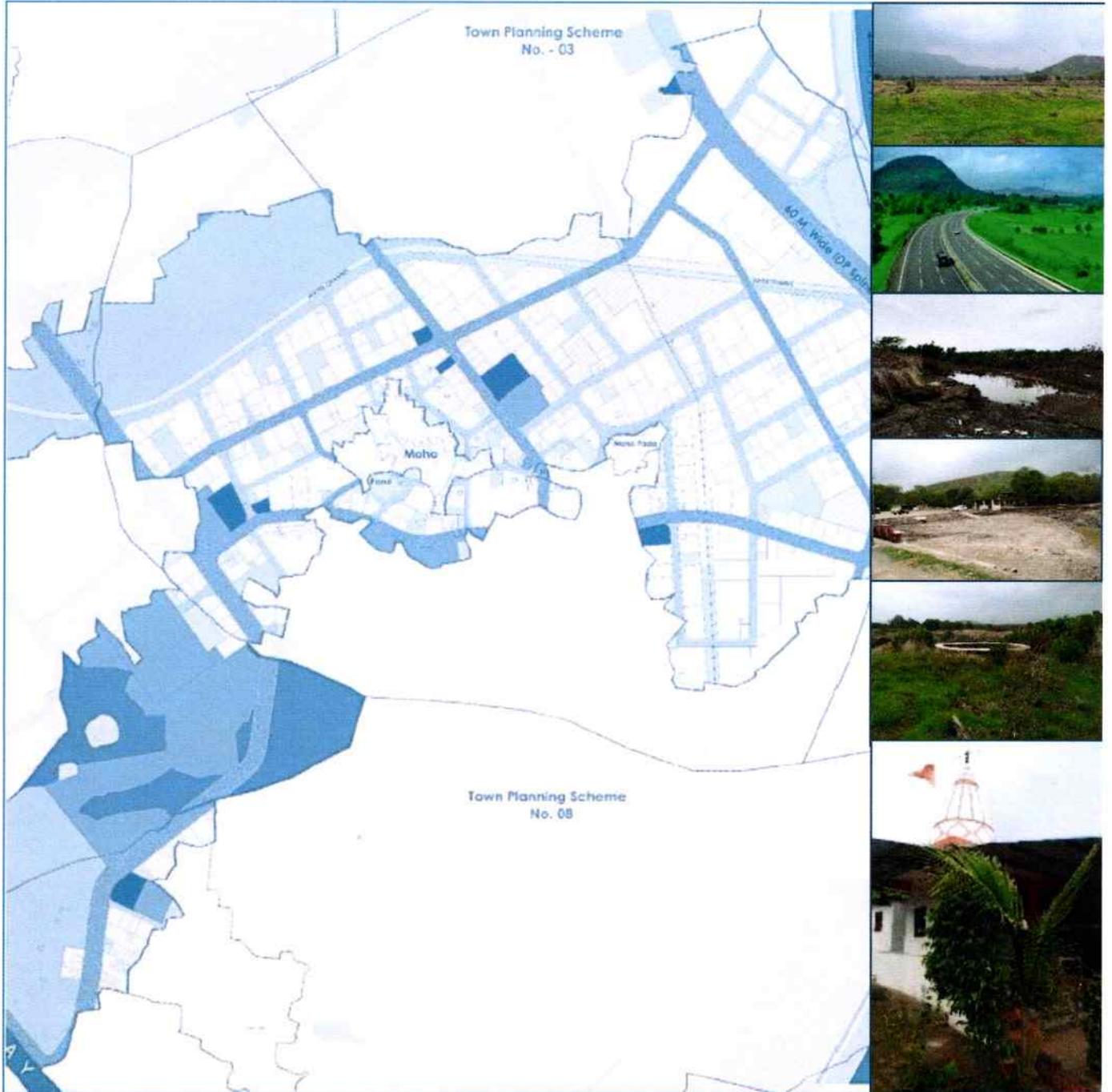


REPORT ON: TOWN PLANNING SCHEME NO. 6, NAINA PART A



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1. PREAMBLE

The Government of Maharashtra in exercise of powers conferred under clause (b) of subsection (1) of the section 40 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “the said Act”) declared by notification no. TPS - 1712/475/CR-98/12/UD-12, dated 10th January, 2013 (hereinafter referred to as “the said Notification”) City and Industrial Development Corporation of Maharashtra Limited (being a company owned and controlled by the Government of Maharashtra) (hereinafter referred to as “the Corporation”) as Special Planning Authority (hereinafter referred to as “the SPA”) for 270 villages (hereinafter referred to as “said notified area”) as Navi Mumbai Airport Influence Notified Area (NAINA) as specified therein.

In pursuance of the powers conferred by sub section (1) of the section 23 of the said Act, the Corporation published notice declaring its intention to prepare Development Plan for the said notified area, and inviting suggestions or objections from the public within a period of not less than sixty days from the publication of this notice in the Maharashtra Government Gazette, Part-II, Thursday to Friday, dated 15-21 May, 2014.

Pending the preparation of draft Development plan for the notified area of NAINA, the Corporation after following due procedure stipulated in the said Act has prepared, published and submitted the Draft Interim Development Plan (IDP) for 23 villages to the Government for sanction on 22nd September 2015 under section 30 of the said Act and the Government has accorded its sanction to the said Interim Development Plan on 27.04.2017.

The Government of Maharashtra vide notifications dated 22nd September, 2015 and 18th March, 2016 had declared Maharashtra Industrial Development Corporation Limited, (MIDC) and Maharashtra State Road Development Corporation Limited, (MSRDC) respectively as SPA, for some villages in NAINA. Thus, resulting NAINA to 224 villages with total area of 474 sq.km. While sanctioning Development plan of balance 201 villages on 16.09.2019, considering the contiguity of NAINA project, the UDD in GoM has excluded 49 non-contiguous village pockets. Thus, now

the notified area of NAINA is for 174 villages encompassing about 371.35 sq.km. area.

i. ROLE OF CIDCO

CIDCO as SPA is entrusted with the responsibility of preparation of development plan, corresponding development control regulations and mechanism for implementation of the plan. An innovative concept that promotes voluntary land assembly, contributes land for public purpose, finances infrastructure development, has been developed by CIDCO for NAINA. To realize this model and to assess the acceptability of the landowners, it is decided to test the concept at a smaller scale.

Based on the above consideration, CIDCO decided to prepare an Interim Development Plan (IDP) on priority for the area under pressure of development due to its proximity with the developed node of New Panvel. Accordingly IDP was prepared for 23 villages. 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 (IDP) along with Development Control and Promotion Regulations for the 23 villages of NAINA under Section 31(1) of the said Act, wherein the voluntary participatory NAINA Scheme was approved. The excluded part of IDP was sanctioned on 1st March, 2019.

ii. VISION FOR NAINA

The development model for NAINA is pivoted on eliciting participation and contribution of the private land owners. CIDCO intends to play the role of facilitator encouraging land aggregation for self-sustaining and participatory model of development; without full-fledged land acquisition. The highlights of the sanctioned NAINA Scheme are as under;

- Minimum land area or land aggregation required for participation is 10 Ha.
- For Financial sustainability of the NAINA Project, 40% land shall be surrendered to Authority “free of cost” which shall preferably include IDP reservations.
- The FSI of original land is permitted to be utilized on land retained by the owner. Thus on 60% land, the maximum permissible FSI will be 1.7.



- Uses permissible on retained land are Residential, Commercial, R+C, Hotels, Offices etc.
- Additional, 20% BUA over and above BUA generated on 60% land shall necessarily be constructed for EWS/LIG housing. The constructed tenements of EWS/LIG will be handed over to CIDCO at pre-determined rates (as per MHADA formula).
- Flexibility to join non-contiguous land under reservations to make aggregation of 10 Ha.
- Reservations within NAINA Cluster shall be flexible (excluding roads) and will be allowed to be relocated in the cluster.

2. INITIATIVE TAKEN FOR IMPLEMENTATION OF IDP

To make the NAINA scheme successful, CIDCO has also sought Relaxation in Stamp duty for execution of Co-operation agreement and Surrender Deed. However, after various discussions, the Govt. in its wisdom directed CIDCO that rather than waiting for relaxations and to avoid land aggregation to happen at sporadic locations, CIDCO should implement NAINA Scheme itself in the ambit of recently amended Town Planning Scheme (TPS) regulations.

The Government of Maharashtra in exercise of 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 had delegated the powers exercisable by it under section 68(2) of the said Act to Managing Director, CIDCO, for speedier implementation of the scheme.

Thereafter, Board of CIDCO approved the proposal to take forward Town Planning Scheme regulations by giving all the benefits approved under NAINA Scheme.

Accordingly, a proposal of NAINA scheme received to CIDCO has been decided to be implemented through pilot TPS, and the Board of CIDCO vide Resolution No 11915 dated 11.08.2017 had declared its intention under sub-section (1) of section 60 of the said Act, for making of **Town Planning Scheme No 1 (TPS-1)** at Village-

Akurli, Belavali, and Chikhale (non-contiguous pocket) of Taluka – Panvel, District - Raigad admeasuring about 19.12 Ha.

Thereafter, as per provisions of the Act and TPS Rules 1974, after conducting owners meet, inviting suggestions/objections and seeking consultation from the Director of Town Planning, GoM, the VC&MD, CIDCO, in accordance with the powers delegated to him by the State Government vide Notification No TPS-1817/973/CR-103/17/UD-13 dated 13.09.2017, had sanctioned the **Town Planning Scheme No 1 (TPS-1)** on 21/09/2018 under section 68(2) of the Act with corresponding special DCRs.

Subsequently CIDCO had declared 10 more schemes for the implementation of sanctioned IDP.

The preliminary TPS-1 drawn by Arbitrator is sanctioned by Govt under section 86(2) of the Act on 03.09.2019 read with corrigendum dated 11.02.2020. Thus, the concept and method adopted by CIDCO in preparation of TPS is accepted and vetted by the State Govt. Final TPS-1 is sanctioned by the Government on 30.08.2022.

3. PURPOSE OF TOWN PLANNING SCHEME NO-6

Provision under section 59 of MR & TP Act, 1966, specifies the purpose of implementing the proposal in final development plan. Post approval of IDP, CIDCO was under pressure from public to provide infrastructural facilities at par with other developed nodes by CIDCO within Navi Mumbai jurisdiction.

With this background, CIDCO has declared intention to prepare TPS-06 for the purpose of implementing the proposals in the sanctioned IDP of NAINA.

Board of CIDCO vide Resolution No 12214 dated 19.07.2019 had declared its intention under section 60(1) of the MR & TP Act, 1966 for making of Town Planning Scheme No. 6 (TPS- 6) at part of Villages Chikhale, Moho, Shivkar and Pali Khurd of Taluka – Panvel, District Raigad (admeasuring approximately 243 Ha). The declaration of intention to make TPS-6 has been published in Government Gazette (extra-ordinary Part-II) dated 08.08.2019 as per section 60(2) of the Act.



