



SPECIAL PLANNING AUTHORITY, NAINA, CIDCO

TOWN PLANNING SCHEME, NAINA NO. 2

(Chipale, Vihighar, Devad, Bhokarpada, Belavali, Sangade)

Tehsil Panvel, District Raigad

FINAL SCHEME

(UNDER MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966)

REPORT

S. V. SURVE

Arbitrator



Drawn up under section 72 (7) of the MR & TP Act, 1966 vide Arbitrator's Notice no. ARB/TPS-2/NAINA/Final/2022/594,
dated 06th June 2022 & Submitted on 28th September 2022 for sanction.

Sanctioned under section 86 (1) of the MR & TP Act, 1966 vide Government Notification no. TPS-1221/54/C.R.-10/21/UD-12,
dated 28th December 2022

TOWN PLANNING SCHEME, NAINA No. 2

(Chipale, Vihighar, Devad, Bhokarpada, Belavali, Sangade)

Tahsil-Panvel, District-Raigad

FINAL SCHEME

REPORT

Preamble

The Government of Maharashtra, in exercise of powers conferred under clause (b) of sub-section (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 an area containing 270 villages from District Raigad which is 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 and publish a Development Plan for the entire area under its jurisdiction and to submit it 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 15th May, 2014 declaring its intention to prepare a 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 the notice. Later, 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 new Special Planning Authorities within the NAINA. Subsequently, the Government of Maharashtra, vide notification dated 18 September 2019 excluded 14 villages of Thane tahsil of Thane District and 35 Villages from Khalapur Tahsil of Raigad District from NAINA, resulting thereby to remain CIDCO as Special Planning Authority now for remaining 175 villages from Raigad district.

The SPA (CIDCO), while preparing a Development Plan for the area under its revised jurisdiction, decided first to 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 preparation of the Development Plan for the entire jurisdiction and published 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 to as DCPR-2017) for the 23 villages of NAINA under Section 31(1) of the said Act which has now come into force w.e.f. 4th May, 2017.

In the said sanctioned DCPR-2017, a new concept of voluntary and participatory land pooling and development by the land-owners termed as NAINA Scheme has been approved under Regulations No. 12.6 and 13. These special regulations for NAINA scheme are dealing with voluntary land pulling and development of areas from IDP lying within residential zones, within and outside 200 m from the village gaothans. The salient features of the said NAINA Scheme for an area lying outside 200 m from any village gaothan are as under:

- a. Minimum land area or land aggregation required for participation is 10 Ha.
- b. For financial sustainability of the NAINA Project, 40 % land shall be surrendered to the SPA free of cost which shall preferably include IDP reservations.
- c. The FSI of total land under NAINA scheme is permitted to be utilized on land retained by the developer. Thus on 60% retainable land, the maximum permissible FSI works out to 1.7.
- d. Uses permissible on retained land are Residential(R), Commercial (C), R+C, Hotels, Offices etc.
- e. Additional 20% BUA over & above BUA generated on 60% land is permitted necessarily for the construction of EWS/LIG housing. The constructed tenements of EWS/LIG shall have to be handed over to the CIDCO at pre-determined rates (as per MHADA formula).
- f. Flexibility is open to join non-contiguous lands lying under IDP reservations to make aggregation of 10 Ha.



g. Reservations (excluding Roads) within NAINA Scheme are permitted to be relocated in the NAINA scheme area.

The SPA, NAINA had decided in the first instance to develop the IDP area with the help of private sector under the above NAINA Scheme model. To make the NAINA scheme workable, CIDCO had earlier approached to Government for certain relaxations in stamp duty for execution of co-operation agreement and surrender deed. However, after various discussions, the Urban Development Department (hereinafter referred to as 'UDD') in its wisdom directed CIDCO that rather to wait for relaxations and to avoid land aggregation to happen at sporadic locations through NAINA schemes, CIDCO should undertake Town Planning Schemes for the implementation of the IDP as provided under the chapter V of the said Act. Further, the Government of Maharashtra, in exercise of the powers conferred by sub-section (1) of section 151 of the said Act, vide Notification No TPS-1817/973/CR-103/17/UD-13 dated 13-09-2017 has delegated the powers exercisable by it under section 68(2) of the said Act to the Managing Director, CIDCO for sanctioning the draft Town Planning Schemes at SPA's level.

The SPA, NAINA has accordingly decided to undertake series of town planning schemes under the said Act covering as far as possible the entire IDP area leaving the densely developed areas and village gaothans for the effective implementation of the sanctioned interim Development Plan of NAINA instead of relying upon the private developers/land owners to aggregate the lands in sporadic manner and allow the implementation of IDP to happen through NAINA schemes at the will and wish of the private developers or of the land owners. The SPA, NAINA has accordingly prepared its first Town Planning Scheme in village Akurli joining some area from villages Belavali and Chikhale.

Draft Town Planning Scheme no. 2

The SPA, CIDCO has now identified two more areas for its second Town Planning Scheme and Part A is situated to the north-east of the Mumbai-Pune Expressway and to the south-east of Panvel-Matheran State Highway No. 54. The area selected for this part A is situated towards south-east bank of river Kalundre (Gadhi) from villages Chipale, Vihighar, Devad and Bhokarpada of Panvel tahsil. The second part B of this scheme is identified from the villages Belavali and Sangade of the same Tahsil but situated about 3 to 3.5 km away from the first part A. The lands under this Part B are almost reserved for Growth Centre, Play Ground, 27 m wide road and for Alibag-Virar Multi-Modal Corridor in the sanctioned IDP. Some lands under these reservations are from protected forest

and cremation ground of Sangade village. The remaining land is under Panvel-Karjat Railway Line and a nalla. The area identified for this second Town Planning Scheme is also not contiguous like the first TP Scheme and is in two parts. The SPA, NAINA has decided to reconstitute the lands lying under the Part A of this scheme from villages Chipale, Vihighar, Devad and Bhokarpada into suitable Final Plots to the extent to 40 % of their original holdings for the allotment to all the land-owners within the scheme area from these two Parts, A and B from the said six villages. Remaining 60 % land is proposed to be utilised for IDP roads and reservations including growth centres, for the Multi-Modal Corridor and for the scheme roads and social infrastructure, for EWS and LIG Housing including the housing of families dispossessed in the course of implementation of the scheme.

The part A of this Scheme no 2 from villages Chipale, Vihighar, Devad and Bhokarpada is of 167.36Ha. The part B from villages Belavali and Sangade is of 27.54 Ha. Thus the total area under this T.P. Scheme no 2 admeasures in aggregate to 194.91 Ha. The Part A of this scheme is about 2 km away from Panvel Node of Navi Mumbai. The only existing vehicular road available in this part A is the Panvel-Matheran Road, though categorised as State Highway, is very narrow and needs to be widened immediately in order to cope with the existing as well as upcoming traffic load. The sanctioned Interim Development Plan proposed its widening to 27 m upto its junction with the 27 m IDP road in village Akurli and further it is proposed to be widened to 45 m. The area to the both sides of this state highway is under moderate development, mainly for residential activities, with ground floor portions fronting this road used for some commercial activities. Many such residential building complexes have come up on both sides of this State Highway. As such, the area needs immediate attention and therefore, implementation of the proposals of Interim Development Plan is now the top priority of the SPA, NAINA. The quality of existing social infrastructure and existing village roads is very poor. These facilities are as good as nil in this area. The most of the land-owners reside in their village gaothans for generations and their lands outside are being cultivated mainly for vegetables and paddy crop. These open lands lack in proper accesses and hence remained unattended eventhough they are under pressure of development, being in the proximity of Navi Mumbai and Panvel cities. In view of this, the SPA, NAINA (CIDCO) has rightly decided to develop the area of IDP by undertaking series of Town Planning Schemes as provided under chapter V of the Maharashtra Regional and Town Planning Act, 1966. After the implementation of all such town planning schemes, the area under IDP will get turned into a well laid and well planned urban unit like a new town with proper infrastructure and efficient road network.



As mentioned above, second town planning scheme undertaken by the SPA, NAINA is situated in villages Chipale, Vihighar, Devadand, Bhokarpada in part A and in villages Belavali and Sangade in part B. The Part A of scheme as mentioned above is situated to the south-east bank of the river Kalundre and further, to the south-east side of the said state highway. The area included in part A is predominantly in pure Residential Zone and some area fronting the 45 m north-south IDP road is in Residential cum Commercial Mixed Use Zone as per the sanctioned IDP. However, the basic FSI prescribed for lands situated beyond 200 m from village gaothans is only 0.20 eventhough these lands are in the development zones as said above. In addition, the developer can utilize premium FSI of 0.30 as per DCPR-2017. However, the lands within 200 m from village gaothans are eligible for FSI of 1.00. The sanctioned IDP also includes arterial roads and various other reservations designated to public purposes including the growth centres. As said earlier, the part A of this scheme has derived access mainly from Panvel-Matheran State Highway and also from zigzag and very narrow existing village roads leading to Bhokarpada and Vihighar gaothans. The service infrastructure such as good motorable roads, street lights, appropriate size storm-water drains, underground drainage lines and water pipe lines within the part A of this scheme is totally absent and hence, will have to be provided now by the SPA, NAINA (CIDCO). There is one site reserved in sanctioned IDP of NAINA for Sewerage Treatment Plant (STP) in the North-East direction of this scheme at a distance of about half km which will serve this area. The facility of underground sewerage system to every final plot will have to be provided in due course of time, which will finally be connected to the said STP, when constructed. While preparing this scheme, some changes in the IDP roads and reservations have been carried out by the SPA, NAINA wherever necessary for better planning of the area in this part A.

The second part B of this scheme is situated in villages Belavali and Sangade and as said earlier, entire area included in this part B is under reservations of Growth Centre, Multi-Modal Corridor(MMC), Playground and 27 m wide Road as per sanctioned IDP and hence, totally under acquisition. As such, no scheme layout and reconstitution of original plots into final plots are necessary in this part B and all the land owners from this part will be provided with final plots in lieu of their original plots situated in these villages in the area of part A.

The SPA, NAINA had declared its intention to prepare this scheme under section 60(1) of the Maharashtra Regional and Town Planning Act, 1966 by passing CIDCO's Board Resolution no. 11973 dated 6-12-2017, the notice of

which has been published in the M.G.G. dated 8-12-2017. Then the SPA, NAINA had followed the entire procedure laid down in the said Act and in the Maharashtra Town Planning Schemes Rules, 1974 and prepared the draft Scheme after consulting to the Director of Town Planning, Maharashtra State, Pune. As the powers of sanctioning the draft scheme has been now delegated to the Vice Chairman and the Managing Director, CIDCO, this draft scheme was then submitted by the SPA, NAINA to him within the prescribed time limit. Accordingly, the Vice Chairman and the Managing Director, CIDCO has sanctioned the draft town planning scheme, NAINA no. 2 under his notification dated 26th April 2019 as provided 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 sanctioned draft scheme vide Urban Development Department notification no. TPS/1219/1293/CR-51/19/UD-12; dated 24th May 2019.

The Arbitrator has entered upon the duties w.e.f. 24th June 2019 by publishing a notice in the Maharashtra Government Gazette, Part II, on pages 1 & 2 dated 26th June 2019. The same notice in English and in Marathi has been published in daily Newspapers dated 30th June 2019 for the information of the public.

The Arbitrator has observed that the scheme layout has not been demarcated on ground and the final plots have not been measured by the Special Planning Authority. The demarcation and measurement work might have not been carried out initially due to difficult weather conditions and prolonged rainy season and also due to non-cooperation of the land owners. The Arbitrator has requested the SPA, NAINA to demarcate the draft scheme but the work remained unattended.

However, the Arbitrator has started the arbitration proceedings as provided in the Act and the Rules. Then special notices in the prescribed Form No. 4 under Rule No. 13 (3) of the Maharashtra Town Planning Schemes Rules, 1974 have been served on each and every owner of the original plots included in this scheme from all the six villages during 13th August 2019 to 14th October 2019. This special notice in form no. 4 is for communicating all the land owners regarding the details such as ownerships, tenure, areas of their original plots and the similar details of



allotted final plots in lieu of their original plots. Further, this special notice is also for informing them regarding the valuation of their original plots, semi-final and final valuation of their allotted final plots and the compensation, contribution and the net demand from them as estimated by the SPA, NAINA in the sanctioned draft scheme. The land owners have been asked to appear before the Arbitrator on the specified dates and time to submit their say on the proposals of the sanctioned draft scheme and to record minutes of the same. The hearing process was carried out during 26th August 2019 to 23rd January 2020. In the meanwhile, this hearing process was required to be withheld due to the enforcement of code of conduct of the Maharashtra Assembly elections from 27th September 2019 to 24th October 2019. The land owners especially from villages Sangade and Devad had jointly objected to hearing process on the issue that the SPA, NAINA has not prepared the draft scheme allotting them final plots of atleast 50 % of the original plot areas and they were never before told regarding the payment of contribution levied in the scheme. This issue was then taken for agitation by all the villagers and for some time, the hearing process was withheld due to their non-cooperation. They have formed Sangharsh Samiti to agitate with the CIDCO authorities. In the meanwhile, the Arbitrator had arranged common meetings with the villagers of Sangade and Devad and the points to be recorded in the hearing process before the Arbitrator were jointly decided by these villagers. However, they have not opposed to the making of the scheme and shown their overall willingness subject to waiving of the contribution levied in the draft scheme.

It was found that some of the owners were not appeared to give hearing for the reasons not known and some were said to be not received these special notices for want of proper addresses/phone numbers etc. Hence, the public notice was published in the local newspaper dated 3rd January 2020 as well as it was published in the respective Gram Panchayat Offices and the owners those were not attended earlier were called again to give hearing in respect of the scheme proposals. The hearing of the land owners who appeared have been completed during the period from 26th August 2019 to 23rd January 2020. The Special Planning Authority, NAINA (CIDCO) has also been given hearing on 18th February 2020. The points raised by the Arbitrator vide his letter no. Arbitrator/TPS-2/Gen/357 dated 11th February 2020 have been replied by the Special Planning Authority vide its Marathi letter bearing no. CIDCO/ NAINA/ SP/ DP/ 2020/ 235/ SAP/1757; dated 3rd march 2020. The minutes have been recorded ownership-wise by the Arbitrator and decisions regarding reconstitution of original plots into final plots together with their areas, titles & shares in the ownerships, tenures are recorded in Tables no. A and B.

Preliminary Scheme

The Arbitrator has then subdivided the sanctioned draft scheme into two parts as i) the Preliminary Scheme and ii) the Final Scheme as provided under sub-section (3) of Section 72 of the said Act on 5th February 2020 vide his order bearing no. Arbitrator/TPS-2/Gen/355 dated 5-02-2020. Then the layout of Part A of Preliminary Town Planning scheme, NAINA no. 2 has been finalised by the Arbitrator in light of the requests and points/issues raised by the land owners during the hearings and also by the Special Planning Authority (NAINA).

The sanctioned IDP has proposed reservations of two Growth Centres no. 203 in the village Devad in part A and no. 207 in the villages Sangade & Belavali in part B. Three reservations of Parks no. 13-A, 54 and 55 are proposed in part A. Six reservations of Play Grounds nos. 46A, 55A, 55B, 54A, 57 and 58 in part A and single such reservation no. 207A in part B are also proposed in the IDP which fall in this scheme. Two reservations of schools no. 60 and 61 proposed in the IDP fall in part A. Similarly, four other IDP reservations, one each of Electric Sub-Station no. 50, ESR/GSR no. 49, Primary Health Centre no. 78 and Daily Bazaar no. 48 fall in this part A.

The sanctioned IDP has proposed arterial roads some of which run through the Part A of the Scheme as mentioned hereinafter. The 45 m wide north-south proposed road almost passes through the central area of this Part A which will open out the area directly upto the Panvel-Matheran State Highway beyond the Kalundre river in Akurli village. This main arterial road will also run to the south through the scheme and further upto village of Shivkar and beyond. Similarly, 20 m wide north-south road to the east of the said 45 m central road is proposed from the said State Highway at village Akurli to run through the scheme and then further to the south through the villages of Bonshet and Vihighar. Another 20 m wide north-south road to the west of the said 45 m central road is proposed from the villages Shilottar-Raichur and Akurli situated beyond the said river is proposed to run through the scheme and further beyond, to the south through the villages of Vichumbe and Shivakar. The existing Vihighar village road leading to its gaathan has been proposed to be widened to 27 m in the IDP and its part runs through the scheme.

There are other four 20 m wide east-west roads proposed in the IDP which run through the part A of the scheme. Out of these roads, one is proposed from the said State Highway and another is proposed from the Vihighar road. The Panvel-Matheran State Highway has been proposed to be widened to 45 m in the IDP.



The part B of the scheme includes only one IDP road i.e. 27 m proposed arterial road which runs from north-west to south-east crossing the MMC. The reservations of Growth Centre no. 207 and Play Ground no. 207A as stated above have also been proposed in Part B. All these reservations and roads including MMC proposed in the IDP cover the entire area of this Part B and hence, none of any area is available for allotting to the land owners in the form of final plots. The Panvel- Karjat railway line and a nalla also pass through this Part B of the scheme.

While finalising the layout of the scheme and the proposals therein, the Arbitrator had made many observations in the sanctioned draft scheme while preparing the Primary Scheme. Further, during the hearing of the land owners, many have requested to amalgamate their final plots being held in the same ownership or held in the family or held in the single partnership firm or company. Few have asked for sub-division of their plots either family ownership-wise or individual ownership-wise. Some of the ownerships of original plots have been found transferred after the draft scheme by executing subsequent transactions.

Further, during the hearing process, the land owners almost from all the six villages have mainly objected to the scheme on the ground that eventhough, they have been told by the SPA, NAINA that this is a participatory scheme, they were not taken into confidence while preparing the draft scheme before its publication under section 61 of the Act. They were also not told about the contribution required to be paid by them even after surrendering their 60 % lands to SPA, NAINA. Further, they have been told that the SPA, NAINA will return them atleast 60 % land of their original holdings in the form of final plots. These villagers have therefore formed Sangharsh Samiti to agitate on this ground with the SPA, NAINA (CIDCO). They have held the hearing process for some time on this issue. It has come to know that the CIDCO had set up a committee on the issue of contribution to be levied, but the decision in this respect is still pending. The villagers wanted to withhold the hearings and arbitration proceedings till the CIDCO comes to certain decision atleast to waive the contribution to be levied under this scheme. However, it was made clear to the villagers agitating in this respect that arbitration proceedings are time bound process and it will be continued and completed as per the procedure laid down in the Act and the issues raised by the villagers will be considered at the arbitrator's level. The villagers then cooperated the Arbitrator after the group meetings conducted by the Arbitrator with the land owners from village Sangade on 21st November 2019 and from village Devad on 7th January 2020 in this respect. The villagers from Sangade have also objected for their shifting and allotting them final plots in Part A of the scheme and have demanded to allot final plots in Sangade village only. It was made clear to them that this

request cannot be met as their lands situated in part B of the scheme are wholly under reservations in sanctioned IDP and subjected to compulsory acquisition as per the provisions of MR & TP Act, 1966. Further, these villagers demanded compensation at two and half times the market value on the line of the provisions of the LAAR Act, 2013. However, they have been told that this provision is not in the MR & TP Act, 1966. The villagers from these villages have also demanded that the land owners included in the scheme would be treated as project affected persons by the CIDCO and they would be given all the benefits available in this respect. They have been told that this issue is not in the purview of the Arbitrator.

The developers who are in the building industry and perform their business mainly in this area and have purchased many of the lands in the scheme area requested to organise a meeting with the CREDAI, Navi Mumbai. The Arbitrator has accordingly arranged a meeting with CREDAI, Navi Mumbai on 13th November 2020 and understood their issues and suggestions in this respect. They have specifically pointed out that to return the lands to the stake holders reduced to 40 percent of their original holdings protecting the original development potential leads to very high-rise development for more than 20 floors to consume the FSI of 2.5. this will increase the cost of construction. They have pointed out that general demand of residential flats in the area is mainly from lower middle class and from low income groups. The scheme area is also away from new Panvel node of CIDCO and from the Panvel suburban Railway station. Hence, they suggested allotting final plots atleast of 50 % of the original holdings to increase the footprints of the buildings. The smaller plots may not consume such a higher FSI of 2.5 after maintaining the marginal distances and hence, they suggested permitting the balance FSI to be used as TDR. The draft scheme has been formulated by the SPA on 40/60 format and the Arbitrator has to draw the Preliminary Scheme in accordance with the draft scheme as provided under section 72 (7) of the said Act and hence, it is not now possible to consider CREDAI's suggestions at this stage by the Arbitrator.

After considering all these points/observations and after hearing the land owners who appeared before the Arbitrator and also hearing the SPA, the layout of the draft scheme has been modified wherever necessary by the Arbitrator and after these modifications are carried out, the Preliminary scheme has been drawn up by him. The decisions of the Arbitrator in respect of every reconstitution of original plot into final plot as carried out in the award have been recorded in Table A of the Preliminary Scheme. The allotment of the Final Plots and their respective ownerships, areas and tenures are as recorded in Table B accompanied to the said Preliminary Scheme.



The Preliminary Town Planning Scheme covered mainly the physical planning part. The Original plots (OPs) are the original holdings of the land-owners whose lands are included in the scheme exist on the date of declaration of the intention to make a scheme under section 60(1) of the said Act. These Original Plots have been shown in green colour on the scheme plans. The Final Plots (FPs) are the reconstituted plots allotted in lieu of these original plots to the land owners and allotted for various public purposes to the SPA while drawing of the preliminary scheme. They have been shown in red colour on scheme plans.

The Preliminary scheme has been drawn up under sub-section (7) of Section 72 of the said Act on 15th June 2020 within the prescribed time limit of nine months extended by further 3 months from the appointment of the Arbitrator. The Preliminary Town Planning Scheme, NAINA no. 2 was then submitted to the Government under section 72(5) of the Maharashtra Regional and Town Planning Act, 1966 on 25th June 2020 for sanction.

The State Government has accordingly sanctioned this Preliminary Town Planning Scheme, NAINA no. 2 vide Urban Development Department Notification no. TPS-1221/54/CR-10/21/UD-12 dated 3rd November 2021. This notification has been appeared in MGG, Part 1, Konkan Division Supplement, dated 18-24 of November 2021 on pages 9 to 36. The Preliminary Scheme has come into force w.e.f. 31st December 2021.

Final Scheme

The Final Scheme mainly deals with the financial matters involved which has been listed under section 72 (6) of the Maharashtra Regional and Town Planning Act, 1966. The sections 97 to 100 of the said Act state the cost of the scheme, the compensation to be paid, the calculation of increments in respect of each and every reconstituted plot, the contribution to be levied and the net demand from the stake holder or amount due from them. The cost of the scheme mainly takes into consideration the cost of works contemplated in the scheme and the cost of making such scheme right from its declaration of intention upto its sanction by the Government. The receipts are mainly include contribution levied on the stake holders. Following are the important components of the final scheme.

During the hearing of the land owners under rule no.13 (4) of the Maharashtra Town Planning Schemes Rules, 1974, the say of the owners of the original plots regarding the valuation of their original Plots, Semi-Final and Final Values estimated for their allotted Final Plots, Contribution levied in the draft scheme have been heard and recorded. The submissions made by them during

their hearings 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 objections 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 summarized below.

- i) The rate of land values of the original plots has been considered very much on lower side 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 Panchayats are authorized, still not valued.
- iv) The final values of the final plots are estimated at very high rates than the actual market rates.
- v) The contribution levied to the final plots is exorbitant.
- vi) The land owners were never told by the SPA, NAINA 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, NAINA never made clear that the FSI of 2.5 is permissible in lieu of monetary compensation. The stake-holders were under presumption that this FSI is in addition to cash compensation for the lands surrendered.
- viii) The contribution should have to be waived considering that they have parted with their 60 % lands to the scheme; which is highest in the state.
- ix) The one time compensation is being paid which is too much on lower side as compared to that available under LARR Act, 2013.
- x) The land owners should be paid monetary compensation for 60 % of lands surrendered by them and at the same time they should be permitted to consume FSI of 2.5 in the final plots allotted to them as promised by the SPA, NAINA.

As said earlier, the Final Town Planning Scheme mainly deals with the financial matters as have been listed in the sub-section (6) of Section 72 of the Maharashtra Regional and Town Planning Act, 1966. The major components of the final scheme have been detailed as below.



Original Plot Value

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 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 Form 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 Chipale, Vihigar, Devad, Bhokarpada, Belavali and Sangade from Panvel Tahsil of the Raigad District have been considered. The date of declaration of intention under Section 60 (1) of this scheme is 8th December 2017. These rates adopted are the rates given in the said Annual Statement of Rates-2017 for the lands from these six villages which are having NA potentiality. These lands are also in Residential Zone as per the sanctioned IDP. These rates prevailing to 2017 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 relevant to December 2017 of all the lands included in the draft scheme from these six villages, the SPA, NAINA has considered that these lands are in the course of development for non-agricultural activities, being in the vicinity of New Panvel node of Navi Mumbai which is already developed as new town, both sides of Panvel-Matheran State Highway and about 2.5 km to 3.0 km away from it.

The lands which are situated beyond the periphery of 200 m from the respective village gaothans are permissible for FSI of 0.20 only as per the sanctioned IDP and now in force. Whereas the lands which are situated within the periphery of 200 m from the respective village gaothans are permissible for FSI of 1.00 as per this sanctioned IDP. The said ready reckoner-2017 gives only a single rate of land value throughout these villages irrespective of locations or situation of the lands in the villages.

The SPA, NAINA has also adopted the rates of the land values for the original plots included in the scheme pertaining to ASR of December 2017 in these villages are as given below. In the draft scheme, the rates adopted by the SPA, NAINA in villages Chipale, Devad and Bhokarpada are as Rs. 4420/- and in village Vihigar are as Rs. 4100/- per sq. m. Whereas the lands fronting on the Panvel-

Matheran State Highway within the Part A of the scheme, the SPA adopted such rates as Rs. 5060/- and Rs. 4950/- per sq. m. These rates adopted for lands situated in village Sangade as Rs. 3490/- and for village Belavali as Rs. 3590/-

I have come to conclusion that the land values estimated by the SPA, NAINA for the original plots included in this scheme from these four villages based on the ASR rates of 2017 are too low and the locations or accesses, present FSI structure are not considered while estimating the land values of original plots included in the scheme. The land values have to be estimated categorising the lands fronting on State Highway, on pacca village roads, on kachha village roads, those falling within the blue flood line where development is restricted, the plots affected by the gas pipe lines or high tension electricity lines and the lands situated within the 200 m from the gaothans (urban village areas) where FSI of 1.00 is permissible and for rest of the lands where FSI of only 0.20 is permissible. The plots which are already developed will have to be valued for their NA values.

I have considered all the advantages and the disadvantages attached to the OPs under valuation and their rates of land values pertaining to December 2017 in these four villages of Part A of the scheme have been decided as given below. It is seen that the lands fronting the State highway have good potentiality and are not dependent on the scheme roads or infrastructure and hence, possess higher values.

The lands situated outside the urban village areas which do not possess any access and could not therefore be developed independently unless proper road is provided are valued at Rs. 4500 per sq. m. Further, the lower FSI of 0.20 permissible to these land-locked lands does not attract any development, being uneconomical and hence, these lands are remained idle eventhough they are in the vicinity of New Panvel node. However, for such land-locked lands situated within the urban village areas where FSI of 1.00 is permissible are valued at Rs. 7000/- per sq.m. Further, for lands from urban village areas having proper accesses are valued at Rs. 8000/- per sq. m. The rates of OPs fronting on kachha and pacca village roads are valued at Rs. 5000/- and Rs. 6000/- per sq.m. respectively. The OPs which are directly fronting the State highway are valued at the rate of Rs. 10000/- per sq. m. The OPs directly fronting the State highway which have been already developed are valued at the rate of Rs. 12000/- per sq. m. Whereas those OPs situated elsewhere and have been already developed and possess NA value are valued at the rate of Rs. 10000/- per sq. m. These original plot values are marked on the Plan no. A appended to this report.



The land owners, during their hearing, they have raised the issue that the SPA, NAINA has not valued their trees existing in their lands giving income, wells providing water for growing mainly the vegetables and of the compound walls/fencing they have constructed. These are the facilities required to carry out the agricultural activities and these amenities are generally valued while estimating the valuation considering that the plots only have agricultural value. The rate of agricultural lands from these four villages is too low as compared to the rates of land values in respect of lands having non-agricultural potentiality. Hence, such features are not valued.

It is observed that not a single structure constructed with due permission of the competent authority is affected during the reconstitution and hence, valuation in this respect is not necessary. Some chawls exist in the OPs bearing nos. 79, 81 & 90 which are unauthorised constructions and are therefore required to be removed without paying any compensation. However, the families residing there would have to be rehabilitated in the plot designated to such purpose in addition to EWS/LIG Housing in FPs nos. 113. It is further observed that a multistoried construction is in progress in OP no. 95 without obtaining permission of the SPA, NAINA which needs to be immediately removed before it is occupied as it is affected by reservation of EWS/LIG Housing in FPs nos. 113 and by 45 m new road. Similarly, a structure said to be constructed without permission in OP no. 330 which has to be removed by the SPA, NAINA while developing the FP.no. 339 reserved as Sale Plot. All these structures are constructed without obtaining due permissions and hence, have unauthorised status, which need to be removed without paying any compensation.

