are the facilities required to carry the agricultural activities and these amenities are generally valued while estimating the valuation considering that they only have agricultural value. The rate of agricultural lands from these villages is too low as compared to the rate of lands who have acquired non-agricultural potentiality. The rates of original plot value estimated by the SPA, NAINA as Rs. 4420/- per sq. m for lands situated in Akurli, and Rs. 3590/- and Rs. 3000/- per sq. m for lands situated in Belavali and Chikhale respectively considering that they all have NA potentiality on the basis of the ASR-2017 are therefore considered to be proper and appropriate relevant to the date of declaration of intension under section 60 (1) of this scheme. The old structure of owner of OP no. 1 in Akurli which is under the residential use of the owner is affected by 12 m wide scheme road. It is therefore valued for its depreciated value for compensation. However, it is found that he has constructed a small bungalow in this OP no. 1 without seeking SPA's due permission and while allotting FP no. 1 in lieu of this to him, care has been taken that this bungalow will remain unaffected in this FP no 1 for their use.

Further, it is observed that in village Akurli, in part A of the scheme, the Original Plots bearing nos. 1, 12, 13, 14,15, 16, 17, 18, 19 and 20 are situated just adjoining very big and high-rise residential scheme already completed with FSI of 4.00 as rental scheme, known as Balaji Symphony. Out of these OPs, original plot no. 17 fronts directly to 20 m wide road constructed in the said rental scheme. These original plots have therefore acquired comparatively higher potentiality of being developed and have therefore, enjoying the benefit of higher land value. The original plot no. 30 which is on the eastern boundary of the Part A of the Scheme is too narrow, below 6.00 m in width and without having any success. It cannot be developed for any NA activity and hence, it will fetch much lower value in the market.

In view of this, land values pertaining to August 2017 of all Original Plots included in the scheme have been estimated and decided in the Final Scheme as below.

a) OPs nos. 1, 12, 14, 15, 17 to 20 -----	Rs. 5175 /- per sq. m
b) OPs nos. 13 and 16 -----	Rs. 4850 /- per sq. m
c) OP no. 30 -----	Rs. 3315 /- per sq. m
d) Rest of the OPs from Akurli -----	s. 4420 /- per sq. m
e) OPs from village Belavali -----	Rs. 3590 /- per sq. m
f) OPs from village Chikhale -----	Rs. 3000 /- per sq. m

Semi-Final Values

Semi-final value is defined under clause (f) of section 97 (1) of the Act. It is the value of a Final Plot prevailing to the date of declaration of intension under section 60 (1) of the Act to prepare a scheme without reference to any improvements contemplated in the scheme, other than the improvements due to alterations of its boundaries. This is the value of a final plot only as a result of

improvements in its shape and location due to the reconstitution. The Forms no. 1 accompanied to the sanctioned draft scheme is scrutinised by the Arbitrator in light of the provisions made under section 72 (6) of the Act. It is found that the rates of Semi-Final values of all the final plots reconstituted in Part A of the scheme estimated in the sanctioned draft scheme are 1.5 times of the respective original plot values.

As said earlier, the land owners from villages Belavali and Chikhale included in the part B of the scheme have been allotted final plots in lieu of their original plots situated in these villages by reconstitution in village Akurli in part A of the scheme. Their original plots have been acquired fully for Growth Centres and for MMC as per IDP proposals. Hence, in this case, their respective final plots are altered in shapes as well as shifted totally at different locations, 4.5 to 5 km away. The base FSI permissible to their original plots situated in these three villages is 0.20 as prescribed under DCPR-2017 of the IDP. The SPA, NAINA has proposed FSI of 1.00 to all these original plots after land pooling or aggregation to form a single unit of planning. This appreciation in the FSI has been approved by the State Government while approving the special DCPR of the preliminary Town Planning Scheme, NAINA no. 1. This will reflect in deciding the Semi-Final Value of the reconstituted final plots. Secondly, each and every plot has been reconstituted with good shape suitable for any building activity, with assurance of proper access. Hence, all these factors are considered in estimating the Semi-Final values of all the final plots, but without considering any other improvements such as provisions of well constructed vehicular roads, provision of social infrastructure, utilities like water supply, street lighting, drainage facilities etc. as contemplated in the scheme.

Considering all these factors and points, I have decided Semi-Final Values of all the final plots included in this scheme prevailing to August 2017 i.e. on the date of declaration of intension of this scheme as Rs. 6630 /- per sq. m which is proper and appropriate. However, such rate of Semi-Final Value in respect of FP no. 45 is decided as Rs. 4420 /- per sq. m considering the fact that this FP is very small in area, unsuitable for any NA activity and will front the 20 m wide IDP road when constructed in due course as it is not part of this scheme. This FP is provided for SPA, NAINA as road amenity.

Final Values

Final value is defined under section 98 of the Act. It is the value of a Final Plot prevailing to the date of declaration of intension under section 60 (1) of the Act to prepare a scheme with reference to the improvements contemplated in the scheme on the assumption that the scheme has been completed. The works contemplated in the scheme are a) construction of 20 m wide east-west IDP road which passes through this scheme, b) construction of 18 m north-south scheme road which will open out access to the scheme area by extending the adjoining 18 m road already constructed in the rental scheme, c) construction of other 15 m and 12 m scheme roads, d) development of one Garden and one Play Ground, e) development of Community Centre, f) provision of Educational facilities, g) provision of road lighting, water lines and drainage lines. The OP values of Rs. 4420 /- per sq. m in Akurli which have been estimated to get increased to Rs. 6630 /- for their allotted final plots in the absence of any infrastructure contemplated in the scheme due there altered locations and shapes. However, after completion of the scheme i.e. all the works are completed and provided by the SPA, NAINA, and the final value of each and every final plot will get appreciated considering its location, level of frontage available, size and shape etc. Further, the land values available in the market in the vicinity of the similar lands and the rates of developed lands given in the ASR-2017 are also compared. In view of this, final values of FPs reconstituted in the Part A of this scheme have been decided considering mainly the following points.

- a) The FSI permissible in the Final Plots is equal to the quotient of the OP Area divided by the FP Area. As most of the final plots allotted are of reduced area to the extent of 40 % of the OP area, the FSI works out to 2.5 as maximum.
- b) The appreciation in the rate of final value would be 3.5 times the rate of OP value.
- c) The rate of FP value of the plots fronting the IDP road of 20 m wide would be 10 % more than the rate expected in (b) above.
- d) The rate of FPs situated at Corner of the roads or having double frontage would be 10 % more than the rates expected in (b) or (c) above, as the case may be.
- e) The rate of final value in respect of FP no. 14 would be only 5 % more than the rate expected in (b) above considering that though it is fronting the IDP road, such narrow frontage cannot be exploited for any commercial purpose.
- f) The rate of final value in respect of FP no. 44 would be only 5 % more than the rate expected in (c) above considering that though it is fronting the IDP road and the 15 m wide scheme road, frontage on IDP road is very narrow.
- g) The rate of Final Value in respect of FP no. 45 would not get appreciated considering the fact that this FP is very small in area, unsuitable for any NA activity and may front the 20 m wide IDP road when constructed in another scheme if undertaken by the SPA.

In view of this, the rates of Final Values of FPs in the category of (b) above are estimated to be as Rs.15470 /- per sq. m. Such rate for FPs in the category of (c) above is estimated to be as Rs.17020/- per sq. m. Such rates for corner plots fronting the IDP road are estimated to be Rs.18725 /- and those fronting the scheme roads would be Rs. 17020 /- per sq. m.

All these rates of OP values, Semi-Final Values and Final Values of Final Plots are marked on the Plans no. A, B, C and D accompanied to this Final Scheme and are considered proper and appropriate.

Compensation to the Land Owners

Compensation payable under Town Planning Scheme as per section 100 of the MR & TP Act, 1966 is for the lands acquired from the Original Plots included in such scheme and simultaneously considering the reconstituted FPs allotted in lieu such OPs without reference to improvements contemplated in the Scheme. In certain cases, compensation is occasionally required to be paid for injurious affection as provided under section 102 of the Act. In the present scheme, none of any owners have claimed compensation under this section 102 as their lands are not injuriously affected by making of this scheme in response to the notice in Form 4 in this respect under Rule no. 13 (3) of the Maharashtra Town Planning schemes Rules, 1974. Compensation is not payable under a Town Planning Scheme for the items covered under section 103 of the Act.

Section 100 of the Act provides for calculating the compensation under a town planning scheme and it is an amount arrived at after deducting the value of original plot from the semi-final value of allotted final plot in lieu of such original plot. Here, it is required to be noted that only the value of the acquired portion from the OP is not payable as compensation as generally is done under the LARR Act, 2013 but is reduced by the semi-final value of the allotted final plot. This compensation includes value of structures or anything married with original plot. The values involved here are prevailing to the date of declaration of intention under section 60 (1) of the Act to prepare a town planning scheme.

However, the land owners have now an option provided under the proviso to section 100 of the Act to opt for FSI / TDR in lieu of this compensation which is equivalent to reduction in the areas of

their original plots resulting from reconstitution. During the hearing of the land owners, all the owners have opted the FSI/TDR available as per this proviso and hence, they are not eligible to get monetary compensation.

Compensation by SPA, NAINA

Clauses (ix) of Section 72 (6) of the Act provides for this. The Arbitrator is required to calculate the proportion of compensation payable by the Planning Authority for each FP allotted or reserved for public purpose or for the use of Planning Authority which is partially beneficial to the residents of the scheme and partially to the general public. Section 97 of the Act gives the items considered towards the cost of the Scheme and as per clause (c) of it, cent percent compensation is payable by the Planning Authority to the cost of the Scheme calculated in respect of the FPs provided for public purpose or for the use of Planning Authority which are solely beneficial to the owners of the final plots or to the residents of the scheme. Whereas, only that portion of compensation calculated for the FPs provided for public purposes or for Planning Authority which are partially beneficial to the land owners or residents of the scheme and partially beneficial to the general public is payable in proportion to the percentage of such benefits attributable to the residents of the scheme by the Planning Authority to the cost of the Scheme. However, the final plots allotted to the Planning Authority for public purposes which are solely beneficial to the general public and not beneficial to the scheme are also liable for compensation as the Planning Authority cannot acquire any land without the payment of compensation. This amount of compensation or its share of compensation for final plots which are solely or partially beneficial to the general public in proportion of such benefits shall not be added to the cost of the scheme but will appear to the receipt side of the Form no. 2 prescribed under rule no. 6 (vii) of the Maharashtra Town Planning Schemes Rules, 1974. Compensation payable by the SPA, NAINA for the plots allotted to it will be equal to the semi-final value of such plots in case, they are solely beneficial to the general public or its share in the proportion of such benefits in case of partially beneficial to the general public.

Incremental Value of Final Plots

Increment in the value of a final plot is defined in section 98 and it is deemed to be the amount by which the market value of such final plot estimated with reference to all the improvements contemplated in the scheme have been completed would exceed over the value of the same final plot estimated without reference to such improvement, both the values are prevailing to the date of declaration of intention to make a scheme under section 60 (1) of the Act. In other words, increment in the value of a final plot is equal to the difference of its final value and the semi-final value prevailing to the date of declaration of intention to prepare a scheme. Such incremental values have been worked out in respect of all the reconstituted final plots including the plots designated to public purposes and allotted to the Planning Authority.

Contribution by the Land Owners

Contribution is levied on the owner of each and every final plot included in the scheme to meet the cost of the scheme wholly or in part as provided under section 99 (1) of the Act. However, the Arbitrator may grant exemption from the payment of such contribution as per the clause (xi) of section 72 (6) to be levied on the final plots which are exclusively used or occupied for religious or any charitable purposes on the date of drawing the scheme under section 72 (7) of the Act. In the present scheme, none of any religious or charitable activities are in existence and hence, the entire final plots

are therefore liable for payment of contribution. The owner of each final plot shall be primarily liable for the payment of such contribution as provided under section 99 (2).

Contribution to be levied under section 99 is in proportion to the increment which is estimated to accrue as per section 98 of the Act in respect of a final plot by an Arbitrator. Such contribution shall be maximum upto 50 % of the increment calculated as per section 98. However, if the total collection of the amount of contribution under a scheme is less than the cost of the scheme, then such contribution to be levied on each final plot shall not be less than 50 % of the increment estimated by the Arbitrator as per first proviso to section 99.

During the hearings of the land owners, they all have strongly demanded to lower down the amount of such contribution or recovery of such contribution would be waived by the SPA, NAINA. They have brought to the notice of the Arbitrator that the Pune Metropolitan Region Development Authority (PMRDA) has resolved to waive such contribution in respect of its Mahalunge-Man Town Planning Scheme. The waiving of recovery of the contribution is not in the purview of the Arbitrator. However, if the amount receivable in the Scheme exceeds too much over the cost of the scheme, then the Arbitrator can lower down the amount of contribution to be levied by lowering down its percentage with the increment. The request of the owners to exempt them from the levy of the contribution is not possible as they are primarily liable to pay it as provided under section 99(2) of the Act. The compensation payable by the SPA, NAINA in respect of plots which are not beneficial to the residents of the Scheme will have to be worked out and this aspect will have to be considered if sufficient funds are available by this. The Arbitrator has come to conclusion that the levy of contribution from the land owners will have to be lower down to nominal amount as they have surrendered their lands to the extent of 60 % for the development and co-operated with the SPA in making the participatory Town Planning Scheme.

Contribution by the SPA, NAINA

Clause (x) of Section 72 (6) of the Act provides for this. The Arbitrator is required to calculate the proportion of contribution payable by the Planning Authority for each FP allotted or reserved for public purposes or for the use of Planning Authority which is solely or partially beneficial to the residents of the scheme. In respect of contribution payable by the Planning Authority, Section 99 is very clear and as per clause (ii), no such contribution is payable by the Planning Authority in respect of plots provided for public purposes and are solely beneficial to the owners of the final plots or residents of the scheme. However, in respect of such plots which are partially beneficial to the owners of the final plots or residents of the scheme and partially to general public, such contribution in proportionate to the benefits estimated for the general public is payable by the Planning Authority as provided under clause (iii) of section 99. This also construes that in respect of such plots provided for planning authority and wholly beneficial to the general public, the full contribution is payable by the Planning Authority to the scheme finance. In view of this, the SPA, NAINA is liable to pay the requisite amount of contribution to the scheme in respect of final plots allotted to it for the public purpose which are fully or partially beneficial to the general public.

