



Special Planning Authority, NAINA, CIDCO

NAINA TOWN PLANNING SCHEME No. 5

(At part of villages Bonshet, Bhokarpada (Chipale), Devad, Moho,

Shivkar, Vichumbe, Vihighar)

Tehsil – Panvel, District – Raigad

FINAL SCHEME

Under Maharashtra Regional and Town Planning Act, 1966

REPORT

S. D. Landge

Arbitrator

Drawn up under section 72(7) on 12th September 2024

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1. 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 18th September 2019 excluded 14 villages of Thane Tahsil of Thane District and 35 Villages from Khalapur Tahsil of Raigad District and vide notification dated 4th March 2024 excluded 3 villages of Uran Tahsil and 77 Villages of Pen Tahsil of Raigad District from NAINA,

resulting thereby to remain CIDCO as Special Planning Authority now for remaining 94 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 pooling and development of areas from IDP lying within residential zones, within and outside 200 m from the village gaothans.

Urban Development Department (UDD) directed CIDCO to 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.

2. Draft Town Planning Scheme no. 5

With this background, CIDCO has declared intention to prepare Town Planning Scheme 5 (TPS-5) at part of Villages Bonshet, Bhokarpada (Chipale), Devad, Moho, Shivkar, Vichumbe and Vihighar for the purpose of implementing the proposals in the

sanctioned IDP of NAINA and to introduce proper road network with social as well as service infrastructure.

The boundary for TPS-5 is identified in the proximity of already published boundary of TPS-2 and TPS-3. The scheme is located on east side of Mumbai Pune Expressway. Northern and eastern boundaries are coinciding with Boundaries of Town Planning Scheme no. 2 & 3 and Southern Boundary is coinciding with Town Planning Scheme no. 6.

The SPA, NAINA has decided to reconstitute the lands 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 the said seven villages. Remaining 60 % land is proposed to be utilised for IDP roads and reservations including growth centres, scheme roads and social infrastructure, for EWS and LIG housing including the housing of families dispossessed in the course of implementation of the scheme.

Area of TPS-5 admeasures to 241.19 Ha. The existing access to the scheme from north side is through Panvel-Matheran Road, and from south side it is through Vichumbe Village. The quality of existing social infrastructure and existing village roads is very poor. 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 lands are under tremendous pressure of development being in the proximity of Navi Mumbai and Panvel city, these farm lands lack in proper accesses and hence remained undeveloped. 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.

The basic FSI prescribed for lands situated beyond 200 m from village gaothans is only 0.20 even though these lands are in the Predominantly Residential Zone and some area is Mixed Use Zone. 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. Service infrastructure such as good motorable roads, street lights, appropriate size storm-water drains, underground drainage lines and water pipe lines within this scheme area is missing 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 Central Part of this scheme. 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.

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. 12189 dated 07/06/2019, the notice of which has been published in the M.G.G. dated 26/06/2019. 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 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. 5 under his notification No. CIDCO/ NAINA/ TPS-5/ Draft Scheme/ 2022/ 564 dated 21/10/2022 as provided under section 68(2) of the said Act.

3. Arbitration Proceedings

3.1. Appointment of Arbitrator by the Govt.

The State Government has then appointed Shri Shrirang D. Landge, Director of Town Planning, retired from the Town Planning and Valuation Department of the Maharashtra Government as 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/1222/2152/C.R.148/22/ UD-12; dated 02/12/2022.

3.2. Arbitration Proceedings

The Arbitrator has entered upon the duties w.e.f. 05/04/2023 by publishing a notice in the Maharashtra Government Gazette, Part II, dated 25/04/2023. The same notice in English and in Marathi has been published in daily Newspapers dated 13/04/2023 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 i.e. NAINA, CIDCO. The demarcation and measurement work might not have been carried out due to non-cooperation from the land owners. The Arbitrator has requested the SPA, NAINA to demarcate the scheme and accordingly to measure the FPs on ground for confirmation of their areas.

However, the Arbitrator has started the arbitration proceedings as provided in the Act and the Rules. 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 seven villages during 19/6/2023 to 14/7/2023 and on 08/08/ 2023. 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 05/07/2023 to 04/08/2023 and 21/08/2023 to 22/08/2023.

It was found that some of the owners did not appear to give hearing for the reasons not known and some were said to have not received these special notices for want of proper addresses/phone numbers etc. Hence, the public notice was published in the local newspaper Dainik Sagar and Raigad Nagari dated 05/07/2023 and Raigad Nagri and Wadalwara dated 10/08/2023 as well as it was displayed for publicity in the respective Gram Panchayat Offices 05/07/2023 and on 17/08/2023. The hearing of the land owners who appeared have been completed during the period from 05/07/2023 to 04/08/2023 and 21/08/2023 to 22/08/2023.

Government officials such as Collector, District Raigad for government lands, Executive Engineer, PWD for Land under their ownership, Executive Engineer, MSRDC for Mumbai Pune Expressway, Executive Engineer, MSEDCL for Transmission line passing through TPS, Deputy Conservator of Forests, Raigad for forest land within scheme, Chief Planner NAINA, CIDCO for authority plots and concerned stakeholders along with Officials from Reliance Industrial Infrastructure Limited for gas pipelines passing through the scheme were called for individual hearing on 7th August 2023.

The Special Planning Authority, NAINA (CIDCO) was heard on 07/08/2023 and 07/11/2023. The points raised by the Arbitrator vide his letter no. ARB/TPS-5/GEN/2023/821 dated 08/11/2023 have been replied by the Special Planning Authority vide its letter bearing no.CIDCO/ NAINA/ PLNG/ DP/ TPS-5/ 2023/ 934 dated 10/11/2023. 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.

4. 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 20/10/2023 vide his order bearing no. ARB/TPS-5/GEN/2023/816 dated 20/10/2023. The layout of Preliminary NAINA Town Planning scheme no. 5 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).

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 Preliminary Scheme. Further, during the hearing of the land owners, some 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. Some 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 seven villages have mainly objected to the scheme on the ground that even though, 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.

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.

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 existing 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.