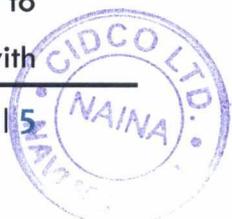
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4. CONCEPT OF LAYOUT PLAN:

The Town Planning Scheme is implemented as per the provisions of the acts and guidelines of the Town Planning Rules 1974. The draft layout in the scheme is prepared on the following principles which are adhered in all the Town Planning Schemes by CIDCO for NAINA area which are published in the recent times.

- All contribute equal percentage of land for the project.
- Forest lands, water bodies, existing structure of valid permissions are kept intact.
- Land owners to get 40% of original land holding as net final plot.
- As far as possible final plots are anchored to their original location.
- Approximate 10% open space and 5% amenity are provided commonly in scheme layout and distributed spatially on neighborhood concept.
- As far as possible existing structures are protected and final plot are given around existing structures.
- The final plots are of regular shape and developable.
- Land affected by gas pipe line, between river and blue line have been given unencumbered final plots to its nearby original location.
- Same owner with scattered land parcels have been given single plot considering his consent for amalgamation.
- 7/12 extract is considered as basis for finalizing entitlement.
- No one is dispossessed in the scheme.
- After giving access to all final plots, actual area under internal roads is arrived at. Thereafter, plots for 10% open spaces and 5 % amenity spaces were reserved. Balance plot is kept for EWS/LIG, which in instant proposal works out to approximately 4.04 % of scheme area.
- On the basis of suggestions/ objections received from owners during meet, necessary changes have been carried out in the tentative proposal.

As committed in NAINA scheme, the FSI of original plot is going to be loaded on the final plot (FP) area, which is 40% of Original Plot (OP), thus the base FSI on the FP will be 2.5. To enable the holder of FP to consume the base FSI, it is necessary to make Special Development Control Regulations for TPS-6. Therefore, along with



approval of Draft TPS-6 under section 68(2) of the Act, requisite special DCR in accordance with sub-section (2) of section 159 of the said Act are proposed to be approved with Draft TPS.

The special DCR in TPS-1 have been approved by Government while sanctioning preliminary scheme. The same are proposed with some additions to extend in all the TPS in NAINA for ensuing uniformity. The Government has approved suspension of corresponding provisions of the sanctioned DCPRs of IDP in TPS-6 on 30.12.2019.

5. COMPLIANCE OF THE ACT PROVISIONS IN THE DRAFT TOWN PLANNING SCHEME NO. 6

A. IDENTIFICATION OF THE TPS BOUNDARY

The boundary for TPS-6 is identified in the proximity of already published boundary of Town Planning Scheme no. 3 and 5, and is having access by Mumbai- Pune Expressway and is located very close to Panvel railway station and Chikhale railway station on Konkan railway line. The core gathan of Moho village and already developed area in its vicinity are excluded from the scheme area.

The boundaries of TPS-6 are formed by Multi Modal Corridor (MMC) to the East, Mumbai-Pune Expressway to the West while Integrated Township project abuts in the South and TPS-6 shares its boundary with TPS-3 and 5 on the North.

B. SALIENT FEATURES OF TPS -6

The Salient features of TPS-6 are as under;

- i. The identified Town Planning Scheme No. 6 boundary admeasuring about total area 243.38Ha includes developable lands admeasuring about 227.47 Ha from part of villages Chikhale, Shivkar, Moho and Pali- khurd of Taluka – Panvel, District - Raigad and is abutting on Mumbai- Pune Expressway and proposed Multi Modal Corridor. The scheme is contiguous.



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ii. The Scheme is bounded by;

- On the North - Boundary of Town Planning Scheme 3 and 5 comprising part villages of Moho and Shivkar.
- On the East - Proposed Multi Modal Corridor (MMC).
- On the South - Integrated Township Project
- On the West - Mumbai-Pune Expressway

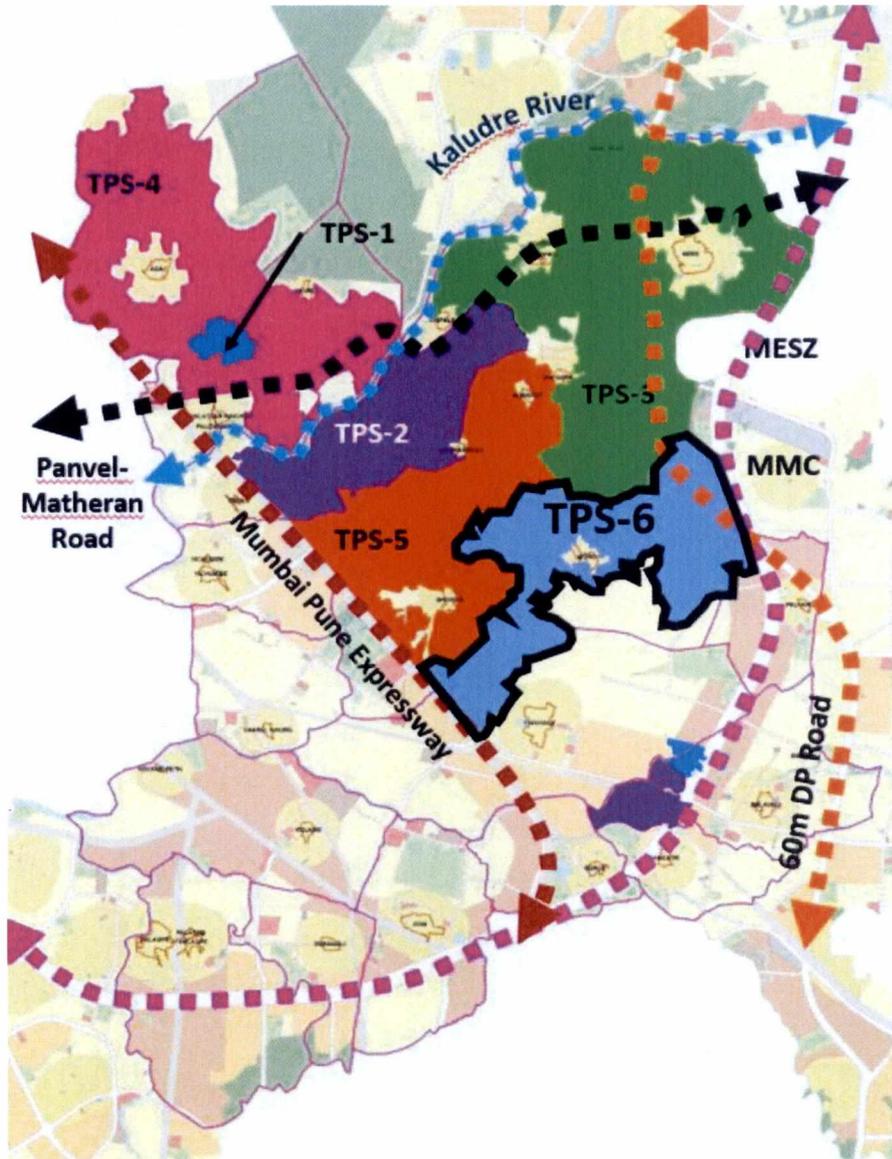


Figure 1- PLAN SHOWING IDENTIFICATION OF TPS_06 BOUNDARY IN NAINA IDP

iii. Scheme comprises of Protected Forest at S.no.59 and S.no.55 at Shivkar village. Forest area is treated as non-developable area in Town Planning Scheme.

- iv. GAIL pipeline corridor having length 1.13km is traversing through the scheme from north to south with 30m wide Right of User, 10m to its right and 20m to its left. The total area under GAIL buffer is 3.4 ha to be kept as no-construction zone.
- v. The Scheme no. 6 comprises of Sanctioned IDP reservations approximately 37.7% for public amenities like School, Playgrounds, Central Park, Public Health Centers, Daily Bazar, and Crematorium etc. The scheme also includes Growth Center reservation and will have approach through the 60m wide spine road. The proposed Multi modal corridor passes through TPS-6.
- vi. NAINA area will get connected with Navi Mumbai by means of proposed road linkages in the scheme. The physical infrastructure and road connectivity of Navi Mumbai can be extended as a comprehensive system. The network developed in the scheme no. 6 will further extend into the remaining part of the Development Plan (DP) of NAINA. The scheme abuts the proposed Multi modal corridor and will have approach through the 60m wide spine road, which will turn a major point of regional connectivity for NAINA IDP.
- vii. Major part of identified pocket is virgin lands, hence less constraint for proper planning. This scales out compact neighborhood development in IDP.

5.1 DECLARATION OF INTENTION TO PREPARE TPS – 6 u/s 60(1) OF THE MR&TP ACT, 1966.

The proposal for implementation of Town Planning Scheme-6 was placed before CIDCO Board. The Board of CIDCO vide Resolution No 12214 dated 19.07.2019 had declared its intention under sub- section (1) of section 60 of the MR & TP Act, 1966 for making of Town Planning Scheme No.6.

5.2 PUBLISHING DECLARATION OF INTENTION u/s 60(2) OF MR&TP ACT, 1966

As compliance of the Act, within 30 days of such declaration of intention to make a scheme, actions taken by CIDCO are as below;

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- **GAZETTE NOTIFICATION:** A notice about declaration of making of Town Planning Scheme No.6 as per the provisions in section 60(2) of MR&TP Act, 1966 has been published in the extraordinary official Maharashtra Government Gazette (part-II) dated 08.08.2019.
- **LOCAL NEWS PAPER:** The Gazette Notice of declaration was then published in the newspapers Karnala and Asian Age dated 19.08.2019 informing all land owners and inviting them to give their consent. The declaration copies were also made available in NAINA office and concerned Grampanchayat offices.
- **INFORMATION TO GOVT.:** As per provisions of sub- section (2) of section 60 of the said Act, a copy of Gazette Notice together with a copy of the map showing the scheme area has been dispatched to the Urban Development Department-12 on 22.08.2019.
- **INFORMATION TO DIRECTOR OF TOWN PLANNING, MAHARASHTRA STATE.:** A copy of gazette Notice together with a copy of the map showing the scheme area has been dispatched to the office of Director of Town Planning on 22.08.2019.