Semi-Final Value

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 or location due to the reconstitution. The Form 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 at 1.5 times the respective original plot values.

As said earlier, the land owners from villages Belavali and Sangade 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 the four villages in part A of the scheme at about 3 to 3.5 km away. Their original plots have been acquired wholly for Growth Centre, Multi-Modal Corridor (MMC), Playground and 27 m wide Road as per sanctioned IDP. The proposal of doubling of the track of Panvel-Karjat railway line is also included in this part B. Hence, their respective final plots are altered in shapes as well as shifted totally to new distant locations in Part A within the four villages. Hence, the semi-final values are considered in view of actual locations of the respective FPs.

The base FSI permissible to their original plots situated in these six villages is 0.20 + Premium FSI of 0.30 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 FSI of 1.00 has been approved by the State Government while approving the special DCPR of the Preliminary Town Planning Scheme, NAINA no. 2. 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.

- a) Considering all these factors and points, I have decided Semi-Final Values of all the final plots included in this scheme prevailing to December 2017 i.e. on the date of declaration of intention of this scheme as Rs. 9000/- per sq. m which is proper and appropriate. However, the final plots those are fronting the State Highway are valued at Rs. 18000/- per sq. m. The Plan no. B appended to this report shows plot-wise semi-final values decided by the Arbitrator.
- b) As the OPs in Part B from villages Belavali and Sangade have been reconstituted into FPs in Part A, the semi-final values in Part B will remain equal to OP values.

Final Value

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 road network which consume total area of 113.6339 Ha. The roads being constructed in the scheme including the IDP roads which provide proper circulation pattern to the scheme development are as below. There are 6 m wide road having area of 0.0615 Ha, 9 m wide roads having area of 0.1200 Ha, 12 m wide roads having area of 0.2494 Ha, 15 m wide roads having area of 0.3096 Ha, 18 m wide roads having area of 0.2494 Ha, 20 m wide roads having area of 0.3096 Ha, 27 m wide road having area of 0.2845 Ha and 45 m wide road having area of 0.0433 Ha. The part of Multi-Modal Corridor, the land under which is being acquired for MMRDA/MSRDC from Part B admeasures only to 0.3982 Ha.

There are various infrastructural sites being provided in the scheme as IDP proposals or the scheme proposals. These are a) 17 sites for Open Spaces having total area of 1.9264 Ha, b) 7 sites for Gardens having total area of 4.6910 Ha, c) 5 sites for Parks/Green Belts having total area of 13.1970 Ha, d) 9 sites for Play Grounds having total area of 12.4507 Ha, e) 4 sites for Schools having total area of 1.8303 Ha, f) 1 site for Primary Health Centre having area of 0.2216 Ha, g) 1 site for Daily Bazar having area of 0.1600 Ha, h) 1 site for Electricity Sub-Station having area of 0.2216 Ha, i) 1 site for ESR/GSR having area of 0.7202 Ha and j) 25 Amenity Sites for various public purposes having total area of 4.7344 Ha. Similarly, there are 7 Sites for EWS/LIG Housing having total area of 11.0896 Ha and 2 sites reserved as Sale Plots to provide funds for the scheme by selling them in the open market which admeasuring to 2.5796 Ha. The IDP has sites for Growth Centres at various locations and this scheme includes 8 sites having total area of 30.4056 Ha which will be developed by the SPA, NAINA as CBD outside the scheme.

All these sites and roads are being implemented in the scheme as the scheme works except the development of Growth Centres and of the EWS/LIG plots. These sites can be seen from the plan no. 4 accompanied to the Preliminary Scheme already sanctioned by the Government.

In addition to this, provision of street lighting, underground drainage facilities, water lines and electricity supply lines along the roads will have to be provided as scheme work. Hence, the Value of the Final Plots will be decided considering that all such amenities and services are made available to these final plots on the date of declaration of intention under section 60(1) of the said Act by the SPA, NAINA.

The Arbitrator has accordingly decided the rates of land values of each and every FP included in the scheme as marked on the Plan no. C accompanied to the final scheme. These final values are decided considering the following indicators.

- a) The FSI permissible in all 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 areas to the extent of 40 % of the OP areas, the FSI works out to 2.5 as maximum.
- b) The Amenity Plots and other developable reserved Plots will have FSI of 2.50
- c) Growth Centre Plots will have FSI of 2.50 and can be increased upto 4.00 on the payment of premium.
- d) Overall rate of final value of FPs fronting the scheme roads will be Rs.18000/- per sq. m.
- e) The rates of final value of FPs fronting the State Highway and the 45 m wide IDP road will be Rs. 20000/- and 19000/- per sq. m. respectively.
- f) The final values of FPs situated at Corner of the roads or having double frontage have been valued at 5 % higher than their normal values.
- g) The plots designated to open users like Gardens, Play Grounds or Parks have been valued at 40 % their normal values.
- h) The FPs affected now by the Gas Line or HT Line have been valued at the same normal rates on the assumption that the SPA will shift these lines to make these plots fully buildable.
- i) The FPs now falling within the Blue Flood Line have been valued for their normal values considering that the embankment of the scheme roads will act as bund and these plots will not be affected by flood waters.
- j) As the OPs in Part B from villages Belavali and Sangade have been reconstituted into FPs in Part A, the final values in Part B will remain equal to OP values.

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 as proper and appropriate.

Compensation to the Land Owners

Compensation payable under Town Planning Scheme is worked out as per section 100 of the MR & TP Act, 1966. Hence, compensation is the value of the OP less the semi-final value of the FP allotted in lieu such OP. The land owner



gets monetary compensation under a TP Scheme equal to OP value minus the Semi-Final Value.

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 in response to serving of the notice in Form 4 in this respect under Rule no. 13 (3) of the Maharashtra Town Planning schemes Rules, 1974 as anybody's land is not injuriously affected by making of this scheme. Further, Compensation is not payable under a Town Planning Scheme for the items covered under section 103 of the Act.

As said earlier, 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 is generally done under the LARR Act, 2013 but is got reduced by the semi-final value of the allotted final plot. This compensation includes value of structures or anything married with original plots. 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 an option provided under the proviso to section 100 of the Act to opt for FSI / TDR in lieu of such monetary 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 land owners have opted for FSI/TDR available as per this proviso and hence, they are not eligible to get monetary compensation.

Compensation by SPA, NAINA

Clause (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 mentions 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 residents are also liable for compensation as the Planning Authority cannot acquire any land without paying the 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. The Compensation payable by the SPA, NAINA for the plots allotted to it will generally be equal to the semi-final values 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 improvements, 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 to 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 purpose 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 has come forward for such exemption. The owners of all the final plots are therefore required to pay such contribution as they are 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 can be levied maximum up to 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 to final plots shall not be less than 50 % of the increment estimated by the Arbitrator as per the first proviso to section 99.

During the hearing of the land owners, they all have strongly demanded to waive the levy of such contribution. 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 charging 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 made available from SPA, NAINA in this respect.

This matter has been discussed with the Principal Secretary to Government, Urban Development Department (UD-1), Mantralaya, Mumbai during the meeting held on 15th July 2021 with him. During the deliberations, observation has been made that there is significant opposition and resistance to Town Planning Schemes in NAINA among the land owners. The prime cause is cash contribution (over and above land contribution) into the scheme. The consensus was the SPA, CIDCO needs to be objectively analyses its infrastructure cost; otherwise these agitations may lead to failure of TP Schemes in NAINA.

It was learnt that CIDCO had also appointed a Committee to study this issue of waving the levy of contribution. However, the further details are not made available to the Arbitrator till the date. It is come to know unofficially that this matter has not been processed further to arrive at a decision.

In the circumstances, the Arbitrator has come to conclusion that the percentage of contribution to be charged to the land owners will have to be reconsidered and will have to be lowered down to a nominal amount if the receipt side is sufficiently on higher side to meet the cost of the scheme. This is in view of considering that the land owners have surrendered their 60 % of lands and cooperated with the SPA, NAINA in making the participatory Town Planning Scheme. By this, the land-owners, i. e. the stake-holders will also receive a message that their major request/demand is honored.

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 every 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 which are solely beneficial to the owners of the final plots or residents of the scheme. However, in respect of those 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 levied from those land owners who will request in this respect. The land owners will either receive a monetary compensation or the equivalent FSI/TDR. All the land owners from the six villages included in this scheme have opted for such FSI/TDR in lieu of monetary compensation for which they are eligible under this section 100 of the Act.



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 the 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. Following are the major components of the cost of the scheme.

i) Costs incurred on Making of the Scheme

The costs incurred on i) making of the draft scheme since its declaration of intension under section 60 (1) till its sanction under section 68 (2), ii) on preparation of the base map of the scheme area by carrying out ownership-wise physical survey and getting it vetted from the Lands Record Department, iii) legal charges paid during the making the draft scheme, Preliminary Scheme and the Final Scheme iv) cost of publication of notices etc. in the gazette and in the newspapers, v) demarcation and measurement of the scheme on site by fixing

boundary marks etc. vi) cost incurred on arbitration proceedings of preliminary scheme and of the final scheme, vii) remuneration of the Arbitrator till the sanctioning of the final scheme, viii) cost incurred on the Tribunal of Appeals, ix) any other miscellaneous cost, if any, incurred by the Planning Authority till the sanction of the scheme; are considered as the cost of preparation of the scheme.

ii) Cost of providing Infrastructure

a) Construction of Roads

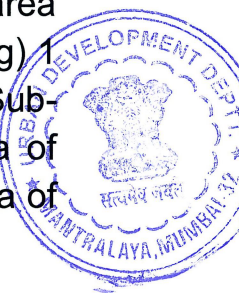
Sanctioned Preliminary Scheme provides roads only in the Part A of the scheme in four villages. The entire area of the scheme situated in Part B is under reservations as mentioned earlier and hence, no scheme roads are required to be constructed there in the scheme. The road network consumes total area of 113.6339 Ha in this Part A. The roads being constructed in the scheme including the IDP roads which provide proper circulation network to the scheme area development are as below.

There are 6 m wide road having an area of 0.0615 Ha, 9 m wide roads having an area of 0.1200 Ha, 12 m wide roads having an area of 0.2494 Ha, 15 m wide roads having an area of 6.3096 Ha, 18 m wide roads having an area of 2.6546 Ha, 20 m wide roads having an area of 9.7519 Ha, 27 m wide road having an area of 2.2845 Ha and 45 m wide road having an area of 8.0433 Ha.

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. 132,59,33,743/- plus Rs. 44,80,00,000/- for bridges and culverts over them wherever required. The cost of arboriculture and street furniture along all the above roads having width from 15 m and above is estimated to Rs. 1,28,06,135/-.

b) Cost of fencing the public Sites

There are various infrastructural sites being provided in the scheme as IDP proposals or the scheme proposals. These are a) 17 sites for Open Spaces having total area of 1.9264 Ha, b) 7 sites for Gardens having total area of 4.6910 Ha, c) 5 sites for Parks/Green Belts having total area of 13.1970 Ha, d) 9 sites for Play Grounds having total area of 12.4507 Ha, e) 4 sites for Schools having total area of 1.8303 Ha, f) 1 site for Primary Health Centre having an area of 0.2216 Ha, g) 1 site for Daily Bazar having an area of 0.1600 Ha, h) 1 site for Electricity Sub-Station having an area of 0.2216 Ha, i) 1 site for ESR/GSR having an area of 0.7202 Ha and j) 25 Amenity Sites for various public purposes having total area of



4.7344 Ha. All these plots under various reservations mentioned above can be seen from the plan of Preliminary Scheme already sanctioned by the Government.

It is decided that the sites designated to Open Spaces, Gardens, Play Grounds and for Parks will have to be developed by the SPA, NAINA in the scheme except one site of a Play Ground provided in Part B in village Belavali. The site provided for electricity sub-station will have to be developed with the help of MSEB to make available the electric supply immediately to the scheme area. The SPA, NAINA will have to develop the sites of Daily Bazar, ESR/GSR and of the Primary Health Centre simultaneously to provide services to the residents at right time. Hence, these sites will be provided with compound walls during their development and need not to be fenced separately.

The SPA, NAINA may differ the development of 25 amenity sites and of 4 school sites and of Play Ground site in village Belavali as per the requirement of the area. These sites are therefore immediately required to be fenced so as to avoid probable encroachments over them.

Similarly, there are 7 Sites for EWS/LIG Housing having total area of 11.0896 Ha. Growth Centres at 8 locations having an area of 30.4056 Ha are also proposed in both the parts of the scheme. All these sites will have to be developed by the SPA, NAINA as per its priorities, not loading their development costs to the scheme. However, these plots are immediately required to be fenced so as to avoid probable encroachments over them. Two plots are reserved as Sale Plots admeasuring to 2.5796 Ha and they are required to be sold in the open market for maximum possible price considering their higher FSI of 2.5 to raise funds for the scheme, but, at a later stage, when scheme area is fully developed with road network. In the meanwhile, these two plots are also immediately required to be fenced so as to avoid probable encroachments over them.

The cost of fencing these sites has been estimated to Rs. 1,41,07,190/-. These sites are shown on the Plan no. F accompanied to the Final Scheme.

c) Cost of Development of Gardens, Play Grounds, Open Spaces and Parks

As said earlier, it is decided that the 17 sites of Open Spaces, 7 sites of Gardens, 8 sites of Play Grounds and 5 sites of Parks will have to be developed by the SPA, NAINA in the scheme. The Play Ground proposed in the FP no. 349 from village Belavali in Part B of the scheme is not immediately necessary. Hence, development of eight sites of play grounds is considered in the scheme. The cost of development of Gardens, Parks and Green Belts (River Front development) is estimated to Rs. 37,04,32,000/- which includes development and construction of

compound walls with gates, lighting etc. The cost of development of Play Grounds in 8 sites excluding the site in part B is 11,44,34,880/-. The cost of developing 17 sites of Open Spaces is estimated to 1,31,11,032/-. These sites are shown on the Plan no. F and the costs in plan no. G accompanied to the Final Scheme.

d) Cost of development of PHC, DB, ESR/GSR and Electricity Sub-Station

The Sites for viz. i) one Primary health Centre, ii) one Daily Bazar, iii) one ESR/GSR and iv) one sub-station for distribution of the electric power with transformer and main source line are immediately required to be provided to the scheme area with the assistance of the MSEB and at their costs so as to provide service to the residents. These sites are shown on the Plan no. F and the costs in plan no. G accompanied to the Final Scheme. The cost of development of PHC, DB and ESR/GSR is estimated to Rs. 4,40,00,000/-, 1,76,00,000/-, 8,41,00,000/- respectively which includes erection with construction of compound walls with gates, lighting etc.

e) 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. 7,62,23,839 /- and Rs. 13,50,34,016/- respectively and the same have been considered here and entered to the cost side of the scheme.

f) Cost of Street Lighting and provision of main 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. 3,29,86,469/-. For this, electricity power supply line is required to be made available immediately and the cost for this has been estimated to Rs. 3,00,00,000/-.

iii) Shifting of Gas Pipe Line

The gas pipe line of GAIL passes through the scheme area affecting the OPs bearing nos. 3, 4, 8, 10, 12, 17, 22 & 24. This line will affect the FPs bearing nos. 1, 2 reserved for EWS and LIG Housing, 16, 17, 18 & 19 reserved for Growth Centre. This Gas Line will restrict the development in these final plots and hence, it is proposed to shift this line along the scheme roads as shown in the Plan no. 4 of the Preliminary Scheme.

It is expected that cost of shifting the gas pipe line will cost at Rs. 10,000/- per running meter and the expenditure estimated to shift this gas pipe line for a length of 1053 m is of Rs. 1,05,30,000/- and added to the cost of the scheme.



Total Estimated Cost of infrastructural 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 estimated cost of works in the Scheme is finalised considering 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	Construction of all Roads including Bridges and Culverts (as shown on Plan No. E)	177,39,33,743/-
2	Providing Arboriculture and Street Furniture for roads to 15 m wide and of more wider roads	1,28,06,135/-
3	Providing Water Supply Lines along all the Roads (as shown on Plan No. F)	7,62,23,839/-
4	Providing Sewer Lines along all the Roads (as shown on Plan No. F)	13,50,34,016/-
5	Providing Street Lighting along all the roads	3,29,86,469/-
6	Providing Electric Power Line to the Area of Part A	3,00,00,000/-
7	Providing Fencing to the 4 Sites of Schools, 25 sites of Amenities, 7 sites of EWS/LIG Housing, 8 sites of Growth Centre and 2 sites of Sale plots and Play Ground site in FP no. 349 in Part B	1,41,07,190/-
8	Development of 7 sites of Garden & Parks and Green Belt (River Front) Development	37,04,32,000/-

9	Development of 8 sites of Play Ground (except development of PG in FP no. 349)	11,44 ,34,880/-
10	Development of 17 sites of Open Spaces	1,31,11,032/-
11	Development of one site of Health Centre	4,40,00,000/-
12	Development of one site of Daily Bazar	1,76,00,000/-
13	Development of one site of ESR/GSR	8,41,00,000/-
	Estimated Cost of all works listed in 1 to 13	271,87,69,304/-
	Total Estimated Cost of Works of the Scheme considering 5 % escalation per year for 3 years of implementation period (say)	314,73,15,315/-

iii) Cost Incidental to the Scheme for New Outside Connections & Holding Pond

i) It is observed while drawing the Preliminary Scheme that the area included in Part A of the scheme where all the residents of the scheme being housed, have only a single connection with the adjoining developed urban centres like Panvel City or New Panvel node of CIDCO via Panvel-Matheran State Highway. The Panvel Sub-Urban and Main Railway Station, though situated very close to the scheme area across Kalundre river, is too far to be reached, for want of a direct route and only road available now is along the above State highway.

It is noticed that 20 m wide scheme road can be further extended beyond FP no. 1 reserved as Amenity Plot situated on the western boundary of the Part A of the scheme through the adjoining open lands near and in the Devad gaathan upto the available underpass of Mumbai-Pune Expressway existing at the left bank of river Gadhi (Kalundre). The SPA, NAINA is said to be proposing a bridge over this river to have connection with the roads in the sector no. 13 of New Panvel node (Panvel East). Further, the SPA



NAINA has also proposed a road upto the said bridge and upto the above underpass on the other side of the Expressway in the town planning scheme no. 7.

As such, the suggested extension of 20 m scheme road will bring the area of this scheme no. 2 directly connecting to the Panvel Railway Station and to the New Panvel node which will give quick boost to the scheme area and will appreciate the land values further. This will also reduce the traffic load over the Panvel-Matheran State Highway significantly. A sketch appended here will give the details of this proposal.

Further, the North-South arterial roads of 20 m wide and 45 m wide extends further over the Kalundre river. These are also the major connections with the adjoining areas and for this, bridges are also necessary on Kalundre river. Hence, some share of the expenditure can be loaded to this scheme as an incidental work.

ii) Similarly, to hold the river flood water for protecting the FPs now falling in the Blue Line revised by the Irrigation Department, a holding pond is suggested within the FP no. 104 reserved for Park/Green Belt. This work has to be designed and executed in consultation of the Irrigation Department.

These suggested three proposals are adjoining to the scheme area and are considered as incidental work of this scheme and provision maximum upto 20 % of the cost of infrastructure can be provided to the cost side as per section 97(g) of the Act considering the availability of the funds. The works other than the holding pond are also concerning to other town planning schemes also and a share is required to be provided.

Hence, the provision at 10 % of the Cost of infrastructure permissible to be incurred under section 97(g) of the Act of Rs.31,47,31,532/- is made to the cost side of the scheme for these two incidental works.

iv) Compensation by SPA, NAINA for Plots beneficial to the Residents of the Scheme

SPA, NAINA has been allotted 17 plots for Open Spaces, 7 plots for Gardens, 9 plots for Play-Grounds and 5 plots for Parks. Similarly, plots, one each for Electric Sub-Station, Health Centre, Daily Bazar and ESR/GSR have been allotted to SPA, NAINA. Further, there are 4 plots for Schools and 25 plots for Amenities have been allotted to the SPA, NAINA. All these plots are meant for various public purposes and are either fully or partially beneficial to the residents of the scheme as shown in the remark column of the Form no. 1 accompanied to this Final 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. 90,32,89,050/- as shown in the Form no. 2 accompanied to this Final scheme.

v) 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 land owners have opted for the equivalent FSI/TDR as provided under section 100 of the Act in lieu of monetary compensation as described earlier.

However, OPs no. 254, 255 & 256 abutting Panvel-Matheran State Highway are dispossessed and hence, monetary compensation of amount of Rs. 51,00,000/- is required to be paid to the owners of these plots.

The structures situated in OPs are as far as possible included in their allotted FPs and hence, not required to be valued. Few Chawls and multi-storied structures are affected during reconstitutions or under scheme roads and hence, they are required to be removed. But they are not valued as have been erected without any due permission from any of the competent authorities as said earlier.

vi) Other Concurrent 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 this final scheme have been considered under the cost of the scheme. The cost is estimated to Rs. 2,10,00,000/-.

B) Receipts Side of the Scheme Finance

i) Contribution by Land Owners

The contribution levied to the land owners who have been 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. However, all the land owners have strongly urged not to levy such contribution in respect of final plots allotted to them as they have cooperated to part with their lands to the extent of 60 % which is at highest percentage in any scheme in the State. This levy of contribution is for meeting the cost of the scheme and as the scheme cost 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 reduced rate of only half percent of the incremental value instead of 50% as is proposed by the SPA, NAINA in the draft sanctioned scheme. As such, the total amount of contribution receivable from the land owners works out to Rs. 35,05,528/- as can be seen from Form No. 2 accompanying this final scheme.

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 such 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 provided to the general public. The plots meant for housing of the EWS/LIG Housing is for specific purpose and it is solely beneficial to the general public. The plots for Growth Centres and MMC are also solely beneficial to the general public. The sale plots are also not directly beneficial to the scheme residents. Further, 25 Amenity sites and 4 school sites are partially beneficial to the general public. Hence, Contribution levied in proportion of the benefits attributable to the general public in respect of all these plots is payable by the SPA, NAINA. The Arbitrator has decided to levy contribution to the SPA, NAINA also at the same reduced rate of half percent of the incremental value considering that the scheme cost is being met through the amount receivable by way of compensation from SPA/NAINA. The total amount of such contribution works out to Rs. 19,34,498/-.

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

The 7 plots meant for housing of the EWS/LIG is for specific purpose and it is solely beneficial to the general public. The 8 plots for Growth Centres and MMC are also solely beneficial to the general public. Two sale plots are also not beneficial to the scheme residents. Further, 25 Amenity sites and 4 school sites are partially beneficial to the general public. The compensation in respect of the plots meant for public purposes in Part A and B of the scheme in the name of SPA, NAINA which are either fully or partially beneficial to the general public is payable by the SPA, NAINA and will appear to the receipt side of the finance of the scheme in proportion of their benefits to the general public. This amount works out to be Rs. 408,03,83,550/-. This amount payable by the SPA, NAINA to the scheme finance can be seen from the Form No. 2 accompanying this final scheme.

iv) Proceeds obtained by Sale of Plots in FPs no. 84 & 339

Section 64(g-1)(ii-D) of the Act entitles the SPA, NAINA to propose a land itself for sale subject to proviso (I) of the section. The proceeds from the sale of

such land shall have to be used for providing infrastructural facilities to the scheme area.

Two final plots bearing nos. 84 and 339 have been allotted to the SPA, NAINA by the Arbitrator in the Preliminary Scheme which have been sanctioned by the Government. Hence the proceeds at the rates of Rs 21000/- and Rs 18000/- per sq. m respectively have been estimated to receive, if sold in the open market by the SPA, NAINA for meeting partially the cost of infrastructure. This amount of proceeds works out to Rs. 51,22,59,000/- and has been added to the receipt side of Form 2 of the scheme.

These plots are having FSI of 2.5 and are of good shape and frontages and may fetch even better price in the market. Hence, to get maximum selling price, it is suggested that these plots may be sold in the open market by auction.

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. 439,14,35,897/- and the total receipts estimated are as, Rs459,80,82,576/-. Hence, in respect of this final scheme, the receipt side (B) exceeds the expenditure side (A) and hence, the amount of Rs. 20,66,46,680/- will remain at balance with the SPA, NAINA.

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 in respect where the contribution is paid by the land owners. In the present case, the amount at balance will be from the compensation being paid by the SPA, NAINA and for utilising this balance amount, the SPA, NAINA may not consult the land owners, but shall utilise it for providing the amenities/services or on the development of Growth Centres as it may think proper.

Form No. 1 – Redistribution and the Valuation Statement

The Arbitrator has then estimated valuation relevant to the date of 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 of the Contribution 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 along with their areas are entered in this Form 1 as decided by the Arbitrator in the Table B of the Preliminary Scheme. The rates of land values of Original Plots, of Semi-Final and Final Values of Final Plots are entered in this Form no. 1 as decided by the Arbitrator and as appearing in the Plans no. A, B, C and D accompanied to this Final Scheme. The amount 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 incremental value of the FPs, but can lower down this percentage with the incremental value 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 still 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, names of concerned villages, survey numbers and hissa numbers with their tenures etc. i. e. the survey details regarding 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 these OP numbers hereinafter for the scheme matters 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 land values of the original plots without and with reference to structures, if any, (OP Values). The further columns no. 7 and 8 give the reference number of final plots allotted in lieu of respective original plots and their areas. The columns from 9 (a) to 9 (c) show the rates of land values of undeveloped final plots and accordingly, their valuation in undeveloped state (semi-final value) as estimated by the Arbitrator with and without reference to structures, if any, and without considering the works contemplated in the scheme. The columns from 10 (a) to 10 (c) give the rates of land values and accordingly the final valuation of the final plots considering that the works contemplated in the scheme are complete.

The Column 11 gives the compensation which is arrived at by deducting the OP values from the Semi-final Values of the allotted Final plots in lieu of the OPs, 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, NAINA. Otherwise, it will be a contribution to be paid by the land owner to the Planning Authority. The column no. 12 gives the incremental value of the 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 at some percent of the respective incremental value 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 Planning Authority to the land owners if this figure is negative. The column no 14 is for adjustment of any other amounts due under any other sections or Acts 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 many 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.453,90,43,815/- 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 such monetary compensation to any of the land owners. As such, this amount of compensation is not appearing in the Column no. 11 of form no. 1.

However, if any owner demands monetary compensation from the SPA, NAINA, then it has to be 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 will be 1.00 and the FP will not be eligible for any TDR in future.

Further, it is very important to note here that the Arbitrator has taken the decision to levy the Contribution at a very nominal 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 to the FSI/TDR in lieu of monetary compensation, thereby, the financial burden on the SPA, NAINA has got reduced. The benefit of charging

contribution at a nominal rate has therefore to be given only to those land-owners who have opted for FSI/TDR as per section 100 of the Act.

As such, the Arbitrator gives the following decision in respect of this final scheme.

Decision:-

The Arbitrator therefore, gives his decision that in the cases where the monetary compensation is demanded by any of the owners included in this scheme instead of the FSI/TDR as per section 100, then the Contribution payable to the SPA/NAINA by such land owner shall be at 50 % of the Incremental Value to be worked out by deducting semi-final value from the final value of the concerned FP, i. e. Contribution payable is at 50 % of Incremental Value obtained by subtracting the amounts recorded in column no. 9B from the column no. 10B of the Form no. 1 and this contribution shall be recovered through such monetary compensation. 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 land owners having very small areas where FSI/TDR as per section 100 of the Act is unable to be consumed in view of the provisions in the DCPR-2017 or in the DCPR of the Preliminary Scheme No. 2, then such contribution recoverable shall be at a reduced rate at 0.05 % of the incremental value as recorded in its respective column no. 13 of the Form no. 1.

Form No. 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 Planning Authority. 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 various 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 and accompanied to this final scheme as provided under rule no. 6 (vii) of the said Rules, 1974.

The Form no. 2 of the Final Scheme reveals that the Total Expenditure estimated is of Rs. 439,14,35,897/- whereas, the total Receipts are expected to Rs. 459,80,82,576/-. It is expected here that the SPA, NAINA will have balance amount of Rs. 20,66,46,680/-. This surplus amount will have to be utilized for the development of the scheme and may be on the development of Growth Centre, which is also a part of this scheme as mentioned earlier.

Acquisition of land for doubling of Panvel-Karjat Railway Line

The Railway Authorities have acquired the lands for doubling of the existing Panvel-Karjat Railway Line and some part of this track falls in the Part B of the scheme in villages Belavali and Sangade. It seems that most of the lands required for this doubling proposal have been acquired through the private negotiations with the land owners by executing the sale transactions. During the hearing of the land owners, not a single owner has mentioned regarding this and hence, it might have happened that owners concerned have sold their lands to Railway Authority for monetary consideration and on the same time obtained a final plot in lieu of the areas sold from their OPs. The details are not with the Arbitrator, but the SDO, Panvel and the Railway Authorities have communicated such cases. The Preliminary Scheme is already sanctioned by the Government and the concerned FPs cannot now be corrected unless it is varied under section 92 of the Act.

The SPA, NAINA shall make inquiry in the matter and resolve it before handing over the possessions of the concerned FPs.