Further, some villagers demanded compensation at two and half times the market value in line with the provisions of the LARR Act, 2013. However, they have been told that this provision is not there 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 Preliminary scheme has been drawn up under sub-section (7) of Section 72 of the said Act on 30/11/2023 within the prescribed time limit of nine months extended by further 3 months from the date of appointment of the Arbitrator. The Preliminary NAINA Town Planning Scheme no. 5 was then submitted to the Government under section 72(5) of the Maharashtra Regional and Town Planning Act, 1966 on 13/12/2023 for sanction.

The State Government has accordingly sanctioned this Preliminary NAINA Town Planning Scheme no. 5 vide Urban Development Department Notification no. TPS-1224/04/CR-21/24/UD-12 dated 28/02/2024. This notification has appeared in MGG, Part 1, Konkan Division Supplement, dated September 26 – October 02, 2024 on pages 52-85. The Preliminary Scheme will come into force w.e.f. one month from the date of Publication in MGG.

5. Final Scheme

The Final Scheme mainly deals with the financial matters involved which have 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 up to its sanction by the Government. The receipts mainly include contribution levied on the stake holders.

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 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 very 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.

- 1) Original Plot Value
- 2) Semi-Final Plot Value
- 3) Final Plot Value
- 4) Compensation
- 5) Contribution
- 6) Incremental Value of FPs
- 7) Finance of the Scheme

5.1. Original Plot Value

The Original Plot Value is the value of an original plot included in a scheme prevailing to the date of declaration of intention 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 the scheme are adopted from the Annual Statement of Rates (ASR) published by the Inspector General of Registration and Controller 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 Bonshet, Bhokarpada (Chipale), Devad, Moho, Shivkar, Vichumbe and Vihighar from Panvel Tahsil of the Raigad District have been considered.

The date of declaration of intention under Section 60 (1) of this scheme is 07/06/2019. These rates adopted are the rates given in the said Annual Statement of Rates 2019-2020 for the lands from these seven villages which are having NA potentiality. These lands are in Residential Zone as per the sanctioned IDP. These rates prevailing to 2019 are commonly known as Ready Reckoner Rates-2019 and considered as indicators of fair amount of rates for assessing the land values pertaining to the year 2019. In estimating the land values relevant to June 2019 of all the lands included in the draft scheme from these seven 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.

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-2019 gives only a single rate for NA land throughout these villages irrespective of locations or situation of the lands in the villages.

The SPA, NAINA has adopted the rates of the land values for the original plots included in the scheme pertaining to ASR of June 2019 in these villages. They are as given below. In the draft scheme, the rates adopted by the SPA, NAINA in villages Bonshet, Devad and Bhokarpada (Chipale) are as Rs. 4420/- and in village Vihighar, Vichumbe, Moho and Shivkar are as Rs. 4100/-, Rs. 3960/-, Rs. 3650/- and Rs. 3590/- per sq. m respectively. Whereas the lands fronting on the Mumbai-Pune Express Highway within the scheme near Shivkar village is 2957-6952

I have come to conclusion that the land values estimated by the SPA, NAINA for the original plots included in this scheme from these seven villages based on the ASR rates of 2019 are too low. 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 June 2019 in these seven villages of the scheme. They have been decided as given below

The OP rates of lands have been arrived at using the ASR values for these villages for NA lands in the year 2019-20 and applying belting method for valuation. Weighted averages have been worked out considering the shapes of survey numbers and also various restrictions imposed by flood lines/Utility lines and advantage of urban village limits.

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. 2900 to 5000 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 have remained idle even though 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. 5000 to 7000/-

per sq.m. Further, for lands from urban village areas having proper accesses are valued at Rs. 7000 to 8840/- per sq. m. The rates of OPs fronting on kachha and pacca village roads are valued at Rs. 5000 to 6300/- and Rs. 6300 to 7900/- per sq.m. respectively. The Ops which are already developed are valued at the rate of Rs. 11000/- 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.

5.2. Semi-Final Value

Semi-final value is the value of a Final Plot prevailing to the date of declaration of intention 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 the scheme estimated in the sanctioned draft scheme are at 1.5 times the respective original plot values.

The base FSI permissible to their original plots situated in these seven 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 NAINA Town Planning Scheme no. 5. This will reflect in deciding the Semi-Final Value of the reconstituted final plots. Secondly, each and every plot has been reconstituted with good shape suitable for any building activity, with assurance of proper access. Hence, all these factors are considered in estimating the Semi-Final values of all the final plots, but without considering any other improvements such as provisions of well-

constructed vehicular roads, provision of social infrastructure, utilities like water supply, street lighting, drainage facilities etc. as contemplated in the scheme.

Considering all these factors and points, I have decided Semi-Final Values of all the final plots included in this scheme prevailing to June 2019 i.e. on the date of declaration of intention of this scheme as Rs. 11000/- per sq. m which is proper and appropriate.

5.3. Final Value

Final value is the value of a Final Plot prevailing to the date of declaration of intention 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 47.16 Ha.

Table 1 Area under Road and its width

Sr. No.	Road Length	Area (in Ha)
1	9m Road	0.29
2	12m Road	3.28
3	15m Road	8.96
4	20m Road	7.76
5	27m Road	12.22
6	45m Road	14.55

There are various infrastructural sites being provided in the scheme as IDP proposals or the scheme proposals. These are as follows –

Sr. No.	Description	Number of sites	Area (in Ha)
1	Open Spaces	35	5.75
2	Amenities	55	7.70
3	Electric Sub-Station	1	0.22
4	Community Centre	1	0.22
5	Daily Bazar	3	0.41
6	Fire Station	1	1.07
7	General Hospital	1	2.75
8	Growth Centre	8	20.80
9	Police Station	1	1.18
10	Primary Health Centre	3	0.55
11	STP	1	3.30
12	School	2	0.86
13	Play Ground	9	14.87
14	Park	10	6.48
15	Park (JFM)	12	35.65
16	City Park	2	1.48

17	EWS	14	5.89
18	Sale Plot	8	2.50

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. E 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 up to 4.00 on the payment of premium.
- d) Overall rate of final value of FPs fronting the scheme roads will be Rs.22000/- per sq. m.
- e) The rates of final value of FPs fronting the 45 m wide IDP road will be Rs. 23000/- per sq. m.
- f) The final values of FPs situated at Corner of the roads or having double frontage have been valued at Rs.1000 higher than their adjacent final plots.
- g) The plots designated to open users like Gardens, Play Grounds or Parks have been valued at 40 % of prevailing final plot rates since they are unbuildable plots.
- 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.