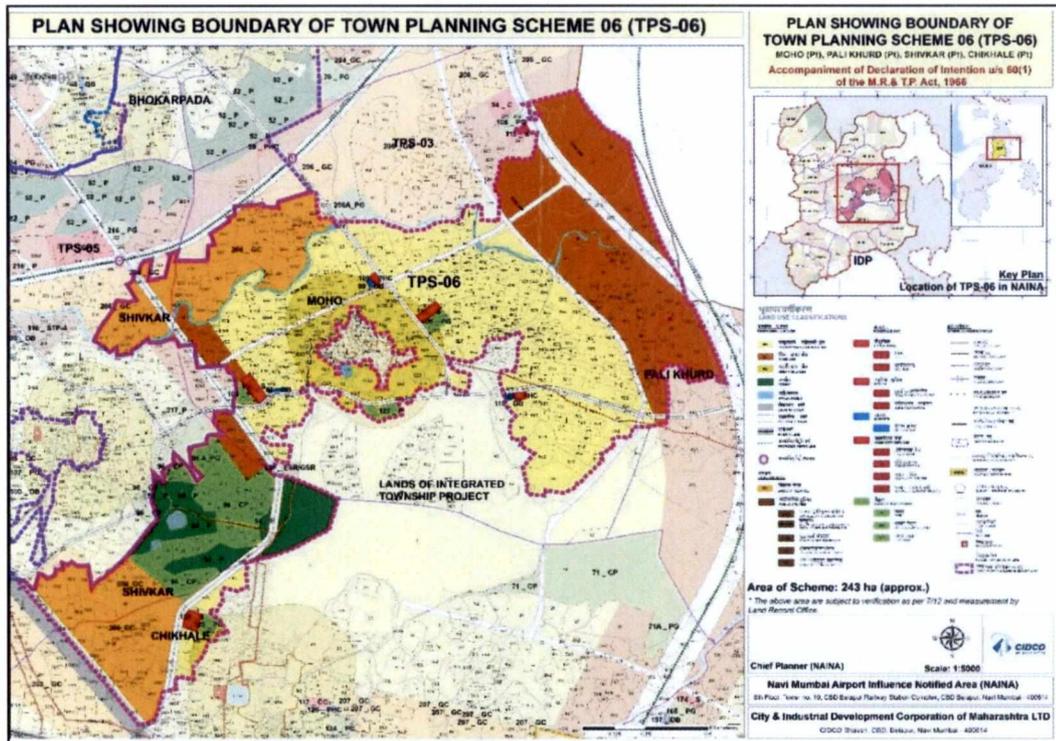


Figure 2 PLAN SHOWING BOUNDARY OF TPS_06



5.3 DISPLAY FOR PUBLIC u/s 60(3) OF MR&TP ACT, 1966

- **DISPLAY IN NAINA OFFICE:** In accordance with the provisions of section 60(3) of the MR & TP Act, 1966, a copy of the declaration notice along with the map showing the area to be included in Town Planning Scheme- 6 is kept open for inspection of the public in the NAINA office during office hours on all working days.
- **DISPLAY IN LOCAL BODY OFFICES:** The declaration copy is also made available in concerned Grampanchayat and Group Grampanchayat offices for inspection of the public.
- **CIDCO'S OFFICIAL WEBSITE:** The Public notice and the map is also uploaded in the CIDCO's official website www.cidco.maharashtra.gov.in.

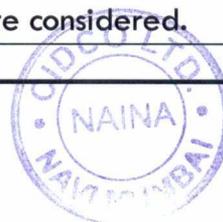
5.4 EXTENSION OF 3 MONTHS U/S 61(3) OF MR&TP ACT, 1966

- As per Section 61(1) of the Act, it is mandatory to publish the draft scheme within 9 months (i.e. 7th May, 2020) from date of declaration. Accordingly extension in time limit as per section 61(3) of the said Act, was sought by placing a proposal before the Board.
- CIDCO Board vide Resolution No 12275 dated 10th Jan, 2020 approved the proposal for seeking extension under section 61(3) of the said Act for publication of the draft scheme and authorized JMD-1 and Chief Planner (NAINA) for submitting request for extension to Government. The request letter was sent to the Government on 7th Feb, 2020.
- In response to proposal dated 7th Feb, 2020, Joint Director Town Planning Konkan division under power delegated under section 61(3) of MR&TP Act 1966, has granted extension upto three months (i.e. upto 6th August, 2020 as per order) vide letter TPS No.6/ NAINA/ Sect 61 (3)/ Time-limit Extension/ JDTP-KDN/2060, Dt: 4th March 2020, under section 61(3) of MR&TP Act, 1966.



5.5 TIME LINE FOR THE PROJECT:

Sr no	Section	Actions	Act Provisions	Date
1.	60(1)	Declaration of Intention (CIDCO Board approval)	Starting date	19.07.2019
2.	60(2)	Declaration in the Official Gazette Intimation to Urban Development Dept. and Director, Town Planning	Within 30 days	08.08.2019
3.	61(1)	Preparation of tentative scheme layout, conducting the owners meet, modification in the layout as per suggestions received, submission of draft scheme to Director, Town Planning for consultation	Within 6 months or time extended u/s 61(3) (sought 3 months' time extension)	07.05.2020
4.	148-A	Extension of due to Election Code of Conduct	42 days	18.09.2020
5.	Rule No. 4 of TPS Rules 1974	Owners Meet conducted digitally	--	24.04.2020 to 04.05.2020
6.	61(1)	Submission of Draft Scheme to Director, Town Planning for Consultation-I	Before 3 months of publication	16.06.2020
7.		National Lockdown applicable as per Maharashtra Ordinance XV of 2020 dated 31st August 2020		
8.	61(1)	Receipt of Consultation-I Report from Director, Town Planning	15.09.2020	02.03.2021 received dtd 05.04.2021
9.	61(1)	Publication of Draft Scheme	12 months	25.04.2022
10.	67	Objection to the draft scheme to be submitted within 30 Days from Publication of Draft Scheme	Application for Suggestions/Objections received from 25.04.2022 to 27.05.2022 are considered.	25.04.2022 to 27.05.2022



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11.	68(1)	Submission of draft scheme with any modification and copy of objections received to VC&MD for its sanction.	By 24.07.2022	24.07.2022
12.	68(2)	Sanction of Draft Scheme	By 21.10.2022	21.10.2022

5.6 National Lockdown:

- National lockdown due to Covid-19 Pandemic commenced from 22nd March 2020.
- In view of the ongoing Pandemic, Urban Development Department, GoM vide Maharashtra Ordinance XV of 2020 dated 31st August 2020 issued the Ordinance and its enactment dated 14th September 2020, the period of lockdown measures by the Government is excluded while calculating the timelines under section 148-A of the MR&TP Act, .
- Therefore, the lockdown period will require to be excluded while computing the time limit for publication etc.

6.METHODOLOGY FOR PREPARATION OF DRAFT TOWN PLANNING SCHEME.

In the scheme, owners of about 712 number of land parcels are participating. The notice in this regard has been published in two local newspapers namely Krushival and Raigad Nagari on 21.11.2019. In the notice, the participant owners were asked to verify their names, area as per 7/12 extract and tenure of the land and their willingness of consent for amalgamation if any. As a response, 09 consents were received for amalgamation. These are incorporated in the draft layout before the owners meet.

6.1 COLLECTION OF TILR (MEASUREMENT PLAN) AND CERTIFIED 7/12 Extracts:

For furnishing measurement and certified 7/12 abstracts of all landholders in TPS-6, the office of Deputy TILR, Panvel and Tahsil office, Panvel respectively



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were requested. The list of all landholders included in the scheme has been prepared on the basis of 7/12 downloaded from the website <https://bhulekh.mahabhumi.gov.in>. The soft copy of AutoCAD drawing of physical survey furnished by survey agency appointed by CIDCO for coordinating with TILR and Tahsil Office has been used for preparation of layout in the scheme.

The area mentioned in the 7/12 extract is considered for preparation of the scheme layout. The irrevocable consents of land owners for aggregating land parcels is also accepted from the willing parties. Based on the physical survey map the Base Map is prepared showing Original Plots (in Green color). For the base map all available revenue records such as village maps, Gut Book, Tenure, Phalani map, 7/12 and 8A extracts, sanctioned layouts, measurement plan, government lands to the extent possible is compiled.

Subsequently, Deputy Taluka Inspector of Land Records, Panvel was requested for official stamped copy of the measurement plan of the TPS-6 area. Necessary fees towards measurement have also been paid by CIDCO. The measurement plan for TPS-6 is expected shortly. However, in absence of measurement plan, maximum possible details of sub-division of survey numbers have been collected and the scheme layout is prepared.

Previously certified land measurement plan received in case of TPS 1, 2 and 3, it was observed that there is a possibility of 5 to 10 % variation/ deviation in the boundary of survey no. Therefore, there may be variation in the entitlement of the survey numbers which are situated at the boundary of TPS. On receipt of measurement plan from Dy.SLR./agency, necessary changes in the scheme for entitlement, contribution etc. may be carried out by the Arbitrator while processing Preliminary scheme.



6.2 PRESERVATION OF NATURAL AND EXISTING FEATURES UNDER THE SCHEME:-

A. NATURAL TRIBUTARY:

A natural tributary of Kalundre river is flowing from east to west through the scheme covering about 2 km distance with average width 15m and having an area of 2.85 ha under it. The meandering alignment of the tributary is realigned in a regular shape in order to get clear land area for accommodating final plots.

The existing undulating course of tributary is constraint for preparing layout. Hence for training of this existing undulating tributary a correspondence has been made with Engr. Dept. and accordingly to allow smooth flow of water, channel is proposed with its average width of about 15m which will carry storm water from TPS-6 area and also any run off coming from adjoining hills. The meandering alignment of the tributary is realigned in a regular shape in order to get clear land area for accommodating final plots.

B. FOREST LANDS:

Scheme area comprises of Protected Forest at S.no.59 and S.no.55 at Shivkar village. Forest area is treated as non-developable area in Town Planning Scheme. The original plot is kept as final plot since it is a Forest Land.

C. GAS PIPELINES:

GAIL pipeline corridor having length 1.13km is traversing through the scheme from north to south with 30m wide Right of User, 10m to its right and 20m to its left. The total area under GAIL buffer is 3.4 ha to be kept as no-construction zone.

D. EXISTING STRUCTURES AND STRUCTURES WITH VALID BUILDING PERMISSION :

Within the scheme area, there are about 146 odd structures as per survey map and Google imagery. Out of this, majority of structures are sheds/



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temporary construction for the purpose of farming. As far as possible care is taken to provide the final plots around the structure to retain it.

The unauthorized structures falling under IDP/DP/TPS reservations shall be demolished before giving possession of final plots to the land owners. The land owners shall hand over unencumbered land in lieu of unencumbered developed Final Plot.

The unauthorized structures falling in alignment of roads shall be demolished while executing linear infrastructure works. Unauthorized structures falling on Government land shall be compulsorily demolished as these are encroachments on Govt. lands.

In case where Building Permission is issued by competent authority, the same is honored and final plot is carved out by maintaining the structure.

E. PRESERVATION OF REVENUE POND AND RELIGIOUS STRUCTURES

Revenue pond is protected as per revenue boundary. In the scheme, enhancement and beautification of Revenue Pond is done by proposing green belt surrounding the pond at Moho village. Existing crematorium at Moho village are retained as existing amenity plots as per 7/12 extract. Temples in private ownership are protected by anchoring 40% Final Plot at its Original Plot location.