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 even substantial variations in the sanctioned draft scheme. The explanation under this clause states the meaning of substantial nature of variation and it is an increase in the cost of the draft scheme by more than 20 % of the scheme cost or Rs. 2.00 lakh 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 which will exceed this limit. 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) of the Act and then to draw the final scheme 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 24th May 2019. There was code of conduct introduced for Maharashtra State Assembly Elections from 27th September 2019 to 24th October 2019 of 27 days. This work was again held up due to the enforcement of lock-down for Corona virus Pandemic of 2020 from 23rd March 2020 to 27th November 2021. These two periods are eligible for exclusion from the computation of time limit as provided under Section 148A of the Act. As such, this time limit automatically got extended upto 26th August 2022 for drawing up of the Final NAINA Scheme no. 2.

There is no any time limit prescribed for submitting the Final Scheme to the State Government for sanction and it is generally 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 on valuation, compensation, increment and contribution. The Arbitrator has to then incorporate the decisions of the Tribunal of Appeals and to vary the scheme accordingly.

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 now upto 26th August 2022. Hence, the Arbitrator, after carrying out the entire procedure laid down under the said rules and after estimating and calculating and then by determining all the financial matters listed under section 72 (6) of the Act as detailed above, has prepared the final scheme. The requisite plans and documents and the report on the Final Scheme have been duly prepared.

The Final Town Planning Scheme, NAINA no. 2 (Chipale, Vihighar, Devad, Bhokarpada, Belavali, Sangade) has been accordingly drawn up by the Arbitrator on 6th June 2022, well within the prescribed time limit.

The Final Town Planning Scheme, NAINA No. 2 (Chipale, Vihighar, Devad, Bhokarpada, Belavali, Sangade) so drawn up by the Arbitrator as said above under section 72 (7) of the Act has been published in the office of the Arbitrator and in the Office of the SPA, NAINA during the period from 6th June 2022 to 26th August 2022 for the inspection of the public and of the General Public. The Notices in this regard in Marathi and in English are published in the Maharashtra

Government Gazette, Extra-Ordinary No 79, Part II dated 6th June 2022 on pages 1 to 3 as provided under Rule no. 13 (9) of the Maharashtra Town Planning Schemes Rules, 1974. The same notices are also published in the local Newspapers, daily 'Free Press Journal' and daily 'Krushival' dated 8th June 2022. The individual notices in Form No. 5 prescribed under the said Rule no. 13 (9) of the said Scheme Rules, 1974 are served upon all the land owners as legally required on 11th June 2022 by speed-post. This statutory notice in form 5 prescribed under Rule 13(9) is for communicating to all the land-owners, the details of the rates of land values in respect of their original plots, of final and semi-final values estimated for their allotted final plots, the land values estimated, the compensation worked out and the contribution levied. It was observed that some notices in Form no. 5 were returned back due to insufficient addresses or refusal to accept them by some land owners. Hence, the general public notice has been published in newspapers, 'Ram Prahar' and 'Dainik Sagar', dated 22nd June 2022; informing the land owners that the final scheme is drawn up and the notices in form no. 5 have been served to the land owners by the Arbitrator. They were requested to collect these notices who have not received, from the office of the Arbitrator. The copy of the award of final scheme no. 2 so published has been forwarded to the SPA, NAINA on 27th July 2022 for their remarks/appeal.

The Appeals under section 74

The land-owners, who are aggrieved by the decisions of the Arbitrator as communicated under Form no. 5, can file their appeals as provided under Section 74 of the Act within two months period. This period was given upto 26th July 2022. However, not a single appeal is received by the Arbitrator in this respect.

Constitution of Tribunal of Appeals under section 75

As said above, the Arbitrator has not received any appeal under section 74 of the Act in respect of this Final Scheme no. 2. Hence the constitution of the Tribunal of Appeals under section 75 is not now required in respect of this scheme. This may be due to the fact that the land-owners major demand to waive the contribution is met due to the levying of contribution by the Arbitrator only at the rate of 0.05 % of the incremental value of their final plots.

Submission of the Final Scheme to Government for Sanction


The Final Town Planning Scheme, NAINA no. 2; so drawn up by the Arbitrator, is now submitted to the State Government under section 72(5) and under section 82(2) of the Maharashtra Regional and Town Planning Act, 1966 for sanction vide his letter bearing no. Arbitrator/TPS/NAINA no. 2/Final-Sub/2022/884, dated 28th September 2022 alongwith the following accompaniments.



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 in Part A of the Scheme
- 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
- 10) Plan No. H showing the estimated costs of works


(S. V. Surve)
Arbitrator

28th September 2022

Town Planning Scheme, NAINA no. 2




Deputy Secretary
Urban Development Department
Mantralaya, Mumbai - 32

TOWN PLANNING SCHEME, NAINA No. 2 Legal Formalities

Sr. No.	Legal Stage	Section/Rule of the Act	Reference	Date
(A) Draft Scheme by SPA, NAINA				
1	Declaration of Intention	60 (1)	Resolution No. 11973, (Board Meeting No. 608)	6 th December 2017
2	Gazette publication of notice	60 (2)	Maharashtra Government Gazette, Extraordinary Part II	8 th December 2017
3	Newspaper publication of notice	60 (2) Rule 3(2)	The Asian Age (English) Ram Prahar (Marathi)	18 th December 2017
4	Copies of intention declaration and plan to Govt. and DTP	60 (2)	Letter No. CIDCO/NAINA/TPS -2/2017/5786	11 th December 2017
5	Publication of plan and Gazette notice in SPA's office	60 (3) Rule. 3(1)	-----	10 th December 2017
6	Meeting with Owners	Rule 4(1)	----	8 th , 9 th and 10 th May 2018
7	Consultation with DTP	61(1) Rule 4(2)	Letter No. CIDCO/NAINA/TPS -2/2018/2221	4 th July 2018
7A	Extension of time	61(3)	प्रा.न.र.यो. क्र. २/नैना /कलम ६१(३)/मुदतवाढ/सहसं कोवि / ६५०९	20 th November 2018



8	DTP's Remarks on draft scheme	61(1) Rule 4(2)	जा.क्र.नैना /नरयो क्र . २/प्र क्र . २०९/१८/टीपीव्ही - ३/६६६५	29 th November 2018
9	Publication of the draft scheme	61(1) Rule 4(2)	Resolution No. 11973, Board Meeting No. 608 (Ref- resolution no. 6)	6 th December 2018
10	Gazette publication of notice	61(1) Rule 5(1)	Maharashtra Government Gazette, Extraordinary Part II	6 th December 2018
11	Newspaper publication of notice	61(1) Rule 5(2)	The Afternoon (English) Nava Kal (Marathi)	11 th Decembe r 2018
12	Objections/suggestio ns received	61(1) Rule 5(2)	-----	10 th Jan 2019
13	Hearing of the owners	67 Rule 5(2)	----	----
14	Submission to Govt. for sanction (Now to MD, CIDCO)	68(1)	CIDCO/NAINA/TPS -2/ 2019/10	29 th January2 019
15	Consultation with DTP	68(2)	CIDCO/VC&MD/NA INA/ TPS- 2/Consultation/ 2019/50	14 th February 2019
16	Sanction to the Draft Scheme	68(2)	Notification no. CIDCO/NAINA/TPS -2/ 2019/92	26 th April 2019
17	Gazette publication of notification	68(2)	Maharashtra Government Gazette, Extraordinary Part II	3 rd May 2019
18	Newspaper publication of notification	68(2)	Ramprahar PunyaNagari (Marathi)	08 th May 2019

19	Publication of sanctioned draft scheme in SPA's office	68(3)	-----	06 th May 2019
(B) Arbitration Proceedings				
20	Appointment of Arbitrator by Govt.	72(1)	TPS- 1219/1293/CR- 51/19/UD-12	24 th May 2019
21	Gazette publication of appointment	72(1) Rule 11	Maharashtra Government Gazette, Konkan Dn, Part I	24 th May 2019
22	Arbitrator to commence the duties	Rule 13	ARB/TPS- 2/Gen/2019/58	24 th June 2019
23	Gazette of commencement of duties	Rule 13	Maharashtra Government Gazette, Extraordinary Part II	26 th June 2019
24	Newspaper publication of commencement of duties	Rule 13(1)	Newsband (English)	30 th June 2019
25	Special Notices in Form 4 to Owners	72(4)(i) Rule 13(3)	-----	14 th August 2019
26	Hearings of land owners	72(4)(i) Rule 13(4)	----	26 th August 2019 to 10 th Jan 2020
27	Public notice for hearings of owners remained absent to hearing	72(4)(i) Rule 13(4)	Kille Raigad Raigad Nagari	28 th December 2019
28	Letter for hearing to SPA, NAINA	72(4)(i) Rule 13(4)	Arbitrator/TPS- 2/Gen/357	11 th February 2020
29	Hearing to SPA, NAINA (CIDCO)	72(4)(i) Rule 13(4)	-----	18 th February 2020
30	Letter of SPA, NAINA (CIDCO) on hearing to Arbitrator	--	सिडको/व.नि. (नैना)/२०२०/सप/१७५७ /२३५	3 rd march 2020
31	Arbitrator to subdivide the scheme into	72(3)	Arbitrator/TPS- 2/Gen/355	5 th February 2020



	Preliminary and Final Schemes			
32	Arbitrator to draw the Preliminary T. P. Scheme	72(7)	Arbitrator/TPS-2/NAINA/Gen/471	15 th June 2020
33	Publication of notice regarding drawing the preliminary scheme in M. G. Gazette	Rule 13(9)	Maharashtra Govt. Gazette, Extra-Ordinary No. 36, Part II Pages 1 to 4	17 th June 2020
34	Publication of notice regarding drawing the preliminary scheme in Newspaper	Rule 13(9)	Dainik Sagar Raigad Nagari	18 th June 2020
35	Submission of Preliminary Town Planning Scheme to Govt. for sanction	72(5)	Arbitrator/TPS/NAI NA-2/Pre-Sub/2020/474	25 th June 2020
36	Notification sanctioning the Preliminary Scheme	86(1)	TPS-1221/54/CR-10/21/UD-12	3 rd November 2021
37	Gazette Publication of Notification	Rule 13(9)	Part I, Konkan Division Supplement, On pages 9 to 36	18-24 of November 2021
38	Date of Enforcement of Preliminary Scheme	86(2)(b)	As per Notification	31-12-2021
39	Notice of Drawing of the Final Scheme	72(7) Rule 13(9)	ARB/TPS-2/NAINA/Final/2022 /594	6 th June 2022
40	Gazette Publication of Notice of Final Scheme	Rule 13(9)	Extraordinary No. 79, Part II On Pages 1 to 3	6 th June 2022
41	Newspaper Publication of Notice of Final Scheme	Rule 13(9)	Daily 'Free Press Journal' & Daily 'Krushival'	8 th June 2022
42	Date of serving the Notices in Form 5 to the Owners	Rule 13(9)	---	11 June 2022

43	General Public Notice to the Land-Owners to inform regarding Form no. 5	Rule 13(9)	Daily 'Ram Prahar & Dainik Sagar'	22 June 2022
44	Award Copy to SPA, NAINA	Rule 13(9)	Arbitrator/TPS-2 / NAINA/Final/Award /2022/878	27 July 2022
45	Two Months period to receive Appeals	Section 74	---	26 September 2022
46	No appeals filed	---	---	---
47	Tribunal of Appeals	Section 75	---	Not Needed
48	Submission of Final Scheme to Govt. for Sanction	Sections 72(5) 82(2)	Arbitrator/TPS/ NAINA no. 2/Final-Sub/2022/884	28 September 2022



(Suresh V. Surve)
Arbitrator

Town planning Scheme, NAINA no. 2




 Deputy Secretary
 Urban Development Department
 Mantralaya, Mumbai - 32

Time Limits Followed

Sr No.	Section of the Act	Time Limit prescribed	Time limit followed
1	60(1)	Declaration of Intention	CIDCO Board's Resolution 6 th December 2017
2	60(2)	Publication of Intention 30 days (upto 5 th January 2018)	Gazette on 8 th December 2017
			11 th December 2017
			10 th December 2017
			Newspaper on 18 th December 2017
3	61(1)	Publication of draft scheme 9 + 3 months extension (upto 6 th December 2018)	6 th December 2018
			Gazette on 6 th December 2018
			Newspaper on 11 th December 2018
4	68(1)	Submission of draft scheme to Govt. 3 months from publication (upto 5 th March 2019)	29 th January 2019
5	68(2)	Sanction to draft scheme by Govt. 3 months from submission by Planning Authority (upto 28 th April 2019)	26 th April 2019
6	72(1)	Appointment of Arbitrator One month (upto 25 th May 2019)	24 th may 2019
7	72(3)	To draw Preliminary Scheme 9 months+3months extension + period of Code of Conduct (upto 27 th June 2020)	15 th June 2020
8	72(5)	Submission of the Preliminary scheme (No time limit is prescribed)	No Time Limit is prescribed

9	72(3)	Time limit To Draw the Final Scheme 18 Months from the appointment of the arbitrator (excluding the period of Lock Down for Corona Virus Pandemic)	17 th August 2022
10	72(5)	The Date of Drawing the Final Scheme	6 th June 2022
11	72(5)	Submission of the Final scheme	No Time Limit is prescribed


(S. V. Surve)

Arbitrator

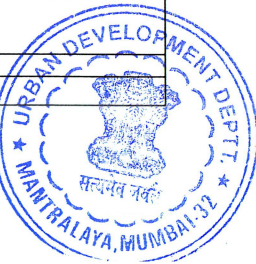
Town Planning Scheme, NAINA No. 2




Deputy Secretary
Urban Development Department
Mantralaya, Mumbai - 32

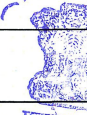
FINAL TOWN PLANNING SCHEME, NAINA No. 2
FORM No. 1
Redistribution and Valuation Statement
(Under Rule No. 6 (v) of the Maharashtra Town Planning Schemes Rules, 1974)

Sr. No.	Ownership of the Final Plot decided with share	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	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
			Village	Survey No.	Hissa Number	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)	Rate of Semi final Value Rs./Sq. M	Undeveloped Value		Developed Value								
														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)	3 (c)	3 (d)	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	Raghurath Mahadev Godbole, Ramchandra Mahadev Godbole	Class I	Devad	69	2/C	5C	1620	3500	5670000	5670000	3	4171	9000	37539000	37539000	18000	75078000	75078000	0	37539000	18770		18770	
			Devad	69	3	10	7890	3500	27615000	27615000														
			Devad	69	6/A (part)	6	867	7000	6069000	6069000														
2	Hirabai Shankar Waghmare, Ramdas Shankar Waghmare, Subhash Shankar Waghmare, Nilam Vikas Waghmare, Sharda Subhash Gadkari, Jaya Sunil Ravandol, Jyothi Sunil Ravandol, Sandeep Gajanan Waghmare, Harsha Gajanan Waghmare, Vaibhav Gajanan Waghmare, Bhagwan Shantaram Patil, Ananta Shantaram Patil, Yamuna Ambo Mali, Doraki Namdev Ambekar, Barki Baliram Patil, Surekha Balaram Kadav, Geeta Harihbau Bhagat, Anusaya Gajanan Waghmare	Class I	Devad	69	2/A	5A	4120	3500	14420000	14420000	4	1679	9000	15111000	15111000	19000	31901000	31901000	0	16790000	8395		8395	
3	Parvati Goma Gaykar	Class I	Devad	76	2	26	1830	4500	8235000	8235000	5	740	9000	6660000	6660000	18000	13320000	13320000	0	6660000	3330		3330	
4	Jankeebai Parashuram Godbole, Bharatchandra Parashuram Godbole, Surendra Parashuram Godbole, Kranti Parashuram Godbole, Maharashtra state Public Work Department	Class I	Devad	69	7 (part)	13	5296	7000	37072000	37072000	6	2118	9000	19062000	19062000	18000	38124000	38124000	0	19062000	9531		9531	
5	Hiraman Kathor Waghmare, Maharashtra state Public Work Department	Class II	Devad	56	(Part)	16	838	7000	5866000	5866000	7	335	9000	3015000	3015000	18000	6030000	6030000	0	3015000	1508		1508	
6	Arun Balaram Waghmare, Arun Balaram Waghmare, Venubai Hiraji Waghmare, Unesh Hiraji Waghmare, Santosh Hiraji Waghmare, Nandu Hiraji Waghmare, Aarti Hiraji Waghmare, Mainabai Atmaram Waghmare, Chandrakant Atmaram Waghmare, Prem Atmaram Waghmare, Meghna Nilesh Khutarkar, Sanjay Sukur Naik, Kishore Sukur Naik, Yamuna Balaram Waghmare, Ramchandra Balaram Waghmare	Class II	Devad	69	5/B	9	1520	4500	6840000	6840000	8	608	9000	5472000	5472000	19000	11552000	11552000	0	6080000	3040		3040	
7	Jankeebai Parashuram Godbole, Bharatchandra Parashuram Godbole, Surendra Parashuram Godbole, Kranti Parashuram Godbole	Class I	Devad	69	4	11	9900	4500	44550000	44550000	9	10425	9000	93825000	93825000	18000	187650000	187650000	0	93825000	46913		46913	
			Devad	69	5/A (part)	8	16163	7000	113141000	113141000														
8	Parasharam Dharma Waghmare, Bhagabai Maruti Patil, Baliram Narayan Waghmare, Godabai Dhaku Patil, Shalu Bhagwan Patil, Tai Narayan Choudhari, Shalik Dhau Waghmare, Rambhau Dhau Waghmare, Lila Dhau Waghmare, Nirmala Dhau Waghmare, Sunil Dhau Waghmare, Rani Budhaji Mhare, Gulab Krushna Waghmare, Bhakar Krushna Waghmare, Shashikant Krushna Waghmare, Sangita Dinanath Fadke, Sulochna Gopal Gaykar, Mali Bhaui Bhauri, Shaila Kisan Waghmare, Radhabai Padmakar Patil, Suman Kisan Gharat, Vaman Ganpat Waghmare, Arun Ganpat Waghmare, Uttam Ganpat Waghmare, Sandeep Ganpat Waghmare, Nanda Ganpat Waghmare, Maharashtra State Public Work Department	Class II	Devad	69	6/B (Part)	7	2763	7000	19341000	19341000	10	1105	9000	9945000	9945000	18000	19890000	19890000	0	9945000	4973		4973	
9	Dilip Walaku Waghmare (29.25%); Dattarey Walaku Waghmare (37.60 %); Reshma Dattaram Thokal, Rosni Mahesh Mhare, Roshan Dattaram Thokal,Dilip Walaku Waghmare, Urmila urf Behi Prakash Patil, Harishchandra Walaku Waghmare, Dattarey Walaku Waghmare, Sulochna Naresh Koparkar, Devakabai Gajanan Gharat, Anusaya Walaku Gharat (7.24 %); Maharashtra State Public Work Department (25.91 %)	Class I	Devad	69	9 (Part)	14	2516	7000	17612000	17612000	13	1157	9000	10413000	10413000	19000	21983000	21983000	0	11570000	5785		5785	
10	Santosh Dattatreya Waghmare, Janabai Dattatreya Waghmare,Jagdish Dattatreya Waghmare, Jyoti Vishwas Waghmare, Nita Dattatreya Waghmare, Sachin Vishwas Waghmare, Vishwa Vishwas Waghmare	Class II	Devad	68	6	3	4650	3500	16275000	16275000	14	1920	9000	17280000	17280000	19000	36480000	36480000	0	19200000	9600		9600	
11	Mohan Narayan Shetty, Jagdishprasad Kediya, Vinit Jagdishprasad Kediya, Maharashtra state Public Work Department	Class I	Devad	57	4 (part)	15	1346	10000	13460000	13460000	15	1346	9000	12114000	12114000	18000	24228000	24228000	0	12114000	6057		6057	
12	Namdev Bala Phadke (78.56 %); Dattaram Narayan Thokal, Roshan Dattaram Thokal, Rosni Mahesh Mhare, Reshma Dattaram Thokal (1.36%); Dilip Walaku Waghmare (2.12%); Reshma Dattaram Thokal, Rosni Mahesh Mhare, Roshan Dattaram Thokal, Dilip Walaku Waghmare, Urmila urf Behi Prakash Patil, Harishchandra Walaku Waghmare, Dattatrey Walaku Waghmare, Sulochna Naresh Koparkar, Devkabai Gajanan Gharat, Anusaya Walaku Waghmare (0.91 %); Sitabai Naresh Koparkar (1.36 %);Harishchandra Walaku Waghmare (10.52 %);Urmila urf Behi Prakash Patil (1.36 %); Maharashtra State Public Work Department (3.81 %)	Class I	Devad	70	--	17	14130	7000	98910000	98910000	18	5924	9000	53316000	53316000	18000	106632000	106632000	0	53316000	26658		26658	
13	Ambavi Mahadev Gothi, Kankuben Mahadev Gothi	Class I	Devad	71	(part)	19	4050	6000	24300000	24300000	21A	1625	9000	14625000	14625000	18000	29250000	29250000	0	14625000	7313		7313	
14	Ambavi Mahadev Gothi, Kankuben Mahadev Gothi	Class I	Bhokarpada	10	1	122	2000	7000	14000000	14000000	21B	815	9000	7335000	7335000	18000	14670000	14670000	0	7335000	3668		3668	
15	Jagan Shankar Waghmare, Smti Tukaram Bhoji, Goni Shankar Mhare, Parshuram Jayram Waghmare, Sanjay Jayram Waghmare, Vishwas Jayram Waghmare, Marisha Mangesh Bhagat, Janabai Changa Patil, Sonabai Jayram Waghmare, Maharashtra state Public Work Department	Class II	Devad	72	(part)	20	3810	6000	22860000	22860000	22	1533	9000	13797000	13797000	18000	27594000	27594000	0	13797000	6899		6899	
16	Sakharam Bhokya Waghmare	Class I	Devad	74	--	18	5030	4500	22635000	22635000	23	2021	9000	18189000	18189000	18000	36378000	36378000	0	18189000	9095		9095	
17	Sagar Sachin Agrawal	Class I	Devad	69	2B	5B	2000	3500	7000000	7000000	24	1386	9000	12474000	12474000	18000	24948000	24948000	0	12474000	6237		6237	
			Devad	68	7	4	1450	4500	6525000	6525000														
18	Sachin Omprakash Agrawal	Class I	Devad	69	11	1	3740	4500	16830000	16830000	25	11028	9000	99252000	99252000	18000	198504000	198504000	0	99252000	49626		49626	
			Devad	69	1	2	3790	3500	13265000	13265000														
			Devad	76	1	27	20000	4500	90000000	90000000														
19	Sagar Sachin Agrawal	Class I	Devad	75	2	12	12000	4500	54000000	54000000	26	4800	9000	43200000	43200000	18000	86400000	86400000	0	43200000	21600		21600	
20	Akash Sachin Agrawal	Class I	Devad	75	3		12000	4500	54000000	54000000	27	4800	9000	43200000	43200000	19000	91200000	91200000	0	48000000	24000		24000	
21	Sachin Omprakash Agrawal	Class I	Devad	75	1		15000	4500	67500000	67500000	28	6127	9000	55143000	55143000	19000	116413000	116413000	0	61270000	30635		30635	
22	Garabai Rama Bhagat, Sunita Ramdas Bedekar, Hirabai Kashinath Kanhere, Ramdas Gavayya Waghmare, Pandurang Gavayya Waghmare, Anita Mahadev Patil, Sitabai Dharma Fulere	Class I	Devad	88	--	39	8500	5000	42500000	42500000	34	3403	9000	30627000	30627000	18000	61254000	61254000	0	30627000	15314		15314	
23	Tarabai Harakchand Munoth	Class I	Devad	84	2	37	1340	5000	6700000	6700000	39	536	9000	4824000	4824000	18000	9648000	9648000	0	4824000	2412		2412	
24	Harshai Vilas Jamdade, Sarika Vilas Jamdade, Smita Vilas Jamdade	Class I	Devad	84	1/A	35	4000	5000	20000000	20000000	40	1600	9000	14400000	14400000	18000	28800000	28800000	0	14400000	7200		7200	