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

5.4. Compensation

5.4.1. 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 the 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 nobody's land is 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 semi-final value of allotted final plot in lieu of such original plot from the value of 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 authorised 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 these land owners who have opted for FSI/TDR available as per this proviso are not eligible to get monetary compensation. All those land owners who will opt similarly for the additional FSI/TDR will not be eligible for monetary compensation.

5.4.2. 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. Some of the land owners from the seven 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. In the draft sanctioned scheme compensation towards loss of area has been indicated zero presuming that all the land owners will opt for FSI compensation. Since nobody has objected to this FSI compensation in lieu of cash the same has been adopted in final scheme as well by the Arbitrator.

List of Survey Numbers included in the Urban Village Boundary of Bonshet, Bhokarpada (Chipale), Vihighar and Shivkar have been Annexed to this report as Annexure 1.

5.4.3. Compensation by SPA, NAINA

Clause (ix) of Section 72 (6) of the Act provides for the compensation payable by special planning authority for each plot allotted for public purpose or purpose of planning authority. 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), 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.

5.5. 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.

5.6. Contribution

5.6.1. 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 religious or charitable activities have claimed 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 as decided by the Arbitrator. Such contribution can be levied maximum up to 50 % of the increment calculated as per section 98.

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 objectively analyse its infrastructure cost; otherwise these agitations may lead to failure of TP Schemes in NAINA.

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.

5.6.2. 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 proportion 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.

5.7. Components of Finance of the Scheme

5.7.1. 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.

5.7.2. Costs incurred on Making of the Scheme

The costs incurred on

- i) Making of the draft scheme since its declaration of intention under section 60 (1) till its sanction under section 68 (2).

- ii) 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.

5.7.3. Cost of providing Infrastructure

i) Construction of Roads

In sanctioned Preliminary Scheme road network consumes total area of 47.06 Ha. 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 9 m wide roads having an area of 0.29 Ha, 12 m wide roads having an area of 3.28 Ha, 15 m wide roads having an area of 8.96 Ha, 20 m wide roads having an area of 7.76 Ha, 27 m wide road having an area of 12.22 Ha and 45 m wide road having an area of 14.55 Ha.

The plan no. D accompanied to the Final Scheme gives the details of roads. The cost of construction of all these roads is estimated to Rs. 165.83 Cr. plus Rs. 30.69 Cr. for bridges and culverts over them wherever required. The cost of arboriculture and street furniture along all roads is estimated to Rs. 31.38 Cr..

ii) 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) 35 sites for Layout Open Spaces having total area of 5.75 Ha, b) 55 sites for Layout Amenities for various public purposes having total area of 7.70 Ha, c) 1 site for Electric Sub-Station having total area of 0.22 Ha, d) 1 site for Community Centre having total area of 0.22 Ha, e) 3 sites for Daily Bazar having total area of 0.41 Ha, f) 1 site for Fire Station having total area of 1.07 Ha, g) 1 site for General Hospital having total area of 2.75 Ha, h) 1 site for Police Station having

total area of 1.18 Ha, i) 3 sites for Primary Health Centre having total area of 0.55 Ha, j) 1 site for STP having total area of 3.30 Ha, k) 2 sites for School having total area of 0.86 Ha, l) 9 sites for Play Ground having total area of 14.87 Ha, m) 10 sites for Park having total area of 6.48 Ha, n) 2 sites for City Park having total area of 1.48 Ha. All these plots under various reservations mentioned above can be seen from the plan of Preliminary Scheme already sanctioned by the Government.

Engineering Department has communicated Rs. 0.96 Cr. towards cost of fencing.

Sites designated to Open Spaces, Gardens, Play Grounds and Parks will have to be developed by the SPA, NAINA in the scheme. The site provided for electricity sub-station will have to be developed with the help of MSEDCL to make available the electric supply immediately to the scheme area. The SPA, NAINA will have to develop the sites of Daily Bazar, STP and of the Primary Health Centre simultaneously to provide services to the residents at right time.

The SPA, NAINA may schedule the development of 55 amenity sites and of 4 school sites (2 IDP Reservation and 2 Layout Reservation) and of 9 Play Ground site in the scheme 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 14 sites for EWS having total area of 5.89 Ha. Growth Centers at 8 locations having an area of 20.80 Ha are also proposed in 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. Eight plots are reserved as Sale Plots admeasuring to 2.50 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 plots are also immediately required to be fenced so as to avoid probable encroachments over them.

iii) Cost of Development of Play Grounds, Open Spaces and Parks

As said earlier, it is decided that the 35 sites of Open Spaces, 9 sites of Play Grounds and 12 sites of Parks (Out of which 2 are City Park) will have to be developed by the SPA, NAINA in the scheme. The cost of development of Parks is estimated to Rs. 6.34 Crores which includes development and construction of compound walls with gates, lighting etc. The cost of development of Play Grounds in 9 sites is Rs. 8.00 Crores.

The cost of developing 35 sites of Open Spaces is estimated to Rs. 5.00 Crores. These sites are shown on the Plan no. C accompanied to the Final Scheme.

iv) Cost of development of STP and Electricity Sub-Station

The Sites for one STP and one sub-station are provided in the Scheme. ESS 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 MSEDCL so as to provide service to the residents. These sites are shown on the Plan no. E accompanied to the Final Scheme. The cost of development of STP and ESS is estimated to Rs. 70.76/- crores.

v) Cost of providing the Utilities/Services

The costs of providing the Water Supply Distribution Lines, the Drainage Collection Lines (sewer lines) and Storm Water Drains have been estimated as per rates given by the Engineering Wing of the CIDCO as shown on the Plans no. E accompanied to the Final Scheme which are as Rs. 28.02 Cr., Rs. 13.40 Cr. and Rs. 101.69 Cr. respectively and the same have been considered here and entered to the cost side of the scheme.

vi) 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 Scheme is considered. The estimated cost is Rs. 8.51 CR. For this, electricity power supply line is required to be made available immediately and the cost for this has been estimated to Rs. 38.10 Cr.