6.3 ENGINEERING AND TRANSPORTATION ASPECTS:

I. ENGINEERING:

TPS-6 is located towards the east of the IDP. The area is relatively undeveloped at present. The water supply and other utility network of adjoining Town Planning schemes will be extended to TPS-6 along with IDP roads.

There is a Sewerage Treatment Plant (STP) reserved in sanctioned IDP of NAINA falling in adjoining TPS-5 which will take care of the sewage generated in TPS-6. Till the STPs earmarked in the IDP are developed, it will be required to develop package treatment plants within the scheme



area. Provision for underground sewage connection to every plot shall be made, which will finally get connected to STP once it gets operational.

The channel which is the realigned natural tributary will carry storm water from TPS-6 area and also any run off coming from adjoining hills. The GAIL (gas pipeline) corridor of 30m width is maintained through the scheme.

II. TRANSPORTATION:

The road network in Draft TPS - 6 is prepared in consultation with CIDCO's T&C Dept. Necessary Modifications at major road junctions and other geometrics of the roads are planned after due suggestions from T&C Dept. The proposed road sections have provisions for future service lines such as cooking gas lines, fiber optics, electric cables. The footpath will have tree guards. The main roads will have Bus bays and Bus shelter. Continuity of IDP roads is maintained keeping entry exit points intact with slight modification to alignment as per the scheme layout and road geometries as suggested by CIDCO's Transportation Dept.

The proposed details of junction of MMC with NAINA spine road at Palikhurd was incorporated as forwarded by Transportation Department till Publication of scheme. The alignment and junction details confirmed by MMRDA was tentative in nature. However, given details was incorporated and buffer space of 10m is provided to accommodate any changes. The changes happened in the interchange of MMC at Palikhurd are detailed out at point no. 10.

6.4 RESHAPING AND REALIGNMENT OF THE IDP RESERVATIONS WITHIN THE TPS U/S 59(2) OF MR&TP ACT, 1966:

Total scheme area is 243.38 Ha. Within the scheme about 15.91 Ha of lands are non-developable such as water channel and forest. The net developable land is 227.47 ha. The scheme contains 40.11% of the Sanctioned IDP Reservations. These reservations includes IDP Roads, Schools, School Playgrounds,



City Parks, Parks, Primary Health Centre, Daily Bazaars and Growth Centre. The total area under such reservations is 91.24 ha.

Efforts have been made to maintain the location of reservations, however as promised during various meeting with land owners, no land owner is proposed to be dispossessed. In consideration of realignment of water channel, buffer of Gail line etc, the size and shape and location of the reservation have been reconstituted. However the areas of IDP reservations are not reduced. The entry and exit of roads has been maintained for contiguity with adjoining area of the DP/IDP. Since TPS- 6 is part of Sanction Interim Development Plan, a separate proposal requesting Director, Town Planning, Govt. of Maharashtra has been submitted for approval as per provision of section 59(2) of MR&TP Act, 1966.

The details of Sanctioned IDP Reservation in the scheme, its area after draft layout prepared and justification for modification in reservation is mentioned in the Table placed below;

RESERVATION TYPE	NO	AREA AS PER SANCTIONED PLAN (SQ.M.)	AREA AS PER TPS 6 (SQ.M.)	JUSTIFICATION
PROPOSED IDP ROADS		236410	285195	The road area is changed due to increase in road width at some locations. The upgradation of 35m wide IDP road is widen to 45m in continuation of TPS 2 and TPS 5, up gradation of 20 m wide road is widened to 30m running from west to east and up gradation of 20 m wide road is widen to 27m wide in continuation with TPS 3 and TPS 5, 9m wide road upgraded to 15m wide near to Gaothan.



RESERVATION TYPE	NO	AREA AS PER SANCTIONED PLAN (SQ.M.)	AREA AS PER TPS 6 (SQ.M.)	JUSTIFICATION
				The alignment of road is slightly modified from transportation point of view without changing entry and exit locations.
GROWTH CENTRE (GC)	206 _ GC (part)	1085000 (IDP Area), 419860 (TPS 6 Area)	428091	Part area equivalent to area = 419860 sq.m. (autocad) falls in TPS-6. Due to realignment/channelization of water course/nallah, area under said reservation is increased to 428091 sq.m.
SCHOOL (S)	129 _ S	4900	4900	The reservation is rearranged at its location to make it of proper shape keeping the area intact.
	112 _ S	6000	6000.97	The reservation is rearranged at its location to make it of proper shape with the little increase in area.
	113 _ S	4000	7184.97	The reservation is rearranged at its location to make it of proper shape with the increase in area.
	115_S	4700	1195	Part School area equivalent to 1195 sq.m. falls in TPS-6. The reservation is at its location in TPS-6 keeping the area intact. Remaining 3505.sq.m. is already provided in TPS-3. Thus, the combined area of the 115_S reservation in both the schemes is 4700 sq.m



RESERVATION TYPE	NO	AREA AS PER SANCTIONED PLAN (SQ.M.)	AREA AS PER TPS 6 (SQ.M.)	JUSTIFICATION
SCHOOL PLAY-GROUND (PG)	125 _ PG	6100	6100	The reservation is rearranged at its location to make it of proper shape keeping the area intact.
	96A _ PG (Part)	56000	37036.94	Part PG area equivalent to 35600 sq.m. falls in TPS-6. The reservation is rearranged at its location to make it of proper shape with the increase in area to 37036.94 sq.m. Remaining 20400 sq.m. is already provided in TPS-5. Thus, the combined area of the 96A PG reservation in both the schemes is 57436.94 sq.m.
	104 _ PG (Part)	7000 (IDP Area), 5500 (TPS 6 Area)	7141.99	The reservation is rearranged at its location to make it of proper shape with the increase in area upto 7141.99 sq.m. Part hissa of said reservation equivalent to 5500 sq.m. lies in TPS-6. Around 1514 sq.m. is already provided in TPS-5. Thus, the combined area of the 104_PG reservation in both the schemes is 8655.99 sq.m.
	106 _ PG	6000	8444.04	The reservation is rearranged at its location with increase in area
CITY PARK (CP)	96 _ CP (Part)	116100	105620.4 5	96_CP area as per Draft IDP=17.71 Ha and as per Sanctioned IDP= 15.83 Ha. Also, there is variation in area of 3.59

C/1767



RESERVATION TYPE	NO	AREA AS PER SANCTIONED PLAN (SQ.M.)	AREA AS PER TPS 6 (SQ.M.)	JUSTIFICATION
				Ha more in sanctioned IDP report. The justification of variation in area and detailed calculation of 96_CP has been explained while processing Town Planning Scheme No. 05. Part hissa of said reservation equivalent to 103750sq.m. lies in TPS-6. The reservation is rearranged at its location to make it of proper shape with the increase in area upto 105620sq.m. Around 14800sq.m. is already provided in TPS_5. Thus, the combined area of 96_CP reservation in both the schemes is 120420 sq.m.
JOINT FOREST MANAGEMENT	96_CP	1289000	1289000	As per Excluded part EP-82 (i) sanctioned u/s 31(1) is Forest Area adjoining to R.No. 96_CP is proposed to be included in 96_CP as a part of Joint Forest Management. In accordance as per revenue records and revenue boundary of S.no 55, S.no. 59 of Shivkar is marked as Forest Land. In Town Planning Schemes, Forest area is treated as Non Developable, where OP = FP.



RESERVATION TYPE	NO	AREA AS PER SANCTIONED PLAN (SQ.M.)	AREA AS PER TPS 6 (SQ.M.)	JUSTIFICATION
PARK (P)	122_P	8400	8405.67	Due to realignment of IDP Road and boundary demarcation of TPS_06, The reservation is rearranged at its location to make it of proper shape, giving the two plots, with slight area increase.
DAILY BAZAAR	97 _ DB	1200	1200.39	Due to realignment of IDP Road, the reservation is rearranged at its location to make it of proper shape without change in area.
	99 _ DB	1000	1000.63	To keep the plot anchoring principle and protect the structures in the vicinity, the reservation is shifted within 50 m. distance after giving final plots to the land owners at its location, making it a proper shape, without change in area.
	118_DB	1100	1358.51	The reservation is rearranged at its location to make it of proper shape with the slight increase in area.
PRIMARY HEALTH CENTRE (PHC)	109 _ PHC	1500	1500.14	The reservation is rearranged at its location without alteration in the area.
	127 _ PHC	1700	1974.84	Due to realignment of IDP Road, the reservation is rearranged at its location to make it of proper shape with the slight increase in area.

C/1769



6.5 SPECIAL TREATMENT FOR LANDS FALLING WITHIN THE URBAN VILLAGE ZONE:

As per sanctioned IDP, the 200 m around the gaathan area is considered as urban village with 1.0 FSI. The rest of the lands under predominantly residential zone and mix use zone is having the FSI as 0.50.

In the TPS-6, at two locations urban village zones are existing. It was the demand of the landowners that as they are having lands with more advantage in the present scenario the same should be protected in the TPS also. Therefore, original plot value of land parcels falling more than 50% in urban village zone has been increased in Form 1 redistribution and valuation statement, so that the net demand from such participating land owners become zero. The land to be returned in terms of FP kept intact i.e. 40% of OP.