Sr. No.	Ownership of the Final Plot decided with share	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	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
			Village	Survey No.	Hissa Number	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)	3 (c)	3 (d)	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
25	Chinaji Shankar Gaikwad, Raghunath Shankar Gaikwad	Class II	Devad	84	1/B	36	4470	5000	22350000	22350000	41	1793	9000	16137000	16137000	18000	32274000	32274000	0	16137000	8069		8069	
26	Haresh Rawaji Majethia, Preeti Manoj Bhujbal	Class I	Bhokarpada	25	--	53	20000	5000	100000000	100000000	42	8036	9000	72324000	72324000	19000	152684000	152684000	0	80360000	40180		40180	
27	Kumar Janardan Patil (25.46 %), Ashok Janardan Patil (25.46%), Dipal Janardan Patil (25.45 %), Asha Laxman Mhatre (23.63%)	Class I	Sangade	152	1	391A	4580	3500	16030000	16030000	43	2708	9000	24372000	24372000	18000	48744000	48744000	0	24372000	12186		12186	
			Sangade	153	2	398	2190	3500	7665000	7665000														
28	Madhu Vijay Agarwal	Class I	Bhokarpada	26	2	54B	4000	4500	18000000	18000000	44A	1600	9000	14400000	14400000	18000	28800000	28800000	0	14400000	7200		7200	
29	Vijay Narottandas Agarwal, Madhu Vijay Agrawal	Class I	Devad	90	--	51	4530	4500	20385000	20385000	44B	1812	9000	16308000	16308000	18000	32616000	32616000	0	16308000	8154		8154	
30	Vijay Narottam Agrawal, Madhu Vijay Agrawal, Vinay Vijay Agrawal, Vivek Vijay Agrawal	Class I	Devad	85	--	52	16060	4500	72270000	72270000	44C	6424	9000	57816000	57816000	18000	115632000	115632000	0	57816000	28908		28908	
31	Parashuram Jayaram Waghmare, Sanjay Jayaram Waghmare, Vishwas Jayaram Waghmare, Manisha Mangesh Bhagat, Janabai Changa Patil, Sonabai Jayaram Waghmare	Class II	Devad	87	--	38	3520	5000	17600000	17600000	45	1408	9000	12672000	12672000	18000	25344000	25344000	0	12672000	6336		6336	
32	Usha Budhaji Patil, Haresh Budhaji Patil, Mahesh Budhaji Patil, Sangita Ramchandra Mhatre, Chandrabai Bhaui Patil, Sumita Manohar Huddar, Ravindra Bhaui Patil	Class II	Devad	86	--	40	3790	4500	17055000	17055000	46	1516	9000	13644000	13644000	18000	27288000	27288000	0	13644000	6822		6822	
33	Anil Padhu Waghmare, Dasharath Padu Waghmare	Class I	Devad	91	--	50	4530	4500	20385000	20385000	47	1812	9000	16308000	16308000	19000	34428000	34428000	0	18120000	9060		9060	
34	Varabai Kashinath Patil, Parashuram Kashinath Patil, Shivaji Kashinath Patil, Santosh Kashinath Patil, Drupada Pandu Fadke, Radha Tulsiaram Patil, Sugandha Rama Mali, Shevanti Sudam Gawate	Class II	Devad	89	4	41E	4050	4500	18225000	18225000	48	1620	9000	14580000	14580000	18000	29160000	29160000	0	14580000	7290		7290	
35	Kalaram Marya Gaykar, Janardhan Namdev Gayakar, Vasant Namdev Gayakar, Manjula Shantaram Bhagat, Santosh Namdev Gayakar, Ashok Goma Gayakar, Ganesh Goma Gayakar, Kishor Goma Gayakar, Suman Ramakant Bhalekar, Parvati Goma Gayakar, Gangubai Rambhau Gayakar, Savita Mangesh Mumbaikar , Sima Mangesh Pawari, Manita Vilas Patil	Class II	Devad	80	--	29	5180	4500	23310000	23310000	49	2072	9000	18648000	18648000	18000	37296000	37296000	0	18648000	9324		9324	
36	Vishnu Baburao Patil, Balu Baburao Patil, Sangita Pandurang Khatri, Jayashree Raghunath Pawar, Pratibha Bharat Gaykar	Class II	Devad	89	3	41D	12140	4500	54630000	54630000	51	4856	9000	43704000	43704000	19000	92264000	92264000	0	48560000	24280		24280	
37	Vishnu Baburao Patil	Class II	Devad	89	2/B	41C	1600	4500	7200000	7200000	52	655	9000	5895000	5895000	19000	12445000	12445000	0	6550000	3275		3275	
38	Raghunath Gopal Waghmare,Ashok Barku Waghmare, Gana Barku Waghmare	Class II	Devad	92	--	49	1800	4500	8100000	8100000	53	735	9000	6615000	6615000	18000	13230000	13230000	0	6615000	3308		3308	
39	Sunil Mahadev Pawar, Sachin Mahadev Pawar, Vaishnavi Manojkumar Patil, Jyoti Ganesh More, Sunanda Mahadev Pawar, Shantabai urf Sita Shantaram Patil	Class II	Sangade	140	--	349	1564	3500	5474000	5474000	54	649	9000	5841000	5841000	18000	11682000	11682000	0	5841000	2921		2921	
40	Padmakar Sitaram Waghmare, Sadaschiv Sitaram Waghmare, Bhagwan Sitaram Waghmare, Ramabai Dattatray Patil, Vandana Shivas Bhoir, Somabai Sitaram Waghmare, Sumita Pandurang Waghmare, Sandesh Pandurang Waghmare, Samir Pandurang Waghmare	Class II	Devad	82	--	31	7280	4500	32760000	32760000	55	4856	9000	43704000	43704000	18000	87408000	87408000	0	43704000	21852		21852	
			Devad	99	--	42	4830	4500	21735000	21735000														
41	Namdev bahu Fadke, Raghunath Gopal Waghmare, Sudam Bama Waghmare, Deepak Laxman Waghmare, Babu Laxman Waghmare, Chandra Motiram Patil, Lakshmi Bajrang More, Vandana Janardhan Mali,Jyoti Ganesh Chhalake, Sugandha Laxman Waghmare	Class I	Devad	98	--	43	15580	4500	70110000	70110000	56	6232	9000	56088000	56088000	19000	118408000	118408000	0	62320000	31160		31160	
42	Lakshmi Dharma Mhatre, Dnyaneshwar Dharma Mhatre, Tukaram Dharma Mhatre, Sitaram Dharma Mhatre	Class I	Devad	96	1	45A	5510	7000	38570000	38570000	57	2204	9000	19836000	19836000	18000	39672000	39672000	0	19836000	9918		9918	
43	Kamlakar Govind Waghmare, Vasant Govind Waghmare, Madhu Govind Waghmare, Dhambubai Harishchandra Shelke, Ramchandra Balaram Waghmare, Arun Balaram Waghmare, Arjun Balaram Waghmare, Yamuna Balaram Waghmare, Shantaram Rama Waghmare, Sudam Rama Waghmare, Versabai Hiraji Waghmare, Santosh Hiraji Waghmare, Unesh Hiraji Waghmare, Nandu Hiraji Waghmare, Aarti Hiraji Waghmare, Mainabai Atmaram Waghmare, Chandrakant Atmaram Waghmare, Prem Atmaram Waghmare, Meghna Nilesh Khutarkar, Sanjay sukar Naik, Kishor sukar Naik	Class I	Devad	102	--	23	6370	3500	22295000	22295000	58	2548	9000	22932000	22932000	18000	45864000	45864000	0	22932000	11466		11466	
44	Lahu Nagu Waghmare, Suresh Nagu Waghmare, Prakash Nagu Waghmare, Ravi Nagu Waghmare, Jijabai Dattu Shedge, Uma Nagu Waghmare, Santosh Ananta Waghmare, Padmabai Ananta Waghmare, Sandhya Bhimkant Patil, Maharashtra State Public Work Department	Class II	Devad	73	(part)	21	4230	6000	25380000	25380000	59	1692	9000	15228000	15228000	18000	30456000	30456000	0	15228000	7614		7614	
45	Balaram Goma Fulwara, Devkabai Goma Fulwara, Anant Namdev Fulwara, Maruti Namdev Fulwara, Bhaskar Namdev Fulwara, Ram Namdev Fulwara, Chagunabai Namdev Fulwara, Suman Parshuram Mali, Manisha Prakash Rodpalkar, Babu Vitthal Mhatre, Ram Vitthal Mhatre, Nirmala Krushna Bhoir, Shankar Gajanan Patil, Sudam Gajanan Patil, Krushna Gajanan Patil, Jayaram Gajanan Patil, Kamalabai Sakharam Dhavale, Hirabai Bhaga Shelake	Class II	Devad	94	--	47	13890	4500	62505000	62505000	61	5556	9000	50004000	50004000	18000	100008000	100008000	0	50004000	25002		25002	
46	Anant Mahadev Patil, Maschidnath Mahadev Patil, Ranjana Mahadev Patil, Jijabai Mahadev Patil	Class I	Sangade	148	(part)	373	7066	3500	24731000	24731000	62	2827	9000	25443000	25443000	18000	50886000	50886000	0	25443000	12722		12722	
47	Dhau Tukaram Bhopi, Pandurang Tukaram Bhopi, Bhagwan Tukaram Bhopi, Krishna Tukaram Bhopi, Mahadev Tukaram Bhopi, Hirabai Namdev Shendre, Kamalabai Janardan Gadkari	Class I	Sangade	161	--	364	6800	3500	23800000	23800000	63A	2720	9000	24480000	24480000	19000	51680000	51680000	0	27200000	13600		13600	
48	Dhau Tukaram Bhopi, Pandurang Tukaram Bhopi, Bhagwan Tukaram Bhopi, Krishna Tukaram Bhopi, Mahadev Tukaram Bhopi, Hirabai Namdev Shendre, Kamalabai Janardan Gadkari	Class II	Sangade	160	--	372	400	3500	1400000	1400000	63B	160	9000	1440000	1440000	18000	2880000	2880000	0	1440000	720		720	
49	Deepali Dilip Patil, Dilip Namdev Gaykar, Babibai Balaram Chorghge, Bhagirathi Namdev Gayakar, Ravindra Namdev Gaykar, Sumita Dattatray Patil, Sudam Namdev Gayakar, Padu Hiru Gaykar, Lahu Narayan Gaykar, Sanjay Narayan Gaykar, Durga Janardan Gharat, Gunabai Bala Patil, Bhimabai Narayan Gaykar, Bhimabai Namdeo Mali, Sulochana Bhaga Gaykar, Sanjay Bhaga Gaykar, Dattatray Bhaga Gaykar, Vandana Harishchandra Mali, Ranjana Bhagwan Patil, Jayashree Jagannath Patil, Anusaya Kathor Gaykar, Ranjita Ravindra Patil	Class II	Belavali	141	--	418	4700	3600	16920000	16920000	64	1880	9000	16920000	16920000	18000	33840000	33840000	0	16920000	8460		8460	
50	Anura Vasant Pawar, Vidyadhar Anant Pujare	Class I	Belavali	142	5	396E	6070	3600	21852000	21852000	65	2428	9000	21852000	21852000	19000	46132000	46132000	0	24280000	12140		12140	
51	Ashwin Suhas Lunkad, Pankaj Ishwari Solanki (32.40%); Dashrath Padu Waghmare (50%); Dilipkumar Fatehlal Kherodiya (4.32%); Sau. Vijayalakshmi Dilipkumar Kherodiya (8.64%) ; Sachin Motilal Jain (4.64%)	Class I	Devad	97		44	9260	4500	41670000	41670000	66	3704	9000	33336000	33336000	18000	66672000	66672000	0	33336000	16668		16668	
52	Ashwin Suhas Lunkad, Pankaj Ishwari Solanki, Gangubai Joma Waghmare,Gurunath Joma Waghmare, Balaram Joma Waghmare, Baburao Joma Waghmare, Pramila Mahadu Patil, Ramabai Sadanand Dharmekar, Hira Kathor Waghmare	Class II	Devad	83	2	32	13460	4500	60570000	60570000	67	5384	9000	48456000	48456000	18000	96912000	96912000	0	48456000	24228		24228	
53	Devaki Dehu Pawar,Tara Dehu Pawar, Savita Balkrushna Patil, Sharad Dehu Pawar, Kamal Arjun Mhatre	Class II	Sangade	165	1/1	405	430	3500	1505000	1505000	74	2667	9000	24003000	24003000	18000	48006000	48006000	0	24003000	12002		12002	
			Sangade	165	3(part)	380	1657	3500	5799500	5799500														
			Sangade	165	2/B(part)	407B	4576	3500	16016000	16016000														

URBAN DEVELOPMENT


सत्यमेव जयते

MANTRALAYA BUILDING



Sr. No.	Ownership of the Final Plot decided with share	Tenure of Land (as per Revenue Record)	Survey Details of Land			Original Plot				Value Inclusive of Structure Rs.	FP No.	Area (Sq. M)	Final Plot						Contribution (+) Compensation (-) (Col. 9 (c) - Col. 6 (c)) FSI is granted in lieu of this amount and hence, monetary compensation is	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	Survey No.	Hissa Number	OP No.	Area (Sq. M)	Rate of Original Value Rs./Sq. m	Value Without Reference to Value of Structure Rs.				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)	3 (c)	3 (d)	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
54	Changu Muka Patil, Padmakar Muka Patil, Janabai Janardhan Patil, Ganibai Balaram Patil, Shingi/ Ambaji Bhopi, Laxman Patil, Hemant Laxman Patil, Mangesh Laxman Patil, Prasanna Laxman Patil, Sulbha Ram Patil urf, Sulabh Santosh Mhatre, Ganesh Narayan Patil, Vaibhav Narayan Patil, Rasika Narayan Patil, Surekha Narayan Patil	Class II	Sangade	165	2A/1(part)	407A	2390	3500	8365000	8365000	72	959	9000	8631000	8631000	18000	17262000	17262000	0	8631000	4316		4316	
55	Panga Vitlu Fulora	Class II	Bhokarpada	24	2	68	4800	5000	24000000	24000000	75	1920	9000	17280000	17280000	18000	34560000	34560000	0	17280000	8640		8640	
56	Padu Bhau Fulora, Shantibai Balaram Ujwekar, Gomubai Krushna Mhatre, Ramesh Vitthal Mhatre, Nilesha Bhau Keni, Chandrakant Vitlha Mhatre	Class II	Bhokarpada	24	3	69	4900	4500	22050000	22050000	76A	1960	9000	17640000	17640000	19000	37240000	37240000	0	19600000	9800		9800	
57	Ramesh vitthal Mhatre, Padu Bhau Fulora, Nilesh Bhau Keni, Shantibai Balaram Ujwekar, Bharti/ Bharat Chikhalekar, Chandrakant Vitthal Mhatre, Gomubai Krushna Mhatre	Class II	Bhokarpada	21	1	71A	7900	4500	35550000	35550000	76B	3160	9000	28440000	28440000	18000	56880000	56880000	0	28440000	14220		14220	
58	Ambo Kendra Waghmare (56.76 %);Pandharinath Balkrushna Waghmare, Ganesh Balkrushna Waghmare(12.97 %); Balaran Mahadev Waghmare, Padmakar Mahadev Waghmare, Dryaneshwar Mahadev Waghmare (21.62%);Madhura Manoj Bhujbal, Shekhar Manoj Bhujbal,Hemant Krishnaji Bhujbal (8.65 %)	Class I	Bhokarpada	26	1	54A	18500	4500	83250000	83250000	78	7400	9000	66600000	66600000	19000	140600000	140600000	0	74000000	37000		37000	
59	Ravindra Ramprakash Gupta, Sanjeev Ramprakash Gupta	Class I	Bhokarpada	27	4	58	2200	4500	9900000	9900000	79	880	9000	7920000	7920000	18000	15840000	15840000	0	7920000	3960		3960	
60	Chhaya Madan Gowari, Madan Garpat Gowari	Class I	Bhokarpada	27	1	55	1200	3500	4200000	4200000	80	800	9000	7200000	7200000	18000	14400000	14400000	0	7200000	3600		3600	
			Bhokarpada	27	3	56	800	4500	3600000	3600000									0	7200000	3600		3600	
61	Kambhai Manilal Thakkar, Jyoti Kanu Thakkar	Class I	Bhokarpada	18	6	96	3400	5000	17000000	17000000	81	9840	9000	88560000	88560000	19000	186960000	186960000	0	98400000	49200		49200	
			Bhokarpada	19	3	76	1000	4500	4500000	4500000														
			Bhokarpada	19	1	77	4100	5000	20500000	20500000														
			Bhokarpada	28	1	62	12600	5000	63000000	63000000														
			Bhokarpada	29	2	64	3500	4500	15750000	15750000														
62	M/s. Anant Builders tarfe Bhagidar Jitesh Pramod Agarwal	Class II	Bhokarpada	29	1/B	60	4400	5000	22000000	22000000	82	1760	9000	15840000	15840000	19000	33440000	33440000	0	17600000	8800		8800	
63	M/s. Choice Buildcon LLP tarfe Bhagidar Deepak Vajji Karia	Class I	Bhokarpada	29	1/C	63	4400	5000	22000000	22000000	83	1793	9000	16137000	16137000	18000	32274000	32274000	0	16137000	8069		8069	
64	Sanjay Jayakisan Nogaja	Class I	Chipale	27	4	229	600	3500	2100000	2100000	85	520	9000	4680000	4680000	18000	9360000	9360000	0	4680000	2340		2340	
			Chipale	27	6	230	400	3500	1400000	1400000														
			Chipale	27	5	231	300	3500	1050000	1050000														
65	Nandlal Madhaji Thakkar	Class I	Chipale	28	1	240	1200	4000	4800000	4800000	86	1400	9000	12600000	12600000	18000	25200000	25200000	0	12600000	6300		6300	
			Chipale	28	2	241	400	3500	1400000	1400000														
			Chipale	29	2	246	300	4500	1350000	1350000														
			Chipale	29	5	244	600	4500	2700000	2700000														
			Bhokarpada	33	6	88	1000	4500	4500000	4500000														
66	Dilip Balaran Patil and 4 others	Class I	Chipale	28	3	233	1100	3500	3850000	3850000	87	2040	9000	18360000	18360000	18000	36720000	36720000	0	18360000	9180		9180	
			Chipale	28	4	239	400	3500	1400000	1400000														
			Chipale	29	6	242	1500	4500	6750000	6750000														
			Chipale	29	4	243	800	3500	2800000	2800000														
			Chipale	29	1	245	1300	4500	5850000	5850000														
67	M/s. Marvel Properties Bhagidar Sanstha tarfe Bhagidar Aruna Ramgopal Somani, Ritu Mukesh Garg, Ravindra Shaligram Raut, Ashokkumar Govardhansing Bapna, Kiran Hari Bhagad	Class I	Chipale	25	2/A(part)	258A	265	10000	2650000	2650000	88	106	9000	954000	954000	18000	1908000	1908000	0	954000	477		477	
68	As per the decision of the Revenue Department or decree of the Court of Law	---	Chipale	25	2/E	258D	342	10000	3420000	3420000	89	137	9000	1233000	1233000	18000	2466000	2466000	0	1233000	617		617	
69	M/s. Sai Darshan Builders and Developers tarfe Tushar Dashrath Darge	Class I	Sangade	137	--	362	1200	3500	4200000	4200000	92	480	9000	4320000	4320000	18000	8640000	8640000	0	4320000	2160		2160	
70	Alka Balaran Patil	Class I	Chipale	28	9	236	600	3500	2100000	2100000	93	243	9000	2187000	2187000	18000	4374000	4374000	0	2187000	1094		1094	
71	Kalavati Anant Sakhare, Neha Sharad Ghodke, Bharati Suresh Pujari	Class I	Bhokarpada	33	1	86	400	3500	1400000	1400000	94	325	9000	2925000	2925000	18000	5850000	5850000	0	2925000	1463		1463	
			Bhokarpada	33	5	83	400	3500	1400000	1400000														
72	Balaran Ramdas Patil	Class I	Chipale	28	7	237	300	3500	1050000	1050000	96	121	9000	1089000	1089000	18000	2178000	2178000	0	1089000	545		545	
73	Suresh Ganu Mhatre	Class I	Chipale	28	8	235	300	3500	1050000	1050000	97	120												

Sr. No.	Ownership of the Final Plot decided with share	Tenure of Land (as per Revenue Record)	Survey Details of Land			Original Plot				Value Inclusive of Structure Rs.	FP No.	Area (Sq. M)	Final Plot						Contribution (+) Compensation (-) (Col. 9 (c) - Col. 6 (c)) FSI is granted in lieu of this amount and hence, monetary compensation is	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
			Village	Survey No.	Hissa Number	OP No.	Area (Sq. M)	Rate of Original Value Rs./Sq. m	Value Without Reference to Value of Structure Rs.				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)	3 (c)	3 (d)	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
91	Kishor Shamlal Alreja	Class I	Bhokarpada	31	4	98	1200	6000	7200000	7200000	118	484	9000	4356000	4356000	20000	9680000	9680000	0	5324000	2662		2662	
92	Kishor Shamlal Alreja	Class I	Bhokarpada	31	5/B	99	2000	6000	12000000	12000000	119	808	9000	7272000	7272000	20000	16160000	16160000	0	8888000	4444		4444	
93	M/s. Kanakiya Spaces Reality Pvt. Ltd.	Class I	Belavali	142	4	396D	2020	3600	7272000	7272000	120	27739	9000	249651000	249651000	21000	582519000	582519000	0	332868000	166434		166434	
			Belavali	137	1	411	1400	3600	5040000	5040000														
			Belavali	144	--	392	4600	3600	16560000	16560000														
			Belavali	145	--	394	5030	3600	18108000	18108000														
			Belavali	146	--	395	8300	3600	29880000	29880000														
			Sangade	131	1	340A	4270	3500	14945000	14945000														
			Sangade	131	2	340B	3600	3500	12600000	12600000														
			Sangade	132	--	345	1500	3500	5250000	5250000														
			Sangade	153	3A/1	401	1300	3500	4550000	4550000														
			Sangade	153	3/B	402	2340	3500	8190000	8190000														
			Sangade	154	--	399	280	3500	980000	980000														
			Sangade	139	1	358	1640	3500	5740000	5740000														
			Sangade	139	3	357	100	3500	350000	350000														
			Sangade	150	1/1	366	1820	3500	6370000	6370000														
			Sangade	150	3/1	367	10	3500	35000	35000														
			Sangade	152	2	391B	4500	3500	15750000	15750000														
			Sangade	153	1	397	3030	3500	10605000	10605000														
			Sangade	162	2	385	3010	3500	10535000	10535000														
			Sangade	163	--	384	1900	3500	6650000	6650000														
			Sangade	167	1	382	450	3500	1575000	1575000														
			Sangade	167	3	381	1140	3500	3990000	3990000														
			Sangade	182	1/1	414A	700	3500	2450000	2450000														
			Sangade	129	(part)	342	6	3500	21000	21000														
			Sangade	141	8(part)	343	21	3500	73500	73500														
			Sangade	141	4(part)	352	8	3500	28000	28000														
			Sangade	141	3/A(part)	351	170	3500	595000	595000														
			Sangade	130	(part)	341	3091	3500	10818500	10818500														
			Sangade	133		346	4000	3500	14000000	14000000														
			Sangade	157	1	389	1160	3500	4060000	4060000														
			Sangade	158	1	370	1380	3500	4830000	4830000														
			Sangade	159	1	371	500	3500	1750000	1750000														
			Sangade	138	1	360	2600	3500	9100000	9100000														
			Sangade	150	5	363	1340	3500	4690000	4690000														
			Sangade	167	4	377	280	3500	980000	980000														
			Sangade	139	2	356	1800	3500	6300000	6300000														
94	Janki Arvind Sawant (85.87%), Arvind Vinayak Sawant (14.13%)	Class I	Bhokarpada	18	1	100	1700	6000	10200000	10200000	122	12486	9000	112374000	112374000	21000	262206000	262206000	0	149832000	74916		74916	
			Bhokarpada	18	5	97	5900	5000	29500000	29500000														
			Bhokarpada	19	2B/1	74A	2700	4500	12150000	12150000														
			Bhokarpada	19	2B/2	74B	2700	4500	12150000	12150000														
			Bhokarpada	19	2A/1	75A	13900	5000	69500000	69500000														
95	Sudam Balaram Bhopi, Harishchandra Balaram Bhopi, Asha Krishna Thakur, Jankee Bai Balaram Bhopi, Subhadra Chandrakant Bhopi, Bhagyashree Bhaskar Bhopi, Shital Bhaskar Bhopi, Ankita Bhaskar Bhopi, Alpesh Bhaskar Bhopi ; For Shital, Ankita, Alpesh, Guardian mother Bhagyashree	Class II	Sangade	141	1(part)	350	10882	3500	38087000	38087000	123	4353	9000	39177000	39177000	18000	78354000	78354000	0	39177000	19589		19589	
96	Manohar Dharma Fulore, Mohan Dharma Fulore, Nanda Anil Mhatre, Sitabai Dharma Fulore, Maya Panga Fulore, Janardan Panga Fulore, Namdev Panga Fulore, Dashrath Panga Fulore, Houshibai Padu Fadke, Padhu Bhau Fulore, Shantibai Balaram Uwekar, Mangalibai Vitthal Mhatre, Gombai Krushna Mhatre	Class I	Bhokarpada	21	2	71B	8100	4500	36450000	36450000	124	3240	9000	29160000	29160000	18000	58320000	58320000	0	29160000	14580		14580	
97	Reshma Eknath Mhatre, Vaiku Hiru Mhatre	Class I	Bhokarpada	13	2	73	3200	4500	14400000	14400000	130	1280	9000	11520000	11520000	20000	25600000	25600000	0	14080000	7040		7040	
98	Sunil Chamanlal Gupta	Class I	Bhokarpada	23	--	59	62700	5000	313500000	313500000	131	36400	9000	327600000	327600000	21000	764400000	764400000	0	436800000	218400		218400	
			Bhokarpada	20	--	72	28300	5000	141500000	141500000														
99	Chandrabhaga Changa Bhopi, Kalpana Haribhai Bhoir, Janardhan Changa Bhopi, Sarekha Changa Bhopi, Sangita Changa Bhopi, Santosh Changa Bhopi, Ranjana Dilip Bhopi, Rajesh Dilip Bhopi, Rutika Dilip Bhopi	Class I	Bhokarpada	12	1/A	113A	1400	4500	6300000	6300000	133	560	9000	5040000	5040000	20000	11200000	11200000	0	6160000	3080		3080	
100	Manjula Naga Mhatre	Class I	Bhokarpada	12	1/B	113B	4000	4500	18000000	18000000	134	1600	9000	14400000	14400000	20000	32000000	32000000	0	17600000	8800		8800	
101	Dnyaneshwar Sitaram Devkar, Satish Narayanrao Supekar, Sani Ramkrishna Devkar	Class I	Bhokarpada	12	4	116	1700	4500	7650000	7650000	135	680	9000	6120000	6120000	20000	13600000	13600000	0	7480000	3740		3740	
102	Shashikala Ramkrushnu Davekar	Class I	Bhokarpada	17	4A/1	107A	1800	4500	8100000	8100000	136	2000	9000	18000000	18000000	20000	40000000	40000000	0	22000000	11000		11000	
			Bhokarpada	11	4	118	3200	7000	22400000	22400000														
103	Gajanan Sudam Fulom	Class I	Bhokarpada	12	5	117	1000	4500	4500000	4500000	137	400	9000	3600000	3600000	20000	8000000	8000000	0	4400000	2200		2200	
104	M/s. Choice Buildcon LLP tarfe Bhagidar Deepak Valji Karia	Class II	Belavali	142	1	396A	2880	3600	10368000	10368000	139	1152	9000	10368000	10368000	21000	24192000	24192000	0	13824000	6912		6912	
105	Gopinath Mangalya Patil, Ram Mangalya Patil, Bhau Mangalya Patil, Madhukar Mangalya Patil, Yamuna Mangalya Patil	Class II	Belavali	142	6	396F	2020	3600	7272000	7272000	140	808	9000	7272000	7272000	20000	16160000	16160000	0	8888000	4444		4444	
106	Chandrabhaga Nana Patil,Sanjay Nana Patil, Babybai Kisan Patil, Chhabibai Gopinath Patil, Manisha Pralhad Patil	Class II	Belavali	142	2	396B	14730	3600	53028000	53028000	141	5892	9000	53028000	53028000	21000	123732000	123732000	0	70704000	35352		35352	
107	Gangaram Poshu Fulora	Class I	Bhokarpada	15	5	138	1000	7000	7000000	7000000	142	400	9000	3600000	3600000	18000	7200000	7200000	0	3600000	1800		1800	
108	Pandurang Baban Fulore, Ramakant Baban Fulore, Ashok Baban Fulore, Ramkrushna Sitaram Devkar, Vijaya Dnyaneshwar Devkar	Class I	Bhokarpada	10	5	124	6000	7000	42000000	42000000	145	2400	9000	21600000	21600000	18000	43200000	43200000	0	21600000	10800		10800	