FSI/TDR in lieu of Monetary Compensation

Section 100 of the Act provides for FSI/TDR to the land owners included in the scheme equivalent to the reduction in area of their original plots resulting from reconstitution in lieu of the amount that qualifies for deduction from the contribution leviable from those land owners who will request in this respect. The land owners will either receive the monetary compensation or the

equivalent FSI/TDR. All the land owners from the three villages included in this scheme have opted for such FSI/TDR in lieu of monetary compensation for which they are eligible.

Components of Finance of the Scheme

A) Cost Side of the Scheme

The items which are considered under cost of a scheme have been covered under section 97 (1) of the Act. The following items give cost of the scheme.

- a) All sums payable by Planning Authority under a Town Planning Scheme
- b) All sums expected to be spent on the implementation of sanctioned Preliminary scheme
- c) All sums payable as compensation for final plots provided for public purposes or for the Planning Authority which are solely beneficial to the residents of the scheme
- d) Such portion of sums payable as compensation for final plots provided for public purposes or for the Planning Authority which are partially beneficial to the residents of the scheme calculated in proportion to their benefits
- e) All legal expenses incurred by Planning Authority during making and execution of the scheme
- f) The amount from total value of original plots included in the scheme payable to the land owners which exceeds the total semi-final value of all the final plots
- g) 20 % of the amount of the cost of the infrastructure provided in the area adjacent to the scheme area as is necessary for the purpose of and incidental to the scheme

The sub-section (2) of this section 97 directs that if the sum of the total value without reference to improvements of all the final plots included in the scheme exceeds the total value of the original plots in the scheme, then such amount in excess shall be deducted from the cost of the scheme.

Form no. 2 prescribed under Rule no. 6 (vii) of the Maharashtra Town Planning Schemes Rules, 1974 is provided for presenting Finance of the scheme. The cost of the scheme is also part of this form and will accordingly be reflected in it.

I. Costs incurred on Making of the Scheme

The costs incurred on, i) making of the draft scheme from its declaration of intension under section 60 (1) till its sanction under section 68 (2), ii) on preparing the base map of the scheme area by carrying out ownership-wise physical survey with getting it vetted from the Lands Record Department, iii) legal charges paid during the making the draft scheme, iv) cost of publication of notices etc. in the gazette and the in the newspapers, v) demarcation of the scheme on site by fixing boundary marks etc. vi) cost incurred on arbitration proceedings of preliminary scheme and of the final scheme, vi) remuneration of the Arbitrator till the sanctioning of the final scheme, vii) cost incurred on the Tribunal of Appeals, viii) any other miscellaneous cost, if any, have been included in the cost of the scheme.

As per (g) above, additional 20 % of the amount of the total cost of the infrastructure can be provided for the works in concurrent with the scheme in the area adjacent to the scheme area. It is not necessary to make provision for this and hence it is not considered here.

II. Cost of providing Infrastructure

a) Construction of Roads

Sanctioned Preliminary Scheme provides roads only in the Part A of the scheme in village Akurli. The entire area of the scheme situated in Part B is under Growth Centre and the MMC and

hence, no scheme roads are required there. The part A of the scheme includes 20 m wide IDP road. There are other 18 m, 15 m and 12 m wide scheme roads provided in the scheme layout. The plan no. E accompanied to the Final Scheme gives the details of roads alongwith their areas and the plans no. G and H give the constructional details and estimated costs of construction based on the information supplied by the Engineering Wing of the NAINA, CIDCO. The cost of construction of all these roads is estimated to Rs. 9,59,26,785/-. A very small portion of another 20 m wide north-south IDP road lying between FPs 44 and 45 is not considered for construction for obvious reasons.

The cost of arboriculture and street furniture along all the above roads is estimated to Rs. 26,57,400/-.

b) Cost of fencing the public Sites

It is proposed to develop three sites under FPs no. 13, 24 & 41 which are provided for Garden, Community centre and Play Ground respectively. The remaining sites provided for public purposes and allotted to the SPA, NAINA are differed for development and hence, required to be fenced so as to guard them from the probable encroachments. The cost of fencing these sites of Educational Purpose (FP no. 43), EWS/LIG Housing (FP no. 44) and two small sites for Open Spaces (FPs no. 32 & 33) has been estimated to Rs. 26,28,000/-. These sites are shown on the Plan no. F accompanied to the Final Scheme.

c) Cost of Development of Garden, Community Centre and Play Ground

It is proposed that the Garden in FP no. 13 and the Play Ground in FP no. 41 shall be developed by the SPA, NAINA for the use of the residents of the scheme and the costs are estimated to Rs. 1,00,00,000/- and Rs.50,00,000/- respectively which includes development and construction of compound walls with gates, lighting etc. The site in FP no. 24 provided for Community centre is considered for development with well designed building to suit the purpose and the cost estimated is Rs. 2,50,00,000/-. The other sites listed in (b) above may be developed by the SPA, NAINA as per their priorities and hence, their development costs are not loaded to the scheme cost. The Site in FP no. 25 provided for Electric Sub-station is already developed by the MSEB and the SPA, NAINA is not required to incur any cost on its development. These sites are shown on the Plan no. F and the costs in plan no. G accompanied to the Final Scheme.

d) Cost of providing the Utilities/Services

The costs of providing the Water Supply Distribution Lines and the Drainage Collection Lines (sewer lines) have been estimated by the Engineering Wing of the CIDCO as shown on the Plans no. F and H accompanied to the Final Scheme which are as Rs. 68,26,890/- and Rs. 72,00,775/- respectively and the same have been considered here and added to cost of the scheme.

e) Cost of General Leveling of the area of Part A

The work of leveling the area included in Part A of the scheme is taken into consideration. While estimating the cost of this item, the area under all the roads, site of ESS and that of FP no. 1 is excluded. The FP no. 1 is already developed by the respective owners and a bungalow has been constructed thereon. The cost estimated is Rs. 3,47,57,957/-.

f) Cost of Street Lighting and Power Line

The laying of electricity distribution lines and providing the street lighting along all the roads in the Part A of the Scheme is considered. The estimated cost is Rs. 35,35,000/-. For this, Electricity Power Supply Line is required to be made available and the cost for this has been estimated to Rs. 4,20,00,500/- by the Engineering Wing of the SPA, NAINA. The same has been adopted here.

III. Total Estimated Cost of works

The details of estimated quantities of works and their expected costs based on the schedule of rates of the CIDCO for providing the infrastructure in the Part A of the Scheme are given in the plans nos. G & H. These estimates are prepared on the basis of the details provided by the Engineering Wing of the SPA, NAINA. The Arbitrator has decided that the SPA should construct all the roads as per their designs including the east-west IDP road of 20 m. However, a very small portion of another 20 m wide north-south IDP Road which falls in the Scheme is not considered here as said earlier. The estimated cost of works in the Scheme is finalised considering 5 % contingencies and the escalation at 5 % per year on average cost as per the practice of the Engineering Wing of the SPA, NAINA for a period of three years during which all the works are expected to be completed. The total infrastructural cost is worked out as under.

Sr. No.	Name of Work Contemplated in the Scheme	Estimated Amount Rs.
1	General Leveling of the area excluding areas under Roads, Site of ESS and FP No. 1 (as shown on Plan No. E)	3,47,57,957.00
2	Construction of Roads of 20 m, 18 m, 15 m and 12 m (as shown on Plan No. E)	9,59,26,785.00
3	Providing Water Supply Lines along all the Roads (as shown on Plan No. F)	68,26,890.00
4	Providing Sewer Lines along all the Roads (as shown on Plan No. F)	72,00,775.00
5	Street Lighting	35,35,000.00
6	Arboriculture and Street Furniture	26,57,400.00
7	Providing Electric Power Line to the Area	4,20,00,500.00
8	Providing Fencing to the Sites of two Open Spaces, Site of EWS/LIG Housing and Site for Education Purpose in FPs No. 32,33 44 & 43	26,28,000.00
9	Development of Garden site in FP no. 13	1,00,00,000.00
10	Development of Play Ground site in FP no. 41	50,00,000.00
11	Development of Community centre in FP no. 24	2,50,00,000.00
(a)	Basic Estimated Cost of all works listed in 1 to 11	23,55,33,307.00
(b)	Estimated Cost considering 5 % contingencies	24,73,09,972.00
(c)	Escalation amount at 5 % per annum for 3 year period of implementation on average cost (as per CIDCO method)	2,47,30,997.00
12	Total Estimated Cost of Works of the Scheme (say)	27,20,41,000/-

i. Compensation by SPA, NAINA for Plots beneficial to the Residents of Scheme

SPA, NAINA has been allotted final plots for Garden, Play-Ground, Community Centre, Electric sub-Station, two small Open Spaces and plot for Educational purpose. All these plots meant for various public purposes are partially beneficial to the residents of the scheme. According to section 97 (1) (c & d), the compensation payable by the SPA, NAINA in respect of plots which are solely or

partially beneficial to the residents of the scheme is required to be included in the cost of the scheme. Hence, this compensation works out to Rs. 2,89,53,210/-.

ii. Compensation to the Land Owners

The compensation eligible to the land owners whose lands are acquired during the reconstitution of their Original Plots into Final Plots is considered as zero as all the owners have opted for the equivalent FSI/TDR in lieu of monetary compensation as described earlier. An old structure situated in OP no. 1 is affected by the 12 m wide scheme road and hence, it is required to be removed. It is valued as Rs. 5,75,000/- as fair and reasonable.

iii. Other Incidental Costs

The costs incurred on incidental items such as making of the draft scheme, preparing the base map of the scheme area, demarcation and preparation of the joint measurement plan of the scheme layout, legal expenses and on Arbitration Proceedings, Tribunal of Appeals as enlisted in the Form No. 2 accompanying the final scheme have been considered in the cost of the scheme.

B) Receipts Side of the Scheme Finance

i. Contribution by Land Owners

The contribution levied to the land owners who are allotted final plots in the scheme is the major component of the receipt side as it is expected that the cost of the scheme shall be met solely of partly through such contribution worked out as provided under section 99 of the Act. The land owners have strongly urged not to levy such contribution in respect of their plots as they have cooperated to part with their original lands to the extent of 60 % which is at highest in the State. This levy of contribution is to meet the cost of the scheme and as it is being met mostly through the compensation receivable from the SPA, NAINA, the Arbitrator has decided to levy contribution to the land owners at a rate of half percent of the increment. As such, the amounts of contribution receivable from the land owners is Rs. 4,14,856/-.

ii. Contribution by SPA, NAINA

The Planning Authority is not required to contribute in respect of plots meant for public purposes which are solely beneficial to the residents of the scheme. If these plots are solely or partially beneficial to the general public, then the Planning Authority is required to pay the contribution in proportionate to the benefits expected to the general public. The plots allotted to the SPA, NAINA in Part A are partially beneficial to the general public except the plot meant for housing of the EWS/LIG. The plots for Growth Centres and MMC in Part B are solely beneficial to the general public. Hence, Contribution levied is in proportion of the benefits expected to the general public. The Arbitrator has decided to levy contribution to the SPA, NAINA also at a rate of half percent of the increment considering that the scheme cost is being met through the amount receivable by way of compensation. The total amount of contribution in this respect is Rs. 53,537/-.

iii. Compensation by SPA, NAINA for Plots beneficial to General Public

The SPA, NAINA has also been allotted final plots for Growth Centres, Housing of the EWS/LIG and MMC which are solely beneficial to the general public and not beneficial to the residents of the scheme. The plots meant for various public purposes in Part A of the scheme are partially beneficial to the general public and hence, compensation in this respect will appear to the receipt side of the finance of the scheme in proportion of the benefits to the general public. The compensation for such plots attributable to the benefits expected for the general public is considered at receipt side of the scheme finance. This amount works out to be Rs. 36,69,89,050/-. This amount

payable by the SPA, NAINA to the scheme finance as compensation for getting the lands for public purposes not meant for the scheme residents is the major source to meet the cost of the scheme.

C) Net Cost of the Scheme

The net cost to the Final Scheme is the amount of total expenditure expected as estimated at (A) side of the Form no. 2 incurred or required to be incurred towards the implementation of the scheme exceeds over the total amount receivable as shown at (B) side of the Form no. 2. The total expenditure estimated is as Rs. 30,53,69,210/- and the total receipts estimated are as Rs. 36,74,57,443/-. Hence, in respect of this final scheme, the receipt side (B) exceeds the expenditure side (A) and hence, the amount will remain at balance with the SPA, NAINA of Rs. 6,20,88,233/-.

The Section 110 of the Act provides that any amount from the sums paid to the Planning authority remains as surplus after completing the scheme and meeting all the costs, then such balance amount shall be utilized on providing the additional amenities beneficial to the residents of the scheme in consultation with the land owners. This relates to the contribution paid by the land owners, In the present case, the amount at balance will be from the compensation to be paid by the SPA, NAINA and for utilizing this balance amount, the SPA, NAINA may not consult the land owners, but shall utilize it for providing the amenities or on the Growth Centres as it may think proper.

Form 1 – Redistribution and the Valuation Statement

The Arbitrator has then estimated valuation relevant to the date declaration of intention to prepare this scheme under section 60 (1) of all the original plots included in the scheme and the valuations considering the semi-final and final values relevant to the same date of all the reconstituted final plots allotted to the land owners and to the SPA, NAINA. The Form no. 1 is prescribed under Rule no. 6 (v) of the Maharashtra Town Planning Schemes Rules, 1974 as Redistribution and the Valuation Statement. This is important accompaniment of the Final Scheme and all the decisions of the Arbitrator regarding the valuations, Incremental Values and the Contributions in respect of all the Original Plots and the Final Plots are recorded in it. The Ownerships and Areas of OPs and their allotted FPs in lieu of them alongwith their areas are entered in this Form 1 as decided by the Arbitrator in the Table B of the Preliminary Scheme. The rates of Original Plots, of Semi-Final and Final Values of Final Plots are entered in this Form no. 1 as decided by the Arbitrator appearing in the Plans no. A, B, C and D accompanied to this Final Scheme. The rate of Contribution to be levied from the Land Owners and also from the SPA, NAINA is decided by the Arbitrator considering the issues raised by all the land owners during their hearings and it is within the scope section 99 of the said Act. The Arbitrator cannot levy the contribution more than 50 % of the increment, but can lower down it subject to proviso (i) of section 99 (1). The decision regarding levying the contribution only at 0.05 percentage of the increment has been arrived at by the Arbitrator after considering the details in the Form no. 2 and in view of the fact that the amount will remain at balance with the SPA, NAINA.