7. CONTENTS OF DRAFT TOWN PLANNING SCHEME AS PER SECTION 64 OF THE ACT

The draft scheme shall contain the following particulars so far as may be necessary

SR. NO	SECTION	CONTENT/ PARTICULARS	COMPLIANCE/PROVISION
1	64(a)	The ownership, area and tenure of each original plot	The 7/12 extracts are considered as ownership document for the purpose of finalizing entitlements. Tenure as mentioned on 7/12 such as class-1, class-2 etc are incorporated in Form -1
2	64(b)	Reservation, acquisition or allotment of land required under sub-clause (i) of clause (b) of section 59 with a general indication of the uses to which such land is to be put	Section 59(1)(b)(i) of the Act deals with any of the matters specified in section 22. The IDP of NAINA has been sanctioned on 27.04.2017 and DP is sanctioned on 16.09.2019

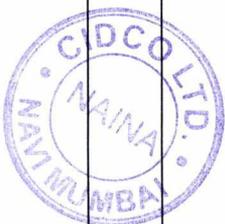


C/777

SR. NO	SECTION	CONTENT/ PARTICULARS	COMPLIANCE/PROVISION
		and the terms and conditions subject to which, such land is to be put to such uses	<p>Area of land reserved for public purposes in IDP, such as schools, colleges, PHC, DB, open spaces, playgrounds, roads, public utilities, amenities etc are kept intact with minor modification / re-alignment of roads for proper planning and carrying out of layout. The areas of IDP reservations remained unchanged.</p> <p>The Growth center reservation of an extensive scale is also kept intact in terms of section 22 (g)</p> <p>There is no low lying area or, swampy or unhealthy areas in the scheme. The leveling up of land is included in costing of scheme by engineering section of CIDCO.</p> <p>As per clause (m), special DCR are proposed for effective controlling and regulating the use and development of final plot.</p>
3	64(c)	The extent to which it is proposed to alter the boundaries of the original plots by reconstitution ;	<p>The Final plots are proposed as far as possible at the location of their original land. The land under reservation has been allotted FP on land having ASR rate equal to or more than its OP value. The boundaries of OP has been altered to make the FP regular shape and developable.</p>



SR. NO	SECTION	CONTENT/ PARTICULARS	COMPLIANCE/PROVISION
4	64(d)	An estimate of the total cost of the scheme and the net cost to be borne by the Planning Authority	Estimate of total cost is given in Form 1 and Form 2 of the Scheme.
5	64(e)	A full description of all the details of the scheme with respect to such matters referred to in clause (b) of section 59 as may be applicable	<p>As per Section 59(1) (b), new roads have been laid out to give access to each final plot. Also, minor diversion, extension, alteration of IDP roads are made to have better connectivity. Existing structures falling under IDP roads, growth centers are proposed to be demolished.</p> <p>The scheme contains approximate 10% OS and 5% amenities apart from IDP reservations. The amenities shall be assigned uses such as Daily Bazaar, Town hall, ESS, etc. as per requirements. Also, 5 schools and attached play grounds will be materialized from the layout OS and amenities.</p> <p>All infrastructure and engineering utilities such as drainage, inclusive of sewerage, surface or sub-soil drainage and sewage disposal; lighting ; water supply ; shall be done in consultation with engineering department of CIDCO.</p> <p>Existing temples are protected and additional open space and amenity spaces are carved out around existing temples for its beautification and enhancement.</p>



SR. NO	SECTION	CONTENT/ PARTICULARS	COMPLIANCE/PROVISION
			As per sub-section (iii) the corresponding regulations of sanctioned DCPRs of IDP have been suspended by Govt vide letter dated 30.12.2019 for implementation of Special DCR for TPS
6	64(f)	The laying out or re-laying out of land either vacant or already built upon including areas of comprehensive development	The layout has been prepared on vacant land (excluding land under reservations), taking into consideration comprehensive development of major linkages such as 45m roads and reserving spaces for social facilities, utilities, inclusive housing etc.
7	64(g)	The filling up or reclamation of low lying swamp or unhealthy areas or leveling up of land	There is no low lying swamp or unhealthy areas. The cost towards leveling up of land is considered in engineering infrastructure estimates.
8	64(g-1)	The allotment of land from the total area covered under the scheme, to the extent of,- (i) the reservation of land to the extent of ten per cent. of the total area covered under the scheme, for the purpose of providing housing accommodation to the members of economically weaker section and for lower income group and for	In the layout, approx. 5 % land of the scheme area is reserved for providing housing accommodation to the members of economically weaker section and for lower income group. CIDCO is proposing 10% open space 5% amenity and EWS in the layout as common space, and it is proposed that the land owners need not to provide these spaces again on final plots. Therefore, the land pooled from all land owners for common open spaces, amenity and EWS shall be considered to

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SR. NO	SECTION	CONTENT/ PARTICULARS	COMPLIANCE/PROVISION
		<p>persons dispossessed in the scheme ;</p> <p>(ii) the allotment of land to the extent of forty per cent. of the total area covered under the scheme, in the aggregate, for any or all of the following purposes, namely:</p> <p>(A) for roads;</p> <p>(B) for parks, playgrounds, garden and open spaces;</p> <p>(C) social infrastructure such as schools, dispensary, fire brigade and public utility place;</p> <p>(D) sale by Planning Authority for residential, commercial or industrial use depending upon the nature of development</p>	<p>be carved out from final plots (which is otherwise is going to be provided by land owners from their final plots).</p> <p>Also, there is no loss of land potential as FSI equal to original land holding area is proposed to be given to the owner on final buildable plots, thus on the final plot, FSI works out to 2.5</p> <p>The extent of 40% mentioned in 64(g-1) (ii) is for purposes of roads, parks, playgrounds, garden and open spaces, social infrastructure such as schools, dispensary, fire brigade and public utility place and sale by Planning Authority.</p> <p>It is to submit that, the Growth centers earmarked in IDP are of extensive scale reservations (in terms of section 22-g of the Act) and are meant to recover the cost of these infrastructure along with recovery of cost towards water source development, metro, etc.</p> <p>CIDCO is not reserving any land in layout for sale purpose in terms of section 64(g-1)(ii)(D)</p>
9	64(h)	Any other prescribed particulars.	The area under buffer of transmission and gas pipelines is kept as open space.



8. STATUS OF LAND PARCELS IN TOWN PLANNING SCHEME NO. 06.

There are overall **712** number of land parcels (7/12 extracts) falling in Town Planning Scheme No.6 (TPS-6). Total number of final plots allotted across entitlement is **462** in numbers. This scheme has received total of 09 consent from land owners to amalgamate their land parcels. Further 112 plots amalgamated for the land parcels having same ownership. Balance 341 individual plots are proposed having individual ownership.

The details are enlisted as below;

<input type="checkbox"/> Original Plots	: 712
<input type="checkbox"/> Final Plots	: 462
<input type="checkbox"/> Final Plot (min. size)	: 72 SQ. M.
<input type="checkbox"/> Final Plot (max. size)	: 78049 SQ. M
<input type="checkbox"/> Consent Received	: 09 (no. of 7/12 - 44)
<input type="checkbox"/> Amalgamation (name)	: 112 (no. of 7/12 - 327)
<input type="checkbox"/> Individual Plots	: 341 (no. of 7/12 -341)

The total number of Final plots (to be returned to land owners) is 462. Out of this about 320 plots are anchored around their original location. The plots which could not be anchored are mainly due to the IDP reservations, buffer of gas Pipe line, realignment of water channel etc. In case of plots affected by Growth center, care is taken that as far as possible the shift shall be within the same village boundary. If the same is not possible then the plot shall be shifted to such location where ASR value is more than the original plot value. About 70% plots are anchored (either fully, partly or touching) to its original locations.

9. MEETING WITH LAND HOLDERS AND FRAMING OF THE TENTATIVE PROPOSALS:

As specified in Rule number 4(1) of Maharashtra Town Planning Schemes Rules, 1974, public meetings of the land owners included in draft scheme is called to explain the tentative proposal of the draft scheme for eliciting public opinion and suggestions. After declaration of intention, extensive efforts were taken to explain



the importance and benefits of Town Planning Scheme to the land owners. Various meetings were conducted with land owners / stake holders in village panchayat as well as in NAINA office. On the lines of previous scheme no. 4 and 5, it was decided to go ahead with owners' meet with existing details in absence of certified plan from Dy. SLR, Panvel.

While adhering to the provisions and timelines laid down in the said Act and Rules, it was necessary to conduct the owners meet for TPS-6 by end of April 2020. However, in the unprecedented scenario of nationwide lockdown and social distancing in order to prevent the spread of COVID-19 virus, it was necessary to find out way to reach out the land owners to explain the draft layout of the said TPS-6 scheme to comply with the time bound procedures laid down in the said Act.

9.1 DECLARATION OF DIGITAL PUBLIC MEET, A RESPONSE TO COVID 19

In a situation wherein land owners could not be invited to CIDCO office nor could the officers reach them at their villages, it was found appropriate to make available all the details of the scheme to land owners thro' digital means. Thus, it was decided to conduct the owners' meet in digital manner by making available all necessary information on CIDCO's website and providing channel for submission of suggestions and objections thro' email and whats app.

9.2 INVITATION PROCEDURES LAID FOR DIGITAL LAND OWNERS' MEET:

After decision of CIDCO to reach the land owners digitally, the Step wise procedures laid for Digital Land Owners' Meet is as below;

➤ **PUBLIC NOTICE AND ENTITLEMENT LIST OF LANDOWNERS UPLOADED ON CIDCO'S WEBSITE :**

Public Notice along with Entitlement list was uploaded on CIDCO's website dated 18.04.2020 so that Land owners can see their land details, and accordingly participate in Digital Public Meet.

➤ **PRESS PUBLICITY VIA E-NEWSPAPERS:**



Public Notice was published in 'Krishiwal' and 'Ramprahar' dated 19.04.2020 inviting all the land owners in TPS-6 to attend the Digital Public Meet proposed during 24.04.2020 to 04.05.2020. Press note released in 2 languages English and Marathi. Wide publicity has been given via press release in Lokmat, Maharashtra Times, Dainik Karnala E-paper, Business Standards, News Band, News with Chai, The week.in. The news was also tweeted @ CIDCO.Ltd, CMO Maharashtra, MCHI_President.

➤ HARDCOPY CIRCULATION OF NEWSPAPER

News agencies distributed special 100 hard copies of Krishiwal newspaper dated 19/04/2020 in the concerned villages for the purpose of awareness regarding the Digital Public Meet.

➤ INFORMING CONCERNED GRAMPANCHAYAT AND FOREST DEPARTMENT.

Dated 20.04.2020 Letters were mailed to all the concerned Grampanchayats and Group Grampanchayat along with the list of survey numbers from the respective villages falling under TPS – 6, requesting the Gramsevakhs to inform all the concerned landowners to consider the letter as a personal invitation for Digital Meet.

➤ SENDING BULK SMS MESSAGES

In the wake of COVID-19 pandemic, in absence of any postal/courier services, Invitation of Digital Owners meet along with the schedule, website link http://cidco.maharashtra.gov.in/Digital_owners_meet/ and procedure to submit suggestions/ objections was sent to landowners in the form of bulk SMS messages to the available mobile numbers of around 150 land owners before the owners meet dated 22.04.2020 and on the day of the meet dated 24.04.2020 so as to make Digital meet owner-friendly.