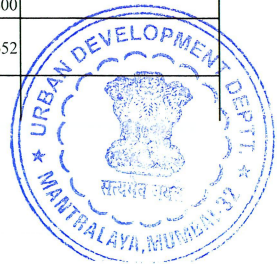
URBAN DEVELOPMENT

सत्यमेव जयते

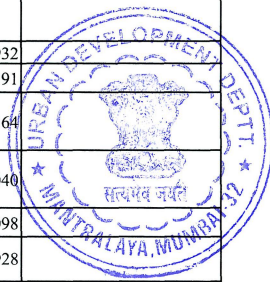
Sr. No.	Ownership of the Final Plot decided with share	Tenure of Land (as per Revenue Record)	Survey Details of Land			Original Plot				Final Plot							Contribution (+) Compensation (-) (Col. 9 (c) - Col. 6 (c)) FSI is granted in lieu of this amount and hence, monetary compensation is	Increment (Col. 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	Survey No.	Hissa Number	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)	3 (c)	3 (d)	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
109	Pandurang Babun Fulore, Ramakant Babun Fulore, Ashok Babun Fulore	Class I	Bhokarpada	9	4	129	300	7000	2100000	2100000	146	120	9000	1080000	1080000	18000	2160000	2160000	0	1080000	540		540	
110	Dhyneshwar Sitaram Deokar, Maruti Sakharam Shelar, Sunny Ramkrishna Deokar	Class I	Bhokarpada	12	3	115	1700	4500	7650000	7650000	147A	680	9000	6120000	6120000	18000	12240000	12240000	0	6120000	3060		3060	
111	Dnyaneshwar Sitaram Devkar, Ramkrishna Sitaram Deokar, Maruti Sakharam Shelar, Shrikrishna Digambarrao Pawar, Sudhir Dattatreya Bharage	Class I	Bhokarpada	28	2/2	66	3100	5000	15500000	15500000	147B	1241	9000	11169000	11169000	18000	22338000	22338000	0	11169000	5585		5585	
112	Vijaya Dnyaneshwar Devkar	Class I	Bhokarpada	9	3	125	800	7000	5600000	5600000	147C	321	9000	2889000	2889000	19000	6099000	6099000	0	3210000	1605		1605	
113	Jhumarlal Motilal Bhalgat	Class I	Bhokarpada	10	6	123	2000	7000	14000000	14000000	148	1944	9000	17496000	17496000	18000	34992000	34992000	0	17496000	8748		8748	
			Devad	101	--	24	2860	3500	10010000	10010000														
114	Laxman Mahadev Patil, Balkrushna Mahadev Patil, Bhimabai Nagesh Patil, Babibai Pandurang Mate, Sunanda Mahadev Patil, Sanjay Narayan Patil, Shubhangi Balkrishna Lahane, Jijabai Narayan Patil, Anandibai Mahadev Patil	Class I	Sangade	183	1	413	290	3500	1015000	1015000	151	135	9000	1215000	1215000	18000	2430000	2430000	0	1215000	608		608	
			Sangade	180	(part)	410	19	3500	66115	66115														
115	Keshav Bandu Gavte	Class I	Sangade	135	--	347	400	3500	1400000	1400000	152	182	9000	1638000	1638000	18000	3276000	3276000	0	1638000	819		819	
116	Anil Tukaram Mhatre	Class I	Bhokarpada	14	4	134	300	8000	2400000	2400000	155	720	9000	6480000	6480000	18000	12960000	12960000	0	6480000	3240		3240	
			Bhokarpada	31	6	93	800	4500	3600000	3600000														
117	Sadu Tukaram Mhatre, Dnyaneshwar Tukaram Mhatre, Anil Tukaram Mhatre, Avinash Tukaram Mhatre	Class I	Bhokarpada	10	3	127	700	7000	4900000	4900000	159	1240	9000	11160000	11160000	18000	22320000	22320000	0	11160000	5580		5580	
118	Harichandra sudam Fulore	Class I	Bhokarpada	49	3	182	3100	8000	24800000	24800000	162	2730	9000	24570000	24570000	19000	51870000	51870000	0	27300000	13650		13650	
			Bhokarpada	10	2	126	3500	7000	24500000	24500000														
119	Pranodibhai Jethabhai Thadeshwar, Hareshwar Jethabhai Thadeshwar, Prakashbhai Jethabhai Thadeshwar	Class I	Bhokarpada	49	2	181	3300	8000	26400000	26400000	163	981	9000	8829000	8829000	18000	17658000	17658000	0	8829000	4415		4415	
120	Ravindra Motiram Patil, Baliram Motiram Patil, Nanda Sitaram Mundhe, Kunda Ganesh Mhatre, Anandi Motiram Patil, Balaram Budhaji Patil, Tukaram Budhaji Patil, Barku Budhaji Patil, Kashibai Dharna Pawar, Janabai Shantaram Gayakar	Class II	Sangade	139	5	353	710	3500	2485000	2485000	164	284	9000	2556000	2556000	18000	5112000	5112000	0	2556000	1278		1278	
121	Haribhanu Damu Patil, Ashok Damu Patil, Mukta Janardan Patil, Ambi Anant Gaykar, Dhakali Damu Patil, Suresh Damu Patil	Class I	Belavali	140	(part)	417	1770	3600	6372000	6372000	167	715	9000	6435000	6435000	18000	12870000	12870000	0	6435000	3218		3218	
122	Viththal Damu Patil, Janardan Damu Patil, Dinkar Damu Patil, Harishchandra Damu Patil, Sadashiv Damu Patil, Sunita Gopinath Mhatre, Sujata Ramdas Patil	Class II	Sangade	167	2	374	1060	3500	3710000	3710000	169	424	9000	3816000	3816000	18000	7632000	7632000	0	3816000	1908		1908	
123	Prakashbhai Jethabhai Thadeshwar, Pranodibhai Jethabhai Thadeshwar, Ramkrishna Hari Farmasi Pvt. Ltd. Director, Hareshbhai Jethabhai Thadeshwar	Class I	Bhokarpada	48	4	183	5300	8000	42400000	42400000	170	2120	9000	19080000	19080000	18000	38160000	38160000	0	19080000	9540		9540	
124	Anil Baliram Thakur, Suraj Ravindra Thakur,Rushikesh Ravindra Thakur,Nikhil Ravindra Thakur	Class I	Bhokarpada	11	1	120	1600	4500	7200000	7200000	171	5160	9000	46440000	46440000	18000	92880000	92880000	0	46440000	23220		23220	
			Bhokarpada	48	2	184	5600	8000	44800000	44800000														
			Bhokarpada	9	5	130	1200	7000	8400000	8400000														
			Bhokarpada	9	6	131	700	7000	4900000	4900000														
			Bhokarpada	9	2	128	3800	7000	26600000	26600000														
125	Viththal Sudam Fulore	Class I	Bhokarpada	11	3	119	3800	7000	26600000	26600000	172	2120	9000	19080000	19080000	19000	40280000	40280000	0	21200000	10600		10600	
			Bhokarpada	48	1	178	1500	8000	12000000	12000000														
126	Lakshmi Hiru Mhatre, Valaku Hiru Mhatre, Viththal Hiru Mhatre, Motiram Hiru Mhatre, Raghnath Hiru Mhatre, Anun Hiru Mhatre, Rashma Eknath Mhatre	Class I	Bhokarpada	47	4/A	176	3000	6000	18000000	18000000	173	1200	9000	10800000	10800000	18000	21600000	21600000	0	10800000	5400		5400	
127	Sunita Gurusdev Pawar, Hari Narayan Mhatre, Balaram Narayan Mhatre, Madhukar Narayan Mhatre, Mahadev Narayan Mhatre	Class I	Bhokarpada	18	2	101	1100	6000	6600000	6600000	174	960	9000	8640000	8640000	18000	17280000	17280000	0	8640000	4320		4320	
			Bhokarpada	18	4	105	1300	4500	5850000	5850000														
128	Mulaji Hiru Fulora,Jasubai Balkrushna Patil, Anil Chahu Popeta, Prakash Chahu Popeta, Chandrakant Chahu Papetta,Surekha Suresh Thakur	Class I	Bhokarpada	45	4	171	400	6000	2400000	2400000	176	160	9000	1440000	1440000	18000	2880000	2880000	0	1440000	720		720	
129	Maruti Gopal Fulora, Govind Gopal Fulora, Joma Gopal Fulora, Bama Gopal Fulora, Baliram Gopal Fulora	Class II	Bhokarpada	16	1	144	4200	6000	25200000	25200000	180	1703	9000	15327000	15327000	18000	30654000	30654000	0	15327000	7664		7664	
130	Melba Sivkhera urf, Nita Anil Rathod	Class I	Bhokarpada	16	2	143	1800	8000	14400000	14400000	181	748	9000	6732000	6732000	18000	13464000	13464000	0	6732000	3366		3366	
131	Raghnath Hiru Mhatre	Class I	Bhokarpada	15	4	140	710	7000	4970000	4970000	183	291	9000	2619000	2619000	18000	5238000	5238000	0	2619000	1310		1310	
132	Tukaram Padu Mhatre	Class I	Bhokarpada	16	5	137	900	8000	7200000	7200000	184	376	9000	3384000	3384000	18000	6768000	6768000	0	3384000	1692		1692	
133	Sudam Padu Fulora	Class I	Bhokarpada	15	6	135	300	8000	2400000	2400000	186	330	9000	2970000	2970000	18000	5940000	5940000	0	2970000	1485		1485	
134	Pandurang Babun Fulore, Ramakant Babun Fulore, Ashok Babun Fulore	Class I	Bhokarpada	14	3	133	3100	8000	24800000	24800000	188	1240	9000	11160000	11160000	18000	22320000	22320000	0	11160000	5580		5580	
135	Vishnu Bapu Fulore	Class I	Bhokarpada	14	2	139	1900	7000	13300000	13300000	190	760	9000	6840000	6840000	18000	13680000	13680000	0	6840000	3420		3420	
136	Kundalik Songya Fulore	Class II	Bhokarpada	12	2/A	114A	1100	4500	4950000	4950000	191	440	9000	3960000	3960000	18000	7920000	7920000	0	3960000	1980		1980	
137	Lahu Ragho Fulora, Baliram Raghu fulora, Namdev Ragho Fulora, Bambi Ashok Patil, Laxmibai Ragho Fulora	Class II	Bhokarpada	12	2/B	114B	1200	4500	5400000	5400000	192	480	9000	4320000	4320000	21000	10080000	10080000	0	5760000	2880		2880	
138	Dnyaneshwar Tukaram Mhatre	Class I	Bhokarpada	13	1/C	111C	2150	4500	9675000	9675000	193	860	9000	7740000	7740000	20000	17200000	17200000	0	9460000	4730		4730	
139	Motiram Hiru Mhatre	Class I	Bhokarpada	13	1/B	111B	2150	4500	9675000	9675000	194	860	9000	7740000	7740000	20000	17200000	17200000	0	9460000	4730		4730	
140	Omprakash B. Chajed As partner Mahavir Impex	Class I	Bhokarpada	13	1/A	111A	2150	4500	9675000	9675000	195	860	9000	7740000	7740000	20000	17200000	17200000	0	9460000	4730		4730	
141	Sunita Gurusdev Pawar, Hari Narayan Mhatre, Balaram Narayan Mhatre, Madhu Narayan Mhatre, Mahadev Narayan Mhatre	Class I	Bhokarpada	14	6	132	900	7000	6300000	6300000	196	3756	9000	33804000	33804000	20000	75120000	75120000	0	41316000	20658		20658	
			Bhokarpada	13	1/D	111D	2100	4500	9450000	9450000														
			Bhokarpada	15	2/D	110D	3350	4500	15075000	15075000														
			Bhokarpada	47</																				

Sr. No.	Ownership of the Final Plot decided with share	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	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	
			Village	Survey No.	Hissa Number	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)	3 (c)	3 (d)	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
148	Singubai Chahu Patil, Maruti Karm Fulora, Dharmibai Madhu Dhamankar, Lata Kana Fulora, Annsaya Kana Fulora, Baby Budhaji Fulore, Dhanshree Budhaji Fulore, Vijaya Budhaji Fulore, Anil Budhaji Fulore, Rajesh Budhaji Fulore, Ambaji Mahadev	Class II	Bhokarpada	17	4A/2	107B	3100	4500	13950000	13950000	203	1651	9000	14859000	14859000	18000	29718000	29718000	0	14859000	7430		7430	
			Bhokarpada	16	4	141	1000	8000	8000000	8000000														
149	Manohar Dharma Fulore, Mohan Dharma Fulore, Nanda Anil Mhatre, Sitabai Dharma Fulore, Maya Panga Fulore, Janardan Panga Fulore, Namdev Panga Fulore, Dashrath Panga Fulore, Houshibai Padu Fadke	Class II	Bhokarpada	17	4B/1	107C	1800	4500	8100000	8100000	204	727	9000	6543000	6543000	19000	13813000	13813000	0	7270000	3635		3635	
150	M/s. Ichchhaparti Homes, Jivan Bhausaheb Shingte, Suraj Pandurang Kasurde, Subhash Daji Rahate	Class I	Bhokarpada	17	2	104	1700	4500	7650000	7650000	205	682	9000	6138000	6138000	18000	12276000	12276000	0	6138000	3069		3069	
151	Ramchandra Ganpat Mhatre	Class I	Bhokarpada	31	1	92	1500	6000	9000000	9000000	206	603	9000	5427000	5427000	18000	10854000	10854000	0	5427000	2714		2714	
152	Kalaram urfa Ram Parshuram Mhatre, Shantaram Shankar Mhatre,Padu Shankar Mhatre, Rajesh Ram Fadke	Class II	Bhokarpada	32	3	89	1200	4500	5400000	5400000	207	480	9000	4320000	4320000	18000	8640000	8640000	0	4320000	2160		2160	
153	Anil Damodar Pote, Anant Sadashiv Shinde	Class I	Bhokarpada	32	6	91	620	6000	3720000	3720000	208	248	9000	2232000	2232000	18000	4464000	4464000	0	2232000	1116		1116	
154	Bhaskar Gopal Joshi, Balkrushna Gopal Joshi, Narayan Gopal Joshi	Class I	Bhokarpada	35	6	146	800	4500	3600000	3600000	209	320	9000	2880000	2880000	18000	5760000	5760000	0	2880000	1440		1440	
155	Pradasthithai Setu Madhavan	Class I	Bhokarpada	44	6	167	900	4500	4050000	4050000	210	2776	9000	24984000	24984000	19000	52744000	52744000	0	27760000	13880		13880	
	Bhokarpada		45	2	168	700	4500	3150000	3150000															
	Bhokarpada		45	3/A	170A	2700	4500	12150000	12150000															
	Bhokarpada		45	3/B	170B	2600	4500	11700000	11700000															
156	Ramchandra Shankar Patil	Class I	Sangade	139	4	354	5360	3500	18760000	18760000	211	2160	9000	19440000	19440000	18000	38880000	38880000	0	19440000	9720		9720	
157	Puthen Banglow G. Vergies Mathew	Class I	Bhokarpada	44	4	165	3100	4500	13950000	13950000	212	2729	9000	24561000	24561000	19000	51851000	51851000	0	27290000	13645		13645	
			Bhokarpada	45	1	166	3700	4500	16650000	16650000									0					
158	Chahu Gama Patil	Class II	Belavali	142	3	396C	8090	3600	29124000	29124000	213	3250	9000	29250000	29250000	18000	58500000	58500000	0	29250000	14625		14625	
159	Anant Nathu Fadke, Dasharath Nathu Fadke, Arun Nathu Fadke, Sitabai Rama Fadke, Kusum Lahu Mhatre, Shikun Chandrakant Patil, Tulasa Rajan Madhvi, Nanda Rama Fadke, Manda Rama Fadke, Kunda Ram Fadke	Class II	Bhokarpada	38	2	194	10300	4500	46350000	46350000	215	4120	9000	37080000	37080000	18000	74160000	74160000	0	37080000	18540		18540	
160	Shankar Joma Fadke	Class I	Chipale	26	1(part)	252	88	10000	880000	880000	216A	36	9000	324000	324000	18000	648000	648000	0	324000	162		162	
161	Shankar Joma Fadke	Class II	Chipale	11	3/A	315A	4400	5000	22000000	22000000	216B	1762	9000	15858000	15858000	18000	31716000	31716000	0	15858000	7929		7929	
162	Chunilal Kishorlal Gupta	Class I	Bhokarpada	39	4	198	3000	5000	15000000	15000000	218	1402	9000	12618000	12618000	18000	25236000	25236000	0	12618000	6309		6309	
			Bhokarpada	39	5	199	500	4500	2250000	2250000														
163	Balaran Nathu Patil	Class I	Sangade	164	--	408	2700	3500	9450000	9450000	220	1080	9000	9720000	9720000	18000	19440000	19440000	0	9720000	4860		4860	
164	Maruti Nathu Patil	Class I	Sangade	155	1	400	1630	3500	5705000	5705000	221A	652	9000	5868000	5868000	19000	12388000	12388000	0	6520000	3260		3260	
165	Maruti Nathu Patil	Class II	Sangade	182	2	414B	100	3500	350000	350000	221B	40	9000	360000	360000	18000	720000	720000	0	360000	180		180	
166	Nira Bama Popeta,Gulab Vilas Mokai	Class II	Bhokarpada	41	4	204	700	4500	3150000	3150000	222	280	9000	2520000	2520000	18000	5040000	5040000	0	2520000	1260		1260	
167	Kambai Savlaram Gaykar	Class II	Bhokarpada	42	2	205	300	4500	1350000	1350000	223	120	9000	1080000	1080000	18000	2160000	2160000	0	1080000	540		540	
168	Eknath Bhagoji Patil, Sitaram Bhagoji Patil, Narayan Bhagoji Patil	Class II	Sangade	150	4/B	369	5590	3500	19565000	19565000	224	2236	9000	20124000	20124000	18000	40248000	40248000	0	20124000	10062		10062	
169	Namdev Dama Patil, Gopal Dama Patil, Hanuman Rama Patil, Muktabai Sunil Patil, Drupadi Rama Patil, Nagesh Dharma Patil, Anjani Dharma Patil,Laxmibai Dharma Patil, Ramdas Rama Patil, Rupesh Janardan Patil, Ranjana Shantaram Pawar, Sangita Nathuram Kharkar, Bhimabai Janardan Patil	Class I	Belavali	143	--	393	3900	3600	14040000	14040000	225	1561	9000	14049000	14049000	18000	28098000	28098000	0	14049000	7025		7025	
170	Bhaskar Ambo Fulore, Dinesh Ambo Fulore, Rohidas Ambo Fulore	Class I	Bhokarpada	43	1/2	169	3800	4500	17100000	17100000	227	1533	9000	13797000	13797000	18000	27594000	27594000	0	13797000	6899		6899	
171	Kashinath Posha Patil	Class I	Sangade	136	--	361	6040	3500	21140000	21140000	228	2421	9000	21789000	21789000	18000	43578000	43578000	0	21789000	10895		10895	
172	Nanikram Murtijamal Devnani	Class I	Bhokarpada	43	2	190	2800	4500	12600000	12600000	229	2080	9000	18720000	18720000	18000	37440000	37440000	0	18720000	9360		9360	
			Bhokarpada	43	3	189	1600	4500	7200000	7200000														
			Bhokarpada	47	1	173	400	4500	1800000	1800000														
			Bhokarpada	47	2	174	400	4500	1800000	1800000														
173	Pandurang Karm Powar	Class II	Sangade	150	2/1	365	3780	3500	13230000	13230000	230	1512	9000	13608000	13608000	18000	27216000	27216000	0	13608000	6804		6804	
174	Bhagwan Barku Fulora, Janabai Sitaram Patil, Babibai Kaluram Mali	Class II	Bhokarpada	16	3	142	2700	8000	21600000	21600000	231	3000	9000	27000000	27000000	18000	54000000	54000000	0	27000000	13500		13500	
			Bhokarpada	42	1	206	4800	4500	21600000	21600000														
175	Padu Bhaui Fulore, Maya Panga Fulore, Janardan Panga Fulore, Namdev Panga Fulore, Dashratha Panga Fulore, Sitabai Dharma Fulore, Manohar Dharma Fulore, Mohan Dharma Fulore, Nanda Anil Mhatre	Class II	Bhokarpada	42	4/A	207A	3720	4500	16740000	16740000	232	1488	9000	13392000	13392000	18000	26784000	26784000	0	13392000	6696		6696	
176	Rameshbhai Vallabhbhai Patel	Class I	Bhokarpada	41	1	202	2100	4500	9450000	9450000	234	840	9000	7560000	7560000	19000	15960000	15960000	0	8400000	4200		4200	
177	Dharma Muka Kadav, Chandrakant Muka Kadav, Ashok Muka Kadav	Class I	Sangade	166	(part)	379	1260																	

Sr. No.	Ownership of the Final Plot decided with share	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	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	Survey No.	Hissa Number	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)	3 (c)	3 (d)	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
191	Jan Vikas Society Secretary, Shri Father Frances Muikol	Class I	Bhokarpada	37	5	161	2500	4500	11250000	11250000	254	1100	9000	99000000	99000000	18000	198000000	198000000	0	99000000	4950		4950	
192	E. V. Thomas	Class I	Bhokarpada	37	4	159	4300	6000	258000000	258000000	255	2748	9000	247320000	247320000	19000	522120000	522120000	0	274800000	13740		13740	
			Bhokarpada	44	1	160	1900	4500	85500000	85500000														
193	Ramkrushna Ambo Patil, Nirmala Balkrushna Patil, Sarita Balkrushna Patil, Nisha Balkrushna Patil, Sarika Balkrushna Patil, Muktabai Kishore Ulvekar, Manbai Hiru Patil, Nirmala Ambo Patil, Mahesh Balkrushna Patil	Class II	Sangade	146	(part)	376	468	3500	16380000	16380000	256	187	9000	16830000	16830000	18000	33660000	33660000	0	16830000	842		842	
194	Narayan Tukaram Gaykar, Anusaya Tukaram Gaykar, Praveen Ramdas Gaykar, Anita Ramdas Gaykar, Sunita Ramdas Gaykar, Sangita Ramdas Gaykar, Naresh Gopinath Gaykar, Ajay Gopinath Gaykar, Minakshi Gopinath Gaykar, Suman Gopinath Gaykar	Class I	Sangade	156	1	404A	660	3500	23100000	23100000	257	264	9000	23760000	23760000	18000	47520000	47520000	0	23760000	1188		1188	
195	Narayan Tukaram Gaikar, Ramdas Tukaram Gaykar, Naresh Gopinath Gaykar, Ajay Gopinath Gaykar, Minakshi Gopinath Gaykar, Suman Gopinath Gaykar	Class I	Sangade	159	3	387	660	3500	23100000	23100000	258	264	9000	23760000	23760000	18000	47520000	47520000	0	23760000	1188		1188	
196	Kamladevi Jain	Class I	Bhokarpada	37	1	195	2600	4500	117000000	117000000	261	1155	9000	103950000	103950000	18000	207900000	207900000	0	103950000	5198		5198	
197	Vasant Ganu Mhatre	Class II	Bhokarpada	36	3	153	1100	6000	66000000	66000000	105A	442	9000	39780000	39780000	18000	79560000	79560000	0	39780000	1989		1989	
198	Pandurang Ganu Mhatre	Class II	Bhokarpada	37	3	158	4500	4500	202500000	202500000	262	1912	9000	172080000	172080000	18000	344160000	344160000	0	172080000	8604		8604	
199	Anant C. Parohit	Class I	Bhokarpada	37	2	157	1800	4500	81000000	81000000	263	835	9000	75150000	75150000	19000	158650000	158650000	0	83500000	4175		4175	
200	Veena Vinod Shanbhag	Class I	Bhokarpada	36	2	156	2100	6000	126000000	126000000	264	939	9000	84510000	84510000	18000	169020000	169020000	0	84510000	4226		4226	
201	Sanjay Khushalchand Lunkad	Class I	Bhokarpada	36	1/B(part)	155(part)	2500	6000	150000000	150000000	265	1009	9000	90810000	90810000	19000	191710000	191710000	0	100900000	5045		5045	
202	P.M Abraham	Class I	Bhokarpada	36	1/B(part)4	155(part)+ 152	5000	4500	225000000	225000000	266	2019	9000	181710000	181710000	18000	363420000	363420000	0	181710000	9086		9086	
203	Digambar Barku Patil, Parashuram Barku Patil, Gajanan Barku Patil, Hasubai Gangaram Bade, Sulochana Prakash Shimare, Padmavati Lahu Raje, Chandrabhaga Barku Patil, Sunita Janardan Patil, Kajal Janardan Patil, Jagruti Janardhan Patil, Nikita Janardan Patil, Vighnesh Janardhan Patil, A.P.K. Aai Sunita Janardhan Patil	Class I	Chipale	16	5	210	2400	6000	144000000	144000000	268A	960	18000	172800000	172800000	20000	192000000	192000000	0	19200000	960		960	
204	Digambar Barku Patil, Parashuram Barku Patil, Gajanan Barku Patil, Hasubai Gangaram Bade, Sulochana Prakash Shimare, Padmavati Lahu Raje, Chandrabhaga Barku Patil, Sunita Janardan Patil, Kajal Janardan Patil, Jagruti Janardhan Patil, Nikita Janardan Patil, Vighnesh Janardhan Patil, A.P.K. Aai Sunita Janardhan Patil	Class II	Chipale	11	1/B	332B	2100	6000	126000000	126000000	268B	4776	18000	859680000	859680000	20000	955200000	955200000	0	95520000	4776		4776	
			Chipale	18	6	272	3700	7000	259000000	259000000														
			Chipale	25	5/A	223	6140	10000	614000000	614000000														
205	Shankar Dhau Patil	Class I	Chipale	22	5	222	3800	4500	171000000	171000000	269	2773	18000	499140000	499140000	20000	554600000	554600000	0	55460000	2773		2773	
			Chipale	21	4	273	3100	7000	217000000	217000000														
206	Debu Benda Patil, Vithabai Gangaram Bhagat, Krushnabai Bama Fadke, Sushilshahi Benda Patil, Anusaya Govid Patil, Jayashree Vishnu Fadke, Dhananjay Gavind Patil, Pratibha Anil Gondhali, Prachi Prabhakar Naik, Mainabai Ragho Patil, Dnyaneshwar Ragho Patil, Vinthal Ragho Patil, Pandharinath Ragho Patil, Usha Budhaji Patil, Lilavati Ragho Patil, Kalpana Bhushan Fegade	Class II	Chipale	21	1(part)	259	2356	10000	235600000	235600000	272	970	18000	174600000	174600000	21000	203700000	203700000	0	29100000	1455		1455	
207	M/s. Satyam Developers. Proprieter:- Rajesh Dharamveer Gulati,	Class I	Chipale	3	2(part)	310	309	10000	30916000	30916000	274	133	9000	11970000	11970000	19000	25270000	25270000	0	13300000	665		665	
208	Shri Sadhvininayak Enterprises Register Partnership Organization, Jumnadas Jethmal Palam	Class I	Chipale	21	2(part)	260	354	10000	35388000	35388000	276	148	9000	13320000	13320000	18000	26640000	26640000	0	13320000	666		666	
209	M/s Sunrise Builder Partner Bipin B. Vaidya	Class I	Chipale	20	5(part)	278	136	10000	13573000	13573000	277	56	9000	5040000	5040000	18000	10080000	10080000	0	5040000	252		252	
210	Chetan Balkrushna Patil	Class I	Sangade	147	(part)	375	165	3500	5775000	5775000	278	66	9000	5940000	5940000	18000	11880000	11880000	0	5940000	297		297	
211	Savittha Dhananjay Bedade	Class I	Chipale	12	2	313	200	4500	9000000	9000000	279	80	9000	7200000	7200000	18000	14400000	14400000	0	7200000	360		360	
212	Ashok Joma Mhatre, Kamalakar Dhonda Mhatre, Ganesh Dhonda Mhatre, Changuna Dhonda Mhatre, Chandrabhaga Joma Mhatre, Tukaram Dhonda Mhatre, Nameev Dhonda Mhatre, Parvati Pandurang Mhatre, Balaram, Dhonda Mhatre, Tukaram Dhonda Mhatre, Ganu Dhonda Mhatre	Class I	Chipale	3	3/A(part)	308	393	10000	39271000	39271000	280	164	9000	14760000	14760000	19000	31160000	31160000	0	16400000	820		820	
213	Budhaji Sawlaram Shelke, Ankush Sawlaram Shelke, Balibai Janu Patil, Bhanu Kaviya Bhoir, Aytubai Gopinath Mhatre, Maribai Changa Patil, Harishchandra Changa Patil, Yamuna Changa Patil, Ramchandra Changa Patil, Shalubai Digambar Ankur, Lahu Sawlaram Shelke, Sunil Vasant Shelke, Smita Vasant Shelke, Dwarkabai Gajanan Patil, Hirabai Ekraath Waghmare, Laxmibai Hiraji Waghmare,Vasanti Maruti Gharat, Sangita Kaviya Bhoir, Rekha Sanjay Patil, Dhananjay Pundalik Karmelkar, Kailas Pundalik Karmelkar, Puja Pundalik Karmelkar, Samadhan Pundalik Karmelkar, Bharati Maruti Patil, Savarna Prashant	Class II	Chipale	18	4	271	4700	7000	329000000	329000000	282	2360	9000	212400000	212400000	18000	424800000	424800000	0	212400000	10620		10620	
			Chipale	17	5	214	1200	4500	54000000	54000000														
214	Orion Trust	Class I	Bhokarpada	41	2	193	1900	4500	85500000	85500000	283	2280	9000	205200000	205200000	19000	433200000	433200000	0	228000000	11400		11400	
			Bhokarpada	41	3	203	900	4500	40500000	40500000														
			Chipale	17	4	215	1700	4500	76500000	76500000														
			Bhokarpada	41	5	208	1200	4500	54000000	54000000														
215	Janardan Ganu Fadke	Class I	Chipale	22	4	221	3500	4500	157500000	157500000	285	1400	9000	126000000	126000000	18000	252000000	252000000	0	12600				

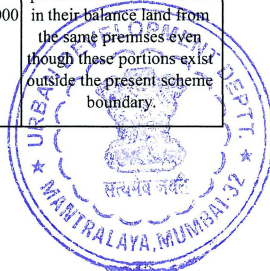


Sr. No.	Ownership of the Final Plot decided with share	Tenure of Land (as per Revenue Record)	Survey Details of Land			Original Plot				Final Plot									Contribution (+) Compensation (-) (Col. 9 (c) - Col. 6 (c)) FSI is granted in lieu of this amount and hence, monetary compensation is	Increment (Col. 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
			Village	Survey No.	Hissa Number	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)	3 (c)	3 (d)	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
222	Swami Mohan Dasji	Class I	Chipale	5	3	314	4500	6000	27000000	27000000	301	7520	18000	135360000	135360000	21000	157920000	157920000	0	225600000	11280		11280	
	Chipale		5	4	303	4700	7000	32900000	32900000															
	Chipale		12	1	312	300	4500	1350000	1350000															
	Chipale		13	1	301A	300	4500	1350000	1350000															
223	Harishchandra Maruti Abanave, Sudhakar Bhivasan Nanote, Anita Digambar Kale, Anita Bahasaheb Kumbhar, Kalindi Deepak Kale, Rajesh Adikesawalu Naidu, Unarni Ilahidi Devraj	Class I	Chipale	11	2/B	333	2700	6000	16200000	16200000	302	1087	9000	9783000	9783000	18000	19566000	19566000	0	9783000	4892		4892	
224	Rampal Jitmal Mittal	Class II	Chipale	11	2/A	334	2700	6000	16200000	16200000	304	1488	9000	13392000	13392000	19000	28272000	28272000	0	14880000	7440		7440	
225	Lahu Rama Patil, Appasaheb Tanaji Patil, Amol Arjun Sarwande, Abasaheb Kadu Lalzare, Ashish Ganpat Mohite, Ganesh Tukaram Sarjine, Jalinder Jaising Solkar, Nilesh Pandharinath Dhurnal, Bharat Sadashiv Ghadge, Mahendra Bhaskar Gunjal, Yogesh Balu Yewale, Vijay Vishnu Sawant, Vitthal Ganpat Fadure, Vishwas Jairam Patil, Vishwas Parashuram Patil, Shivnath Vitthoba Sarup, Shridhar Annarao Salunkhe, Sonya Babu Vishwanath Mavale, Sandip Vitthal Nangare	Class II	Chipale	9	2/B	295	8300	4500	37350000	37350000	312	3320	9000	29880000	29880000	19000	63080000	63080000	0	33200000	16600		16600	
226	Nilesh Sadashiv Sawant, Prakash Arjun Bansode, Pravin Mahadev Pawar, Pravin Vasant Babar, Anil Arun Sawant, Shivnath Vitthoba Sarup, Savkar Ganpat Arote, Sanbhaji Baburao Wagh, Hausa Shantaram Argade, Yogesh Balu Yewale	Class I	Chipale	9	1	294	1300	4500	5850000	5850000	313	520	9000	4680000	4680000	18000	9360000	9360000	0	4680000	2340		2340	
227	Suthir Bhachandra Joshi	Class I	Chipale	9	3	292	1500	4500	6750000	6750000	314	600	9000	5400000	5400000	18000	10800000	10800000	0	5400000	2700		2700	
228	Baliram Budhaji Patil, Mavrnabai Tukaram Kokambe, Shanubai Ananta Kurangale, Kalpana Kishor Taware, Gunabai Ramesh Ghogare, Sitabai Budhaji Patil	Class II	Sangade	159	2	388	1650	3500	5775000	5775000	315	660	9000	5940000	5940000	18000	11880000	11880000	0	5940000	2970		2970	
229	Monika Dattatraya Mhatre	Class I	Chipale	10	2	299	3400	5000	17000000	17000000	316	1360	9000	12240000	12240000	19000	25840000	25840000	0	13600000	6800		6800	
230	Chandrakant Kashinath Patil, Sandeep Kashinath Patil, Pravin Kashinath Patil	Class I	Chipale	10	3	297	6000	4500	27000000	27000000	317	2400	9000	21600000	21600000	19000	45600000	45600000	0	24000000	12000		12000	
231	Pandurang Hasha Kadav, Sakharum Hasha Kadav, Raghav Hasha Kadav, Muktabai Hasha Kadav, Gunabai Ullhas Patil, Madhavi Hasha Kadav, Sonubai Kamalakar Juikar, Vitthal Hasha Kadav, Prakash Vitthal Kadav, Deepak Vitthal Kadava, Pradnya Vitthal Kadav, Rukhminti Vitthal Kadav, Jijabai Tukaram Kadav, Mangesh Tukaram Kadav, Manisha Dattatray Patil, Manoj Tukaram Kadav, Charushila Gorakhnath Mokai	Class II	Sangade	134	--	348	4200	3500	14700000	14700000	318	1680	9000	15120000	15120000	18000	30240000	30240000	0	15120000	7560		7560	
232	Kanu Shantaram Fadke	Class I	Chipale	8	3/B	320	5300	4500	23850000	23850000	319	2120	9000	19080000	19080000	18000	38160000	38160000	0	19080000	9540		9540	
233	Shantaram Dhau Fadke	Class II	Chipale	8	3/A	296	5400	4500	24300000	24300000	320	2160	9000	19440000	19440000	19000	41040000	41040000	0	21600000	10800		10800	
234	Janardan Dhau Patil, Namdev Dhau Patil, Pandurang Dhau Patil, Mahadev Dhau Patil, Rupesh Ramdas Patil	Class I	Vihighar	16	3	321	510	4500	2295000	2295000	321	204	9000	1836000	1836000	19000	3876000	3876000	0	2040000	1020		1020	
235	Dilipkumar Fathlal Kherodiya	Class I	Vihighar	16	17	322	610	4500	2745000	2745000	322	244	9000	2196000	2196000	18000	4392000	4392000	0	2196000	1098		1098	
236	Gajanan Goma Patil, Dilip Balaram Patil, Gunanath Balaram Patil, Harish Balaram Patil, Shubham Builders and Developers tarfe Bhagidar	Class I	Vihighar	17	--	324	3590	4500	16155000	16155000	323	3236	9000	29124000	29124000	18000	58248000	58248000	0	29124000	14562		14562	
	Vihighar		16	1/A(part)	323A	4500	4500	20250000	20250000															
237	Sainath Naga Patil,Krushna Naga Patil	Class I	Vihighar	16	1/B(part)	323B	2810	4500	12645000	12645000	324	1124	9000	10116000	10116000	18000	20232000	20232000	0	10116000	5058		5058	
238	Vitthal Dhurma Patil,	Class I	Vihighar	18	(part)	325	1136	4500	5112000	5112000	326	459	9000	4131000	4131000	18000	8262000	8262000	0	4131000	2066		2066	
239	Joseph Anthony Kokadan	Class I	Vihighar	19	1	326A	2700	6000	16200000	16200000	327	1721	9000	15489000	15489000	19000	32699000	32699000	0	17210000	8605		8605	
	Vihighar		19	2	326B	1600	6000	9600000	9600000															
240	Siddhanti Interprises Partner, Vilas Madanlal Kothari	Class I	Chipale	8	1	318	4300	4500	19350000	19350000	329A	3202	9000	28818000	28818000	19000	60838000	60838000	0	32020000	16010		16010	
	Chipale		8	2	319	3700	4500	16650000	16650000															
241	Ganibai Nathu Bhopi, Namdev Nathu Bhopi, Mathura Narayan Thakur, Pandurang Nathu Bhopi, Janabai Maruti Khutle, Kashinath Nathu Bhopi	Class II	Sangade	162	1	386	680	3500	2380000	2380000	329B	272	9000	2448000	2448000	18000	4896000	4896000	0	2448000	1224		1224	
242	Balaram Moka Bhopi	Class I	Sangade	162	3	383	790	3500	2765000	2765000	329C	316	9000	2844000	2844000	18000	5688000	5688000	0	2844000	1422		1422	
243	Sanjay Kumar Singh	Class I	Chipale	7	3	327	900	7000	6300000	6300000	330	553	9000	4977000	4977000	19000	10507000	10507000	0	5530000	2765		2765	
244	Sadhakar Ganapati Vernekar, Prakash Khando Fadke, Sunil Khando Fadke, Prakash Lalaji Singh	Class I	Chipale	7	1	328	5700	6000	34200000	34200000	331	2281	9000	20529000	20529000	18000	41058000	41058000	0	20529000	10265		10265	
245	Gaurav Prushottam Agarwal	Class I	Sangade	151	--	368	4200	3500	14700000	14700000	332	1691	9000	15219000	15219000	19000	32129000	32129000	0	16910000	8455		8455	
246	Savitribai Ganpat Mhatre (Chambhar),Madhukar Ganapat Mhatre (Chambhar), Nandkumar Ganapat Mhatre (Chambhar), Ramdas Ganapat Mhatre (Chambhar)	Class II	Chipale	6	3	329	4400	6000	26400000	26400000	333	1774	9000	15966000	15966000	18000	31932000	31932000	0	15966000	7983		7983	
247	Jai Hind Sahakari Grukha Nimnan Sanetha Maryadi	Class I	Chipale	6	1/A	330A	2400	4500	10800000	10800000	335	960	9000	8640000	8640000	18000	17280000	17280000	0	8640000	4320		4320	
248	Vijayalakshmi Dilipkumar Kherodia	Class I	Chipale	6	1/B	330B	1600	4500	7200000	7200000	336	640	9000	5760000	5760000	18000	11520000	11520000	0	5760000	2880		2880	
249	Tukaram Dhondu Mhatre, Balaram Dhondu Mhatre, Kamalakar Dhondu Mhatre, Ashok Jona Mhatre, Ganesh Dhondu Mhatre, Namdev Dhondu Mhatre	Class I	Chipale	6	2	331	4200	4500	18900000	18900000	337	1680	9000	15120000	15120000	18000	30240000	30240000	0	15120000	7560		7560	
250	Radhabai Baliram Patil	Class II	Chipale	11	1/A	332A	2100	6000	12600000	12600000	338	840	9000	7560000	7560000	19000	15							