The columns no. 2, 3(a) and 3(b) of Form no. 1 record the ownerships, name of concerned villages, survey numbers and hissa numbers with their tenures i. e. the details of the original lands included in the scheme. The column no. 4 shows the respective Original Plot numbers allotted as reference numbers to the land holdings included in the scheme and the original lands will always be referred by theses OP numbers hereinafter and not by their survey details. The column 5 shows the areas of these original holdings. The columns no. 6(a), 6(b) and 6(c) show the rates and values of the original plots without and with reference to structures (OP Values). The next columns no. 7 and 8 give the reference number of final plots allotted to the respective original plots and their areas. The columns

from 9 (a) to 9 (c) show the rates of values of undeveloped final plots and accordingly, their valuation (semi-final value) as estimated by the Arbitrator with and without reference to structures. The columns from 10 (a) to 10 (c) give the rates of developed values and accordingly the final valuation of the final plots.

The Column 11 gives the compensation which is arrived at by deducting the OP value from the Semi-final Value of the allotted Final plot in lieu of the OP, both with reference to the structures if any, i.e. amount obtained as columns { 9 (c) – 6 (c) }. If the amount is negative, then it is the compensation to be paid to the land owner by the SPA. Otherwise, it will be a contribution to be paid by the land owner to the Planning Authority. The column no. 12 gives the increment in the final value of a final plot and it is the difference between the final value and the semi-final value, both without reference to structures, i.e. amount obtained as columns { 10 (b) – 9 (b) }. The column 13 shows the contribution levied by the Arbitrator in respect of each and every final plot included in the scheme and it is in some percent of the respective increment as decided by the Arbitrator. The last column no. 15 shows the net demand of the amount to be paid to the Planning Authority by the land owners or by the authority to the land owner if the figure is negative. The column no 14 is for adjustment of any other amount due under any other sections and in the present scheme, such amount is nil in respect of all the final plots.

The Form no. 1 appended to the sanctioned draft scheme was lacking in certain items which has been rectified in light of the legal provisions and has been now finalised by the Arbitrator as accompanied to this final scheme as provided under rule no. 6 (v) of the said Rules, 1974.

The Form No. 1 appended to the Final Scheme shows that the total Compensation payable by the SPA, NAINA to the Land Owners works out to Rs. 28,74,75,065/- for their lands acquired in the Scheme to the extent of 60 %. However, all the Land Owners have opted for the FSI/TDR in lieu of this Compensation and hence, the SPA, NAINA is not required to pay this monetary compensation to the Land Owners. As such, this amount of compensation is not appearing in the Column 11.

If any owner demands the monetary compensation from the SPA, NAINA, then it is calculated as the amount arrived at by subtracting the concerned OP value recorded in Column no. 6 (c) from the Semi-Final Value of his allotted FP in lieu of the concerned OP recorded in Column no. 9 (c) . In such case, the FSI permissible to the respective FP is 1.00 and it will not be eligible for any TDR.

Further, it is very important to note here that the Arbitrator has taken the decision to levy the Contribution at a very meagre rate of 0.05 % of the incremental value in view of giving solace to the Land Owners considering the fact that they have surrendered their 60 % land for the development and especially, they have opted for the FSI/TDR in lieu of monetary compensation, thereby, the financial burden on the SPA is reduced.

Decision:-

The Arbitrator therefore, gives his decision that in the cases where the monetary compensation is demanded by any owner, then the Contribution payable to the SPA/NAINA by such land owner shall be calculated at 50 % of the Incremental Value recorded in column no. 12 of the Form no. 1 and shall be recovered from such land owner. The FSI permissible in respect of Final Plots where monetary compensation is paid shall be 1.00. Provided that in the cases of Final Plots allotted to the owners of very smaller areas where FSI/TDR as per section 100 of the Act is unable to be consumed in view of the DCPR-2017 or the DCPR of the Preliminary Scheme No. 1, then the contribution shall be recovered as recorded in the column no. 13 of the Form no. 1.

Form 2 – Finance of the Town Planning Scheme

Form no. 2 prescribed under Rule no. 6 (vii) of the said Rules, 1974 is accompaniment of the Final Scheme giving all the details regarding the Finance of the Scheme which includes receipt side and the cost side of the scheme and thereby, gives the net Cost of the Scheme to the SPA, NAINA. The receipt side includes the total contribution receivable from the land owners and from the Planning Authority as well as the compensation receivable from the Planning Authority in respect of plots meant for the public purposes which are not beneficial to the residents of the scheme, either wholly or partially. The amount expected from the sale of plots if provided to meet the scheme cost as per section 64 (g-1) (D) of the Act is also a component of the receipt side. The compensation payable to the land owners is not accountable if they have opted for FSI/TDR which is equivalent to the area reduction during the reconstitution of the final plots as provided under section 100 of the Act.

The cost side (A) of Form No. 2 includes mainly the cost of providing the infrastructure and the utility services, cost of construction of roads and expenditure made on all the items mentioned under cost of the scheme as given above. This includes also the compensation payable by the Planning Authority in respect of the plots meant for the public purposes which are beneficial to the residents of the scheme, either wholly or partially as per section 97 (1) (c & d).

The form no. 2 appended to the sanctioned draft scheme was lacking in certain items which has been rectified in light of the legal provisions and has been finalised by the Arbitrator as accompanied to this final scheme as provided under rule no. 6 (vii) of the said Rules, 1974.

The Form no. 2 appended to the Final Scheme reveals that the Total Expenditure estimated is of Rs. 30, 53, 69,210/-, whereas, the Receipts are expected as Rs. 36,74,57,443/-. It is expected here that the SPA, NAINA will be having balance of Rs. 6,20,88,233/-. The surplus amount may be utilized for the development of the Growth centre, which is also a part of this scheme.

Substantial Variations in the Draft Scheme

The clause (b) of sub-section (7) of section 72 of the Act permits the Arbitrator with the prior approval of the State Government to make substantial variations in the sanctioned draft scheme. The explanation under this clause states the meaning of substantial variation as increase in the cost of the draft scheme by more than 20 % or Rs. 2.00 lac whichever is more on account of provision of new works or reservations of additional sites of public purposes in the scheme drawn up by the Arbitrator. In the Preliminary Scheme drawn up by the Arbitrator and now sanctioned by the Government under section 86 (1) of the Act does not include any additional work or site. Hence, the question of substantial variation in respect of this final scheme does not arise.

Time Limit for drawing the Final Scheme

The Arbitrator is required to prepare Final Scheme by following the prescribed procedure laid down under the Maharashtra Town Planning Schemes Rules, 1974 and by deciding all the items enlisted under section 72 (6) and then to draw it under section 72 (7) within the time limit prescribed under section 72 (3) of the said Act. The time limit for drawing up the final scheme is of 18 months from the appointment of the Arbitrator. The date of his appointment is 23rd October 2018. There was code of conduct introduced for Maharashtra State Assembly Elections from 21st September to 24th October 2020 of 34 days. As such, this time limit expired on 26th May 2020. The work is held up and could not be completed within this time limit due to the enforcement of lock-down for Corona Pandemic of 2020. Hence, grant of extension in this time limit is requested to the State Government vide Arbitrator's letter no. Arbitrator/TPS/NAINA No.1/Extn/2020/468 Dated 27-03-2020 of three months as provided under section 72 (3) of the Act. This extended time limit will expire on 25th August 2020. There is no any time limit prescribed for submitting the Final Scheme to the State

Government for sanction and it is required to be submitted after completing the procedure of the Tribunal of Appeals to be set up under section 75 of the Act if appeals are filed by the land owners against the decisions of the Arbitrator taken in the final scheme mainly regarding valuation, compensation, increment and contribution. The Arbitrator has to then incorporate the decisions of the Tribunal of Appeals and to vary the scheme accordingly. The Final Scheme so prepared and completed in all respect will have to be then submitted to the State Government for sanction under section 72 (5) and 82 (2) of the said Act.

Award of the Final Town Planning Scheme

The Arbitrator is required to draw the Final Scheme as per the sub-section (7) of section 72 of the Act in the prescribed form and after following the procedure laid down under Rule no. 13 of the Maharashtra Town Planning Schemes Rules, 1974. The time limit to draw the final scheme is upto 25th August 2020. I have carried out the entire procedure laid down under the said rules after estimating and calculating and then by determining all the matters listed under section 72 (6) of the Act. The requisite plans and documents and the report on the Final Scheme have been duly prepared. Now the Final Town Planning Scheme, NAINA no. 1 (Akurli, Belavali, Chikhale) has been drawn up by me as the Arbitrator of this scheme on 24th July 2020 within the prescribed time limit.

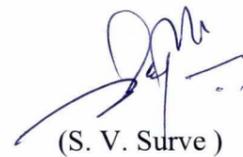
Accompaniments of the Final Scheme

The Final Scheme Report contains the following Forms and Plans as part of the scheme.

- 1) Form No. 1 – Redistribution and valuation Statement of the Scheme
- 2) Form No. 2 – Finance of the Scheme
- 3) Plan No. A showing the rates of OP values of Part A of the Scheme.
- 4) Plan No. B showing the rates of Semi-Final Values of FPs of Part A of the Scheme.
- 5) Plan No. C showing the rates of Final Values of FPs of Part A of the Scheme.
- 6) Plan No. D showing the rates of OP values, Semi-Final and Final values of plots included in Part B of the Scheme
- 7) Plan No. E showing the roads under construction and blocks for leveling the area.
- 8) Plan No. F showing the services along the roads to be provided in Part A of the Scheme
- 9) Plan No. G showing the constructional details of Roads with estimates of Sites under development.
- 10) Plan No. H showing the estimated costs of works

The Final Scheme drawn up accordingly vide sub-section (7) of Section 72 of the Maharashtra Regional and Town Planning Act, 1966 on 24th July 2020 well within the extended time limit which is upto 25th August 2020.

The Final Town Planning Scheme, NAINA No. 1 (Akurli, Belavali, Chikhale) drawn up by the Arbitrator under section 72 (7) of the Act is published in the office of the SPA, NAINA. The Notice in this regard in Marathi and in English will be published in the Maharashtra Government Gazette and in the local Newspapers. The notices in Form No. 5 prescribed under Rule no. 13 (9) of the Maharashtra Town Planning Schemes Rules, 1974 will be served upon all the land owners as required under the said rules.



(S. V. Surve)

Arbitrator

Town Planning Scheme, NAINA No. 1
(Akurli, Belavali, Chikhale)

24th July 2020

TOWN PLANNING SCHEME, NAINA No. 1
(Akurli, Belavali, Chikhale)
Final Scheme

Legal Formalities

Sr. No.	Legal Stage	Section/Rule of the Act	Reference	Date
1	Declaration of Intention	60 (1)	Resolution No. 11915, Board Meeting No. 605	11 th August 2017
2	Gazette publication of notice	60 (2)	Maharashtra Government Gazette, Extraordinary Part II	7 th September 2017
3	Newspaper publication of notice	60 (2) Rule 3(2)	The Asian Age (English) Prahar (Marathi)	13 th September 2017
4	Copies of intention and plan to Govt. and DTP	60 (2)	Letter No. CIDCO/NAINA/TPS-1/2017/5713	11 th September 2017
5	Publication of plan and Gazette notice in SPA's office	60 (3) Rule. 3(1)	-----	8 th September 2017
6	Meeting with Owners	Rule 4(1)	----	8 th November 2017
7	Consultation with DTP	61(1) Rule 4(2)	Letter No. CIDCO/NAINA/TPS-1/Consultation/2017/5771	17 th November 2017
8	DTP's Remarks on draft scheme	61(1) Rule 4(2)	जा. क्र. नरयो नैना क्र. १/ प्र.क्र.४३८/१७/ टीपीव्ही-३/७७२	1 st February 2018
9	Publication of the draft scheme	61(1) Rule 4(2)	Resolution No. 12026, Board Meeting No. 611	12 th April 2018
10	Gazette publication of notice	61(1) Rule 5(1)	Maharashtra Government Gazette, Extraordinary Part II	17 April 2018
11	Newspaper publication of notice	61(1) Rule 5(2)	The Asian Age (English) Ramprahar (Marathi)	20 th April 2018
12	Objections/suggestions received	Rule 5(2)	-----	31 st May 2018
13	Hearing of the owners	67 Rule 5(2)	CIDCO/NAINA/TPS-1/2018/5901	4 th June 2018
14	Submission to Govt. for sanction (Now to MD, CIDCO)	68(1)	CIDCO/NAINA/TPS-1/Consultation/2018/5964	26 th June 2018
15	Consultation with DTP	68(2)	जा. क्र. नरयो नैना क्र. १/ प्र.क्र.२०८/१८/ टीपीव्ही-३/५५१८	18 th September 2018
16	Sanction to the Draft Scheme	68(2)	CIDCO/NAINA/TPS-1/2018/	21 st September 2018
17	Gazette publication of notification	68(2)	Maharashtra Government Gazette, Extraordinary Part II	24 th September 2018
18	Newspaper publication of notification	68(2)	PunyaNagari (Marathi)	26 th September 2018
19	Publication of sanctioned draft scheme in SPA's office	68(3)	-----	24 th September 2018
20	Appointment of Arbitrator by Govt.	72(1) Rule 11	Maharashtra Government Gazette, Part II, KokanDn.	23 rd October 2018

Sr. No.	Legal Stage	Section/Rule of the Act	Reference	Date
21	Arbitrator to commence the duties	Rule 13	ARB/TPS-1/GEN/2018/01	15 th November 2018
22	Gazette of commencement of duties	Rule 13	Maharashtra Government Gazette, Extraordinary Part II	20 th November 2018
23	Newspaper publication of commencement of duties	Rule 13(1)	Karnala (Marathi) Newsband (English)	30 th November 2018
24	Special Notices in Form 4 to Owners	72(4)(i) Rule 13(3)	-----	1 st March to 26 March 2019
25	Hearings of land owners	72(4)(i) Rule 13(4)	----	11 th March to 26 April 2019
26	Public notice for hearings of owners remained absent to hearing	72(4)(i) Rule 13(4)	Karnala (Marathi) Ramprahar (Marathi)	16 th April 2019
27	Letter for hearing to SPA, NAINA	72(4)(i) Rule 13(4)	CIDCO/NAINA/Arbitrator/TPS-1/2019/53	2 nd May 2019
28	Hearing to SPA, NAINA (CIDCO)	72(4)(i) Rule 13(4)	-----	8 th May 2019
29	Letter of SPA, NAINA (CIDCO) on hearing to Arbitrator	--	CIDCO/NAINA/CP/TPS-1/2019/E-330/187	17 th May 2019
30	Arbitrator to subdivide the scheme into Preliminary and Final Schemes	72(3)	CIDCO/NAINA/Arbitrator/TPS-1/2019/55	3 rd May 2019
31	Arbitrator to draw the Preliminary T. P. Scheme	72(7)	ARB/TPS-1/ NAINA/ GEN / 56	20 th June 2019
32	Publication of notice regarding drawing the preliminary scheme in M. G. Gazette	Rule 13(9)	Maharashtra Government Gazette, Extra-Ordinary, Part II	26 th June 2019
33	Publication of notice regarding drawing the preliminary scheme in Newspaper	Rule 13(9)	The Asian Age & Raigad Times	1 st July 2019
34	Submission of Preliminary Town Planning Scheme to Govt. for sanction By Arbitrator	72(5)	Letter No. Arbitrator/TPS-1/GEN/ Sect.-82/61	4 th July 2019
35	Govt. Sanction to the Preliminary Scheme	86(1)	Notification & Corrigendum No. TPS-1219/1865/CR-108/19/ UD-12	3 rd Nov. 2019 & 11 th Feb. 2020
36	Date of enforcement Of Preliminary Scheme	86(2)(b)	Corrigendum dt. 11-02-2020	11 th Feb. 2020
37	Arbitrator to draw the Final T. P. Scheme	72(7)	ARB/TPS-1/ NAINA/ GEN / 479	24 th July 2020