9.3 DIGITAL PUBLIC INTERFACE CREATED FOR THE OWNERS MEET.

With the experience of Conventional Public Meets, the touch points of Public Interface were converted into the mediums of Digital Windows for the purpose



of Public Interventions. Online Portal/ Telephonic facilities was also made available for Public Communication from 24.04.2020 to 04.05.2020. Details of same are listed below;

SR. NO.	ONLINE COMMUNICATION MECHANISM	DETAILS OF SUPPORT SYSTEMS FOR PUBLIC INTERFACE
A.	<u>E-PUBLIC NOTICE:</u>	<ul style="list-style-type: none"> ➤ Public Notice guided the land owners to check their land details as specified and published in the scheme with the procedures of suggestion/ objection, and accordingly participate in Digital Meet.
B.	<u>DIGITAL CONFERENCING FROM 24.04.2020 TO 04.05.2020</u>	<ul style="list-style-type: none"> ➤ <u>The invitation to Digital Owners' Meet was highlighted at CIDCO's Home Page in News and Events.</u> ➤ The land owners could view the Draft Layout plan and detailed maps of their original and final plots on CIDCO's website https://cidco.maharashtra.gov.in/naina and http://cidco.maharashtra.gov.in/Digital_owners_meet/showtpsmap during the period from 24.04.2020 to 04.05.2020 at any time in the day/night.
C.	<u>HELPDESK (ADDITIONAL SUPPORT TO LAND OWNERS):</u>	<ul style="list-style-type: none"> ➤ Helpdesk facility through WhatsApp no. for land owners having any difficulty in viewing the plans and information uploaded on website was made available. ➤ Necessary telephonic support to navigate the website was made available for the specified dates during 10am to 5 pm
D.	<u>ONLINE SUGGESTIONS/ OBJECTIONS</u>	<ul style="list-style-type: none"> ➤ Suggestion/ Objections fillable formats were prepared. A dedicated email id was created to receive the suggestions-objections submitted. ➤ The land owners were requested to send the suggestions/objections if any in the prescribed format as given on the website along with relevant copy of scanned documents mentioning their name,



SR. NO.	ONLINE COMMUNICATION MECHANISM	DETAILS OF SUPPORT SYSTEMS FOR PUBLIC INTERFACE
		<p>Whatsapp no., survey no./ hissa no., village, taluka as per their 7/12 extract on the e-mail id tps6.cidconaina@gmail.com/ whatsapp number 7021069726 till 04.05.2020.</p> <p>➤ Apart from the prescribed format, it was specifically mentioned in the Notice that, the duly signed copy of suggestions / objections received from land owners on email and Whatsapp shall be considered official and valid.</p> <p>➤ The services on this contact details were made available from 24.04.2020 to 04.05.2020 only. The last date of submission of suggestion- objection was 04.05.2020.</p>

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In order to take care of the safety of land owners during the pandemic, all the necessary information was made available digitally at the finger tip that too for 24 hours for 11 days including holidays i.e. from 24.04.2020 to 04.05.2020.

This is the first ever land owners meet in the state to be conducted digitally owing to the unprecedented scenario created by COVID-19 pandemic.

9.4 PUBLIC PARTICIPATION IN THE DIGITAL PUBLIC MEET (24.04.2020 to 04.05.2020).

A. ATTENDANCE:

Draft Layout Plan of TPS 06 was made available for viewing and downloading at <https://cidco.maharashtra.gov.in/naina>, http://cidco.maharashtra.gov.in/Digital_owners_meet/ and detail final plots linked with entitlement list and original plots was made available for viewing and downloading at http://cidco.maharashtra.gov.in/Digital_owners_meet/showtpsmap.

The visitors details was securely linked with their entitlement list of final plots and original plots at http://cidco.maharashtra.gov.in/Digital_owners_meet/



view visitors details. Summarizing the attendance, it can be said that **40% and above** attendance was recorded for the Public Meet, wherein total of 184 final plots were viewed out of 462 Final Plots. The Draft Layout main page window was viewed around 1063 times and Final plot window was viewed around 329 times. The response of Digital owners meet is as good as the Conventional Public Meet. Digital owners meet can be trusted as an effective and advance platform for Public Participation, made available at the fingertips of land owners.



The collage consists of several elements:

- Top Left:** A newspaper article in Marathi with the headline "‘नैना’ प्रकल्पाला गती देण्यासाठी सिडकोची घडपड" (CIDCO's digital public meet for the Naina project). The main title is "जमीनमालकांची 'डिजिटल' सभा" (Digital Meeting of Landowners). It includes a photograph of a CIDCO building.
- Top Right:** A public notice in English titled "PUBLIC NOTICE" regarding the digital public consultation for the 6th Town Planning Scheme (TPS-6) of the Naina Project.
- Middle Left:** A screenshot of a news article from "News With Chai" with the headline "CIDCO Proposes Digital PC Of 6th TPS Due to Lockdown. - News With Chai".
- Middle Right:** A news snippet from "Business Standard" titled "Cidco to use digital platform to hold meeting with stakeholders on Naina Project ...".
- Bottom Right:** A news snippet from "News Band In" titled "CIDCO proposes public consultation of 6th town planning scheme to go digital on ...".
- Bottom Center:** A social media-style notification for a Twitter post from CIDCO Ltd (@CIDCO_Ltd) dated April 12, 2020, at 11:11 PM, stating: "Amid #lockdownindia #CIDCO goes digital to hold land owners meet for Town Planning Six of NAINA. Land owners will meet digitally on 24 April @CIDCO_Ltd @CMOMaharashtra @MCHI_President".

Figure 3-E-Public Notice and News of Digital Public Meet of TPS_06



TOWN PLANNING SCHEME NO. 06 - DIGITAL OWNERS MEET

Please Enter Details To View Final Plot

First Name Last Name

Select Village Select

Select Survey No Select

Email phone number

SUBMIT

Important Note:

- In case of any query in the Digital Public Meet website use or your final plot maps, you may contact at telephone number 7021069726 during office hours in between 10am to 5pm.
- Lard owners are requested to send the suggestions/objections if any in the prescribed format as given on the website along with relevant copy of scanned documents mentioning their name, whatsapp no., survey no./ hissa no., village, taluka as per their 7/12 extract on the e-mail id tps6.cidconline@gmail.com / whatsapp number 7021069726 till 04.05.2020. The last date of receipt of suggestion/ objection is 04.05.2020. The services on this contact details will be available from 24.04.2020 to 04.05.2020 only.

[Click here to Download MAP](#)

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TPS-6 LAYOUT PLAN
LIST OF OP & FP
SUGGESTION / OBJECTION
CONTACT US

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Total Visits : 20/8002 | Today's Visits : 109
Last reviewed and updated on: 28 Apr 2020 03:20:09

C/1781

Figure 4 - TPS_06 OWNER'S MEET – DIGITAL PUBLIC INTERFACE



नगरवना परियोजना क्रमांक . ६

नकाशाची माहिती
गावाचे नाव
मोहो
सर्वे क्रमांक
2/2/1, 102/2
जमीन मालकाचे नाव
सुनिल किसन पाटील, विलास किसन पाटील, गणेश किसन पाटील, अरुणा जगन्नाथ पारधी
अंतिम भूखंड क्रमांक
131, 186

महत्वपूर्ण सूचना:

- सदर डिजिटल सभेच्या संकेत स्थळाच्या वापरामध्ये किंवा नकाशाबद्दल काही अडचणी/ तक्रारी असल्यास ७०२१०६९७२६ या दूरध्वनी क्रमांकावर सकाळी १० ते साय ५ या कालावधीत संपर्क साधावा.
- आपल्या सूचना व हरकती असल्यास आपण आपले नाव, व्हाट्सअप क्रमांक, गावाचे नाव, सात बारा प्रमाणे जमिनीचा तपशील, ई माहिती नमूद करून व संबंधित दस्तऐवजांची स्कॅन प्रत अथवा फोटो जोडून tps6.cidconaina@gmail.com या पत्त्यावर ई-मेल द्वारे किंवा ७०२१०६९७२६ या व क्रमांकावर व्हाट्सअप द्वारे दि. ०४.०५.२०२० पर्यंत पाठवू शकता. सूचना व हरकती पाठविण्याची अंतिम तारीख ०४. ०५. २०२० आहे. सदर डिजिटल संपर्काची सुविधा दि. ०४. ०५. २०२० पर्यंतच उपलब्ध राहिल.

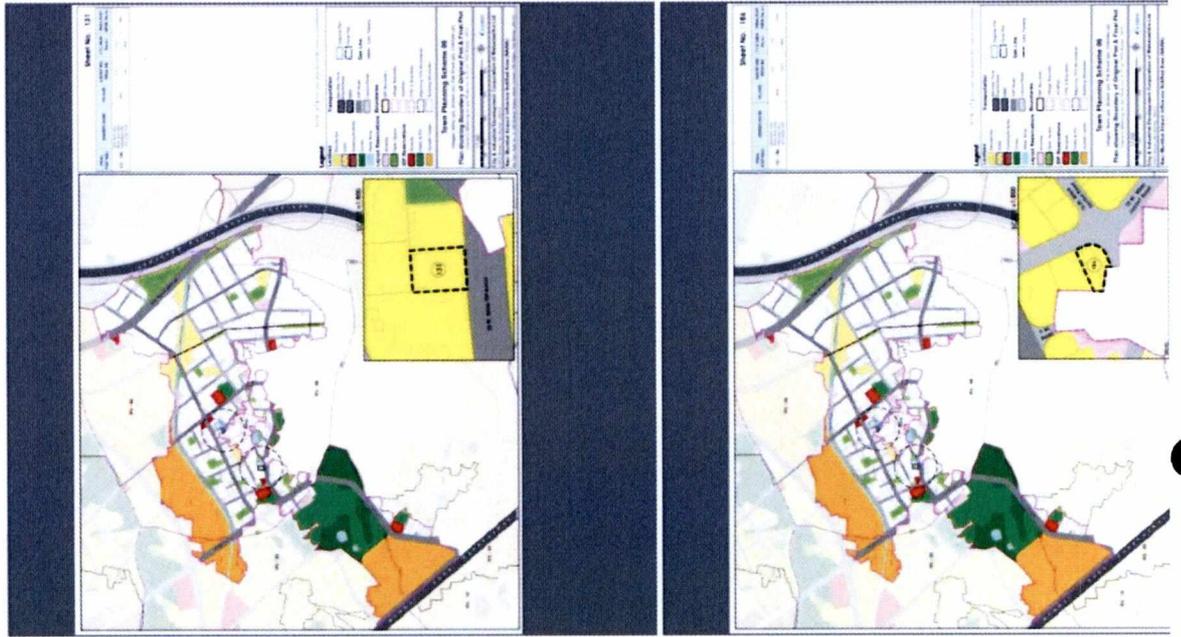


Figure 5 - TPS 6 DIGITAL OWNER'S MEET – FINAL PLOT DETAILS IN REGIONAL LANGUAGE



C/783

Landowners can provide any suggestions or objections using the link **"Suggestion/Objection"** To create a suggestion/objection, select the correct option as shown below.



The screenshot shows the CIDCO website interface. At the top, there is a navigation menu with links like HOME, ABOUT US, NAVI MUMBAI, NEW TOWNS, CONSULTANCY, CITIZEN/BUSINESS SERVICES, ONLINE PAYMENT, CONTACT US, EDC, and EMPLOYEES LOGIN. Below the menu, there is a search bar and the CIDCO logo. The main content area displays 'TPS-7 LAYOUT PLAN' and a 'SUGGESTION/OBJECTION' button, which is circled in red. To the right of this button are radio buttons for 'SUGGESTION' and 'OBJECTION'. Below this, the page title is 'TOWN PLANNING SCHEME NO. 7 - LAND OWNERS MEET' with a sub-heading 'Form For Suggestion And Objection'.