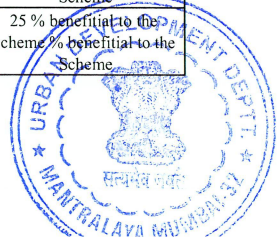


Sr. No.	Ownership of the Final Plot decided with share	Tenure of Land (as per Revenue Record)	Survey Details of Land			Original Plot				Value Inclusive of Structure Rs.	FP No.	Area (Sq. M)	Final Plot						Contribution (+) Compensation (-) (Col. 9 (c) - Col. 6 (c)) FSI is granted in lieu of this amount and hence, monetary compensation is	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														
			Village	Survey No.	Hissa Number	OP No.	Area (Sq. M)	Rate of Original Value Rs./Sq. m	Value Without Reference to Value of Structure Rs.				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)	3 (c)	3 (d)	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														
258	Bhaskar Ambo Fulore (55 % in FP 73 and whole FP No. 185), Dinesh Ambo Fulore, Rohidas Ambo Fulore (both at 45 % in FP No. 73 only)	Class I	Bhokarpada	28	2/1	65	3200	4500	14400000	14400000	73	1690	9000	15210000	15210000	19000	32110000	32110000	0	16900000	8450		8450															
			Bhokarpada	42	3	192	1900	4500	8550000	8550000																												
			Bhokarpada	16	6	136	200	8000	1600000	1600000																												
259	Muktabai Ganpat Fulore, Ramchandra Ganpat Fulore, Lakshman Ganpat Fulore, Venubai Kisan Fadke, Parvatibai Ashok Patil, Namubai Kisan Fadke, Bharati Bai Ganesh Patil	Class I	Bhokarpada	48	3	179	1400	8000	11200000	11200000	165	276	9000	2484000	2484000	19000	5244000	5244000	0	2760000	1380		1380															
260	Muktabai Ganpat Fulore, Ramchandra Ganpat Fulore, Lakshman Ganpat Fulore, Venubai Kisan Fadke, Parvatibai Ashok Patil, Namubai Kisan Fadke, Bharati Bai Ganesh Patil		Bhokarpada	45	5	172	500	6000	3000000	3000000	178	485	9000	4365000	4365000	19000	9215000	9215000	0	4850000	2425		2425															
261	Khushalchand Fakirchand Lunkad, Suhas Khushalchand Lunkad, Milind Khushalchand Lunkad, Bharat Suwallal Desadla, Deepak Kacharadas Bhatvera, Sanjay Khushalchand Lunkad (Shares as per their shares existed in the respective OPs)	Class I	Devad	77	--	25	6400	5000	32000000	32000000	175A	47951	9000	431559000	431559000	18000	863118000	863118000	0	431559000	215780		215780															
			Devad	81	--	30	660	3500	2310000	2310000																												
			Devad	83	1	33	1110	3500	3885000	3885000																												
			Devad	83	3	34	2120	4500	9540000	9540000																												
			Devad	89	1	41A	11140	4500	50130000	50130000																												
			Devad	95	--	46	21350	5000	106750000	106750000																												
			Devad	96	2	45B	52440	7000	367080000	367080000																												
			Bhokarpada	24	1	67	10100	5000	50500000	50500000																												
			Bhokarpada	47	5	185	5300	4500	23850000	23850000																												
			Chipale	27	1	228	2400	4500	10800000	10800000																												
Bhokarpada	22	1	70A	7100	5000	35500000	35500000																															
262	Milind Khushalchand Lunkad, Bharat Suwallal Desadla	Class II	Devad	89	2/A	41B	3550	4500	15975000	15975000	175B	1420	9000	12780000	12780000	18000	25560000	25560000	0	12780000	6390		6390															
263	Sanjay Khushalchand Lunkad, Milind Khushalchand Lunkad, Ashwin Suhas Lunkad (Shares as per their shares existed in the respective OPs)	Class I	Bhokarpada	14	1/A	112A	4200	7000	29400000	29400000	328	18355	9000	165195000	165195000	20000	367100000	367100000	0	201905000	100953		100953															
			Bhokarpada	22	2	70B	7100	5000	35500000	35500000																												
			Bhokarpada	27	2	57	3100	4500	13950000	13950000																												
			Bhokarpada	30	--	78	1200	4500	5400000	5400000																												
			Bhokarpada	36	1/A/2	154B	2000	6000	12000000	12000000																												
			Bhokarpada	44	2	164	2000	4500	9000000	9000000																												
			Devad	79		28	7460	3500	26110000	26110000																												
			Chipale	13	2	301B	3800	4500	17100000	17100000																												
			Chipale	26	2	224	2890	10000	28900000	28900000																												
			Bhokarpada	46	2	187	6100	4500	27450000	27450000																												
			Chipale	10	5	289	1000	4500	4500000	4500000																												
			Chipale	10	1	316	5000	5000	25000000	25000000																												
264	Milind Khushalchand Lunkad	Class I	Bhokarpada	36	1/A/1	154A	2200	6000	13200000	13200000	100	1978	18000	35604000	35604000	21000	41538000	41538000	0	5934000	2967		2967															
			Bhokarpada	47	3	175	2300	4500	10350000	10350000																												
			Chipale	26	5	225	500	4500	2250000	2250000																												
265	Milind Khushalchand Lunkad, Pankaj Ishwarlal Solanki, Ashwin Suhas Lunkad (Shares as per their shares existed in the respective OPs)	Class I	Bhokarpada	46	1/B	188B	2000	4500	9000000	9000000	267	4731	18000	85158000	85158000	21000	99351000	99351000	0	14193000	7097		7097															
			Bhokarpada	46	3	186	4000	4500	18000000	18000000																												
			Bhokarpada	46	1/A	188A	5900	4500	26550000	26550000																												
266	Sanjay Khushalchand Lunkad, Bharat Suwallal Desadla, Pankaj Ishwarlal Solanki, Ashwin Suhas Lunkad, Vilas Madanlal Kothari, Milind Khushalchand Lunkad, Dipak Khushalchand Lunkad (Shares as per their shares existed in the respective OPs)	Class I	Bhokarpada	15	1	108	2700	4500	12150000	12150000	305	54565	9000	491085000	491085000	20000	1091300000	1091300000	0	600215000	300108		300108															
			Bhokarpada	32	1	82	4300	3500	15050000	15050000																												
			Bhokarpada	17	1	103	1800	4500	8100000	8100000																												
			Bhokarpada	18	3	102	1700	6000	10200000	10200000																												
			Bhokarpada	40	--	209	13400	6000	80400000	80400000																												
			Bhokarpada	42	4/B	207B	8000	4500	36000000	36000000																												
			Bhokarpada	43	1/1	191	3500	4500	15750000	15750000																												
			Chipale	7	2	317	5800	6000	34800000	34800000																												
			Chipale	14	2	287	7000	4500	31500000	31500000																												
			Devad	93	--	48	11050	4500	49725000	49725000																												
			Chipale	14	1/B	285	7300	4500	32850000	32850000																												
			Chipale	14	5	286	5300	4500	23850000	23850000																												
			Bhokarpada	34	--	145	35600	7000	249200000	249200000																												
			Chipale	26	3	250	1798	10000	17983900	17983900																												
			Chipale	14	4	288	4100	4500	18450000	18450000																												
			Chipale	26	4	249	1300	4500	5850000	5850000																												
			Bhokarpada	29	1/A	61	4400	4500	19800000	19800000																												
			Bhokarpada	14	1/B	112B	4200	7000	29400000	29400000																												

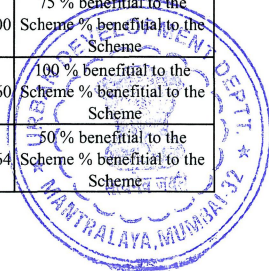
Sr. No.	Ownership of the Final Plot decided with share	Tenure of Land (as per Revenue Record)	Survey Details of Land			Original Plot					Final Plot							Contribution (+) Compensation (-) (Col. 9 (c) - Col. 6 (c)) FSI is granted in lieu of this amount and hence, monetary compensation is	Increment (Col. 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		
			Village	Survey No.	Hissa Number	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)	3 (c)	3 (d)	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	
			Bhokarpada	15	3	109	900	4500	4050000	4050000															
			Bhokarpada	31	2	94	1000	6000	6000000	6000000															
			Bhokarpada	11	2/B	121B	2600	7000	18200000	18200000															
			Chipale	14	3	300	4200	4500	18900000	18900000															
			Chipale	11	3/B	315B	4000	5000	20000000	20000000															
267	Maharashtra State Government (Collector of Raigad District)	Govt. Land	Devad	78	(part)	22	174971	6000	1049826000	1049826000	16	10017	9000	90153000	90153000	18000	180306000	180306000	0	90153000	45077			45077	
268	Maharashtra State Government (Collector of Raigad District)	Govt. Land	Devad	78	(part)						38	42502	9000	382518000	382518000	19000	807538000	807538000	0	425020000	212510			212510	
269	Maharashtra State Government (Collector of Raigad District)	Govt. Land	Devad	78	(part)						70	17543	9000	157887000	157887000	19000	333317000	333317000	0	175430000	87715			87715	
270	Dehu Bendu Patil, Vitthalbai Gangaram Bhagat, Krushnabai Bama Fadke, Sushilabai Bendu Patil, Jaishree Vishnu Fadke, Dhanunjay Govind Patil, Pratibha Anil Gondhali, Prachi Prabhakar Naik, Vitthal Ragho Patil, Usha Budhaji Patil, Manabai Ragho Patil, Lilavati Ragho Patil, Dnyaneshwar Ragho Patil, Kalpana Bhushan Fagade, Pandharinath Ragho Patil	Class I	Chipale	18	5	274	1700	7000	11900000	24700000	287	1440	9000	12960000	12960000	18000	25920000	25920000	0	12960000	6480		6480		
			Chipale	10	4	298	200	4500	900000	9000000															
			Chipale	21	6	263	1700	7000	11900000	11900000															
271	Dehu Bendu Patil, Vitthalbai Gangaram Bhagat, Krushnabai Bama Fadke, Sushilabai Bendu Patil, Jaishree Vishnu Fadke, Dhanunjay Govind Patil, Pratibha Anil Gondhali, Prachi Prabhakar Naik, Vitthal Ragho Patil, Usha Budhaji Patil, Manabai Ragho Patil, Lilavati Ragho Patil, Dnyaneshwar Ragho Patil, Kalpana Bhushan Fagade, Pandharinath Ragho Patil	Class II	Chipale	22	3	220	4600	7000	32200000	32200000	286	1840	9000	16560000	16560000	18000	33120000	33120000	0	16560000	8280		8280		
272	Mandakini Rameshchandra Vasakar	Class I	Chipale	15	--	269	22500	6000	135000000	135000000	288	2096	18000	37728000	37728000	21000	44016000	44016000	0	6288000	3144		3144		
			Chipale	16	1	268	800	4500	3600000	3600000															
			Chipale	16	2	267	1800	4500	8100000	8100000															
			Chipale	16	3	212	2000	4500	9000000	9000000															
			Chipale	16	4	211	1800	6000	10800000	10800000															
			Chipale	17	1	270	2200	4500	9900000	9900000															
			Chipale	17	2/A	265	8700	6000	52200000	52200000															
			Chipale	17	2/B	266	2000	4500	9000000	9000000															
	Mandakini Rameshchandra Vasakar	Class I	Chipale	17	3	264	400	7000	2800000	2800000	307A	20135	9000	181215000	181215000	20000	402700000	402700000	0	221485000	110743		110743		
			Chipale	23	2	213	1100	6000	6600000	6600000															
			Chipale	23	3	218	2600	6000	15600000	15600000															
			Chipale	23	4	219	400	6000	2400000	2400000															
			Chipale	9	2/A	291	2000	4500	9000000	9000000															
			Chipale	10	6	290	800	4500	3600000	3600000															
			Chipale	22	1	262	2200	8000	17600000	17600000															
			Chipale	21	3(part)	275	1390	10000	13900000	13900000															
				Chipale	21	5	261	2890	10000	28900000	28900000														
273	Mandakini Rameshchandra Vasakar	Class II	Chipale	23	1/A	216	2000	6000	12000000	12000000	307B	800	9000	7200000	7200000	18000	14400000	14400000	0	7200000	3600		3600		
274	Group Gram Panchayat Chikhale	Govt.	Sangade	181	--	412	1000	3500	3500000	3500000	352	1000	3600	3600000	3600000	3600	3600000	3600000	0	0	0		0	Existing Cremation Ground	
275	Maharashtra State Government (Forest Department)	Govt.Land	Belavali	136	---	416	8567	3600	30841200	30841200	353	26743	3600	96274800	96274800	3600	96274800	96274800	0	0	0		0	Protected Forest	
276	Jyoti Hasha Fadke, Dhiraj Prakash Patil, Pratik Prakash Patil, Mansi Maruti Popat (Prakash Bansi Patil), Vitthal Shalik Popeta, Vishu Shalik Popeta, Shashikant Hasha Fadke, Sangeeta Sanjay Chorghate, Mandabai Suresh Gondhali, Chandrabhaga Hasha Fadke		Chipale	25	6	254	20	10000	200000	200000				0	0		0	0	200000	0	0		-200000	In lieu of monetary compensation equivalent FSI/TDR shall be permitted to be consumed in their balance land from the same premises even though these portions exist outside the present scheme boundary.	



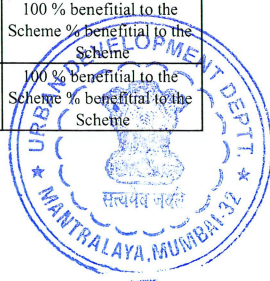
Sr. No.	Ownership of the Final Plot decided with share	Tenure of Land (as per Revenue Record)	Survey Details of Land			Original Plot				Value Inclusive of Structure Rs.	FP No.	Area (Sq. M)	Final Plot						Contribution (+) Compensation (-) (Col. 9 (c) - Col. 6 (c)) FSI is granted in lieu of this amount and hence, monetary compensation is	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	
			Village	Survey No.	Hissa Number	OP No.	Area (Sq. M)	Rate of Original Value Rs./Sq. m	Value Without Reference to Value of Structure Rs.				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)	3 (c)	3 (d)	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	
277	Jyoti Hasha Fadke, Dhiraj Prakash Patil, Pratik Prakash Patil, Mansi Maruti Popat (Prakash Banji Patil), Vithal Shalik Popeta, Vishu Shalik Popeta, Shashikant Hasha Fadke, Sangeeta Sanjay Choranghe, Mandabai Suresh Gondhali, Chandrabhaga Hasha Fadke		Chipale	25	3	255	108	10000	1080000	1080000			0	0	0	0	0	0	-1080000	0	0		-1080000	In liue of monetary compensation equivalent FSI/TDR shall be permitted to be consumed in their balance land from the same premises even though these portions exist outside the present scheme boundary.	
278	Mahesh Amrut Mohite (PMR)	---	Chipale	2	3/1	339	0	0	0	0			0	0	0	0	0	0	0	0	0		0		
279	Maharashtra State Govt. (P.W.D)		Chipale	25	2/B	258B	63	10000	630000	630000			0	0	0	0	0	0	0	0	0		0	Already Acquired for Panvel Matheran Road	
280	Area outside the TP scheme		Sangade	178	1	409	3	0	0	0			0	0	0	0	0	0	0	0	0		0	Area Outside of TP Scheme	
281	Maharashtra State Govt. (P.W.D)		Chipale	20	4/B	277	3026	0	0	0			0	0	0	0	0	0	0	0	0		0	Already Acquired for Panvel Matheran Road	
282	Maharashtra State Govt. (P.W.D)		Chipale	4	1	338	1135	0	0	0			0	0	0	0	0	0	0	0	0		0	Already Acquired for Panvel Matheran Road	
283	Indian Railways		Sangade	153	3/Pai	403	0	0	0	0			0	0	0	0	0	0	0	0	0		0		
284	Maharashtra State Govt. (P.W.D)		Chipale	24	7	253	661	10000	6610000	6610000			0	0	0	0	0	0	0	0	0		0	Already Acquired for Panvel Matheran Road	
285	Rajendra Champalal Gandhi		Chipale	25	4/A (part)	256	382	10000	3820000	3820000			0	0	0	0	0	0	-3820000	0	0		-3820000	In liue of monetary compensation equivalent FSI/TDR shall be permitted, as per their demands, to be consumed in their balance land from the same premises even though these portions exist outside the present scheme boundary.	
	Total for Plots of Land Owners								9699267615	1106726000		771661		7267465800	7267465800		14278521800	14278521800	-5100000	7011056000	3505528	0		-1594472	
1	SPA, NAINA (CIDCO)		Amenity Plot	--	--				0	0	1	2815	9000	25335000	25335000	18000	50670000	50670000	25335000	25335000	12668		25347668	25 % beneficial to the Scheme % beneficial to the Scheme	
2	SPA, NAINA (CIDCO)		Plot for EWS / LIG Housing	--	--				0	0	2	14692	9000	132228000	132228000	18000	264456000	264456000	132228000	132228000	66114		132294114	0 % beneficial to the Scheme % beneficial to the Scheme	
3	SPA, NAINA (CIDCO)		Open Space	--	--				0	0	12	1524	3600	5486400	5486400	7200	10972800	10972800	5486400	5486400	2743		5489143	25 % beneficial to the Scheme % beneficial to the Scheme	
4	SPA, NAINA (CIDCO)		Open Space	--	--				0	0	17	703	3600	2530800	2530800	7200	5061600	5061600	2530800	2530800	1265		2532065	100 % beneficial to the Scheme % beneficial to the Scheme	
5	SPA, NAINA (CIDCO)		Growth Centre	--	--				0	0	19	113539	9000	1021851000	1021851000	23500	2668166500	2668166500	1021851000	1646315500	823158		1022674158	0 % beneficial to the Scheme % beneficial to the Scheme	
6	SPA, NAINA (CIDCO)		Growth Centre	--	--				0	0	20	13868	9000	124812000	124812000	23500	325898000	325898000	124812000	201086000	100543		124912543	0 % beneficial to the Scheme % beneficial to the Scheme	
7	SPA, NAINA (CIDCO)		Park /Green Belt	--	--				0	0	29	22948	1800	41306400	41306400	3600	82612800	82612800	41306400	41306400	20653		41327053	25 % beneficial to the Scheme % beneficial to the Scheme	
8	SPA, NAINA (CIDCO)		Play Ground	--	--				0	0	30	39836	9000	358524000	358524000	7200	286819200	286819200	358524000	-71704800	-35852		358488148	25 % beneficial to the Scheme % beneficial to the Scheme	
9	SPA, NAINA (CIDCO)		Open Space	--	--				0	0	32	4522	3600	16279200	16279200	7200	32558400	32558400	16279200	16279200	8140		16287340	50 % beneficial to the Scheme % beneficial to the Scheme	
10	SPA, NAINA (CIDCO)		Amenity Plot	--	--				0	0	33	5590	9000	50310000	50310000	19000	106210000	106210000	50310000	55900000	27950		50337950	50 % beneficial to the Scheme % beneficial to the Scheme	
11	SPA, NAINA (CIDCO)		Electric Sub-Station	--	--				0	0	35	2216	4500	9972000	9972000	9000	19944000	19944000	9972000	9972000	4986		9976986	50 % beneficial to the Scheme % beneficial to the Scheme	
12	SPA, NAINA (CIDCO)		Garden	--	--				0	0	36	16715	3600	60174000	60174000	7200	120348000	120348000	60174000	60174000	30087		60204087	25 % beneficial to the Scheme % beneficial to the Scheme	



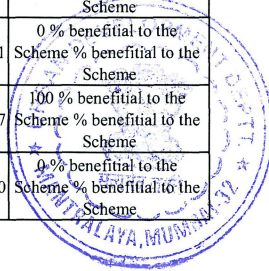
Sr. No.	Ownership of the Final Plot decided with share	Tenure of Land (as per Revenue Record)	Survey Details of Land			Original Plot				Value Inclusive of Structure Rs.	FP No.	Area (Sq. M)	Final Plot						Contribution (+) Compensation (-) (Col. 9 (c) - Col. 6 (c)) FSI is granted in lieu of this amount and hence, monetary compensation is	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
			Village	Survey No.	Hissa Number	OP No.	Area (Sq. M)	Rate of Original Value Rs./Sq. m	Value Without Reference to Value of Structure Rs.				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)	3 (c)	3 (d)	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
13	SPA, NAINA (CIDCO)		Park /Green Belt		--	--			0	0	37	17257	1800	31062600	31062600	3600	62125200	62125200	31062600	31062600	15531		31078131	25 % beneficial to the Scheme % beneficial to the Scheme
14	SPA, NAINA (CIDCO)		School		--	--			0	0	50	7500	9000	67500000	67500000	18000	135000000	135000000	67500000	67500000	33750		67533750	75 % beneficial to the Scheme % beneficial to the Scheme
15	SPA, NAINA (CIDCO)		Amenity Plot		--	--			0	0	60	3321	9000	29889000	29889000	18000	59778000	59778000	29889000	29889000	14945		29903945	75 % beneficial to the Scheme % beneficial to the Scheme
16	SPA, NAINA (CIDCO)		Play Ground		--	--			0	0	68	7913	3600	28486800	28486800	7200	56973600	56973600	28486800	28486800	14243		28501043	100 % beneficial to the Scheme % beneficial to the Scheme
17	SPA, NAINA (CIDCO)		Amenity Plot		--	--			0	0	69	8560	9000	77040000	77040000	20000	171200000	171200000	77040000	94160000	47080		77087080	50 % beneficial to the Scheme % beneficial to the Scheme
18	SPA, NAINA (CIDCO)		Amenity Plot		--	--			0	0	71	2289	9000	20601000	20601000	18000	41202000	41202000	20601000	20601000	10301		20611301	100 % beneficial to the Scheme % beneficial to the Scheme
19	SPA, NAINA (CIDCO)		Garden		--	--			0	0	77	6745	3600	24282000	24282000	7200	48564000	48564000	24282000	24282000	12141		24294141	100 % beneficial to the Scheme % beneficial to the Scheme
20	SPA, NAINA (CIDCO)		Plot for Sale		--	--			0	0	84	16517	9000	148653000	148653000	21000	346857000	346857000	148653000	198204000	99102		148752102	0 % beneficial to the Scheme % beneficial to the Scheme
21	SPA, NAINA (CIDCO)		Amenity Plot		--	--			0	0	90	1087	9000	9783000	9783000	18000	19566000	19566000	9783000	9783000	4892		9787892	100 % beneficial to the Scheme % beneficial to the Scheme
22	SPA, NAINA (CIDCO)		Open Space		--	--			0	0	91	873	3600	3142800	3142800	7200	6285600	6285600	3142800	3142800	1571		3144371	100 % beneficial to the Scheme % beneficial to the Scheme
23	SPA, NAINA (CIDCO)		Open Space		--	--			0	0	95	758	3600	2728800	2728800	7200	5457600	5457600	2728800	2728800	1364		2730164	100 % beneficial to the Scheme % beneficial to the Scheme
24	SPA, NAINA (CIDCO)		Park /Green Belt		--	--			0	0	104	26780	1800	48204000	48204000	3600	96408000	96408000	48204000	48204000	24102		48228102	25 % beneficial to the Scheme % beneficial to the Scheme
25	SPA, NAINA (CIDCO)		Amenity Plot		--	--			0	0	107	1747	9000	15723000	15723000	18000	31446000	31446000	15723000	15723000	7862		15730862	100 % beneficial to the Scheme % beneficial to the Scheme
26	SPA, NAINA (CIDCO)		Amenity Plot		--	--			0	0	111	1035	9000	9315000	9315000	18000	18630000	18630000	9315000	9315000	4658		9319658	100 % beneficial to the Scheme % beneficial to the Scheme
27	SPA, NAINA (CIDCO)		Plot for EWS / LIG Housing and Housing of Dishoused due to Scheme		--	--			0	0	113	47008	9000	423072000	423072000	20000	940160000	940160000	423072000	517088000	258544		423330544	0 % beneficial to the Scheme % beneficial to the Scheme
28	SPA, NAINA (CIDCO)		Park /Green Belt		--	--			0	0	114	31211	1800	56179800	56179800	3600	112359600	112359600	56179800	56179800	28090		56207890	25 % beneficial to the Scheme % beneficial to the Scheme
29	SPA, NAINA (CIDCO)		Garden		--	--			0	0	121	6911	3600	24879600	24879600	7200	49759200	49759200	24879600	24879600	12440		24892040	100 % beneficial to the Scheme % beneficial to the Scheme
30	SPA, NAINA (CIDCO)		Park		--	--			0	0	125	33774	3600	121586400	121586400	7200	243172800	243172800	121586400	121586400	60793		121647193	25 % beneficial to the Scheme % beneficial to the Scheme
31	SPA, NAINA (CIDCO)		Play Ground		--	--			0	0	126	24801	3600	89283600	89283600	7200	178567200	178567200	89283600	89283600	44642		89328242	25 % beneficial to the Scheme % beneficial to the Scheme
32	SPA, NAINA (CIDCO)		School		--	--			0	0	127	3900	9000	35100000	35100000	19000	74100000	74100000	35100000	39000000	19500		35119500	75 % beneficial to the Scheme % beneficial to the Scheme
33	SPA, NAINA (CIDCO)		Play Ground		--	--			0	0	128	6700	3600	24120000	24120000	7200	48240000	48240000	24120000	24120000	12060		24132060	100 % beneficial to the Scheme % beneficial to the Scheme
34	SPA, NAINA (CIDCO)		ESR /GSR		--	--			0	0	129	7202	3600	25927200	25927200	7200	51854400	51854400	25927200	25927200	12964		25940164	50 % beneficial to the Scheme % beneficial to the Scheme