Time Limits Followed

	Section of the Act	Time Limit prescribed	Time limit followed
1	60(1)	Declaration of Intention	CIDCO Board's Resolution 11-08-2017
2	60(2)	Publication of Intention 30 days (upto 9-09-2017)	Gazette on 7-09-2017
			11-09-2017
			11-09-2017
			Newspaper on 13-09-2017
3	61(1)	Publication of draft scheme 9 months (upto 7-05-2018)	CIDCO Board's Resolution 12-04-2018
			Gazette on 17-04-2018
			Newspaper on 20-04-2018
4	68(1)	Submission of draft scheme 3 months (upto 16-07-2018)	26-06-2018
4	68(2)	Sanction to draft scheme 3 months (upto 25-09-2017)	21-09-2018
5	72(1)	Appointment of Arbitrator One month (upto 23-10-2018)	23-10-2018
6	72(3)	To draw Preliminary Scheme 9 months (upto 22-07-2019)	20-06-2019
7	72(5)	Submission of the Preliminary scheme (No time limit is prescribed)	4-07-2019
8	86(1)	Time Limit to Sanction of the Govt. to the Preliminary Scheme	3-09-2019
9	86(1)	Notification sanctioning the Preliminary Scheme	3-09-2019
10	72 (3)	Time Limit to draw the Final Scheme considering the Code of Conduct of Assembly Elections	26 th May 2020
11	72(3)	The extended Time Limit	25 th August 2020
12	72(7)	The date of Drawing the Final Scheme	24 th July 2020



(S. V. Surve)
Arbitrator

Town Planning Scheme, o. NAINA N 1

FINAL TOWN PLANNING SCHEME, NAINA No. 1 (Akurli, Belavali, Chikhale)
Form No. 1
Redistribution and Valuation Statement
(Under Rule No. 6 (v) of the Maharashtra Town Planning Schemes Rules, 1974)

SR. NO.	NAME OF OWNER (with their shares if not equal)	Tenure of Land (as per Revenue Record)	Original Plot						Final Plot						Contribution (+) Compensation (-) (Col. 9 (c) - Col. 6 (c)) FSI is granted in lieu of this amount and hence, monetary compensation is considered zero	Increment (Col. 10(b) - 9(b)) Rs.	Contribution at 0.05 percent of Increment (of Col. 12) Rs.	Addition to (+) or deduction from (-) contribution to be made under other sections Rs.	Net demand from (+) or by owner (-) being the addition of col. 11, 13, 14 Rs.	Remarks		
			Survey Details of Land Village & S. No./ Hissa No.	OP No.	Area (Sq. M)	Rate of Original Value Rs./Sq. m	Value Without Reference to Value of Structure Rs.	Value Inclusive of Structure Rs.	FP No.	Area (Sq. M)	Undeveloped Value			Developed Value								
											Rate of Semi final Value Rs./Sq. M	Value Without Reference to Value of Structure Rs.	Value Inclusive of Structure Rs.	Rate of final Value Rs./Sq. M							Value Without Reference to Value of Structure Rs.	Value Inclusive of Structure Rs.
1	2	3 (a)	3 (b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16
1	Ananta Haribhau Dharanekar (21.05 %) Ganesh Posha Dharanekar (21.05 %) Vinay Shavankumar Agrawal (57.90 %)	Class I	Akurli 178	1	3800.00	5175	19665000	20240000	1	1786.00	6630	11841180	11841180	15470	27629420	27629420	-575000	15788240	7894	0.00	-567106	The old structure affected by road is valued. If it is constructed with due permission, then compensation shall be paid. The new structure is constructed after the date of valuation. Monetary compensation for area reduction is not to be paid as FSI is opted in lieu of this
2	Mannapone Chako Sunny	Class I	Akurli 179 Akurli 186/1 Akurli 188/1	2 3 14	2050.00 1720.00 1440.00	4420	9061000 7602400 7452000	9061000 7602400 7452000	15	2084.00	6630	13816920	13816920	17020	35469680	35469680	0	21652760	10826	0.00	10826	Monetary Compensation worked out by deducting amount under column 6(C) from amount under column 9 (C) is not payable as FSI is opted in lieu of this compensation.
3	Vinay Shrivankumar Agrawal	Class I Class I	Akurli 180 Akurli 182/2	4 7	300.00 350.00	4420	1326000 1547000	1326000 1547000	5	262.00	6630	1737060	1737060	17020	4459240	4459240	0	2722180	1361	0.00	1361	Monetary Compensation worked out by deducting amount under column 6(C) from amount under column 9 (C) is not payable as FSI is opted in lieu of this compensation.
4	M/S Seaqueen Developer Pvt. Ltd.	Class I Class I Class I Class I Class I Class I	Akurli 181 Akurli 184/1 Akurli 189/3 Akurli 169 Akurli 202 Akurli 197/2	5 10 16 20 38 42	2910.00 4120.00 1140.00 4000.00 6270.00 1720.00	4420	12862200 18210400 5529000 20700000 27713400 7602400	12862200 18210400 5529000 20700000 27713400 7602400	14	8064.00	6630	53464320	53464320	16400	132249600	132249600	0	78785280	39393	0.00	39393	Monetary Compensation worked out by deducting amount under column 6(C) from amount under column 9 (C) is not payable as FSI is opted in lieu of this compensation.
5	Meenadevi Shrivankumar Agrawal	Class I	Akurli 182/1	6	2230.00	4420	9856600	9856600	8	892.00	6630	5913960	5913960	18725	16702700	16702700	0	10788740	5394	0.00	5394	Monetary Compensation worked out by deducting amount under column 6(C) from amount under column 9 (C) is not payable as FSI is opted in lieu of this compensation.
6	Padibai Dattu Bhandari Bharati Bharat Patil Hirabai Suresh Waghmare Ananta Dattu Bhandari Ramesh Dattu Bhandari Sangita Prakash Bandre	Class I	Akurli 183	8	1000.00	4420	4420000	4420000	6	408.00	6630	2705040	2705040	18725	7639800	7639800	0	4934760	2467	0.00	2467	Monetary Compensation worked out by deducting amount under column 6(C) from amount under column 9 (C) is not payable as FSI is opted in lieu of this compensation.

SR. NO.	NAME OF OWNER (with their shares if not equal)	Tenure of Land (as per Revenue Record)	Survey Details of Land Village & S. No./ Hissa No.	Original Plot					Final Plot						Contribution (+) Compensation (-) (Col. 9 (c) - Col. 6 (c)) FSI is granted in lieu of this amount and hence, monetary compensation is considered zero	Increment (Col. 10(b) - 9(b)) Rs.	Contribution at 0.05 percent of Increment (of Coumn. 12) Rs.	Addition to (+) or deducton from (-) contribution to be made under other sections Rs.	Net demand from (+) or by owner (-) being the addition of col. 11, 13, 14 Rs.	Remarks		
				OP No.	Area (Sq. M)	Rate of Original Value Rs./Sq. m	Value Without Reference to Value of Structure Rs.	Value Inclusive of Structure Rs.	FP No.	Area (Sq. M)	Undeveloped Value			Developed Value								
											Rate of Semi final Value Rs./Sq. M	Value Without Reference to Value of Structure Rs.	Value Inclusive of Structure Rs.	Rate of final Value Rs/Sq. M							Value Without Reference to Value of Structure Rs.	Value Inclusive of Structure Rs.
1	2	3 (a)	3 (b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16
7	Vishesh Arrangement Pvt. Ltd.	Class I	Akurli 185	9	3450.00	4420	15249000	15249000	20	22013.00	6630	145946190	145946190	18725	412193425	412193425	0	266247235	133124	0.00	133124	Monetary Compensation worked out by deducting amount under column 6(C) from amount under column 9 (C) is not payable as FSI is opted in lieu of this compensation.
		Class I	Akurli 186/2	11	5820.00	4420	25724400	25724400														
		Class I	Akurli 187	12	2710.00	5175	14024250	14024250														
		Class I	Akurli 186/3	13	1340.00	4850	6499000	6499000														
		Class I	Akurli 188/2	15	2880.00	5175	14904000	14904000														
		Class I	Akurli 171	18	1740.00	5175	9004500	9004500														
		Class I	Akurli 170	19	1970.00	5175	10194750	10194750														
		Class I	Akurli 168/7	22	3140.00	4420	13878800	13878800														
		Class I	Akurli 192	29	6420.00	4420	28376400	28376400														
		Class I	Akurli 193/2	31	1980.00	4420	8751600	8751600														
		Class I	Akurli 189/1	33	3620.00	4420	16000400	16000400														
		Class I	Akurli 184/3	34	2000.00	4420	8840000	8840000														
		Class I	Akurli 184/2	35	2120.00	4420	9370400	9370400														
		Class I	Akurli 199	36	3570.00	4420	15779400	15779400														
		Class I	Akurli 198	37	2860.00	4420	12641200	12641200														
		Class I	Akurli 196	41	1700.00	4420	7514000	7514000														
		Class I	Akurli 194/1	44	4790.00	4420	21171800	21171800														
Class I	Akurli 194/2	1010.00	4420		4464200	4464200																
Class I	Akurli 194/3	1900.00	4420		8398000	8398000																
8	Meenadevi Shrivankumar Agrawal Varsha Vinay Agrawal Vinay Shrivankumar Agrawal Shrivankumar J. Agrawal	Class I	Akurli 172	17	2400.00	5175	12420000	12420000	28	960.00	6630	6364800	6364800	17020	16339200	16339200	0	9974400	4987	0.00	4987	Monetary Compensation worked out by deducting amount under column 6(C) from amount under column 9 (C) is not payable as FSI is opted in lieu of this compensation.

SR. NO.	NAME OF OWNER (with their shares if not equal)	Tenure of Land (as per Revenue Record)	Survey Details of Land	Original Plot						Final Plot						Contribution (+) Compensation (-) (Col. 9 (c) - Col. 6 (c)) FSI is granted in lieu of this amount and hence, monetary compensation is considered zero	Increment (Col. 10(b) - 9(b)) Rs.	Contribution at 0.05 percent of Increment (of Col. 12) Rs.	Addition to (+) or deduction from (-) contribution to be made under other sections Rs.	Net demand from (+) or by owner (-) being the addition of col. 11, 13, 14 Rs.	Remarks		
				Village & S. No./ Hissa No.	OP No.	Area (Sq. M)	Rate of Original Value Rs./Sq. m	Value Without Reference to Value of Structure Rs.	Value Inclusive of Structure Rs.	FP No.	Area (Sq. M)	Undeveloped Value			Developed Value								
												Rate of Semi final Value Rs./Sq. M	Value Without Reference to Value of Structure Rs.	Value Inclusive of Structure Rs.	Rate of final Value Rs./Sq. M							Value Without Reference to Value of Structure Rs.	Value Inclusive of Structure Rs.
1	2	3 (a)	3 (b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16	
9	Vinay Prakash Singh Vinay Shrivankumar Agrawal	Class I	Akurli 168/8	21	3950.00	4420	17459000	17459000	30	1580.00	6630	10475400	10475400	15470	24442600	24442600	0	13967200	6984	0.00	6984	Monetary Compensation worked out by deducting amount under column 6(C) from amount under column 9 (C) is not payable as FSI is opted in lieu of this compensation.	
10	M/S Ganga Realities LLP	Class I	Akurli 168/6	23	2420.00	4420	10696400	10696400	35	968.00	6630	6417840	6417840	15470	14974960	14974960	0	8557120	4279	0.00	4279	Monetary Compensation worked out by deducting amount under column 6(C) from amount under column 9 (C) is not payable as FSI is opted in lieu of this compensation.	
11	Harishchandra Dhondu Bhopi Bharat Dhondu Bhopi	Class I	Akurli 168/5	24	3310.00	4420	14630200	14630200	36	1324.00	6630	8778120	8778120	15470	20482280	20482280	0	11704160	5852	0.00	5852	Monetary Compensation worked out by deducting amount under column 6(C) from amount under column 9 (C) is not payable as FSI is opted in lieu of this compensation.	
12	Vinay Shrivankumar Agrawal Jayesh Rajanikant Mehata Rakesh Nagarmal Bansal	Class I	Akurli 190/2	25	2900.00	4420	12818000	12818000	38	1160.00	6630	7690800	7690800	17020	19743200	19743200	0	12052400	6026	0.00	6026	Monetary Compensation worked out by deducting amount under column 6(C) from amount under column 9 (C) is not payable as FSI is opted in lieu of this compensation.	
13	Sanjay Laxman Dharanekar Santosh Laxman Dharanekar Ananta Laxman Dharanekar Satyavan Laxman Dharanekar	Class I	Akurli 191	26	2280.00	4420	10077600	10077600	37	912.00	6630	6046560	6046560	15470	14108640	14108640	0	8062080	4031	0.00	4031	Monetary Compensation worked out by deducting amount under column 6(C) from amount under column 9 (C) is not payable as FSI is opted in lieu of this compensation.	
14	Dinesh Namdeo Bhagat (58.10 %) Koustubh Dinesh Bhagat (20.95 %) Aditya Dinesh Bhagat (20.95 %)	Class I	Akurli 190/1	27	2800.00	4420	12376000	12376000	39	1928.00	6630	12782640	12782640	17020	32814560	32814560	0	20031920	10016	0.00	10016	Monetary Compensation worked out by deducting amount under column 6(C) from amount under column 9 (C) is not payable as FSI is opted in lieu of this compensation.	
		Class I	Akurli 193/2	32	2020.00	4420	8928400	8928400															
15	Ankush Ramdas Patil Lahu Ramdas Patil Dattatray Ramdas Patil	Class I	Akurli 189/2	28 (Part)	4520.00	4420	19978400	19978400	40B	1816.00	6630	12040080	12040080	15470	28093520	28093520	0	16053440	8027	0.00	8027	Monetary Compensation worked out by deducting amount under column 6(C) from amount under column 9 (C) is not payable as FSI is opted in lieu of this compensation.	
16	Vinay Shrivankumar Agrawal (94.45 %) Varsha Vinay Agrawal (5.55 %)	Class I	Akurli 193/1B	28 (part) + 30	1600 + 200	4420 + 3315	7735000	7735000	40A	727.00	6630	4820010	4820010	15470	11246690	11246690	0	6426680	3213	0.00	3213	Monetary Compensation worked out by deducting amount under column 6(C) from amount under column 9 (C) is not payable as FSI is opted in lieu of this compensation.	
17	Ramdas Balu Bhopi	Class II	Akurli 206	39	3160.00	4420	13967200	13967200	17	1408.00	6630	9335040	9335040	17020	23964160	23964160	0	14629120	7315	0.00	7315	Monetary Compensation worked out by deducting amount under column 6(C) from amount under column 9 (C) is not payable as FSI is opted in lieu of this compensation.	
18	Krishna Dhondu Bhopi Vinay Shrivankumar Agrawal	Class I	Akurli 207	40	2730.00	4420	12066600	12066600	19	1093.00	6630	7246590	7246590	17020	18602860	18602860	0	11356270	5678	0.00	5678	Monetary Compensation worked out by deducting amount under column 6(C) from amount under column 9 (C) is not payable as FSI is opted in lieu of this compensation.	
19	Parshuram Ambo Patil (Now deceased but successors are yet to be decided since in dispute)	Class I	Akurli 197/1	43	3790.00	4420	16751800	16751800	16	1516.50	6630	10054395	10054395	17020	25810830	25810830	0	15756435	7878	0.00	7878	Monetary Compensation worked out by deducting amount under column 6(C) from amount under column 9 (C) is not payable as FSI is opted in lieu of this compensation.. The ownership is to be considered as per the decision regarding succession	