Total Estimated Cost of infrastructural works

The total infrastructural cost is worked out as under.

Sr. No.	Name of Work Contemplated in the Scheme	Estimated Amount (in Cr.)
1	Construction of all Roads including Bridges and Culverts (as shown on Plan No. E)	196.52
2	Providing Arboriculture and Street Furniture for roads	31.38
3	Providing Water Supply Lines along all the Roads (as shown on Plan No. F)	28.02
4	Providing Sewer Lines along all the Roads (as shown on Plan No. F)	13.40
5	Construction of Channel	9.14
6	Construction of Storm Water Drainage	101.69
7	Providing Street Lighting along all the roads	8.51

8	Providing Electric Power Line to the Area	38.10
9	Providing Fencing to Plots	0.96
10	Development of 7 sites of Parks	6.34
11	Development of 8 sites of Play Ground	8.00
12	Development of 17 sites of Open Spaces	5.00
13	Development of two sites of STP and ESS	70.76
	Estimated Cost of all works listed in 1 to 13	517.82
	Total Estimated Cost of Works of the Scheme considering 5 % escalation per year for 3 years of implementation period (say)	599.44

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

SPA, NAINA has been allotted 35 plots for Open Spaces, 9 plots for Play-Grounds, 10 plots for Parks, 2 for City Park, 3 for Primary Health Centre and 3 for Daily Bazar. Similarly one plot for each for Electric Sub-Station, Community Centre, Fire Station, General Hospital and STP have been allotted to SPA, NAINA. Further, there are 2 plots for Schools and 55 plots for amenities 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. 27,88,280/- as shown in the Form no. 2 accompanied to this Final scheme.

5.7.5. 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 it is presumed that land owners will opt for the equivalent FSI/TDR as provided under section 100 of the Act in lieu of monetary compensation as described earlier.

5.7.6. 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. 1.09 Cr. A provision of 10% of the estimated infrastructure cost amounting to Rs. 59.94 Cr. is made to the cost side of the scheme for incidental works.

5.8. Receipts Side of the Scheme Finance

5.8.1. 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 or 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 the 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 0.05 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. 48,82,891/- as can be seen from Form No. 2 accompanying this final scheme.

5.8.2. 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 proportion 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 are also solely beneficial to the general public.

The sale plots are not fully beneficial to the scheme residents. Further, 55 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 0.05 percent of the incremental value. The total amount of such contribution works out to Rs. 27,88,280/-.

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

The 15 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 are solely beneficial to the general public. Five Sale plots are also not beneficial to the scheme residents. Further, 55 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

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. 482.02 Cr. This amount payable by the SPA, NAINA to the scheme finance can be seen from the Form No. 2 accompanying this final scheme.

5.8.4. Proceeds obtained by Sale of Plots

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.

Eight final plots 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 22,000 to 24,000 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. 57.01 Cr. 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.

5.9. 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 Rs. 798.98 Cr. which is less than half the total increment of the scheme. Total increment of the scheme is Rs. 1675.32 Cr.

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.

6. 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 and C 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 to 3(d) 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 to 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) respectively. The further columns no. 7, 8(a) and 8(b) 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 11a 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 Final Scheme shows that the total Compensation payable by the SPA, NAINA to the Land Owners works out to Rs. 81.91 Cr (refer column 11a) for their lands acquired in the Scheme to the extent of 60 %. However some of the land owners have opted for additional FSI/TDR in lieu of cash compensation. Though many of the land owners have not consented for additional FSI/TDR. The compensation worked out in the draft sanctioned scheme has been adopted as it is i.e. zero. Considering that they will accept additional FSI/TDR.

Cash compensation (Column 11a) and Net demand (Column 15a) have been readily worked out for those land owners who have not given consent for additional FSI/TDR in lieu of cash. 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. This decision is taken 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 worked out in column 13a. The FSI permissible in respect of Final Plots where monetary compensation is paid shall be 1.00, and the net demand shall be as per column 15a.

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 of NAINA or in the DCPR of the Preliminary Scheme No. 5, 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.

7. 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 is provided to meet the scheme cost as per section 64 (g-1) (D) of the Act. It 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 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 Rs. 798.98 Cr. which is less than half the total increment of the scheme. Total increment of the scheme is Rs. 1675.32 Cr.

8. 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. 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.

9. 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 time limit for drawing up the final scheme is of 18 months from the appointment of the Arbitrator. The date of his appointment is 2th December 2022. The Code of conduct was introduced for General Elections from 16th March 2024 to 06th July 2024, totaling 113 days. This period is 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 22 September 2024 for drawing up of the Final NAINA Town Planning Scheme No. 5.

There is no 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.

10. 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 up to 22/09/2024. 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.

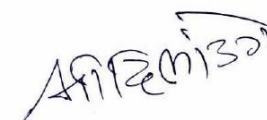
The Final NAINA Town Planning Scheme no. 5 (Bonshet, Bhokarpada (Chipale), Devad, Moho, Shivkar, Vichumbe and Vihighar) has been accordingly drawn up by the Arbitrator on 12/09/2024, well within the prescribed time limit. The Final NAINA Town Planning Scheme no. 5 (Bonshet, Bhokarpada (Chipale), Devad, Moho, Shivkar, Vichumbe and Vihighar) 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 for the inspection of the General Public. The Notices in this regard in Marathi and in English are published in the Maharashtra Government Gazette, Extra-Ordinary No 92, Part II dated 20/09/2024 on pages 5 to 8 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 'Newsband' and daily 'Ramprahar' dated 01/10/2024.

11. 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 Original Plot values of the Scheme.
4. Plan No. B - Showing the rates of Semi-Final Values of Final Plots of the Scheme.
5. Plan No. C - Showing the rates of Final Values of Final Plots of the Scheme.