To,
 The Chief Planner,
 CIDCO NAINA,
 8th Floor, Tower 10, Belapur Railway Station Complex,
 CBD Belapur, Navi Mumbai 400614

CIDCO had made declaration of making Town Planning Scheme No.6 at Villaga Chikhala, Maha, Shivkar and Paikhurd of Taluka Panvel, District Raigad as per provision in Section 60(1) of MR&TP Act, 1966 and published the same in the Extraordinary official Maharashtra Government Gazette (Part-2) dated 08.08.2019. Further, as per rule 4(1) of TPS Rules 1974, CIDCO conducted Land Owners Meet in the said scheme digitally dated 24.04.2020.

Now, CIDCO on the website has published notice inviting Suggestion/ Objection in Draft Layout Plan of Town Planning Scheme No. 6. We, the undersign land owners [Owners Name] Shri./Smt. _____ hereby submit our Suggestion/ Objection in respect of our Final Plot in Draft Layout Plan of Town Planning Scheme No.6.

Our Ownership and Land Details are as follows:

Land Owner/ Applicant's Name: अर्जदाराचे नाव:			
Address: पत्ता	Aadhar No. आधार नं.		
	Phone No. दुरध्वनी क्रमांक		
	E-mail id. ई-मेल		

Suggestion/ Objection in Brief: सुचना/अडथळाचे संक्षेप			
Village Name: गावाचे नाव			
Survey No./ Hissa No. सर्वे नं. / हिस्सा नं.	Final अंतिम क्रं.	Plot मूळ क्रं.	

Figure 6-DIGITAL OWNERS MEET - SUGGESTION-OBJECTION PROCEDURES



9.5 LAND OWNERS CORRESPONDENCE THROUGH SUGGESTIONS- OBJECTIONS TO TOWN PLANNING SCHEME NO. 06.

i. NUMBERS OF SUGGESTIONS-OBJECTIONS RECEIVED

The Digital Owners' Meet got overwhelming response of E-correspondences received from land owners and other applicants. Total of 267 suggestions-objections applications are received in context of Digital Public Meet and Draft Scheme of TPS 06. The details of applications are tabulated as below;

SR.NO.	E-MEDIUM	TOTAL NUMBER OF APPLICATIONS
1.	WhatsApp	135
2.	E-mail	93
3.	Both (WhatsApp & E-mail)	39
	Total	267

ii. NATURE OF SUGGESTIONS-OBJECTIONS RECEIVED

Suggestions-Objections reviewed can be categorized in following nature;

SR.NO.	NATURE OF SUGGESTIONS-OBJECTIONS	TOTAL NUMBERS
1.	Objection to Digital Owners Meet	118
2.	Structures on Forest Land, S.no. 59, Shivkar	82
3.	Layout Plan Related	40
4.	Revenue Matters Related	11
5.	Charges Related	06
6.	Updation of Records	04
7.	Other TPS	03
	TOTAL	267

9.6 REVIEW OF SUGGESTIONS-OBJECTIONS.

Suggestions-Objections are reviewed and common issues observed are as below;

1. Objection on conducting of Digital Owners meet during the lockdown and curfew period due to pandemic, Request to Cancel the Digital Meet and suggested to post-pone the meet after lockdown gets lifted.



2. Citizens claim to reserve rights to knock the doors of Court to challenge the digital owners meet held during national lockdown.
3. Citizens not willing to participate in the scheme and wants to continue with farming.
4. Applicants having structures on Forest land at S.no. 59, Shivkar, requested to regularize their structures in TPS.
5. Opposition on levy of betterment and development charges in TPS.
6. Few land owners brought to notice their existing structures in their original plot and requested to protect the structures by shifting their final plot at that location.
7. Some land owners wanted to have their final plot divided according to the transactions and sub-divisions happened through part sale of land parcel, mutual sharing / amalgamations amongst family members etc.
8. Some land owners requested their final plot equal to 50% of their original land.
9. The time limit for suggestion-objection shall be increased.

The Decisions drawn for suggestions-objections based on consideration of applicants' request to protect their structures. Care was taken that this shall not affect the planning of draft layout plan and the other final plots in the scheme. With this effect, total number of changes required to be carried out in Draft Layout Plan of TPS_06 are **16** out of **40**.

9.7 END NOTE:

Considering the unprecedented situation of National lockdown with restricted movement and social distancing, the digital owners meet can be said to be successful with participation of more than 40% land owners. In conventional meet also, about the same percentage of land owners choose to actually visit the authority's office for owners' meet.

Though some owners opposed the meet, many were satisfied and appreciated the efforts of CIDCO in reaching out digitally even during pandemic. The digital meet has opened up new channel to communicate with land owners in the safe confines of their homes and available anytime anywhere at their finger tip.



10. PUBLICATION OF DRAFT SCHEME:

The justified suggestions helped in creating the draft layout plan to the accuracy. Based on this, the draft TPS-6 was submitted for consultation to Director Town Planning, GoM under section 61(1) of MR & TP Act, 1966 and as per rule no 4 (2) of TPS Rules 1974 dated 16.06.2020 for the purpose of Publication. The Director Town Planning office (DTP), Pune vide letter no. जा. क्र. नैना नरयो क्र. ६/ प्र.क्र. ७३/ २०/टीपीव्ही-३/१२२१ dated 2.03.2021 offered remarks for first consultation and sanctioning of reshaping and realignment of DP reservations of TPS-6. Necessary changes suggested by Director of Town Planning in the consultation have been incorporated in the draft TPS-6.

In accordance with provisions of section 61(1) of the MR&TP Act, TPS-6 draft plan along with Special DCR was published in the Gazette dated 25.04.2022 inviting suggestions/ objections. Notice of the draft plan publication was also made in local newspaper namely दैनिक सागर and धावते नवनगर dated 28.04.2022.

A copy of the draft TPS-6 scheme book and plans are kept open for inspection by the public during office hours on all working days in the office of CIDCO-NAINA. The same is uploaded on website of CIDCO i.e. <https://cidco.maharashtra.gov.in//naina>.



Figure 7: DISPLAY OF PUBLICATION NOTICE AND LAYOUT PLANS OF TPS-06 AT CIDCO-NAINA OFFICE.



10.1 SUGGESTIONS/OBJECTIONS RECEIVED ON PUBLICATION OF DRAFT SCHEME:

As the provision of section 67 of the MR&TP act, 1966, 30 days' timeline was given in the publication notice for submitting suggestions/ objections on Draft TPS-6. This office received total 8 applications from 25.04.2022 - 27.05.2022. Also, some applications were received during the intervening period, post owners' meet after completion of time period given for submitting suggestions/ objections and before publication of draft scheme, viz; period between 05.05.2020 and 24.04.2022.

All these applications were broadly categorized as,

Sr. No	Categories	Application received		Total Applications
		after Publication (25.04.2022 to 27.05.2022)	before Publication (05.05.2020 to 24.04.2022)	
1.	Plan	1	4	5
2.	Plan, record Update	3	1	4
3.	Record Update	3	11	14
4.	Charges Related	1	—	1
5.	Court Case	—	3	3
6.	General	—	2	2
7.	Total	8	21	29

10.2 REVIEWING OF SUGGESTIONS/ OBJECTIONS RECEIVED ON PUBLICATION OF DRAFT SCHEME:

All the applications (before and after publication) are examined and are summarized with suggestions/ objections as received. The detail presentation on each application was made to CIDCO Senior officials. Plan related Accordingly necessary modifications have been carried out in the draft plan. Considering plan related valid suggestions, record updation and others, out of total 29 applications, 20 applications are accepted.

The change of mutation entries and updated revenue records submitted by applicants changes the status of land parcels falling in TPS-6 with overall 711 number of land parcels (7/12 extracts). And the total number of final plots allotted across entitlement is 459 in numbers.



11. CANCELLATION OF INTERCHANGE BETWEEN 60M WIDE DP NAINA SPINE ROAD AND MULTI-MODAL CORRIDOR(MMC) AT VILLAGE PALI KHURD:

The requirement of interchange between 60m wide DP NAINA spine road and Multi-Modal Corridor (MMC) at village Pali khurd was incorporated in the scheme as confirmed by Transportation Department till publication stage. It is informed by Transportation Dept. dated 13.07.2021 that the interchange of MMC at Palikhurd has been cancelled, since MSRDC has confirmed that NAINA traffic will have access on service road of MMC and from there to all other interchanges of MMC, to the main carriageway. Therefore, the loop roads and open space in the proposed junction design has been taken out.

The said land becoming free is adjusted in the adjoining layout modules and a new Sale plot as per Section 64(ii) D of the MR&TP act, 1966 is introduced for the betterment of scheme. The layout of the scheme is modified to that extent.

12. RESHAPING AND REALIGNMENT OF THE SANCTIONED IDP RESERVATIONS WITHIN SCHEME BOUNDARY U/S 59(2) OF THE ACT.

While identifying the Town Planning Scheme – 6, approx 40% reservations as per sanctioned IDP has been considered as part of scheme. While preparing draft scheme, for betterment of scheme, the size, shape and at certain cases location of the reservation have been reconstituted. However, the area of reservations has been maintained, also entry and exit of roads has been maintained for contiguity with adjoining area of the IDP.

For such amendments in sanctioned development plan proposals within scheme area, a separate proposal was forwarded to DTP under section 59(2) for sanction vide CIDCO/ NAINA/TPS-6/ Amendment/Sec59(2)/ 2020/ SAP-1165 /101 dated 16.06.2020. Director Town Planning vide जा. क्र. नैना नरयो क्र. ६/ प्र.क्र. ७३/ २०/टीपीव्ही-३/१२२१ dated 2.03.2021 has approved the

proposal. The same was continued while publishing scheme u/s 61(1) dated 25.04.2022.

While reviewing the suggestions/ objections, changes required to be made in shape and proportion of some plots which lead in revision of fewer adjoining DP reservations, keeping the area more than sanctioned IDP reservation area. Therefore, a proposal for reshaping and realignment of the IDP reservations within scheme boundary under section 59(2) of the act is initiated once again vide letter no. CIDCO/NAINA/TPS 6 Amendment/sec 59(2)/2022/503 dated 08.08.2022. Director Town Planning vide जा. क्र. प्रा.न.र.यो / नरयो क्र.6/ नैना /कलम 68(1) /466 dated 17th October, 2022 has approved the proposal.

13. CONSULTATION U/S 68(2) VIS-À-VIS ITS COMPLIANCE.

After carrying out necessary changes arising out of valid suggestions, the draft TPS-6 was submitted on 22.07.2022 to VC&MD for sanction under section 68(2) of the Act in accordance with powers delegated to him vide Notification dated 13/09/2017.

As per sub-section (2) of section 68 of the Act, VC&MD before sanction of Draft Scheme, had sought consultation of Director of Town Planning (DTP), Maharashtra State vide letter dated 08.08.2022. The DTP, MS, Pune vide letter No. जा. क्र. प्रा.न.र.यो / नरयो क्र.6/नैना/कलम 68(1)/466 dated 17.10.2022 had offered the consultation.