SR. NO.	NAME OF OWNER (with their shares if not equal)	Tenure of Land (as per Revenue Record)	Survey Details of Land Village & S. No./ Hissa No.	Original Plot					Final Plot						Contribution (+) Compensation (-) (Col. 9 (c) - Col. 6 (c)) FSI is granted in lieu of this amount and hence, monetary compensation is considered zero	Increment (Col. 10(b) - 9(b)) Rs.	Contribution at 0.05 percent of Increment (of Colmn. 12) Rs.	Addition to (+) or deducton from (-) contribution to be made under other sections Rs.	Net demand from (+) or by owner (-) being the addition of col. 11, 13, 14 Rs.	Remarks		
				OP No.	Area (Sq. M)	Rate of Original Value Rs./Sq. m	Value Without Reference to Value of Structure Rs.	Value Inclusive of Structure Rs.	FP No.	Area (Sq. M)	Undeveloped Value			Developed Value								
											Rate of Semi final Value Rs./Sq. M	Value Without Reference to Value of Structure Rs.	Value Inclusive of Structure Rs.	Rate of final Value Rs./Sq. M							Value Without Reference to Value of Structure Rs.	Value Inclusive of Structure Rs.
1	2	3 (a)	3 (b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16
20	M/S Dynesty Home maker Pvt. Ltd.	Class I	Chikhale 42/3 (part)	45	4163.00	3000	12489000	12489000	34	2814.00	6630	18656820	18656820	17020	47894280	47894280	0	29237460	14619	0.00	14619	Monetary Compensation worked out by deducting amount under column 6(C) from amount under column 9 (C) is not payable as FSI is opted in lieu of this compensation.
			Belavali 150/2	52	400.00	3590	1436000	1436000														
			Belavali 149/2	54	660.00	3590	2369400	2369400														
			Belavali 149/1	55	810.00	3590	2907900	2907900														
			Belavali 148	56	1000.00	3590	3590000	3590000														
21	Vinay Prakash Singh Vinay Shrivankumar Agrawal	Class I	Chikhale 43/2A(part)+2B(part)	46	9374.00	3000	28122000	28122000	2	5463.00	6630	36219690	36219690	18725	102294675	102294675	0	66074985	33037	0.00	33037	Monetary Compensation worked out by deducting amount under column 6(C) from amount under column 9 (C) is not payable as FSI is opted in lieu of this compensation.
			Chikhale 43/1(part)	47	4194.00	3000	12582000	12582000														
22	Balaram Pundalik Joshi Pandurang Pundalik Joshi Manda Maya Patil	Class I	Belavali 160/1	48	13760.00	3590	49398400	49398400	26	5504.00	6630	36491520	36491520	15470	85146880	85146880	0	48655360	24328	0.00	24328	Monetary Compensation worked out by deducting amount under column 6(C) from amount under column 9 (C) is not payable as FSI is opted in lieu of this compensation.
23	Vinay Prakash Singh Vinay Shrivankumar Agrawal	Class I	Belavali 160/2	49	1160.00	3590	4164400	4164400	29	2580.00	6630	17105400	17105400	15470	39912600	39912600	0	22807200	11404	0.00	11404	Monetary Compensation worked out by deducting amount under column 6(C) from amount under column 9 (C) is not payable as FSI is opted in lieu of this compensation.
			Belavali 151	51	5290.00	3590	18991100	18991100														
24	Vinay Prakash Singh Vinay Shrivankumar Agrawal	Class I	Belavali 152	50	17350.00	3590	62286500	62286500	7	2487.00	6630	16488810	16488810	18725	46569075	46569075	0	30080265	15040	0.00	15040	Monetary Compensation worked out by deducting amount under column 6(C) from amount under column 9 (C) is not payable as FSI is opted in lieu of this compensation.
									22	4453.00	6630	29523390	29523390	18725	83382425	83382425		53859035	26930	0.00	26930	
25	Gopinath Mangalya Patil Ram Mangalya Patil Bhau Mangalya Patil Madhukar Mangalya Patil Yamuna Mangalya Patil	Class I	Belavali 150/1	53	1250.00	3590	4487500	4487500	27	732.00	6630	4853160	4853160	17020	12458640	12458640	0	7605480	3803	0.00	3803	Monetary Compensation worked out by deducting amount under column 6(C) from amount under column 9 (C) is not payable as FSI is opted in lieu of this compensation.
			Belavali 150/3		580.00	3590	2082200	2082200														
26	Kashinath Pandurang Patil Yamuna Haribhau Gaykar Ambubai Ragho Huddhar Hirabai Harishchandra Khutale Madhumati Janardan Khutale HUF Kashinath Pandurang Patil	Class I	Belaval 147	57	2980.00	3590	10698200	10698200	31	1192.00	6630	7902960	7902960	17020	20287840	20287840	0	12384880	6192	0.00	6192	Monetary Compensation worked out by deducting amount under column 6(C) from amount under column 9 (C) is not payable as FSI is opted in lieu of this compensation.
27	Vinay Prakash Singh Vinay Shrivankumar Agrawal	Class I	Belavali 154	58	1950.00	3590	7000500	7000500	23	784.00	6630	5197920	5197920	18725	14680400	14680400	0	9482480	4741	0.00	4741	Monetary Compensation worked out by deducting amount under column 6(C) from amount under column 9 (C) is not payable as FSI is opted in lieu of this compensation.
Total for Plots of land Owners							796843200	797418200				509916615	509916615		1339594180	1339594180	-575000	829677565	414839	0.00	-160161	FSI in lieu of Compensation under Column 11 is opted

SR. NO.	NAME OF OWNER (with their shares if not equal)	Tenure of Land (as per Revenue Record)	Survey Details of Land		Original Plot			Final Plot						Contribution (+) Compensation (-) (Col. 9 (c) - Col. 6 (c)) FSI is granted in lieu of this amount and hence, monetary compensation is considered zero	Increment (Col. 10(b) - 9(b)) Rs.	Contribution at 0.05 percent of Increment (of Coumn. 12) Rs.	Addition to (+) or deduction from (-) contribution to be made under other sections Rs.	Net demand from (+) or by owner (-) being the addition of col. 11, 13, 14 Rs.	Remarks				
			Village & S. No./ Hissa No.	OP No.	Area (Sq. M)	Rate of Original Value Rs./Sq. m	Value Without Reference to Value of Structure Rs.	Value Inclusive of Structure Rs.	FP No.	Area (Sq. M)	Undeveloped Value									Developed Value			
											Rate of Semi final Value Rs./Sq. M	Value Without Reference to Value of Structure Rs.	Value Inclusive of Structure Rs.							Rate of final Value Rs./Sq. M	Value Without Reference to Value of Structure Rs.	Value Inclusive of Structure Rs.	
1	2	3 (a)	3 (b)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11	12	13	14	15	16	
28	Special Planning Authority (CIDCO) for Navi Mumbai Airport Influence Notified Area (NAINA)	Class I							13	5070.00	6630	33614100	33614100	18725	94935750	94935750	33614100	61321650	7665	0.00	33621765	Garden 50% beneficial to the Scheme	
		Class I							24	2438.00	6630	16163940	16163940	15470	37715860	37715860	16163940	21551920	4041	0.00	16167981	Community Centre 25% beneficial to the Scheme	
		Class I							25	2280.00	6630	15116400	15116400	15470	35271600	35271600	15116400	20155200	4031	0.00	15120431	Electric Sub-Station 20 % beneficial to the Scheme	
										32	405.00	6630	2685150	2685150	13150	5325750	5325750	2685150	2640600	165	0.00	2685315	Open Space 75 % Beneficial to the Scheme
										33	617.00	6630	4090710	4090710	13150	8113550	8113550	4090710	4022840	251.43	0.00	4090961	Open Space 75 % Beneficial to the Scheme
		Class I								41	5379.00	6630	35662770	35662770	15470	83213130	83213130	35662770	47550360	8915.69	0.00	35671686	Play Ground 25% beneficial to the Scheme
		Class I								43	2021.00	6630	13399230	13399230	17020	34397420	34397420	13399230	20998190	4462	0.00	13403692	Education Purpose 15% beneficial to the Scheme
		Class I								44	8543.00	6630	56640090	56640090	17870	152663410	152663410	56640090	96023320	24006	0.00	56664096	Housing of EWS/LIG Not beneficial to the Scheme
		Class I								45	134.00	4420	592280	592280	4420	592280	592280	592280	0	0.00	0.00	592280	Road Amenity Not beneficial to the Scheme
		Class I								46	17731.00	3000	53193000	53193000	3000	53193000	53193000	53193000	0	0.00	0.00	53193000	Growth Centre Not beneficial to the Scheme
		Class I								47	37254.00	3590	133741860	133741860	3590	133741860	133741860	133741860	0	0.00	0.00	133741860	Growth Centre Not beneficial to the Scheme
		Class I								48	5976.00	3590	21453840	21453840	3590	21453840	21453840	21453840	0	0.00	0.00	21453840	MMC(Part) Not beneficial to the Scheme
Class I								49	2671.00	3590	9588890	9588890	3590	9588890	9588890	9588890	0	0.00	0.00	9588890	MMC(Part) Not beneficial to the Scheme		
Total for Plots of SPA, NAINA												395942260	395942260		670206340	670206340	395942260	274264080	53537	0.00	395995797		
Total for Plots of Land Owners and SPA, NAINA												905858875	905858875		2009800520	2009800520	395367260	1103941645	468376	0.00	395835636		

Notes:-

- Original Value means the Value of the Original Plot without reference to any improvements contemplated in the Scheme {Clause (f) of sub-section (1) of Section 97}
- Semi-Final Value means the value of the Final Plot without reference to any improvements contemplated in the Scheme other than improvements due to alteration of its boundaries i. e. value of a Final plot as a result of improvement in its shape {Clause (f) of sub-section (1) of Section 97}
- Final Value means the value of the Final Plot with reference to the improvements contemplated in the Scheme on the assumption that the Scheme has been completed (Section 98)
- The Incremental value is the difference between the Final Value and the Semi-Final value of a Final Plot and is as recorded in column 12th of this Form I.
- The Compensation payable in lieu of reduction in the area of Original Plot due to its reconstitution is the difference in the Original Plot Value and the Semi-Final value of allotted Final Plot.

- Refer Plan No. 2 of the Preliminary Scheme for locating any Original Plot mentioned in this Form No. 1.
- Refer Plan No. 4 of the Preliminary Scheme for locating any Final Plot mentioned in this Form No. 1.
- Refer Table B of the Preliminary Scheme for knowing Ownership, Area and Tenure of the Final Plot allotted by the Arbitrator which has been entered in this Form No. 1.
- Refer Plan No. A of the Final Scheme for Value of the Original Plot entered in this Form No. 1.
- Refer Plan No. B of the Final Scheme for Semi-Final Value of the Final Plot entered in this Form No. 1.
- Refer Plan No. C of the Final Scheme for Final Value of the Final Plot entered in this Form No. 1.
- The relevant date of all valuations entered in this Form No.1 is the date of declaration of intention to prepare the Scheme, i. e. relevant to 11th August 2017.
- The compensation for reduction in the area of Original Plot is recorded as zero in the column 11 as this amount is not payable to the owners as they have opted for equivalent FSI/TDR as provided under Section 100.
- The contribution levied is nominal, i. e. at 0.05 % of the incremental value considering the strong requests made by all the owners who have given their


(S. V. Surve)
Arbitrator

Town Planning Scheme, NAINA No. 1

FINAL TOWN PLANNING SCHEME, NAINA No. 1

(AKURLI, BELAVALI, CHIKHALE)

FORM No. 2

FINANCE OF THE SCHEME

Sr.No.	Items	Amount	Remarks
A	Expenses of the Scheme	Rs.	
1	Estimated Expenses of Works included in the Scheme (section 59 (b))	272041000.00	Worked out as given in the Report
2	Compensation to Land Owners as per column 11 of the Form No. 1 (Section 100)	575000.00	Only structure value in respect of OP No. 1 is awarded as FSI in lieu of compensation is opted as per Section 100
3	Compensation from SPA as per column 11 of the Form No. 1 (Section 97(1) (c & d))	28953210.00	Share as per percentage of benefit to the residents of the scheme of compensation in Column 11 of form no.1
4	Cost of preparation, publication and submission of the draft Scheme (sections 60 to 68)	750000.00	As per Section 97 (1) (a)
5	Legal expenses under section 97 (1) (e) incurred on making and execution of the Scheme	250000.00	
6	Compensation in respect of Injurious Affection under section 102	0.00	No claim for injurious affection is received
7	Compensation under any other sections as per column 14 of Form no. 1	0.00	No compensation is claimed
8	Cost of demarcation and measurement in preparing base map including getting it certified from Land Records Department and of the final layout of the Scheme	1500000.00	As per Section 97 (1) (a)
9	Cost incurred on Arbitration including his salaries in preparing and submitting Preliminary and Final Schemes	800000.00	As per Section 97 (1) (a)
10	Expenses to be incurred on Tribunal of Appeals including honorarium, salaries under section 81 (2)	500000.00	As per Section 97(1)(a)
A	Total Costs and Expenses	305369210.00	
B	Receipts in the Scheme	Rs.	
1	Contribution receivable from land owners as per Column 13 of Form 1	414839.00	Contribution is levied only at 0.05 % of the Increment
2	Contribution receivable from SPA, NAINA as per Column 13 of Form 1 for plots beneficial to the general public	53537.00	Contribution is levied only at 0.05 % of the Increment
3	Compensation for plots beneficial to the general Public receivable from SPA, NAINA	366989050.00	Share as per percentage of benefit to the general public of compensation given in column 11 of form no. 1
B	Total receipts estimated in the Scheme	367457426.00	
C	Net Cost of the Scheme (B-A)	62088216.00	Surplus with SPA