6. Plan No. D - Showing the Roads under construction and their cross section in the Scheme
7. Plan No. E - Showing the Services along the Roads to be provided in the Scheme



(S. D. Landge)
Arbitrator

12th September 2024

NAINA Town Planning Scheme no. 5

NAINA TOWN PLANNING SCHEME No. 5

Legal Formalities

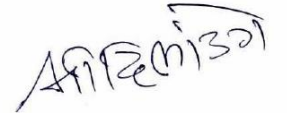
Sr. No.	Legal Stage	Section/Rule of the Act	Reference	Date
(A) Draft Scheme by SPA, NAINA				
1	Declaration of Intention	60 (1)	Resolution No. 12189, Board Meeting No. 619	07/06/2019
2	Gazette publication of notice	60 (2)	Maharashtra Government Gazette, Extraordinary Part II	26/06/2019
3	Newspaper publication of notice	60 (2) Rule 3(2)	Newsband (English)	10/07/2019
			Dainik Raigad Nagari (Marathi)	01/07/2019
4	Copies of intention declaration and plan to Govt. and DTP	60 (2)	Letter No. CIDCO/ NAINA/CP /TPS-5/ 2019/SAP 448/279	03/07/2019
5	Publication of plan and Gazette notice in SPA's office	60 (3) Rule. 3(1)	-----	26/06/2019
6	Extension for publication of draft scheme	61 (3)	No. TPS No. 5/ NAINA/ Sect 61(3)/ Time-limit Extension/ JDTP-KND/ 2059	04/03/2020
7	Newspaper publication for owners meet	Rule 4(1)	निर्भीड लेख and दैनिक किल्ले रायगड	14/02/2020 & 20/02/2020
8	Meeting with Owners	Rule 4(1)	----	05/03-2020 - 06/03/2020
9	Consultation with DTP	61(1) Rule 4(2)	Letter No. CIDCO/NAINA/ TPS-5/Consultation u/s 61(1)/2020 /89/SAP-1159	20/03/2020
10	National Lockdown applicable as per Maharashtra Ordinance XV of 2020 dated 31st August 2020			
11	DTP's Remarks on draft scheme	61(1)	जा. क्र. नैना न र यो क्र ५ प्र./ क्र./ ७२ / २०	05/03/2021
		Rule 4(2)	- टीपीव्ही/ ३ / १३५२	
	Publication of the draft scheme	61(1) Rule 4(2)	CIDCO/NAINA/TPS-05/2022/1393	25/04/2022
12	Gazette publication of notice	61(1) Rule 5(1)	Maharashtra Government Gazette, Extraordinary Part II	25/04/2022
13	Newspaper publication of notice	61(1) Rule 5(2)	रामप्रहर and दैनिक लोकदृष्टी	28/04/2022
14	Suggestions/ Objections Received Timeframe	61(1) Rule 5(2)	-----	25/04/2022 - 27/05/2022

Sr. No.	Legal Stage	Section/Rule of the Act	Reference	Date
16	Submission to Govt. for sanction (Now to MD, CIDCO)	68(1)	CIDCO/NAINA/TPS-5/ Sec.68(1)/2022/E-136651	22/07/2022
16	Consultation with DTP	68(2)	जा. क्र. प्रा. न. र. यो./नरयो क्र. ५/नैना /कलम ६८(१)/४६५	17/10/2022
17	Sanction to the Draft Scheme	68(2)	No. CIDCO/ NAINA/ TPS-5/ Draft Scheme/ 2022/ 564	21/10/2022
18	Gazette publication of notification	68(2)	Maharashtra Government Gazette, Extraordinary Part II	04/11/2022
19	Newspaper publication of notification	68(2)	Dainik Kille Raigad (Marathi)	10/11/2022
			Free Press Journal (English)	11/11/2022
20	Publication of sanctioned draft scheme in SPA's office	68(3)	-----	21/10/2022
(B) Arbitration Proceedings				
21	Appointment of Arbitrator by Govt.	72(1)	No. TPS-1222/2152/C.R.148/22/UD-12	02/12/2022
22	Gazette publication of appointment	72(1) Rule 11	Maharashtra Government Gazette, Konkani Division Supplement, Part 1, Page 3-4	23-29 March 2023
23	Arbitrator to commence the duties	Rule 13	ARB/TPS-5/GEN/2023/08	05/04/2023
24	Gazette of commencement of duties	Rule 13	Maharashtra Government Gazette, Extraordinary Part II	25/04/2023
25	Newspaper publication of commencement of duties	Rule 13(1)	Freepress Journal (English)	13/04/2023
			Krushival (Marathi)	
26	Special Notices in Form 4 to Owners	72(4)(i)	---	19th June 2023 to 14th July 2023 and on 8th August 2023
		Rule 13(3)		
27	Hearings of land owners	72(4)(i) Rule 13(4)	----	05/07/2023 to 04/08/2023
28	Public notice for hearing of Kul and Other Rights holders owners those remained absent to hearing	72(4)(i) Rule 13(4)	Raigad Nagari Wadalwara	10/08/2023

Sr. No.	Legal Stage	Section/Rule of the Act	Reference	Date
29	Arbitrator to subdivide the scheme into Preliminary and Final Schemes	72(3)	ARB/TPS-5/GEN/2023/816	20/10/22
30	Letter for hearing to SPA, NAINA	72(4)(i) Rule 13(4)	ARB/TPS-5/GEN/2023/713	14/07/23
31	Hearing to SPA, NAINA (CIDCO)	72(4)(i) Rule 13(4)	-----	07/08/23
32	Remarks of SPA, NAINA (CIDCO) on hearing to Arbitrator	--	CIDCO/NAINA/PLNG/DP//TPS-5/2023/666	11/08/22
33	Arbitrator to draw the Preliminary T. P. Scheme	72(7)	ARB/TPS-5/Award/2023/825	30/11/23
34	Publication of notice regarding drawing the preliminary scheme in M. G. Gazette	Rule 13(9)	Maharashtra Govt. Gazette, Extra-Ordinary Part II	01/12/23
35	Publication of notice regarding drawing the preliminary scheme in Newspaper	Rule 13(9)	Free Press Journal (English) Ramprahar (Marathi)	08/12/23
36	Submission of Preliminary Town Planning Scheme to Govt. for sanction	72(5)	ARB/TPS-5/Pre-Sub/2023/834	13/12/23
37	Notification sanctioning the Preliminary Scheme	86(1)	No. TPS-1224/04/CR-21/24/ UD-12	28/02/24
38	Gazette Publication of Notification	Rule 13(9)	Maharashtra Government Gazette, Konkan Division Supplement, Part 1, Page 52-85	26 Sept.- 02 Oct. 2024
39	Date of Enforcement of Preliminary Scheme	86(2)(b)	As per Notification	
40	Notice of Drawing of the Final Scheme	72(7) Rule 13(9)	ARB/TPS-5/Final Award/2024/862	12/09/2024
41	Gazette Publication of Notice of Final Scheme	Rule 13(9)	Extraordinary No. 92, Part II On Pages 5 to 8	20/09/2024