Sr. No.	Ownership of the Final Plot decided with share	Tenure of Land (as per Revenue Record)	Survey Details of Land			Original Plot				Value Inclusive of Structure Rs.	FP No.	Area (Sq. M)	Final Plot						Contribution (+) Compensation (-) (Col. 9 (c) - Col. 6 (c)) FSI is granted in lieu of this amount and hence, monetary compensation is	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
			Village	Survey No.	Hissa Number	OP No.	Area (Sq. M)	Rate of Original Value Rs./Sq. m	Value Without Reference to Value of Structure Rs.				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)	3 (c)	3 (d)	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
35	SPA, NAINA (CIDCO)		Open Space		--	--			0	0	138	1995	3600	7182000	7182000	7200	14364000	14364000	7182000	7182000	3591		7185591	50 % beneficial to the Scheme % beneficial to the Scheme
36	SPA, NAINA (CIDCO)		Amenity Plot		--	--			0	0	143	1049	9000	9441000	9441000	19000	19931000	19931000	9441000	10490000	5245		9446245	100 % beneficial to the Scheme % beneficial to the Scheme
37	SPA, NAINA (CIDCO)		Garden		--	--			0	0	144	2201	3600	7923600	7923600	7200	15847200	15847200	7923600	7923600	3962		7927562	100 % beneficial to the Scheme % beneficial to the Scheme
38	SPA, NAINA (CIDCO)		Open Space		--	--			0	0	150	710	3600	2556000	2556000	7200	5112000	5112000	2556000	2556000	1278		2557278	0 % beneficial to the Scheme % beneficial to the Scheme
39	SPA, NAINA (CIDCO)		Amenity Plot		--	--			0	0	154	3752	9000	33768000	33768000	18000	67536000	67536000	33768000	33768000	16884		33784884	50 % beneficial to the Scheme % beneficial to the Scheme
40	SPA, NAINA (CIDCO)		Amenity Plot		--	--			0	0	156	1346	9000	12114000	12114000	18000	24228000	24228000	12114000	12114000	6057		12120057	50 % beneficial to the Scheme % beneficial to the Scheme
41	SPA, NAINA (CIDCO)		Open Space		--	--			0	0	157	221	3600	795600	795600	7200	1591200	1591200	795600	795600	398		795998	50 % beneficial to the Scheme % beneficial to the Scheme
42	SPA, NAINA (CIDCO)		Amenity Plot		--	--			0	0	158	675	9000	6075000	6075000	18000	12150000	12150000	6075000	6075000	3038		6078038	50 % beneficial to the Scheme % beneficial to the Scheme
43	SPA, NAINA (CIDCO)		Open Space		--	--			0	0	160	337	3600	1213200	1213200	7200	2426400	2426400	1213200	1213200	607		1213807	50 % beneficial to the Scheme % beneficial to the Scheme
44	SPA, NAINA (CIDCO)		Open Space		--	--			0	0	161	371	3600	1335600	1335600	7200	2671200	2671200	1335600	1335600	668		1336268	100 % beneficial to the Scheme % beneficial to the Scheme
45	SPA, NAINA (CIDCO)		Daily Bazaar		--	--			0	0	166	1600	9000	14400000	14400000	13500	21600000	21600000	14400000	7200000	3600		14403600	50 % beneficial to the Scheme % beneficial to the Scheme
46	SPA, NAINA (CIDCO)		Open Space		--	--			0	0	168	312	3600	1123200	1123200	7200	2246400	2246400	1123200	1123200	562		1123762	50 % beneficial to the Scheme % beneficial to the Scheme
47	SPA, NAINA (CIDCO)		Amenity Plot		--	--			0	0	177	156	9000	1404000	1404000	18000	2808000	2808000	1404000	1404000	702		1404702	100 % beneficial to the Scheme % beneficial to the Scheme
48	SPA, NAINA (CIDCO)		Amenity Plot		--	--			0	0	179	4129	9000	37161000	37161000	19000	78451000	78451000	37161000	41290000	20645		37181645	50 % beneficial to the Scheme % beneficial to the Scheme
49	SPA, NAINA (CIDCO)		Play Ground		--	--			0	0	182	1923	3600	6922800	6922800	7200	13845600	13845600	6922800	6922800	3461		6926261	100 % beneficial to the Scheme % beneficial to the Scheme
50	SPA, NAINA (CIDCO)		Amenity Plot		--	--			0	0	187	510	9000	4590000	4590000	19000	9690000	9690000	4590000	5100000	2550		4592550	100 % beneficial to the Scheme % beneficial to the Scheme
51	SPA, NAINA (CIDCO)		Plots for EWS / LIG Housing		--	--			0	0	189	29813	9000	268317000	268317000	20000	596260000	596260000	268317000	327943000	163972		268480972	0 % beneficial to the Scheme % beneficial to the Scheme
52	SPA, NAINA (CIDCO)		Play Ground		--	--			0	0	214	4693	3600	16894800	16894800	7200	33789600	33789600	16894800	16894800	8447		16903247	100 % beneficial to the Scheme % beneficial to the Scheme
53	SPA, NAINA (CIDCO)		Amenity Plot		--	--			0	0	217	811	9000	7299000	7299000	19000	15409000	15409000	7299000	8110000	4055		7303055	100 % beneficial to the Scheme % beneficial to the Scheme
54	SPA, NAINA (CIDCO)		Amenity Plot		--	--			0	0	226	1707	9000	15363000	15363000	18000	30726000	30726000	15363000	15363000	7682		15370682	50 % beneficial to the Scheme % beneficial to the Scheme
55	SPA, NAINA (CIDCO)		Amenity Plot		--	--			0	0	233	1048	9000	9432000	9432000	18000	18864000	18864000	9432000	9432000	4716		9436716	100 % beneficial to the Scheme % beneficial to the Scheme
56	SPA, NAINA (CIDCO)		Amenity Plot		--	--			0	0	237	464	9000	4176000	4176000	19000	8816000	8816000	4176000	4640000	2320		4178320	100 % beneficial to the Scheme % beneficial to the Scheme
57	SPA, NAINA (CIDCO)		Open Space		--	--			0	0	239	1790	3600	6444000	6444000	7200	12888000	12888000	6444000	6444000	3222		6447222	100 % beneficial to the Scheme % beneficial to the Scheme
58	SPA, NAINA (CIDCO)		Amenity Plot		--	--			0	0	240	384	9000	3456000	3456000	18000	6912000	6912000	3456000	3456000	1728		3457728	100 % beneficial to the Scheme % beneficial to the Scheme



Sr. No.	Ownership of the Final Plot decided with share	Tenure of Land (as per Revenue Record)	Survey Details of Land			Original Plot				Value Inclusive of Structure Rs.	FP No.	Area (Sq. M)	Final Plot						Contribution (+) Compensation (-) (Col. 9 (c) - Col. 6 (c)) FSI is granted in lieu of this amount and hence, monetary compensation is	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
			Village	Survey No.	Hissa Number	OP No.	Area (Sq. M)	Rate of Original Value Rs./Sq. m	Value Without Reference to Value of Structure Rs.				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)	3 (c)	3 (d)	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
59	SPA, NAINA (CIDCO)		Amenity Plot		--	--			0	0	249	3214	9000	28926000	28926000	18000	57852000	57852000	28926000	28926000	14463		28940463	50 % beneficial to the Scheme % beneficial to the Scheme
60	SPA, NAINA (CIDCO)		Garden		--	--			0	0	250	2318	3600	8344800	8344800	7200	16689600	16689600	8344800	8344800	4172		8348972	100 % beneficial to the Scheme % beneficial to the Scheme
61	SPA, NAINA (CIDCO)		Open Space		--	--			0	0	260	792	3600	2851200	2851200	7200	5702400	5702400	2851200	2851200	1426		2852626	100 % beneficial to the Scheme % beneficial to the Scheme
62	SPA, NAINA (CIDCO)		School		--	--			0	0	270	3901	18000	70218000	70218000	20000	78020000	78020000	70218000	78020000	3901		70221901	75 % beneficial to the Scheme % beneficial to the Scheme
63	SPA, NAINA (CIDCO)		Play Ground		--	--			0	0	271	6600	7200	47520000	47520000	8000	52800000	52800000	47520000	52800000	2640		47522640	50 % beneficial to the Scheme % beneficial to the Scheme
64	SPA, NAINA (CIDCO)		Plots for EWS / LIG Housing		--	--			0	0	281	17511	9000	157599000	157599000	18000	315198000	315198000	157599000	157599000	78800		157677800	0 % beneficial to the Scheme % beneficial to the Scheme
65	SPA, NAINA (CIDCO)		Open Space		--	--			0	0	284	1360	3600	4896000	4896000	7200	9792000	9792000	4896000	4896000	2448		4898448	100 % beneficial to the Scheme % beneficial to the Scheme
66	SPA, NAINA (CIDCO)		Primary Healthcare Centre		--	--			0	0	289	1600	18000	28800000	28800000	20000	32000000	32000000	28800000	32000000	1600		28801600	25 % beneficial to the Scheme % beneficial to the Scheme
67	SPA, NAINA (CIDCO)		Garden		--	--			0	0	290	6077	7200	43754400	43754400	8000	48616000	48616000	43754400	48616000	2431		43756831	50 % beneficial to the Scheme % beneficial to the Scheme
68	SPA, NAINA (CIDCO)		Amenity Plot		--	--			0	0	291	548	18000	9864000	9864000	20000	10960000	10960000	9864000	10960000	548		9864548	100 % beneficial to the Scheme % beneficial to the Scheme
69	SPA, NAINA (CIDCO)		Amenity Plot		--	--			0	0	300	236	9000	2124000	2124000	18000	4248000	4248000	2124000	2124000	1062		2125062	100 % beneficial to the Scheme % beneficial to the Scheme
70	SPA, NAINA (CIDCO)		Play Ground		--	--			0	0	306	9735	3600	35046000	35046000	7200	70092000	70092000	35046000	35046000	17523		35063523	50 % beneficial to the Scheme % beneficial to the Scheme
71	SPA, NAINA (CIDCO)		Plots for EWS / LIG Housing		--	--			0	0	308A	394	9000	3546000	3546000	19000	7486000	7486000	3546000	3940000	1970		3547970	0 % beneficial to the Scheme % beneficial to the Scheme
71	SPA, NAINA (CIDCO)		Plots for EWS / LIG Housing		--	--			0	0	308B	16	9000	144000	144000	18000	288000	288000	144000	144000	72		144072	0 % beneficial to the Scheme % beneficial to the Scheme
72	SPA, NAINA (CIDCO)		Open Space		--	--			0	0	309A	1037	3600	3733200	3733200	7200	7466400	7466400	3733200	3733200	1867		3735067	0 % beneficial to the Scheme % beneficial to the Scheme
73	SPA, NAINA (CIDCO)		Amenity Plot		--	--			0	0	309B	664	9000	5976000	5976000	19000	12616000	12616000	5976000	6640000	3320		5979320	0 % beneficial to the Scheme % beneficial to the Scheme
74	SPA, NAINA (CIDCO)		Plot for EWS / LIG Housing		--	--			0	0	310A	1462	9000	13158000	13158000	19000	27778000	27778000	13158000	14620000	7310		13165310	0 % beneficial to the Scheme % beneficial to the Scheme
75	SPA, NAINA (CIDCO)		Open Space		--	--			0	0	310B	683	3600	2458800	2458800	7200	4917600	4917600	2458800	2458800	1229		2460029	0 % beneficial to the Scheme % beneficial to the Scheme
76	SPA, NAINA (CIDCO)		School		--	--			0	0	311	3003	9000	27027000	27027000	18000	54054000	54054000	27027000	27027000	13514		27040514	75 % beneficial to the Scheme % beneficial to the Scheme
77	SPA, NAINA (CIDCO)		Garden		--	--			0	0	325	5943	3600	21394800	21394800	7200	42789600	42789600	21394800	21394800	10697		21405497	25 % beneficial to the Scheme % beneficial to the Scheme
78	SPA, NAINA (CIDCO)		Open Space		--	--			0	0	334	1255	3600	4518000	4518000	7200	9036000	9036000	4518000	4518000	2259		4520259	10 % beneficial to the Scheme % beneficial to the Scheme
79	SPA, NAINA (CIDCO)		Plot for Sale		--	--			0	0	339	9189	9000	82701000	82701000	18000	165402000	165402000	82701000	82701000	41351		82742351	0 % beneficial to the Scheme % beneficial to the Scheme
80	SPA, NAINA (CIDCO)		Amenity Plot		--	--			0	0	346	207	18000	3726000	3726000	20000	4140000	4140000	3726000	4140000	207		3726207	100 % beneficial to the Scheme % beneficial to the Scheme
81	SPA, NAINA (CIDCO)		Growth Centres		--	--			0	0	348	31384	3600	112982400	112982400	3600	112982400	112982400	112982400	0	0		112982400	0 % beneficial to the Scheme % beneficial to the Scheme



Sr. No.	Ownership of the Final Plot decided with share	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 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	
			Village	Survey No.	Hissa Number	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)	3 (c)	3 (d)	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
81	SPA, NAINA (CIDCO)		Growth Centres		--	--			0	0	354	851	3600	3063600	3063600	3600	3063600	3063600	3063600	0	0		3063600	0 % beneficial to the Scheme % beneficial to the Scheme
81	SPA, NAINA (CIDCO)		Growth Centres		--	--			0	0	355	1979	3600	7124400	7124400	3600	7124400	7124400	7124400	0	0		7124400	0 % beneficial to the Scheme % beneficial to the Scheme
81	SPA, NAINA (CIDCO)		Growth Centres		--	--			0	0	357	14171	3600	51015600	51015600	3600	51015600	51015600	51015600	0	0		51015600	0 % beneficial to the Scheme % beneficial to the Scheme
81	SPA, NAINA (CIDCO)		Growth Centres		--	--			0	0	358	12184	3600	43862400	43862400	3600	43862400	43862400	43862400	0	0		43862400	0 % beneficial to the Scheme % beneficial to the Scheme
81	SPA, NAINA (CIDCO)		Growth Centres		--	--			0	0	360	116083	3600	417898800	417898800	3600	417898800	417898800	417898800	0	0		417898800	0 % beneficial to the Scheme % beneficial to the Scheme
82	SPA, NAINA (CIDCO)		Play Ground		--	--			0	0	349	22308	3600	80308800	80308800	3600	80308800	80308800	80308800	0	0		80308800	0 % beneficial to the Scheme % beneficial to the Scheme
83	SPA, NAINA (CIDCO)		Multi-Modal Corridor (part)		--	--			0	0	350	1316	3600	4737600	4737600	3600	4737600	4737600	4737600	0	0		4737600	0 % beneficial to the Scheme % beneficial to the Scheme
83	SPA, NAINA (CIDCO)		Multi-Modal Corridor (part)		--	--			0	0	351A	1376	3600	4953600	4953600	3600	4953600	4953600	4953600	0	0		4953600	0 % beneficial to the Scheme % beneficial to the Scheme
83	SPA, NAINA (CIDCO)		Multi-Modal Corridor (part)		--	--			0	0	351B	76	3600	273600	273600	3600	273600	273600	273600	0	0		273600	0 % beneficial to the Scheme % beneficial to the Scheme
83	SPA, NAINA (CIDCO)		Multi-Modal Corridor (part)		--	--			0	0	351C	122	3600	439200	439200	3600	439200	439200	439200	0	0		439200	0 % beneficial to the Scheme % beneficial to the Scheme
83	SPA, NAINA (CIDCO)		Multi-Modal Corridor (part)		--	--			0	0	351D	1092	3600	3931200	3931200	3600	3931200	3931200	3931200	0	0		3931200	0 % beneficial to the Scheme % beneficial to the Scheme
	Total for Plots of SPA, NAINA											845541		4983672600	4983672600		9558120900.00	9558120900.00	4983672600.00	4574448300.00	2287224		4985520624	
	Total for Plots of Landowners and SPA, NAINA													12251138400	12251138400		23836642700	23836642700	4978572600	11585504300	5792752		4983926152	

Notes: -

- a) 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}
- b) 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}
- c) 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)
- d) 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 1.
- e) 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.

- 1) Refer Plan No. 2 of the Preliminary Scheme for locating any Original Plot mentioned in this Form No. 1.
- 2) Refer Plan No. 4 of the Preliminary Scheme for locating any Final Plot mentioned in this Form No. 1.
- 3) 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.
- 4) Refer Plan No. A of the Final Scheme for Value of the Original Plot entered in this Form No. 1.
- 5) Refer Plan No. B of the Final Scheme for Semi-Final Value of the Final Plot entered in this Form No. 1.
- 6) Refer Plan No. C of the Final Scheme for Final value of the Final Plot entered in this Form No. 1
- 7) 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 8th December 2017.
- 8) 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.
- 9) 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 60% land for the development and they have opted for FSI/TDR in lieu of monetary compensation as provided under Section 100.



(Signature)
 Urban Development Department
 Mantralaya, Mumbai - 32

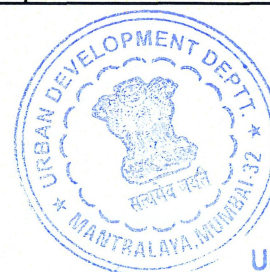
(Signature)
 (S.V. Surve)
 Arbitrator,
 Town Planning Scheme No. 2

FINAL TOWN PLANNING SCHEME, NAINA No. 2

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))	3,14,73,15,315	Worked out as given in the Report
2	Compensation to Land Owners as per column 11 of the Form No. 1 (Section 100)	51,00,000	
3	Compensation from SPA as per column 11 of the Form No. 1 (Section 97(1) (c & d))	90,32,89,050	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)	7,50,000	As per Section 97 (1) (a)
5	Legal expenses under section 97 (1) (e) incurred on making and execution of the Scheme	2,50,000	
6	Compensation in respect of Injurious Affection under section 102	-	No claim for injurious affection is received
7	Compensation under any other sections as per column 14 of Form no. 1	-	
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	1,50,00,000	As per Section 97 (1) (a)
9	Cost incurred on Arbitration including his salaries in preparing and submitting Preliminary and Final Schemes	40,00,000	As per Section 97 (1) (a)
10	Expenses to be incurred on Tribunal of Appeals including honorarium, salaries under section 81 (2)	10,00,000	As per Section 97 (1) (a)
11	Cost of Infrastructure provided area adjacent to the scheme	31,47,31,532	As per Section 97 (1) (g)
A	Total Costs and Expenses	4,39,14,35,897	
B	Receipts in the Scheme	Rs.	
1	Contribution receivable from land owners as per Column 13 of Form 1	35,05,528	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	19,34,498	Contribution is levied only at 0.05 % of the Increment
3	Compensation for plots beneficial to the general Public receivable from SPA, NAINA	4,08,03,83,550	Share as per percentage of benefit to the general public of compensation given in column 11 of form no. 1
4	Receipts obtained by plot for sale in open market by planning authority	51,22,59,000	
B	Total receipts estimated in the Scheme	4,59,80,82,576	
C	Net balance of the Scheme (B-A)	20,66,46,680	



Deputy Secretary
Urban Development Department
Mantralaya, Mumbai - 32

(S.V. Surve)
Arbitrator,

Town Planning Scheme No. 2

FINAL TOWN PLANNING SCHEME, NAINA No. 2

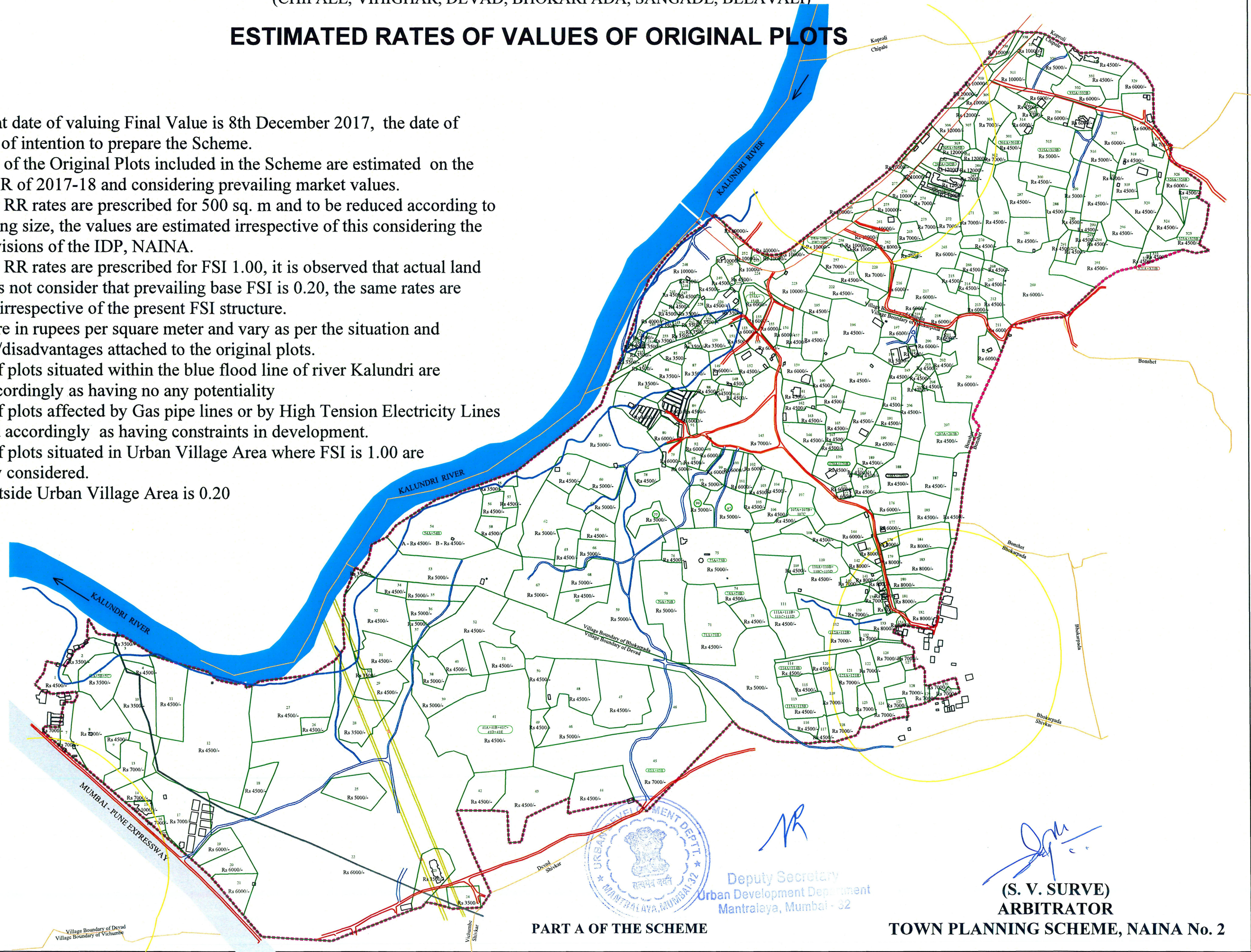
(CHIPALE, VIHIGHAR, DEVAD, BHOKARPADA, SANGADE, BELAVALI)

PLAN (A)

ESTIMATED RATES OF VALUES OF ORIGINAL PLOTS

NOTES:-

1. The relevant date of valuing Final Value is 8th December 2017, the date of declaration of intention to prepare the Scheme.
2. The Values of the Original Plots included in the Scheme are estimated on the basis of ASR of 2017-18 and considering prevailing market values.
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.
6. The rates of plots situated within the blue flood line of river Kalundri are reduced accordingly as having no any potentiality
7. The rates of plots affected by Gas pipe lines or by High Tension Electricity Lines are reduced accordingly as having constraints in development.
8. The rates of plots situated in Urban Village Area where FSI is 1.00 are accordingly considered.
9. The FSI outside Urban Village Area is 0.20



PART A OF THE SCHEME

TOWN PLANNING SCHEME, NAINA No. 2

FINAL TOWN PLANNING SCHEME, NAINA No. 2

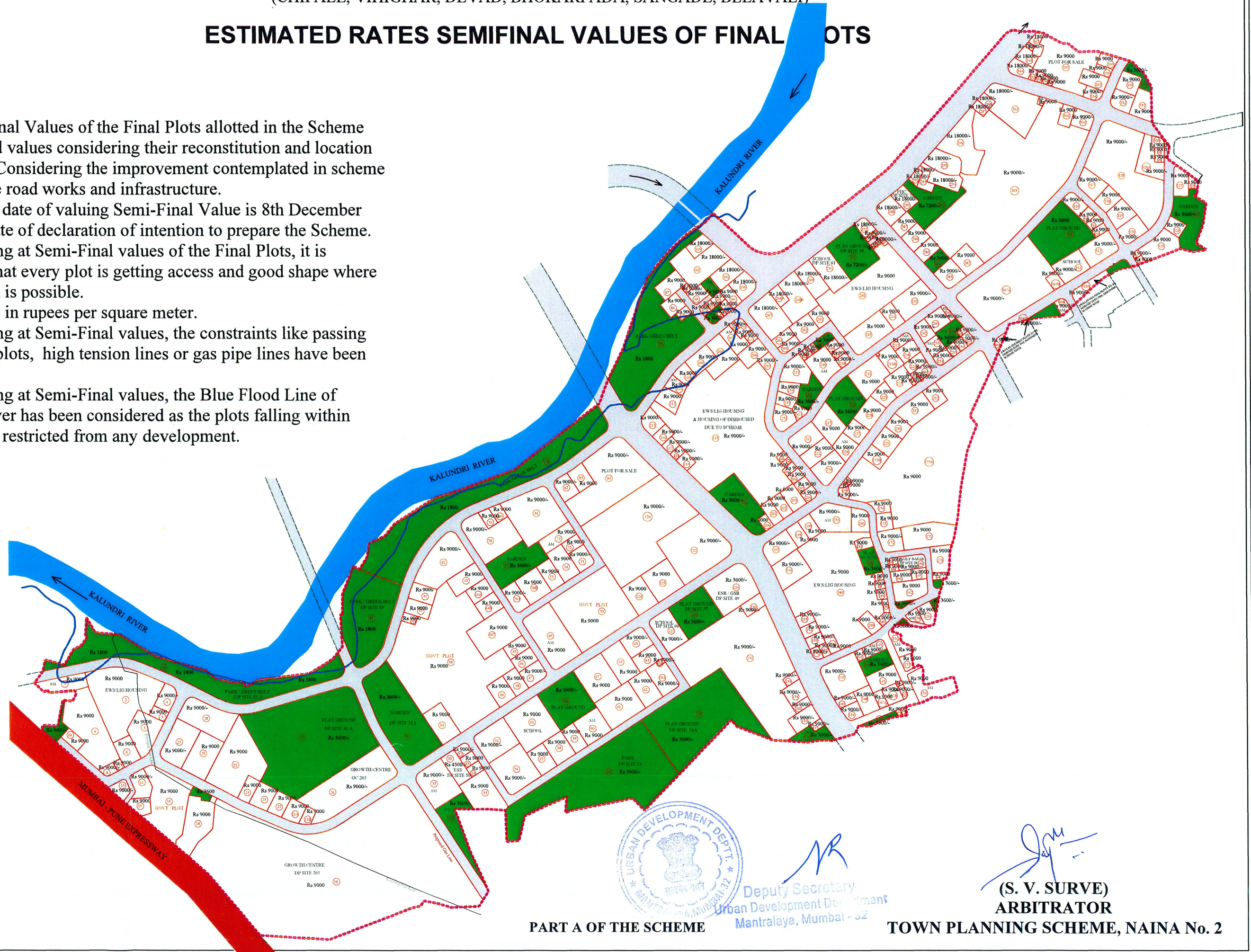
(CHIPALE, VIHIGHAR, DEVAD, BHOKARPADA, SANGADE, BELAVALI)

PLAN (B)

ESTIMATED RATES SEMIFINAL VALUES OF FINAL PLOTS

NOTES:-

1. The Semi-Final Values of the Final Plots allotted in the Scheme are estimated values considering their reconstitution and location but without Considering the improvement contemplated in scheme including the road works and infrastructure.
2. The relevant date of valuing Semi-Final Value is 8th December 2017, the date of declaration of intention to prepare the Scheme.
3. While arriving at Semi-Final values of the Final Plots, it is considered that every plot is getting access and good shape where development is possible.
4. The rates are in rupees per square meter.
5. While arriving at Semi-Final values, the constraints like passing through the plots, high tension lines or gas pipe lines have been considered.
6. While arriving at Semi-Final values, the Blue Flood Line of Kalundri River has been considered as the plots falling within such line are restricted from any development.