 (S. V. Surve)
 Arbitrator

Town Planning Scheme, NAINA No. 1

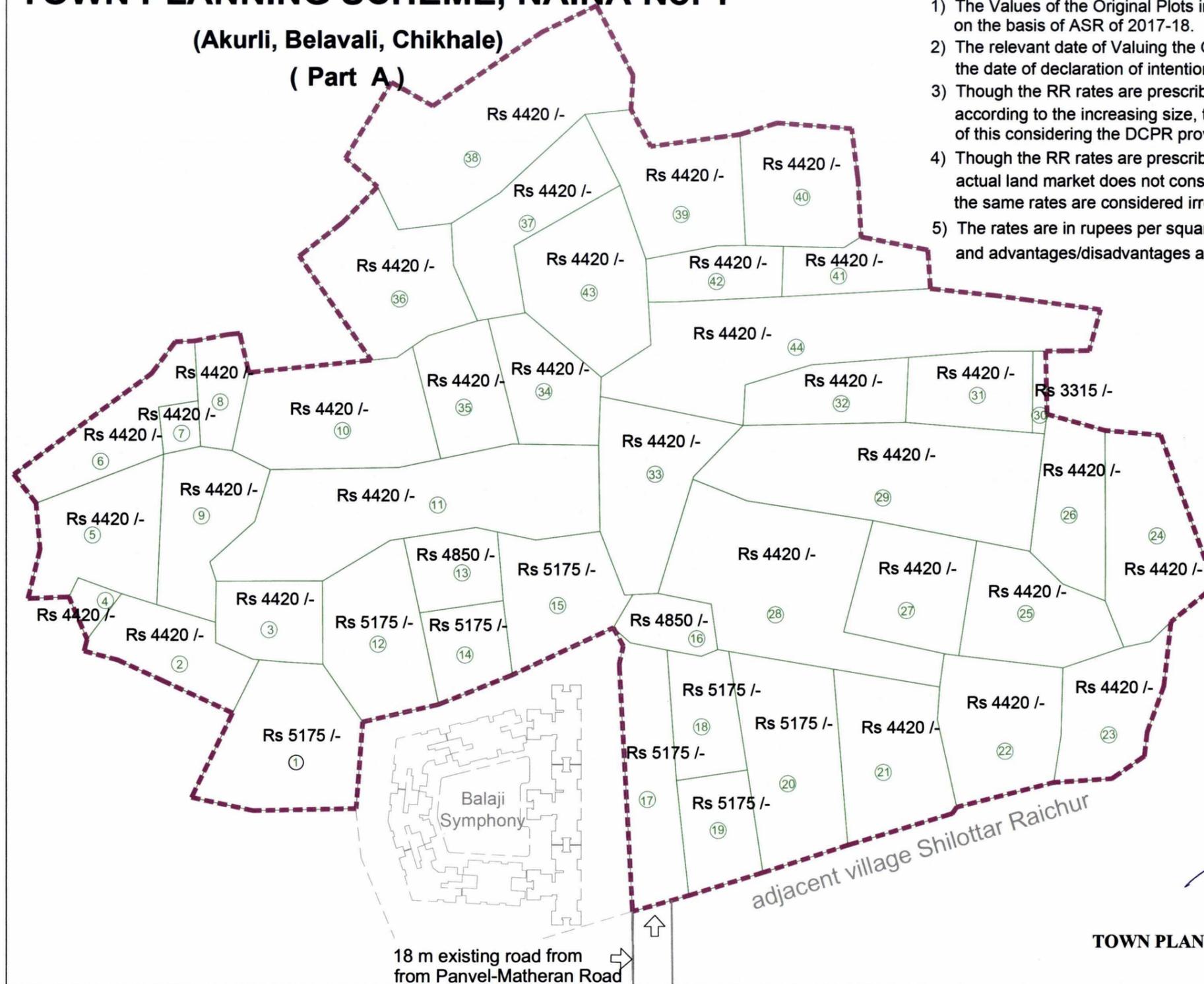
FINAL TOWN PLANNING SCHEME, NAINA No. 1 (Akurli, Belavali, Chikhale) (Part A)

ESTIMATED VALUES OF ORIGINAL PLOTS

PLAN **(A)**

NOTES:-

- 1) The Values of the Original Plots included in the Scheme are estimated on the basis of ASR of 2017-18.
- 2) The relevant date of Valuing the Original Plots is 11th August 2017, the date of declaration of intention to prepare the Scheme.
- 3) Though the RR rates are prescribed for 500 sq. m and to be reduced according to the increasing size, the values are estimated irrespective of this considering the DCPR provisions of the IDP, NAINA.
- 4) Though the RR rates are prescribed for FSI 1.00, it is observed that actual land market does not consider that prevailing base FSI is 0.20, the same rates are considered irrespective of the present FSI structure
- 5) The rates are in rupees per square meter and vary as per the situation and advantages/disadvantages attached to the original plots.

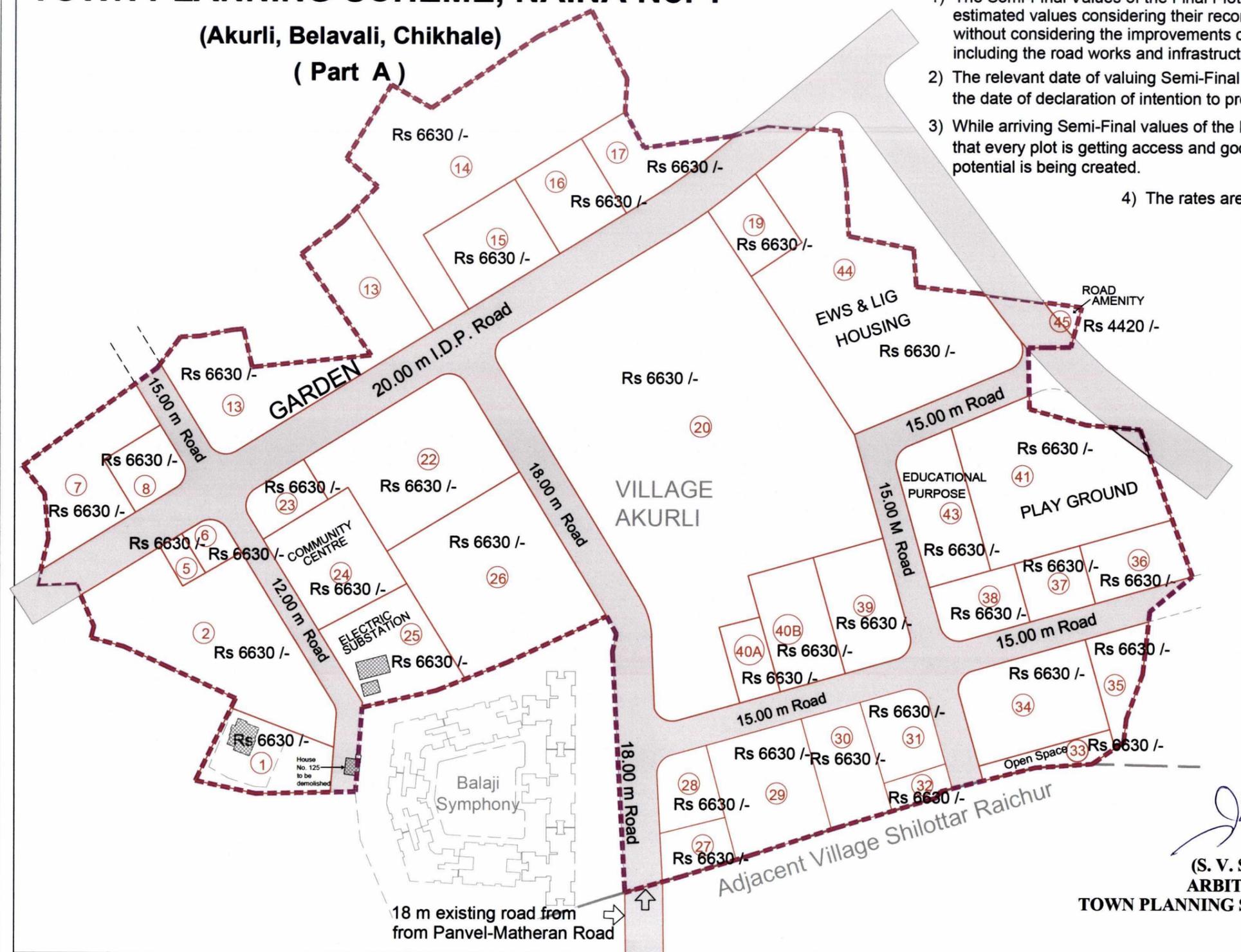


**(S. V. SURVE)
ARBITRATOR
TOWN PLANNING SCHEME, NAINA No. 1**

FINAL TOWN PLANNING SCHEME, NAINA No. 1 (Akurli, Belavali, Chikhale) (Part A)

ESTIMATED SEMIFINAL VALUES OF FINAL PLOTS PLAN (B)

- NOTES:-
- 1) The Semi-Final Values of the Final Plots allotted in the Scheme are estimated values considering their reconstitution and situation but without considering the improvements contemplated in the Scheme including the road works and infrastructure
 - 2) The relevant date of valuing Semi-Final Values is 11th August 2017, the date of declaration of intention to prepare the Scheme.
 - 3) While arriving Semi-Final values of the Final Plots, it is considered that every plot is getting access and good shape where development potential is being created.
 - 4) The rates are in rupees per square meter.



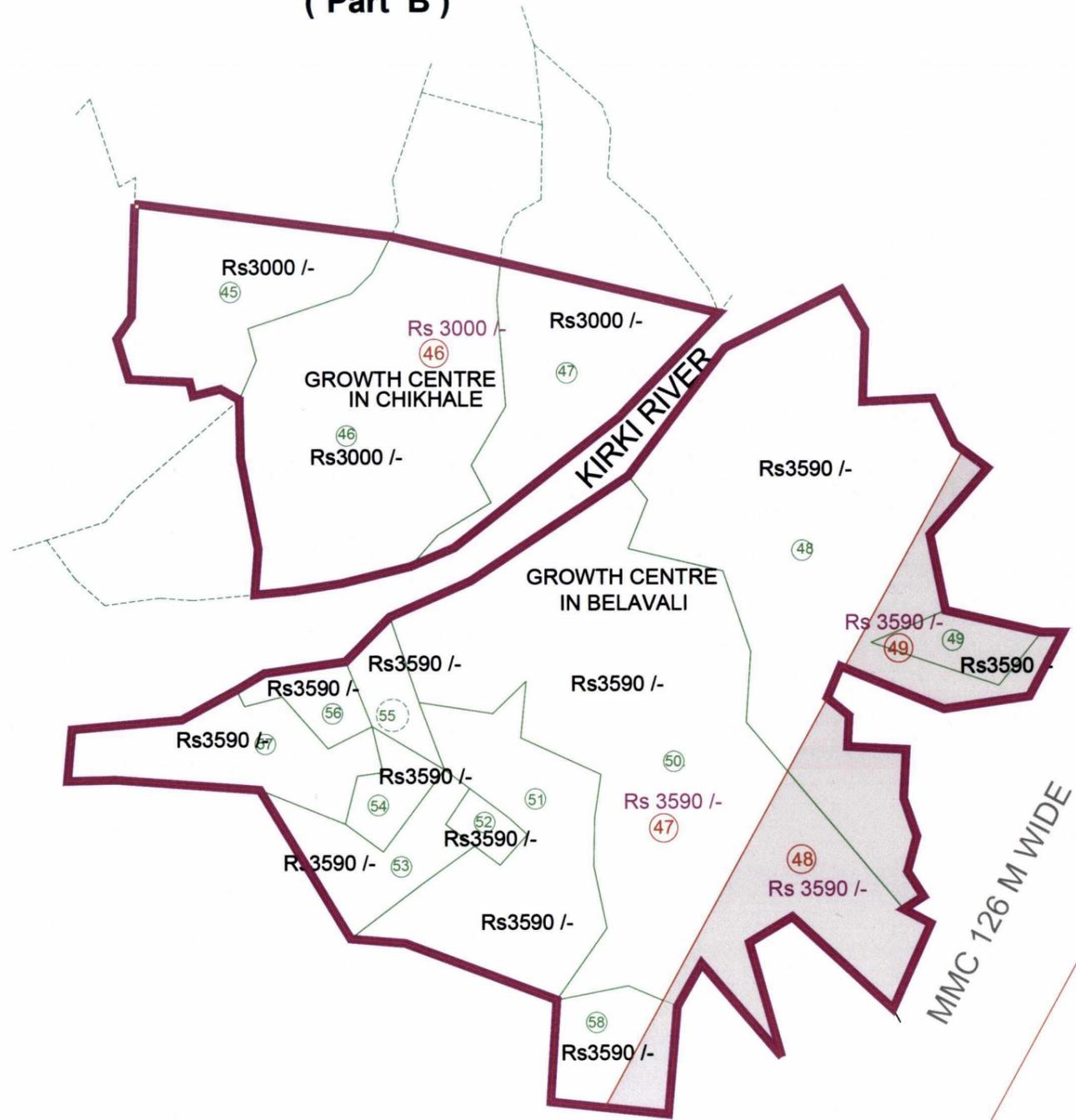

(S. V. SURVE)
ARBITRATOR
TOWN PLANNING SCHEME, NAINA No. 1

FINAL TOWN PLANNING SCHEME, NAINA No. 1

(Akurli, Belavali, Chikhale)
(Part B)