Sr. No.	Legal Stage	Section/Rule of the Act	Reference	Date
42	Newspaper Publication of Notice of Final Scheme	Rule 13(9)	Daily 'Newsband' & Daily 'Ramprahar'	01/10/2024

12th September 2024

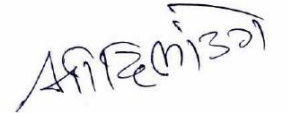

(S. D. Landge)
Arbitrator
NAINA Town planning Scheme, no. 5

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 7th June 2019
2	60(2)	Publication of Intention 30 days (up to 6th July 2019)	Gazette on 26th June 2019 10th June 2019 (Newsband) 1st June 2019 (Dainik Raigad Nagari)
3	61(1)	Publication of draft scheme 9 months+3months extension + period of Lockdown (up to 1st June 2022)	Gazette on 25th April 2022
4	68(1)	Submission of draft scheme to Govt. 3 months from publication (up to 24th July 2022)	22nd July 2022
5	68(2)	Sanction to draft scheme by Govt. 3 months from submission by Planning Authority (up to 21st October 2022)	21st October 2022
6	72(1)	Appointment of Arbitrator One month (up to 3rd December 2022)	2nd December 2022
7	72(3)	To draw Preliminary Scheme 9 months+3 months extension (up to 1st December 2023)	30th November 2023

Sr. No.	Section of the Act	Time Limit prescribed	Time limit followed
8	72(5)	Submission of the Preliminary scheme (No time limit is prescribed)	13th December 2023
9	72(3)	Time limit To Draw the Final Scheme (18 months)+Period of Code of conduct	22nd September 2024
10	72(5)	The Date of Drawing the Final Scheme	12th September 2024
11	72(5)	Submission of the Final scheme	No Time Limit is prescribed

12th September 2024


 (S. D. Landge)
Arbitrator
NAINA Town Planning Scheme No. 5

Annexure 1

Sr. No	Survey No.	Hissa No.	Village	OP No.	FP No. in Scheme	Partly or Fully in Urban Village	Remark
1	1 (P)	1/1/A(P)	Bhokarpada (Chipale)	1	119	Fully	Hissa not known
2	1(P)	1/1/B(P)	Bhokarpada (Chipale)	2	119	Fully	
3	1	1/2	Bhokarpada (Chipale)	3	2	Fully	
4	1	1/3	Bhokarpada (Chipale)	4	122	Fully	
5	1	1/4	Bhokarpada (Chipale)	5	121	Fully	
6	1	1/5	Bhokarpada (Chipale)	6	2	Fully	
7	1	1/6	Bhokarpada (Chipale)	7	2	Fully	
8	2	2/1	Bhokarpada (Chipale)	8	117	Partly	
9	2	2/2	Bhokarpada (Chipale)	9	121	Partly	
10	2	2/3	Bhokarpada (Chipale)	10	121	Partly	
11	2	2/4	Bhokarpada (Chipale)	11	121	Partly	
12	2	2/5	Bhokarpada (Chipale)	12	121	Fully	
13	3	3/1	Bhokarpada (Chipale)	13	149	Partly	Hissa not known
14	3	3/1/A	Bhokarpada (Chipale)	14	149	Partly	
15	3	3/2	Bhokarpada (Chipale)	15	148	Partly	
16	4	4/1/A	Bhokarpada (Chipale)	16	123	Partly	Hissa not known
17	4	4/1/B	Bhokarpada (Chipale)	17	121	Partly	
18	4	4/2	Bhokarpada (Chipale)	18	125A	Fully	
19	4	4/3	Bhokarpada (Chipale)	19	124	Fully	
20	4	4/4	Bhokarpada (Chipale)	20	121	Fully	

Sr. No	Survey No.	Hissa No.	Village	OP No.	FP No. in Scheme	Partly or Fully in Urban Village	Remark
21	4	4/5	Bhokarpada (Chipale)	21	125B	Fully	
22	4	4/6	Bhokarpada (Chipale)	22	155	Partly	
23	4	4/7	Bhokarpada (Chipale)	23	121	Fully	
24	5	5/1/A	Bhokarpada (Chipale)	24	121	Partly	Hissa not known
25	5	5/1/B	Bhokarpada (Chipale)	25	139	Partly	
26	5	5/2	Bhokarpada (Chipale)	26	126	Partly	
27	5	5/3	Bhokarpada (Chipale)	27	121	Partly	
28	5	5/4	Bhokarpada (Chipale)	28	138	Fully	
29	5	5/5	Bhokarpada (Chipale)	29	144	Partly	
30	6	6/2	Bhokarpada (Chipale)	30	128	Fully	
31	6	6/3	Bhokarpada (Chipale)	31	155	Fully	
32	6	6/5	Bhokarpada (Chipale)	32	130	Fully	
33	7	7	Bhokarpada (Chipale)	33	135	Fully	
34	8	8	Bhokarpada (Chipale)	34	132	Partly	
35	3	3/1	Bonshet	35	105	Partly	Hissa not known
36	3	3/10	Bonshet	43	160	Partly	
37	3	3/11	Bonshet	44	150	Partly	
38	3	3/12	Bonshet	45	100	Partly	
39	3	3/3	Bonshet	36	97	Partly	
40	3	3/4	Bonshet	37	96	Partly	
41	3	3/5	Bonshet	38	109	Partly	
42	3	3/6	Bonshet	39	108	Partly	
43	3	3/7	Bonshet	40	107	Partly	
44	3	3/8	Bonshet	41	106	Partly	
45	3	3/9	Bonshet	42	116	Partly	
46	4	4	Bonshet	46	71	Fully	
47	5	5/1	Bonshet	47	73	Partly	
48	5	5/2	Bonshet	48	74	Partly	
49	7	7	Bonshet	51	79A	Partly	