PART A OF THE SCHEME

Deputy Secretary
Urban Development Department
Mantralaya, Mumbai-42

(S. V. SURVE)
ARBITRATOR

TOWN PLANNING SCHEME, NAINA No. 2

FINAL TOWN PLANNING SCHEME, NAINA No. 2

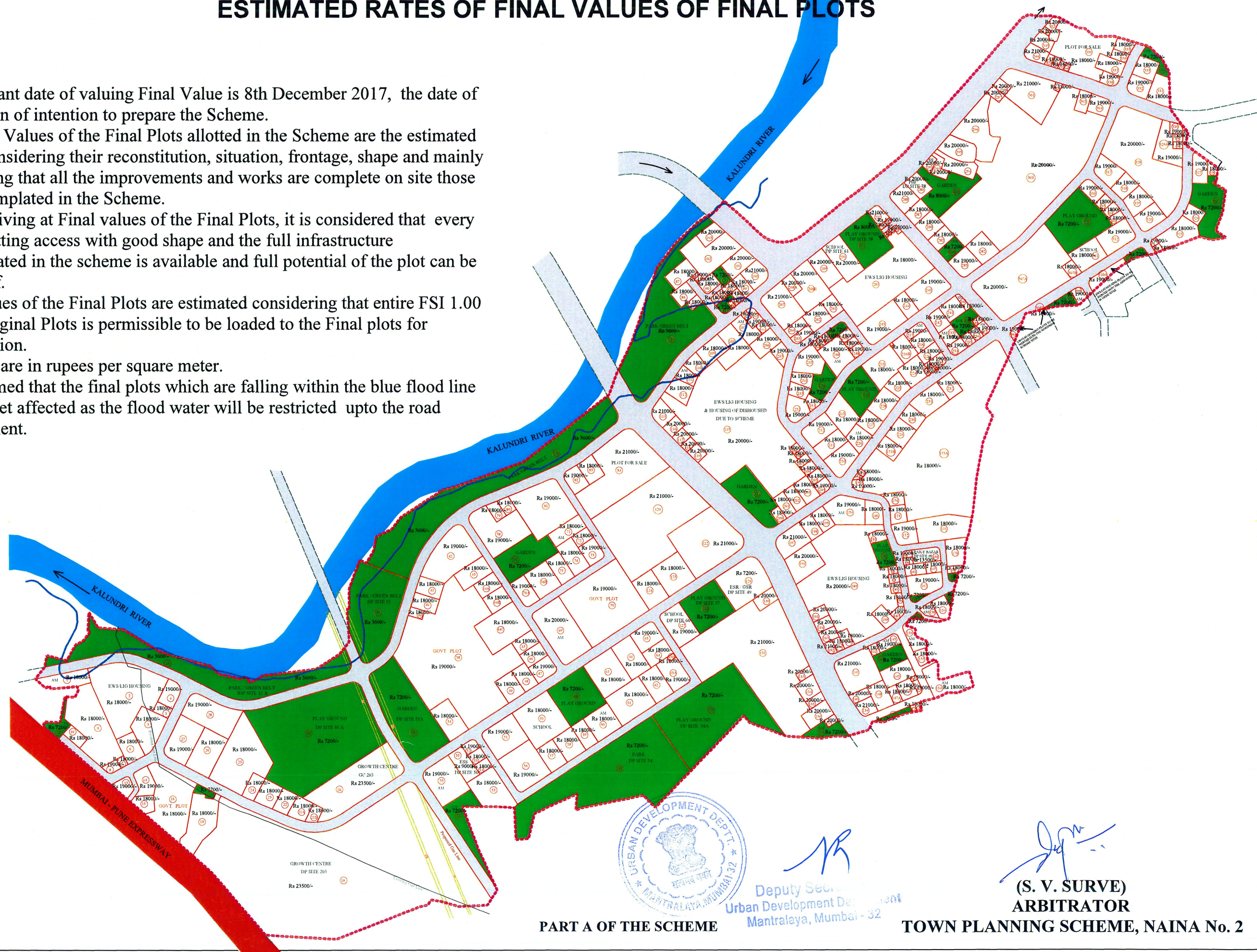
(CHIPALE, VIHIGHAR, DEVAD, BHOKARPADA, SANGADE, BELAVALI)

ESTIMATED RATES OF FINAL VALUES OF FINAL PLOTS

PLAN C

NOTES:-

1. The relevant date of valuing Final Value is 8th December 2017, the date of declaration of intention to prepare the Scheme.
2. The Final Values of the Final Plots allotted in the Scheme are the estimated 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.
3. While arriving at Final values of the Final Plots, it is considered that every plot is getting access with good shape and the full infrastructure contemplated in the scheme is available and full potential of the plot can be availed of.
4. Final values of the Final Plots are estimated considering that entire FSI 1.00 of the Original Plots is permissible to be loaded to the Final plots for consumption.
5. The rates are in rupees per square meter.
6. It is assumed that the final plots which are falling within the blue flood line will not get affected as the flood water will be restricted upto the road embankment.

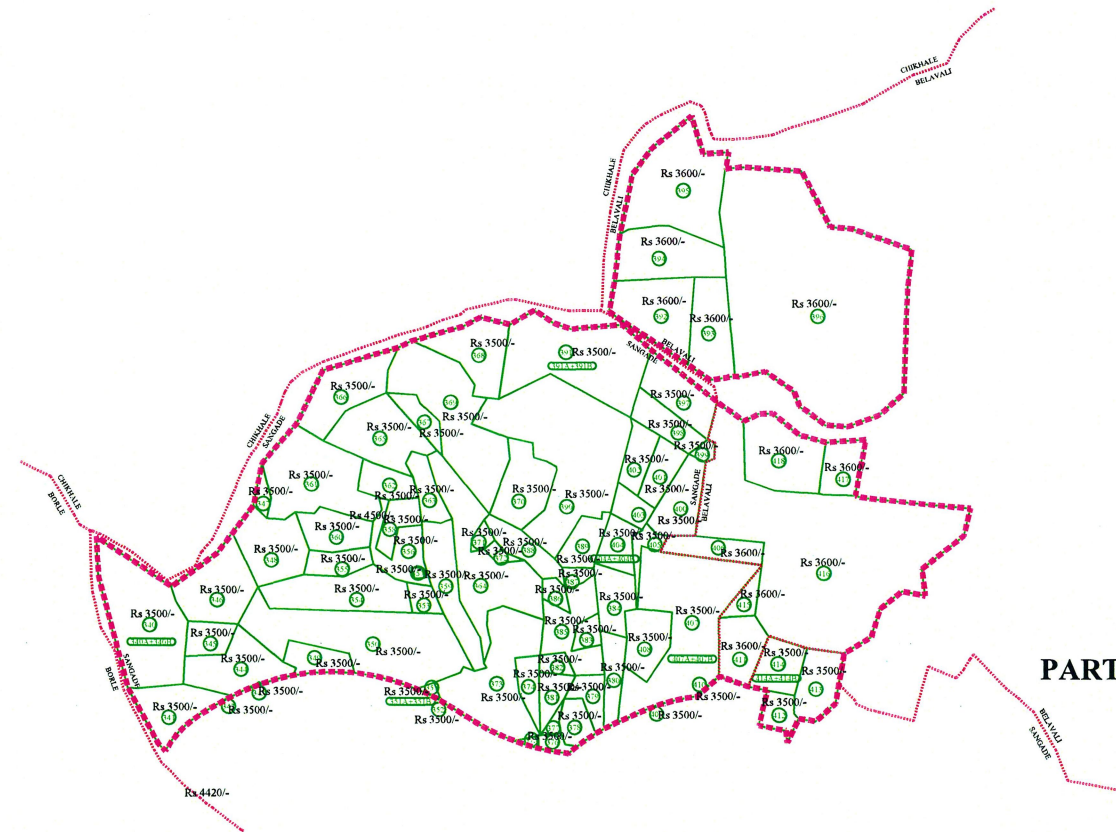


FINAL TOWN PLANNING SCHEME, NAINA No. 2

PLAN (D)

(CHIPALE, VIHIGHAR, DEVAD, BHOKARPADA, SANGADE, BELAVALI)

ESTIMATED RATES OF VALUES OF ORIGINAL PLOT, SEMI-FINAL PLOT & FINAL PLOT



PART B OF THE SCHEME



NOTES:-

1. The relevant date of valuing Final Value is 8th December 2017, the date of declaration of intention to prepare the Scheme.
2. The Values of the Original Plots included in the Scheme are estimated on the basis of ASR of 2017-18 and considering prevailing market values.
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.
6. The rates of plots situated within the blue flood line of river Kalundri are reduced accordingly as having no any potentiality
7. The rates of plots affected by Gas pipe lines or by High Tension Electricity Lines are reduced accordingly as having constraints in development.
8. The rates of plots situated in Urban Village Area where FSI is 1.00 are accordingly considered.
9. The FSI outside Urban Village Area is 0.20



Deputy Secretary
Urban Development Department
Mantralaya, Mumbai - 32

(S. V. SURVE)
ARBITRATOR

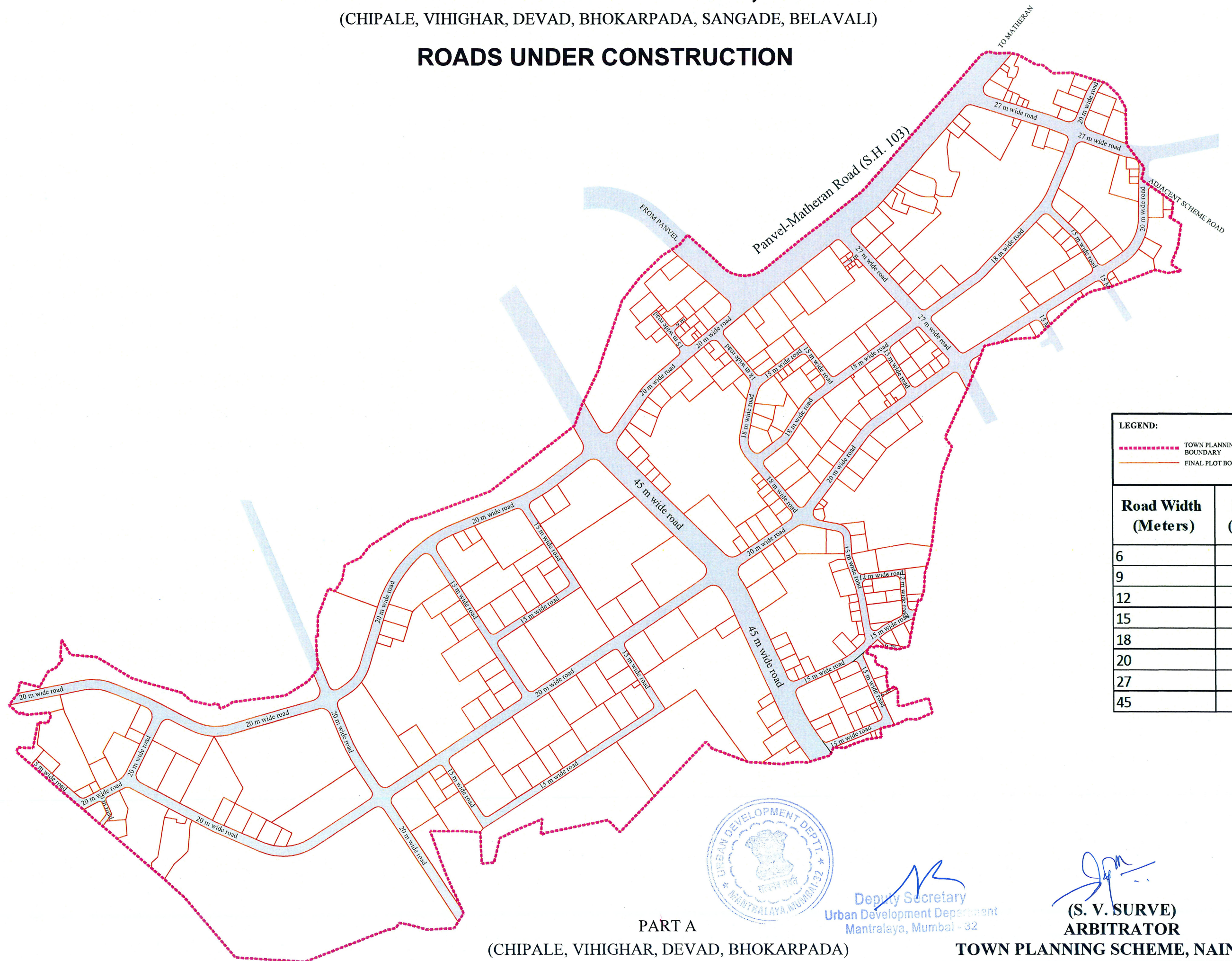
TOWN PLANNING SCHEME, NAINA No. 2

FINAL TOWN PLANNING SCHEME, NAINA No. 2

(CHIPALE, VIHIGHAR, DEVAD, BHOKARPADA, SANGADE, BELAVALI)

PLAN **E**

ROADS UNDER CONSTRUCTION

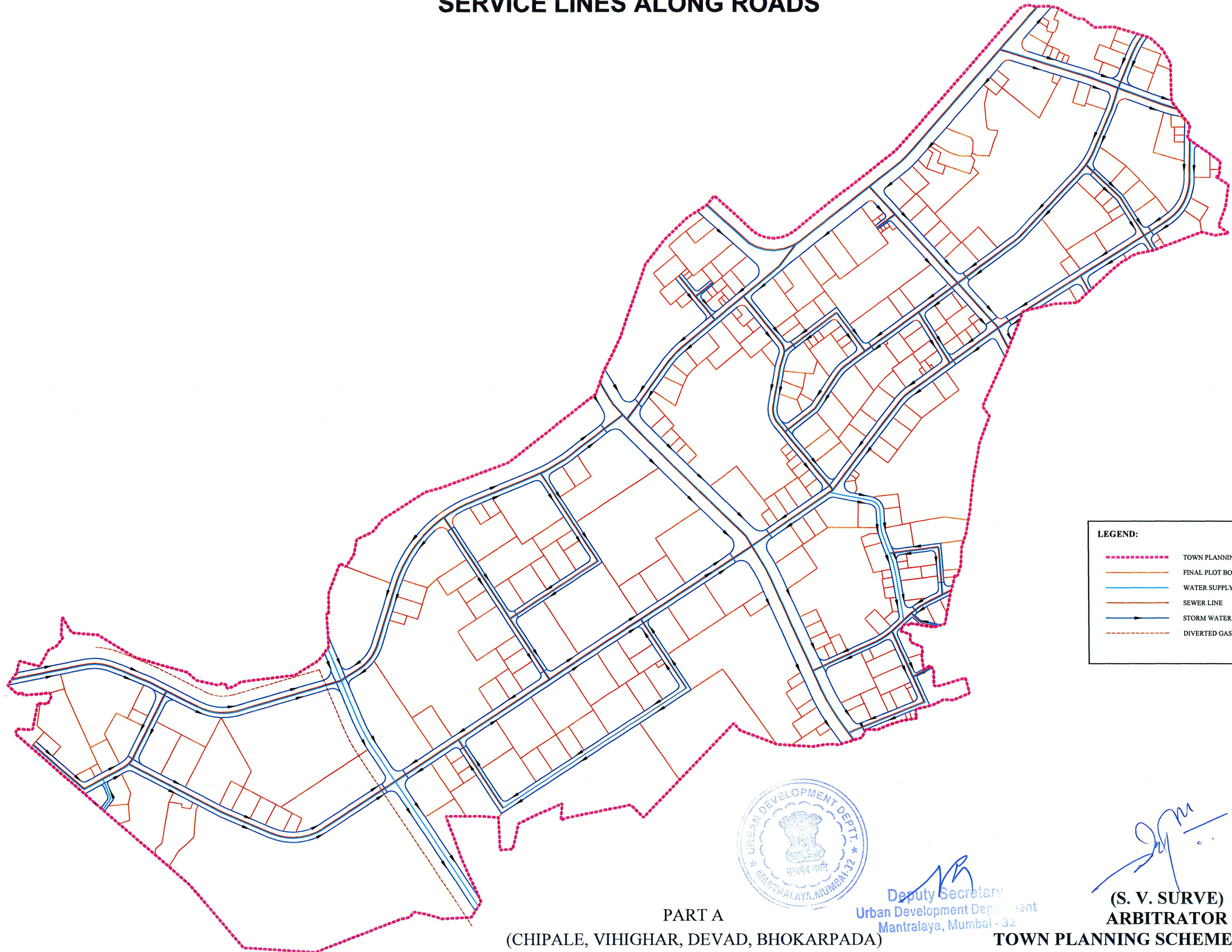


FINAL TOWN PLANNING SCHEME, NAINA No. 2

(CHIPALE, VIHIGHAR, DEVAD, BHOKARPADA, SANGADE, BELAVALI)

PLAN (F)

SERVICE LINES ALONG ROADS



PART A

(CHIPALE, VIHIGHAR, DEVAD, BHOKARPADA)



Deputy Secretary
Urban Development Department
Mantralaya, Mumbai - 32

(S. V. SURVE)

ARBITRATOR

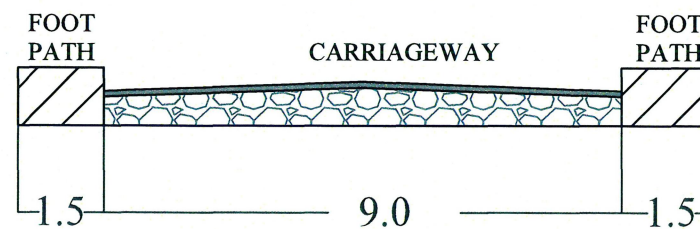
TOWN PLANNING SCHEME, NAINA No. 2

FINAL TOWN PLANNING SCHEME, NAINA No. 2

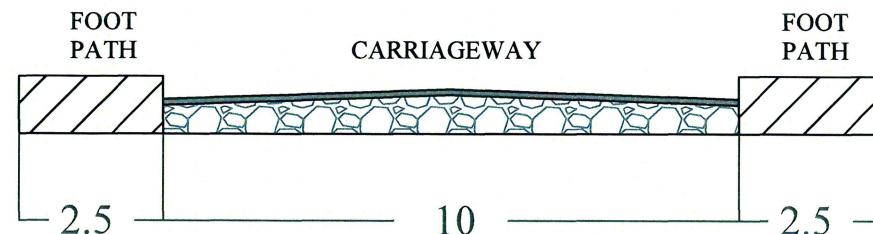
PLAN (G)

(CHIPALE, VIHIGHAR, DEVAD, BHOKARPADA, SANGADE, BELAVALI)

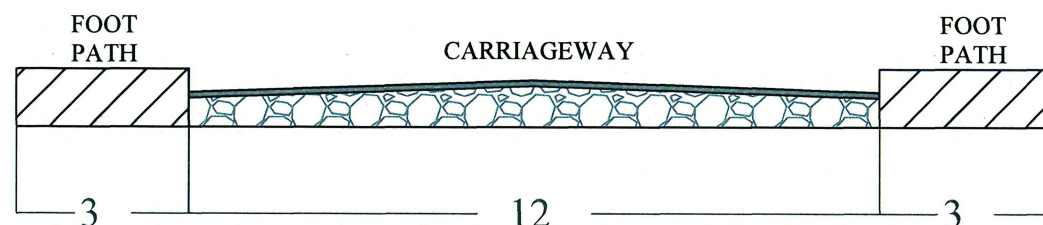
Constructional Details of Roads



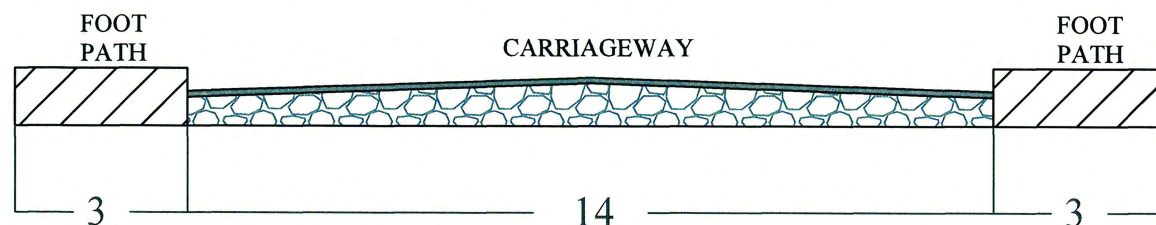
12 Meter wide Road



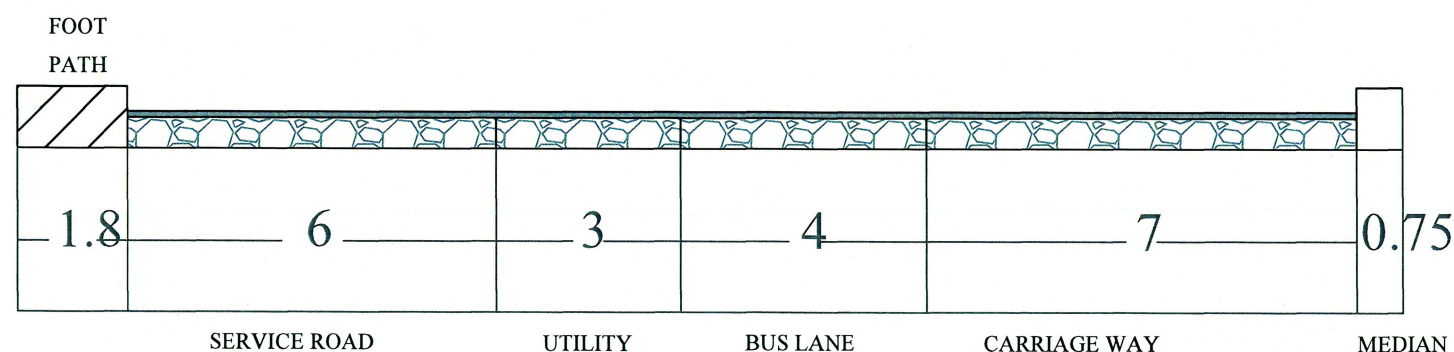
15 Meter wide Road



18 Meter wide Road

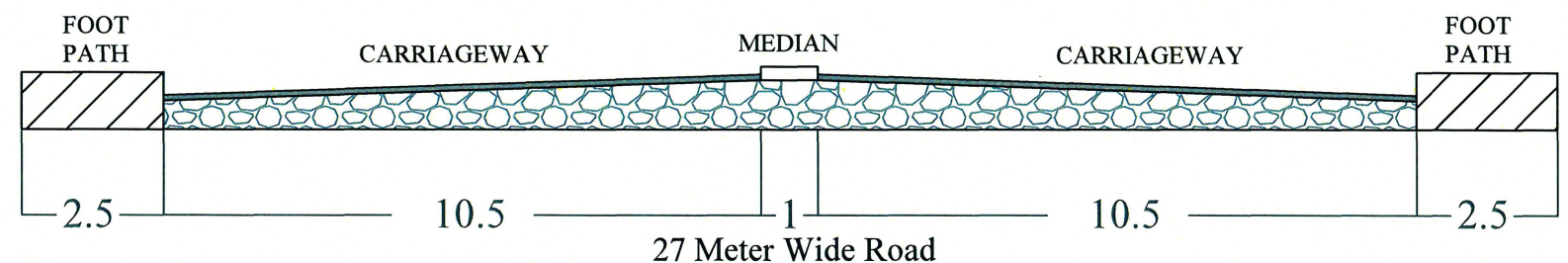


20 Meter wide Road

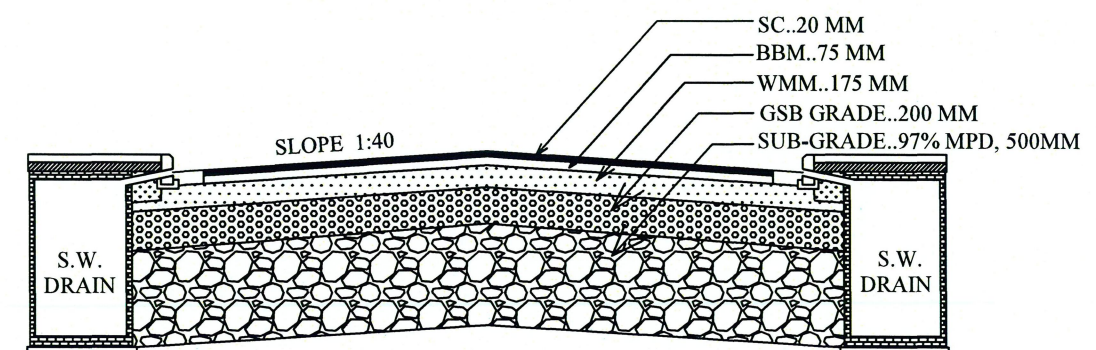


45 Meter Wide Road

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 GRANUAL 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)



27 Meter Wide Road



ROAD CROSS SECTION



Deputy Secretary
Urban Development Department
Mantralaya, Mumbai - 32

(S. V. SURVE)
ARBITRATOR

TOWN PLANNING SCHEME, NAINA No. 2

FINAL TOWN PLANNING SCHEME, NAINA No. 2

PLAN (H)

(CHIPALE, VIHIGHAR, DEVAD, BHOKARPADA, SANGADE, BELAVALI)

Estimates of Cost of Works

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)

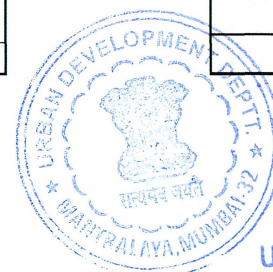
Sr. No.	Head	Measurement	Per Unit Cost (Rs./Unit)	Reference	Total (Rs.)
1	Fencing	17246	818	Building Miscellaneous Item Sr. No. 1510 PWD SSR 2022	1,41,07,190
2	Shifting Reliance pipeline	1053	10,000		1,05,30,000
3	Play Ground	11.97	1,12,00,000	Cost Summery Dated 17.08.2020 Only 8 Playgrounds of Pocket 1 are considered.	13,40,70,720
4	Open Spaces	1.92	56,00,000	Cost Summery Dated 17.08.2020 and Including Cost of Fencing	1,31,11,032
5	Gardens	17.8	1,40,00,000	Cost Summery Dated 17.08.2020 and additional 25 % for items like fountain.	25,04,32,000
6	River Front Development				12,00,00,000
7	Open Space including Garden and River Front Development	17.8			37,04,32,000
8	Public Utilities and Amenities				8,41,00,000
9	Aboriculture			Assuming Rs.0.1 Crore per km and for 15m wide and above	1,28,06,135
10	Electric Power Supply		3,00,00,000	Assuming Rs.3 Crore per km	3,00,00,000

Sr. No.	Road Construction with Footpath and SW drain	Quantity (Area/length)	Rate (Rs. Cr/Ha)	Estimate (In Rs. Cr.)
1	6 Meter wide Road	0.02	2.16	0.04
2	9 Meter wide Road	0.05	2.17	0.11
3	12 Meter wide Road	0.21	1.90	0.40
4	15 Meter wide Road	4.68	1.92	8.99
5	18 Meter wide Road	2.44	2.12	5.16
6	20 Meter wide Road	10.73	2.02	21.65
7	27 Meter wide Road	2.01	2.10	4.22
8	45 Meter wide Road	7.92	2.43	19.25

Sr. No.	Water Supply along Road	Quantity RMT	Rate (In Rs./RMT)	Estimate (In Rs. Cr.)
1	6 Meter wide Road	87	2156	0.02
2	9 Meter wide Road	127	2156	0.03
3	12 Meter wide Road	175	2156	0.04
4	15 Meter wide Road	3142	3388	1.06
5	18 Meter wide Road	1353	6147	0.83
6	20 Meter wide Road	5377	6147	3.31
7	27 Meter wide Road	1176	6473	0.76
8	45 Meter wide Road	1758	8965	1.58

Sr. No.	Sewer lines along Road	Quantity RMT	Rate (In Rs./RMT)	Estimate (In Rs. Cr.)
1	6 Meter wide Road	87	6792	0.06
2	9 Meter wide Road	127	6792	0.09
3	12 Meter wide Road	175	5454	0.10
4	15 Meter wide Road	3142	7373	2.32
5	18 Meter wide Road	1353	9941	1.34
6	20 Meter wide Road	5377	9941	5.35
7	27 Meter wide Road	1176	12082	1.42
8	45 Meter wide Road	1758	16128	2.83

Sr. No.	Street Lighting	Quantity RMT	Rate (In Rs./RMT)	Estimate (In Rs. Cr.)
1	6 Meter wide Road	87	2500	0.02
2	9 Meter wide Road	127	2500	0.03
3	12 Meter wide Road	175	2500	0.04
4	15 Meter wide Road	3142	2500	0.79
5	18 Meter wide Road	1353	2500	0.34
6	20 Meter wide Road	5377	2500	1.34
7	27 Meter wide Road	1176	2500	0.29
8	45 Meter wide Road	1758	2500	0.44



(Signature)
Deputy Secretary
Urban Development Dept.
Mantralaya, Mumbai - 32

(Signature)
(S. V. SURVE)
ARBITRATOR

TOWN PLANNING SCHEME, NAINA No. 2



Special Planning Authority
NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA
CIDCO