ESTIMATED VALUES OF ORIGINAL PLOTS AND SEMI-FINAL AND FINAL VALUES OF FINAL PLOTS

PLAN **D**



NOTES:-

- 1) The Values of the Original Plots included in the Scheme are estimated on the basis of ASR of 2017-18.
- 2) Though the RR rates are prescribed for 500 sq. m and to be reduced according to the larger size, the values are estimated irrespective of this considering the DCPR provisions of the IDP, NAINA.
- 3) Though the RR rates are prescribed for FSI 1.00, it is observed that actual land market does not consider that prevailing base FSI is 0.20, the same rates are considered irrespective of the present FSI structure
- 4) The Semi-Final Values of the Final Plots allotted in the Scheme are values considering their reconstitution and situation but without considering the improvements contemplated in the Scheme including the road works and infrastructure
- 5) The Final Values of the Final Plots allotted in the Scheme are values considering their reconstitution, situation, frontage shape and mainly considering that all the improvements and works are complete on site those are contemplated in the Scheme
- 6) The relevant date of Valuing the Original Plots is 11th August 2017, the date of declaration of intention to prepare the Scheme.
- 7) The rates are in rupees per square meter
- 8) The rates of Semi-Final and Final values of the allotted Final Plots are considered to remain constant without giving any rise as no reconstitution or improvements are contemplated in the Part B

(S. V. SURVE)
ARBITRATOR

TOWN PLANNING SCHEME, NAINA No. 1

FINAL TOWN PLANNING SCHEME, NAINA No. 1 (Akurli, Belavali, Chikhale) (Part A)

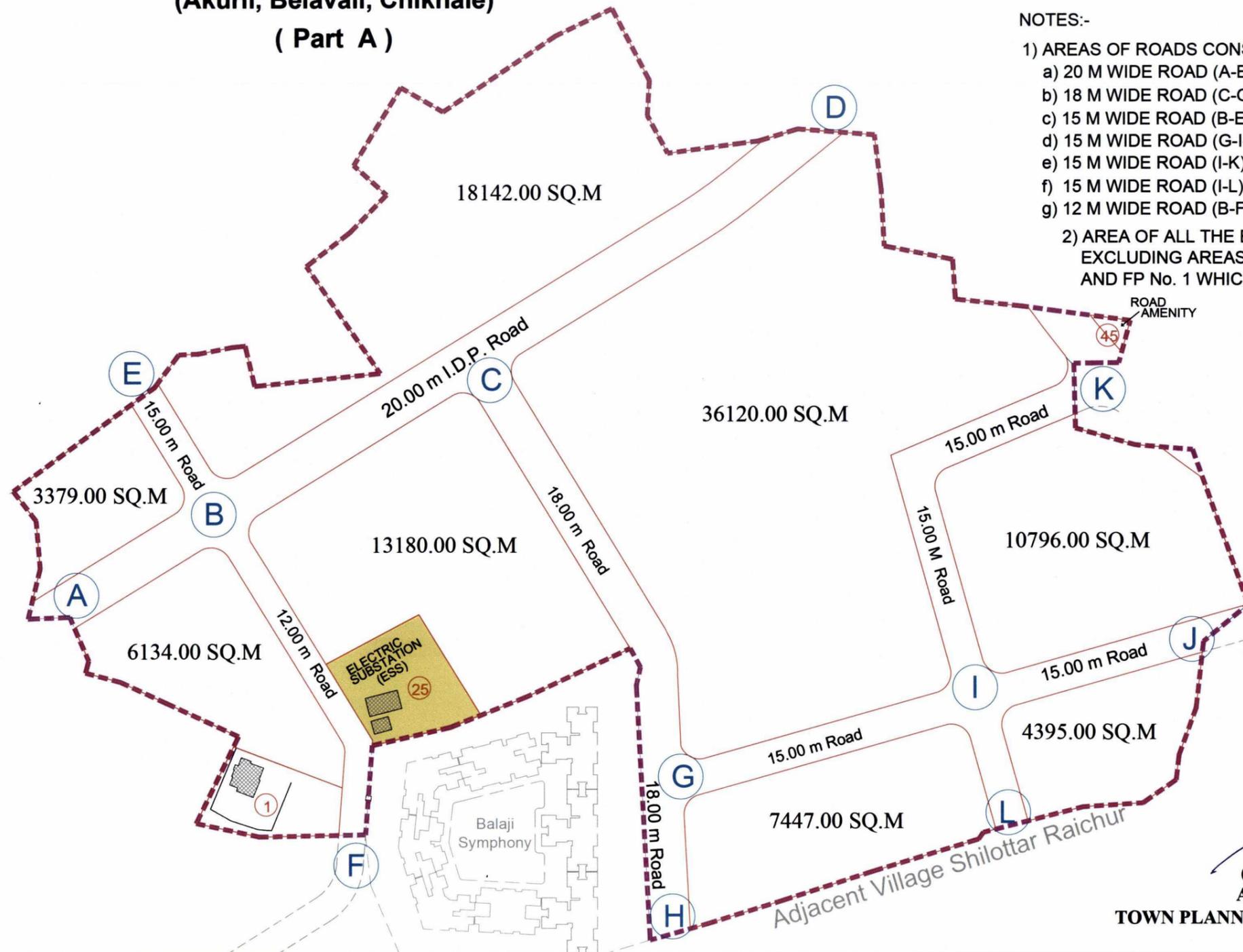
PLAN **(E)**

ROADS UNDER CONSTRUCTION AND BLOCKS UNDER LEVELLING WITH THEIR AREAS

NOTES:-

- 1) AREAS OF ROADS CONSIDERED FOR COSTING
 - a) 20 M WIDE ROAD (A-B-C-D)----- 8086.00 SQ.M
 - b) 18 M WIDE ROAD (C-G-H) ----- 4965.00 SQ.M
 - c) 15 M WIDE ROAD (B-E) ----- 816.00 SQ.M
 - d) 15 M WIDE ROAD (G-I-J) -----3788.00 SQ.M
 - e) 15 M WIDE ROAD (I-K) ----- 2785.00 SQ.M
 - f) 15 M WIDE ROAD (I-L) ----- 794.00 SQ.M
 - g) 12 M WIDE ROAD (B-F) ----- 1856.00 SQ.M

- 2) AREA OF ALL THE BLOCKS UNDER LEVELLING
EXCLUDING AREAS OF ROADS AND OF ESS SITE
AND FP No. 1 WHICH ARE ALREADY DEVELOPED
= 99593.00 SQ.M



(Signature)
(S. V. SURVE)
ARBITRATOR

TOWN PLANNING SCHEME, NAINA No. 1

FINAL TOWN PLANNING SCHEME, NAINA No. 1

(Akurli, Belavali, Chikhale)
(Part A)

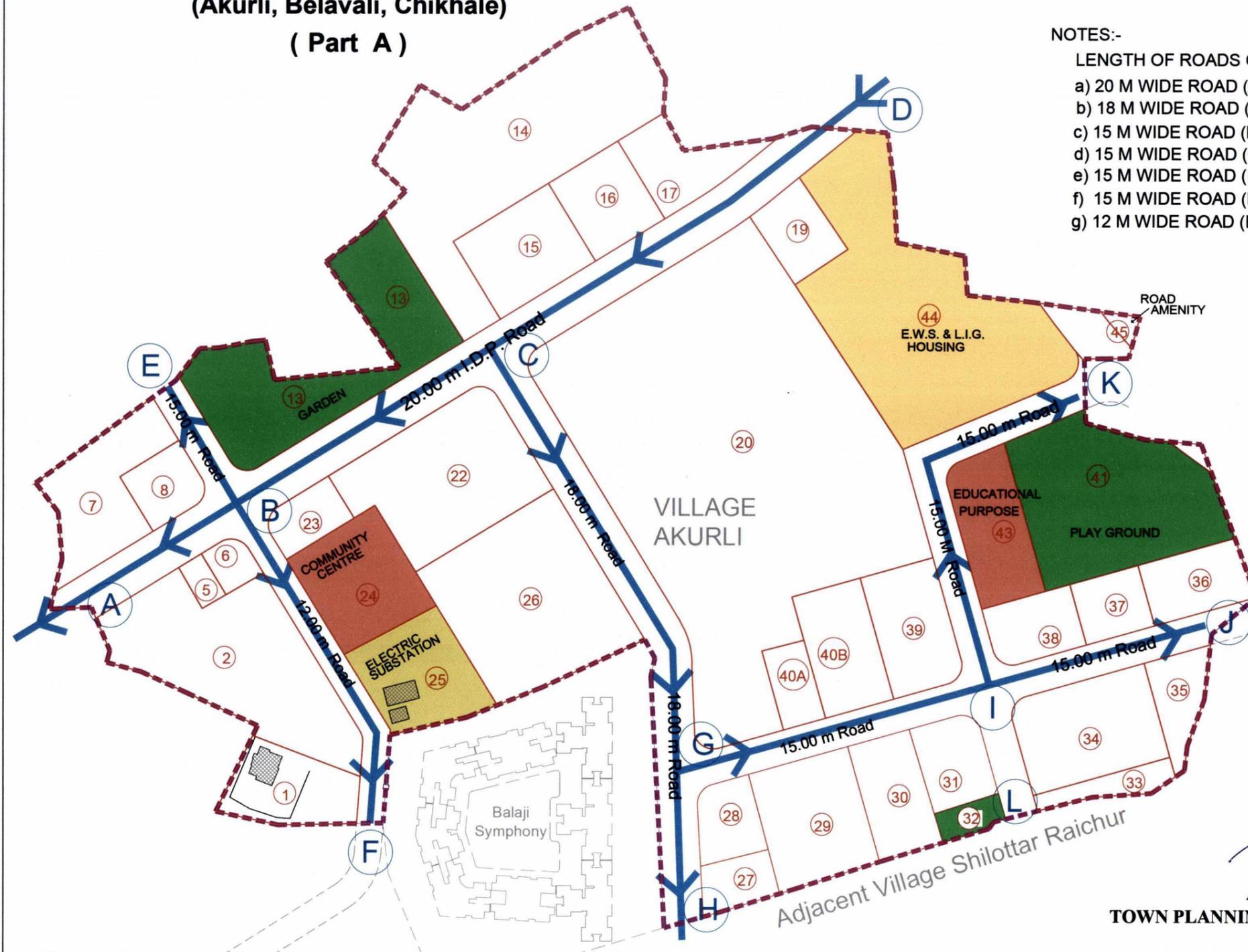
PLAN (F)

SERVICE LINES ALONG ROADS

NOTES:-

LENGTH OF ROADS CONSIDERED FOR COSTING

a) 20 M WIDE ROAD (A-B-C-D)	-----	438.00 M
b) 18 M WIDE ROAD (C-G-H)	-----	274.00 M
c) 15 M WIDE ROAD (B-E)	-----	53.00 M
d) 15 M WIDE ROAD (G-I-J)	-----	258.00 M
e) 15 M WIDE ROAD (I-K)	-----	189.00 M
f) 15 M WIDE ROAD (I-L)	-----	51.00 M
g) 12 M WIDE ROAD (B-F)	-----	151.00 M



(Signature)

(S. V. SURVE)
ARBITRATOR

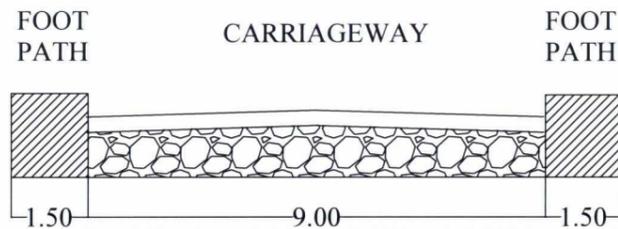
TOWN PLANNING SCHEME, NAINA No. 1

FINAL TOWN PLANNING SCHEME, NAINA No. 1

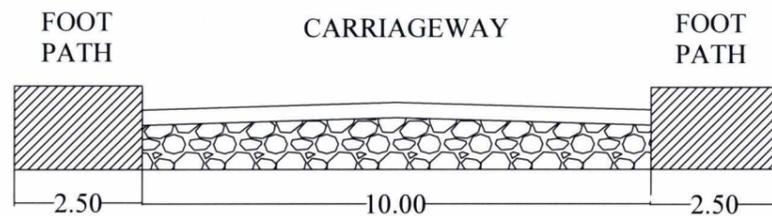
(AKURLI, BELAVALI, CHIKHALE)