Sr. No	Survey No.	Hissa No.	Village	OP No.	FP No. in Scheme	Partly or Fully in Urban Village	Remark
50	8	8	Bonshet	52	160	Fully	
51	9	9/1	Bonshet	53	92	Partly	Hissa not known
52	9	9/2	Bonshet	54	100	Partly	
53	10	10/1	Bonshet	55	93	Partly	
54	22	22	Bonshet	72	84	Partly	
55	23	23	Bonshet	73	88	Partly	
56	25	25	Bonshet	75	4	Partly	
57	26	26/1	Bonshet	76	89	Fully	
58	26	26/2	Bonshet	77	78	Partly	
59	27	27	Bonshet	78	79B	Fully	
60	28	28/1	Bonshet	79	86	Fully	
61	28	28/2	Bonshet	80	83	Fully	
62	29	29	Bonshet	81	31	Fully	
63	30	30	Bonshet	82	87	Fully	
64	2	2	Shivkar	168	422	Fully	
65	3	3	Shivkar	169	278	Fully	
66	4	4	Shivkar	170	362	Fully	
67	5	5	Shivkar	171	422	Fully	
68	6	6	Shivkar	172	422	Fully	
69	7	7/1	Shivkar	173	463	Fully	
70	7	7/2	Shivkar	174	501A	Fully	
71	7	7/3	Shivkar	175	440	Fully	
72	8	8/1	Shivkar	176	441	Fully	
73	9	9	Shivkar	177	422	Fully	
74	10	10	Shivkar	178	298	Fully	
75	12	12/23	Shivkar	180	506	Partly	Hissa not known
76	12	12/24	Shivkar	181	498	Partly	
77	12	12/33	Shivkar	182	470	Partly	Hissa not known
78	12	12/34	Shivkar	183	469	Partly	
79	12	12/4	Shivkar	184	469	Fully	
80	12	12/5	Shivkar	185	498	Fully	
81	12	12/7	Shivkar	187	395B1	Fully	
82	12	12/8	Shivkar	188	422	Fully	
83	12	12/9	Shivkar	189	422	Fully	
84	13	13	Shivkar	190	422	Fully	
85	14	14	Shivkar	191	437	Fully	
86	15	15	Shivkar	192	331	Partly	
87	16	16	Shivkar	193	422	Fully	
88	17	17/1	Shivkar	194	422	Fully	
89	17	17/2	Shivkar	195	424	Fully	

Sr. No	Survey No.	Hissa No.	Village	OP No.	FP No. in Scheme	Partly or Fully in Urban Village	Remark
90	18	18/1	Shivkar	196	426	Fully	
91	18	18/2	Shivkar	197	427	Fully	
92	19	19	Shivkar	198	428	Partly	
93	22	22	Shivkar	201	432	Partly	
94	23	23	Shivkar	202	422	Partly	
95	24	24	Shivkar	203	434	Partly	
96	25	25/1	Shivkar	204	436	Fully	Hissa not known
97	25	25/2	Shivkar	205	422	Fully	
98	26	26/1A	Shivkar	206	537	Partly	Hissa not known
99	26	26/1B	Shivkar	207	459A	Partly	
100	26	26/2	Shivkar	208	435	Fully	
101	27	27	Shivkar	209	473	Fully	
102	28	28	Shivkar	210	472	Fully	
103	29	29	Shivkar	211	474	Partly	
104	30	30	Shivkar	212	475	Partly	
105	34	34/1	Shivkar	216	493	Partly	
106	109	109/1	Shivkar	252	410	Fully	
107	109	109/2	Shivkar	253	409	Fully	
108	109	109/3	Shivkar	254	406	Partly	
109	109	109/4/1	Shivkar	255	533	Partly	Hissa not known
110	109	109/4/2	Shivkar	256	408	Partly	
111	109	109/5	Shivkar	257	387	Partly	
112	109	109/6	Shivkar	258	389	Partly	
113	114	114/1	Shivkar	267	392	Fully	
114	114	114/2	Shivkar	268	533	Partly	
115	114	114/3	Shivkar	269	533	Partly	
116	114	114/4	Shivkar	270	395B2	Partly	
117	114	114/5	Shivkar	271	385	Partly	
118	115	115/1	Shivkar	273	395B2	Fully	
119	115	115/2	Shivkar	274	394	Partly	
120	116	116	Shivkar	275	533	Fully	
121	117	117	Shivkar	276	533	Fully	
122	118	118	Shivkar	277	533	Fully	
123	119	119	Shivkar	278	401	Fully	
124	120	120/1	Shivkar	279	411	Fully	Hissa not known
125	120	120/2	Shivkar	280	422	Fully	
126	121	121/1	Shivkar	281	414	Fully	Hissa not known
127	121	121/4	Shivkar	285	533	Fully	
128	121	121/2	Shivkar	282	415	Fully	

Sr. No	Survey No.	Hissa No.	Village	OP No.	FP No. in Scheme	Partly or Fully in Urban Village	Remark
129	121	121/3A	Shivkar	283	400	Fully	Hissa not known
130	121	121/3B	Shivkar	284	413	Fully	
131	122	122/2	Shivkar	286	420	Fully	
132	123	123	Shivkar	287	418	Fully	
133	124	124/1	Shivkar	288	418	Fully	
134	124	124/2	Shivkar	289	397A	Fully	
135	126	126	Shivkar	290	416	Fully	
136	127	127/1	Shivkar	291	396	Fully	
137	127	127/2	Shivkar	292	399	Fully	
138	128	128	Shivkar	293	393	Fully	
139	140	140/3	Shivkar	303	351	Partly	
140	140	140/4	Shivkar	304	349	Partly	
141	141	141	Shivkar	305	342	Partly	
142	142	142/1	Shivkar	306	340	Partly	Hissa not known
143	142	142/2	Shivkar	307	346	Partly	
144	144	144	Shivkar	308	346	Fully	
145	145	145	Shivkar	309	343A	Fully	
146	146	146	Shivkar	310	347	Partly	
147	216	216	Shivkar	397	294	Partly	
148	217	217	Shivkar	398	294	Fully	
149	218	218	Shivkar	399	291	Fully	
150	219	219	Shivkar	400	292	Fully	
151	224	224	Shivkar	403	284	Fully	
152	225	225	Shivkar	404	288	Fully	
153	226	226/1	Shivkar	405	282	Fully	
154	226	226/2	Shivkar	406	286	Fully	
155	226	226/3	Shivkar	407	286	Fully	
156	228	228	Shivkar	408	281	Fully	
157	229	229	Shivkar	409	280	Fully	
158	230	230	Shivkar	410	459B	Fully	
159	231	231/1/1	Shivkar	411	448A	Fully	Hissa not known
160	231	231/1/2	Shivkar	412	446A	Fully	
161	231	231/1/3	Shivkar	413	447	Fully	
162	231	231/2	Shivkar	414	446B	Fully	
163	231	231/3	Shivkar	415	458	Fully	
164	232	232	Shivkar	416	187	Fully	
165	233	233	Shivkar	417	439	Fully	
166	234	234/1A	Shivkar	418	451	Partly	Hissa not known
167	234	234/1B	Shivkar	419	456	Partly	
168	234	234/2	Shivkar	420	452	Partly	

Sr. No	Survey No.	Hissa No.	Village	OP No.	FP No. in Scheme	Partly or Fully in Urban Village	Remark
169	234	234/3	Shivkar	421	449	Partly	
170	234	234/4	Shivkar	422	459A	Fully	
171	243	243	Shivkar	435	272	Partly	
172	244	244/1	Shivkar	436	278	Partly	
173	244	244/2	Shivkar	437	278	Fully	
174	245	245/2A	Shivkar	439	277	Partly	Hissa not known
175	245	245/2B	Shivkar	440	276	Partly	
176	328	328	Shivkar	549	464	Partly	
177	335	335	Shivkar	556	458	Partly	
178	336	336/1	Shivkar	557	462	Partly	
179	336	336/2	Shivkar	558	445A	Partly	
180	337	337	Shivkar	559	444	Fully	
181	338	338/1	Shivkar	560	458	Fully	
182	338	338/2	Shivkar	561	465	Fully	
183	339	339/1	Shivkar	562	461	Fully	
184	339	339/2	Shivkar	563	343B	Fully	
185	340	340	Shivkar	564	503B	Fully	
186	341	341/1	Shivkar	565	462	Partly	
187	341	341/2A	Shivkar	566	445B	Partly	Hissa not known
188	341	341/2B	Shivkar	567	462	Partly	
189	341	341/3	Shivkar	568	466	Fully	
190	12(P)	12/6(P)	Shivkar	186	438	Fully	
191	134(P)	134(P)	Shivkar	294	339	Partly	
192	215(P)	215/1A(P)	Shivkar	394	294	Partly	
193	222(P)	222(P)	Shivkar	401	290	Fully	
194	223(pt.)	223(P)	Shivkar	402	289	Fully	
195	1	1/1	Vihighar	83	41	Fully	
196	1	1/2	Vihighar	84	56	Fully	
197	2	2/1	Vihighar	85	56	Fully	
198	2	2/2	Vihighar	86	45	Fully	
199	3	3	Vihighar	87	58A	Fully	
200	4	4/1	Vihighar	88	49	Fully	
201	4	4/2	Vihighar	89	48	Fully	
202	4	4/3	Vihighar	90	50	Fully	
203	5	5A	Vihighar	91	32	Fully	Hissa not known
204	5	5B	Vihighar	92	32	Fully	
205	6	6	Vihighar	93	30	Fully	
206	7	7	Vihighar	94	16	Partly	
207	8	8	Vihighar	95	27	Partly	
208	9	9	Vihighar	96	29	Partly	

Sr. No	Survey No.	Hissa No.	Village	OP No.	FP No. in Scheme	Partly or Fully in Urban Village	Remark
209	10	10	Vihighar	97	15	Partly	
210	11	11	Vihighar	98	14	Partly	
211	12	12/1	Vihighar	99	11	Partly	Hissa not known
212	12	12/2	Vihighar	100	13	Partly	
213	12	12/3	Vihighar	101	12	Partly	
214	15	15/2/A	Vihighar	105	20	Partly	Hissa not known
215	15	15/2/B	Vihighar	106	19	Partly	
216	15	15/3	Vihighar	107	49	Fully	
217	15	15/4	Vihighar	108	34	Partly	
218	15	15/5	Vihighar	109	34	Partly	
219	16	16/16	Vihighar	110	49	Fully	
220	16	16/18	Vihighar	111	25	Partly	
221	16	16/20	Vihighar	112	35	Fully	
222	16	16/21	Vihighar	113	38	Fully	
223	16	16/22/3	Vihighar	114	37	Fully	
224	16	16/23	Vihighar	115	23	Partly	
225	74	74	Vihighar	116	63, 76, 154, 166	Partly	
226	85	85	Vihighar	132	61	Partly	
227	86	86/1	Vihighar	133	69	Fully	Hissa not known
228	86	86/2	Vihighar	134	60	Fully	
229	87	87	Vihighar	135	69	Fully	
230	88	88/1	Vihighar	136	58B	Fully	
231	88	88/2	Vihighar	137	57	Fully	
232	89	89/1	Vihighar	138	56	Fully	
233	89	89/2	Vihighar	139	56	Fully	
234	89	89/3	Vihighar	140	52	Fully	
235	89	89/4	Vihighar	141	52	Fully	
236	89	89/5	Vihighar	142	56	Fully	
237	89	89/6	Vihighar	143	56	Fully	
238	89	89/7A	Vihighar	144	57	Fully	Hissa not known
239	89	89/7B	Vihighar	145	57	Fully	
240	91	91/2	Vihighar	146	56	Fully	
241	92	92	Vihighar	147	42	Fully	
242	107	107	Vihighar	148	39	Fully	
243	108	108	Vihighar	149	40	Fully	