PLAN **G**

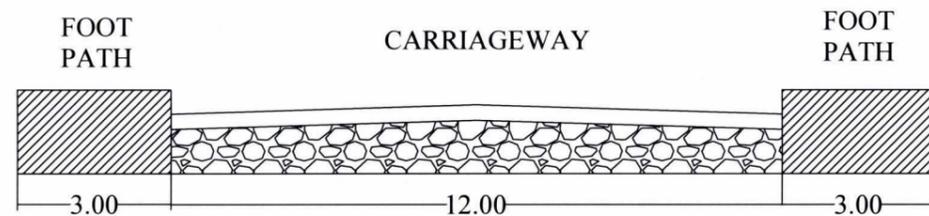
BROAD ROAD DESIGN



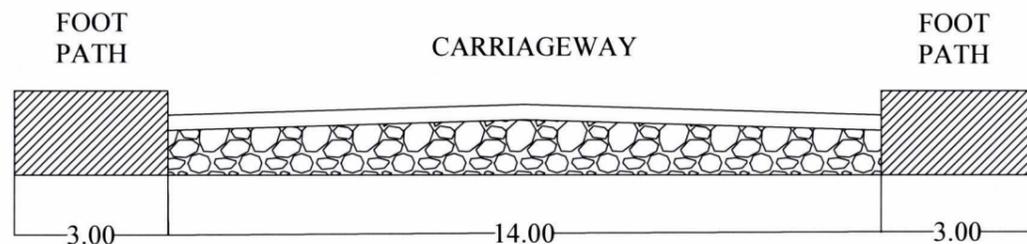
12 Mt. WIDE ROAD



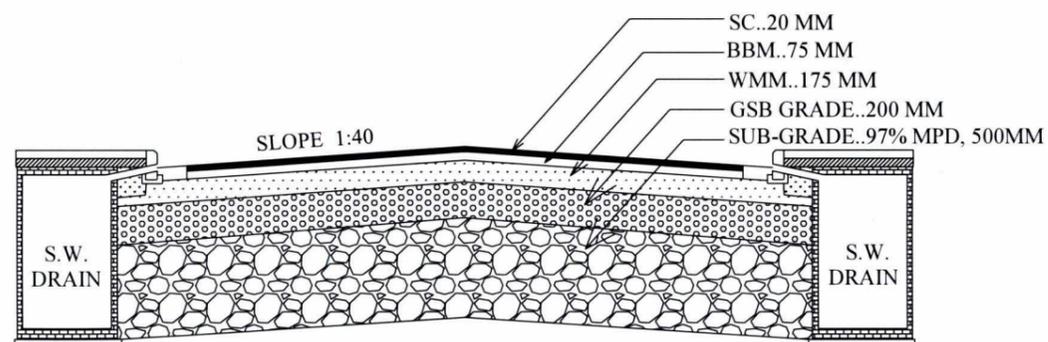
15 Mt. WIDE ROAD



18 Mt. WIDE ROAD



20 Mt. WIDE ROAD



ROAD CROSS SECTION

BROAD ITEMS OF ROAD CONSTRUCTION

Sr. No.	DETAILS OF ROAD WORK	UNIT	RATE (Rs.)	CIDCO SCHEDULE OF RATES REF. No.
1	EXCAVATION	CUM	84.50	P-146 (Item RD-002/b)
2	MURUM EMBANKMENT WITH 95 % PD	CUM	280.00	P-147 (Item RD-006/a)
3	MURUM EMBANKMENT WITH 97 % PD	CUM	286.00	P-148 (Item RD-006/b)
4	ROYALTY CHARGES FOR BOTH ITEMS 2 & 3	CUM	141.34	P-148 (Item RD-006/b)
5	GRANULAR SUB-BASE (GSB) GRADING-I	CUM	1204.00	P-166 (Item RD-073/d)
6	GRANULAR SUB-BASE (GSB) GRADING-II	CUM	1185.00	P-166 (Item RD-073/e)
7	GRANULAR SUB-BASE (GSB) GRADING-III	CUM	1146.00	P-166 (Item RD-073/f)
8	WET MIX MACADAM (WMM)	CUM	1617.00	P-166 (Item RD-074)
9	BITUMINOUS BOUND MACADAM(BBM)75mm	SQM	239.00	P-169 (Item AS-004)
10	DENSE GRADED BITUMINOUS MACADAM(DBM)	CUM	7344.00	P-170 (Item AS-007)
11	HOT MIX ASPHALTIC CONCRETE (AC)	CUM	8539.00	P-170 (Item AS-009)
12	P/A LOW VISCOSITY LIQUID BITUMINOUS MATERIAL ON WMM AT 0.6 TO 0.9 Kg/SQM	SQM	45.00	P-168 (Item AS-002/a)
13	P/A LOW VISCOSITY LIQUID BITUMINOUS FOR GRANULAR SURFACE TREATED WITH PRIMER 0.25 TO 0.30 Kg/SQM	SQM	23.00	P-169 (Item AS-003/b)
14	DISPOSAL OF EXCAVATED MATERIAL	CUM	176.91	P-198 (Item MISCW006)

Sr.No.	DETAILS OF FOOTPATH WORK	UNIT	RATE (Rs.)	CSR REF. No.
1	MURUM FILLING	CUM	363.70	P-2 (Item EXBD-005)
2	HARD CORE / SOLING	CUM	412.00	P-192 (Item EXSW-005)
3	PCC-M20	CUM	5088.00	P-13 (Item RMC-001A(d))
4	RCC PIPES--225 mm DIAMETER	RMC	565.00	P-167 (Item RD-075(c))
5	WATER ENTRY CHAMBER	NO.	2938.00	P-174 (Item RF-011)
6	KERB STONES	RMT.	741.00	P-172 (Item RF-001)
7	WATER TABLE	RMT.	341.00	P-172 (Item RF-002)

Sr.No.	DETAILS OF SURFACE WATER DRAINS	UNIT	RATE (Rs.)	CSR REF. No.
1	EXCAVATION	CUM	142.00	P-191 (Item EXSW-1,2,3)
2	ROYALTY CHARGES FOR BOTH ITEM 1	CUM	141.34	P-148 (Item RD-006/b)
3	HARD CORE / SOLING	CUM	412.00	P-192 (Item EXSW-005)
4	PCC-M20	CUM	5088.00	P-13 (Item RMC-001A(d))
5	RCC-M30 FOR RAFT	CUM	5468.00	P-13 (Item RMC-001A(f))
6	RCC-M30 FOR WALLS	CUM	8318.00	P-13 (Item RMC-001E(c))
7	RCC-M30 FOR SLAB	CUM	7914.00	P-13 (Item RMC-001D(c))
8	STEEL FOR CONCRETE AT 5, 6, & 7 AT 60Kg/cum	MT	70159.00	P-197 (Item SW-001))
9	RUBBLE PACKING	CUM	660.00	P-198 (Item MISCW002)
10	WEEP HOLES	RMT	129.00	P-198 (Item MISCW-001)

ESTIMATED COST OF WORKS IN THE SCHEME

Sr.No.	DEVELOPMENT OF SITES	AREA (Sq.M)	COST PER Sq.M	ESTIMATED COST (Rs.)
1	GARDEN DEVELOPMENT IN FP No. 13 WITH COMPOUND Etc.	5070.00	lump sum	1,00,00,000.00
2	DEVELOPMENT OF PG IN FP No. 41 WITH COMPOUND Etc.	5379.00	lump sum	50,00,000.00
3	CONSTRUCTION OF COMMUNITY CENTRE IN FP No. 24	as per design	----	2,50,00,000.00
4	FENCING TO SITES OF EWS/LIG, EDUCATION AND O/S IN FP No.44, 43, 32 & 33 RESPECTIVELY	876.00 mt	3000.00 per rmt	26,28,000.00


(S. V. SURVE)
ARBITRATOR

TOWN PLANNING SCHEME, NAINA No. 1

FINAL TOWN PLANNING SCHEME, NAINA No. 1 (AKURLI, BELAVALI, CHIKHALE)

PLAN **(H)**

LEVELLING AREA & SERVICES ALONG ALL ROADS

Sr. No.	DETAILS OF WATER SUPPLY WORK	UNIT	RATE (Rs.)	CIDCO SCHEDULE OF RATES REF. No.
1	EXCAVATION (AVERAGE)	CUM	103.00	P-220 (Item EXWS-001)
2	ROYALTY CHARGES FOR ITEM 1	CUM	141.34	P-148 (Item RD-006/b)
3	600 mm K-7 DI PIPES FOR 20 M WIDE ROAD	RMT	5285.00	P-228 (Item CIDIP-004/x)
	450 mm K-7 DI PIPES FOR 18 & 15 M WIDE ROADS	RMT	3575.00	P-228 (Item CIDIP-004/viii)
	300 mm K-7 DI PIPES FOR 12 M WIDE ROAD	RMT	3575.00	P-228 (Item CIDIP-004/viii)
4	LAYING OF PIPES FOR 20 M ROAD	RMT	318.00	P-225 (Item CIDIP-002-a/xii)
	LAYING OF PIPES FOR 18 & 15 M ROADS	RMT	209.00	P-225 (Item CIDIP-004-a/x)
	LAYING OF PIPES FOR 12 M ROAD	RMT	140.00	P-225 (Item CIDIP-002-a/vii)
5	PROVIDING & FIXING 600mm Dia. B.F. VALVE (78036 + 8487) FOR 20 M ROAD	No.	86523.00	P-244 (Item PA-003/xii) + P-245 (Item PA-004/xiv)
	PROVIDING & FIXING 450mm Dia. B.F. VALVE (75360 + 7722) FOR 18 & 15 M ROADS	No.	83082.00	P-244 (Item PA-003/x) + P-245 (Item PA-004/xii)
	PROVIDING & FIXING 300mm Dia. B.F. VALVE (29854 + 4366) FOR 12 M ROAD	No.	34220.00	P-244 (Item PA-003/bvii) + P-245 (Item PA-004/ix)
6	PROVIDING & FIXING VALVE CHAMBER	No.	10780.00	P-308 (Item CH-003/c)
7	PROVIDING & FIXING DI SPECIALS (300 mm & ABOVE)	Kg	123.50	P-236 (Item CIDIP-015/ii)

Sr. No.	DETAILS OF SEWERAGE WORK	UNIT	RATE (Rs.)	CIDCO SCHEDULE OF RATES REF. No.
1	EXCAVATION (AVERAGE)	CUM	396.00	P-200 (Item EXSL-1, 5, 6)
2	ROYALTY CHARGES FOR ITEM 1	CUM	141.34	P-148 (Item RD-006/b)
3	PROVIDING & LAYING 600 mm NP-3 CLASS PIPES FOR 20 M & 18 M ROADS	RMT	3378.00	P-206 (Item RCCP-007)
	PROVIDING & LAYING 450 mm NP-3 CLASS PIPES FOR 15 & 12M ROADS	RMT	2321.00	P-205 (Item RCCP-007)
4	PROVIDING & FIXING MAN-HOLES FOR 20, 18 & 15 M ROADS	No.	34604.00	P-209 (Item MDA-003)
	PROVIDING & FIXING MAN-HOLES FOR 12 M ROAD	No.	21065.00	P-208 (Item MDA-002)

Sr. No.	DETAILS OF LEVELING/RECLAMATION WORK (FOR PART A EXCLUDING AREA UNDER ROADS)	UNIT	RATE (Rs.)	CIDCO SCHEDULE OF RATES REF. No.
1	EXCAVATION IN 30 % AREA IN ALL SORT OF SOIL (average)	CUM	84.50	P-146 (Item RD-002/b/a to d)
2	EARTHWORK IN EMBANKMENT & FILLING FOR 70 % AREA FOR GENERAL HEIGHT OF 1.5 M (average)	CUM	139.00	P-182 (Item RCL-001)
3	EARTHWORK IN EMBANKMENT FOR AREA EXCAVATED AT (1) ABOVE WITH APPROVED EXCAVATED MATERIAL	CUM	139.00	P-182 (Item RCL-001)
4	EARTHWORK IN EMBANKMENT FOR AREA WITH CONTRACTOR'S MATERIAL	CUM	235.00	P-182 (Item RCL-002)
5	ROYALTY CHARGES FOR ITEM 3	CUM	141.34	P-148 (Item RD-006/b)

Sr. No.	ELECTRIC LIGHTING ALONG ROADS	UNIT	RATE (Rs.)	REFERENCE
1	PROVIDING & FIXING LIGHTING ARRANGEMENT OF APPROVED DESIGN	K.M	3000000.00	ASSUMED

Sr. No.	ARBORICULTURE, MERIDIAN, ROAD SIGNS & STREET FURNITURE	UNIT	RATE (Rs.)	REFERENCE
1	AS PER DESIGNS AND REQUIREMENT	K.M	1000000.00	ASSUMED

Sr. No.	TRANSMISSION LINES ALONG ROADS FOR POWER SUPPLY	UNIT	RATE (Rs.)	REFERENCE
1	AS PER MSEB REQUIREMENT	K.M	30000000.00	ASSUMED

ESTIMATED COST OF WORKS IN THE SCHEME

Sr. No.	ROAD CONSTRUCTION WITH FOOT PATHS & SW DRAINS	QUANTITY SQ.M	RATE (Rs./SQ.M)	ESTIMATED COST (Rs.)
1	20 M WIDE IDP ROAD	8086.00	3985.00	3,22,22,710.00
2	18 M WIDE SCHEME ROAD	4965.00	4050.00	2,01,08,250.00
3	15 M WIDE SCHEME ROADS	8183.00	4375.00	3,58,00,625.00
4	12 M WIDE SCHEME ROAD	1856.00	4200.00	77,95,200.00

Sr. No.	WATER SUPPLY LINES ALONG ROADS	QUANTITY RMT	RATE (Rs./RMT)	ESTIMATED COST (Rs.)
1	20 M WIDE IDP ROAD	438.00	6423.00	28,13,275.00
2	18 M WIDE SCHEME ROAD	274.00	4512.00	12,36,290.00
3	15 M WIDE SCHEME ROADS	551.00	4254.00	23,43,955.00
4	12 M WIDE SCHEME ROAD	151.00	2870.00	4,33,370.00

Sr. No.	SEWER LINES ALONG ROADS	QUANTITY RMT	RATE (Rs./RMT)	ESTIMATED COST (Rs.)
1	20 M WIDE IDP ROAD	438.00	5746.00	25,16,750.00
2	18 M WIDE SCHEME ROAD	274.00	5746.00	15,74,405.00
3	15 M WIDE SCHEME ROADS	551.00	4503.00	24,81,155.00
4	12 M WIDE SCHEME ROAD	151.00	4162.00	6,28,465.00

Sr. No.	STREET LIGHTING ALONG ROADS	QUANTITY R.TM	RATE (Rs./SQ.M)	ESTIMATED COST (Rs.)
1	20 M WIDE IDP ROAD	438.00	2500.00	10,95,000.00
2	18 M WIDE SCHEME ROAD	274.00	2500.00	6,85,000.00
3	15 M WIDE SCHEME ROADS	551.00	2500.00	13,77,500.00
4	12 M WIDE SCHEME ROAD	151.00	2500.00	3,77,500.00

Sr. No.	ARBORICULTURE & STREET FURNITURE ALONG ROADS	QUANTITY R.TM	RATE (Rs./SQ.M)	ESTIMATED COST (Rs.)
1	20 M WIDE IDP ROAD	438.00	2000.00	8,76,000.00
2	18 M WIDE SCHEME ROAD	274.00	2000.00	5,48,000.00
3	15 M WIDE SCHEME ROADS	551.00	1800.00	9,91,800.00
4	12 M WIDE SCHEME ROAD	151.00	1600.00	2,41,600.00

Sr. No.	POWER SUPPLY, TRANSMISSION LINES ALONG ROADS	QUANTITY Km	RATE (Rs./Km)	ESTIMATED COST (Rs.)
1	TRANSMISSION LINES ALONG ALL ROADS	1.40	3,00,00,500.00	4,20,00,500.00

Sr. No.	LEVELLING/RECLAMATION/FILLING IN PART A	QUANTITY SQ.M	RATE (Rs./SQ.M)	ESTIMATED COST (Rs.)
1	AREA LEVELLING ONLY IN PART A BUT EXCLUDING FP No. 1, ALL ROADS AND ESS PLOT	99,593.00	349.00	3,47,57,957.00

1 THE CONSTRUCTIONAL DETAILS & RATES ARE BASED ON THE ESTIMATES PREPARED BY THE ENGINEERING WING OF NAINA, CIDCO. THESE ESIMATES ARE ADOPTED HERE WITH SOME CHANGES FOR ARRIVING COST OF THE SCHEME. HOWEVER, SPA, NAINA MAY TAKE SUITABLE DECISIONS WHILE IMPLEMENTING THE WORKS.
2 THE ELECTRICITY SUB-STATION IS ALREADY ERRECTED BY MSEB AND IT IS EXCLUDED FROM THE WORKS


(S. V. SURVE)
ARBITRATOR



Special Planning Authority
NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA
CIDCO