As per suggestions given by DTP, necessary compliance is done and all plans, Sp. DCPR and Report of Draft TPS-6 is prepared for sanction.

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14. LAND USE DISTRIBUTION IN TPS- 6:

The land use distribution in TPS-6 is as under:

SR. NO.	PARTICULARS	AREA IN HA.	% ON SCHEME LAYOUT AREA (EXCL. RESERVATION LAND)	% ON OVERALL SCHEME AREA
1	Area of the TPS-6 as per 7/12	238.651		
2	Area of the TPS-6 as per Drawing	243.38		
3	NON DEVELOPABLE			
i	Area under Forest	12.49		
ii	Area under Water Body	3.42		
4	Area (Gross) for TPS-6	227.47		
5	Area under IDP Reservation	91.24		40.13%
	a. Area under IDP road	28.52		12.54%
	b. Area under other IDP reservations such as Schools, Public Health Centers, Daily Bazaars etc.	2.63		1.16%
	c. Area under other IDP reservations such as Park, Playgrounds etc.	17.28		7.6%
	d. Area under Growth Center	42.81		18.82%
6	Area (NET) available for scheme preparation	136.23		
7	Area under Internal Roads (Actuals)	17.9	13.14%	7.87%
8	Area reserved for Recreational Open Spaces	7.69	5.65%	3.38%
9	Area reserved towards Amenities / Social facilities	6.66	4.89%	2.93%
10	Sale Plot	4.89	3.59%	2.15%
11	Area available for EWS Housing	9.9	7.27%	4.35%

SR. NO.	PARTICULARS	AREA IN HA.	% ON SCHEME LAYOUT AREA (EXCL. RESERVATION LAND)	% ON OVERALL SCHEME AREA
12	Area to be distributed in the form of final plots. (generally 40% of 7/12 area)	89.19	65.47%	40%
	Total Numbers of original Plots	711		
	Total Numbers of final Plots (including Roads)	682		
	Total number of Final Plots against 7/12	459		

c/7/12

The areas as per drawing are considered for the purpose of land use statement. For the calculation of entitlement of Final Plot (FP), area as per 7/12 extract is considered.



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TOWN PLANNING SCHEME NO. 6, NAINA

SPECIAL DEVELOPMENT CONTROL REGULATIONS

PART B

15. DEVELOPMENT CONTROL IN THE SCHEME AREA:

As committed by CIDCO in NAINA scheme and as per approved DCPRs of IDP, no landowner should lose potential of land. The full FSI of land area is permitted to be utilized on land retained by the owners in NAINA scheme. On the same lines it is proposed to permit FSI equal to original plot area on final plot area. Thus the effective FSI on final plot will be 2.5 (since the FP is 40% of OP).

As per the provisions of sub-section (2) of section 159 of the said Act, the State Government may, by notification in the Official Gazette, make Special Development Control Regulations consistent with this Act and the rules made thereunder, for the purpose of implementing any Scheme, Project, Program or Policy, of the Central or the State Government, in the whole or a part of the State. To enable the land owner to consume the assigned FSI, it is necessary to give certain relaxations in the sanctioned DCPR of IDP to ensure consumption of FSI. This concern has been raised by Architects and land owners at various forums including land owners' meet. Such relaxation would probably make the land owners to accept the schemes.

Since the powers of sanctioned of Draft Scheme u/s 68(2) of the Act are delegated to Managing Director, CIDCO vide Notification No TPS-1817/973/CR-103/17/UD-13 dated 13/09/2017, it is proposed to formulate Special Development Control Regulations for TPS-1 consistent with sanctioned DCPRs of IDP as per sub-section (2) of section 159 of the said Act. A separate note was initiated by this office vide no. CIDCO/NAINA/PLNG/SP(DP)/2021/E-73050 dated 23rd Sept. 2021, for modifications in special DCR of TPS on request of CREDAI-MCHI and other architects to utilize full potential of final plot. Meanwhile Preliminary Scheme TPS-2 is approved by Government dated 03.01.2021 with Special DCPR.

With the approval of VC&MD the proposed modifications are forwarded to Arbitrator of TPS-03 vide letter dated 23.12.2021 to incorporate the modification



in special DCPR OF Preliminary TPS-3. It is also requested to mention retrospective effect of these DCPR for implementation of the same for already sanctioned Preliminary TPS-1 and TPS-2 to bring uniformity in implementation of Town Planning Schemes.

Accordingly, the Special DCR of TPS-6 is modified considering Special DCPR of preliminary TPS-2 and modification proposed in special DCPR vide letter dated 23.12.2021.

C/179/3

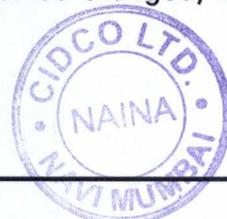
16. SPECIAL DEVELOPMENT CONTROL REGULATIONS FOR TPS-6

In addition to the Development Control and Promotion Regulations, which are made applicable to the 23 Revenue villages of NAINA vide directives given by Government vide no. TPS-1717/2750/C.R.91/19/UD-12, dated 6/1/2020 (hereinafter called as 'Sanctioned NAINA DCPR') under section 37(1AA) read with section 154 of the Maharashtra Regional and Town Planning Act, 1966, the following special Regulations shall be applicable to the development of any sort to be carried out in the final plots of the Town Planning Scheme No.-6, NAINA. Rest of the provisions of prevailing sanctioned DCPRs of NAINA as amended from time to time shall be applicable. In case of any conflict between the regulations in sanctioned NAINA DCPRs and these special regulations prescribed below arises, then these special regulations shall prevail.

1. The Final Plots allotted to the owners in lieu of their Original Plots shall be considered as included in the Predominantly Residential zone of the sanctioned Interim Development Plan and shall be eligible for development for uses prescribed in Regulation No. 31 of the sanctioned DCPRs of NAINA.

Provided that the final plots fronting on roads having width of 12.0m or more shall be permissible for development either under regulation of Predominantly Residential zone or under Mixed use zone of sanctioned DCPR irrespective of the actual zonal boundaries of the IDP.

2. Boundaries of the Final Plots shall not be changed, modified or altered during development.



3. Amalgamation of two or more Final plots shall not be permitted to form a new Final Plot. However, integrated development in two or more adjoining Final Plots shall be permitted considering sum of their areas as one unit for development.
4. Temporary / short term development proposals on any ground shall not be permitted within the portions of original plots which are merged during the reconstitution to form a Final Plots not allotted to the holders / owners of such original plots.
5. Development Permission in a Final Plot shall be granted only after ascertaining that the amount mentioned in column 15 of Form No. 1 of the Final Scheme under Rule No. 6(v) of the Maharashtra Town Planning Schemes Rules, 1974 is fully recovered. However, the Special Planning Authority, NAINA (CIDCO) may allow such amount to be recovered in suitable installments within a period up to the issuance of Occupancy Certificate. This amount is in addition to the Development Charges prescribed under chapter VI-A of the Maharashtra Regional and Town planning Act, 1966.
6. Internal Sub-division / partition of a Final Plot shall be permissible subject to strictly adhering to the boundaries of respective Final Plot and subject to provisions of sanctioned DCPRs of NAINA.
7. The 10% Recreational Open Space prescribed under regulation No. 20.3.1 of the sanctioned DCPRs of NAINA shall not be enforced in developing Final Plot admeasuring 0.40 ha or more considering that such open spaces are provided in the form of playground and open spaces in the scheme in addition to those reserved in the Development Plan for which owners of the original plots have shared their lands.
8. The 5% Amenity Space prescribed under regulation No. 20.3.11 of the sanctioned DCPRs of NAINA shall not be enforced in developing Final Plot admeasuring 2.00 ha or more considering that such Amenity spaces are provided separately in the scheme in addition to those reserved in the Development Plan for which owners of the original plots have shared their lands.
9. The provision of 20% plots/tenements for EWS / LIG as inclusive housing prescribed under Regulation No. 20.6 of the DCPRs of NAINA read with Annexure-4 shall not be made applicable for a sub-division or layout of a Final Plot as the Scheme provides dedicated plots for EWS / LIG housing for which the owners of final plots have shared the lands from their original plot.

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Notes:

- i. The regulations at serial number 7, 8 and 9 above **shall not be applicable** for Final Plots having area more than 50% of the original plots. For such plots the provisions of sanctioned DCPRs of NAINA in force shall be applicable.
- ii. In cases wherein CC is already granted (before declaration of TPS), if the final plot is given by reducing land area under Recreational Open Space (RG), Amenity and layout road, then while processing Amended CC or OC of such final plots, land area as per CC for Open Space, Amenity shall not be insisted upon. However, location and land area of remaining Open Space and Amenity inside the final plot shall be maintained as per CC.
10. The owners of Final Plots are entitled for monetary compensation as recorded in form No. 1 of the Final Scheme as per Rule 6(v) of the Maharashtra Town Planning Schemes Rules, 1974. However, the owners may opt for FSI or TDR in lieu monetary compensation as provided under section 100 of the Maharashtra Regional and Town Planning Act, 1966. Such Compensation partially in terms of FSI / TDR and partially in amount shall not be permissible.
11. The Base FSI applicable to the lands included under the Town Planning Scheme shall be 1.00. However, if the owners of Final plots opt compensation in the form of FSI as provided under section 100 of the Act, then the FSI permissible in a final plot shall be computed as below:

$$\text{FSI of Final Plot} = \frac{\text{Area of Original Plot}}{\text{Area of Final Plot}}$$

Provided that such FSI computed as above shall be permissible to those who have opted to avail the compensation in terms of FSI instead of monetary compensation worked out in Form No. 1 of the Final Scheme.

Provided further that, the lands eligible of 1.00 FSI as per sanctioned DCPRs of NAINA (i.e within 200 m of Gaathan), if included in TPS shall be permitted 25% additional incentive FSI in lieu of their 60% land contribution to the project. The FSI of the final plot (whether anchored at its original location or otherwise) against such



land parcels shall be increased in proportion to its area, irrespective of whether the final plot is a standalone plot or amalgamated with other land parcels.

12. The permissible FSI in respect of Final Plots, whose owners have been awarded monetary compensation as per Form No. 1 of the Final Scheme prescribed under Rule No. 6(v) of the Maharashtra Town Planning Schemes Rules, 1974 shall be 1.00
13. If the FSI permissible on a final plot becomes remain unconsumed due to maintain prescribed marginal distances / height restriction/ firefighting requirements or any such statutory restrictions, in such cases the balance FSI over and above FSI consumed may be permitted to be transferred as TDR to any Plot situated in any Town Planning Schemes and phase-I area of NAINA Development Plan subject to;
 - i. The provision of Regulations no. 43 of the sanctioned DCPR of NAINA shall be applicable.
 - ii. Such transfer of development right from a final plot to another Final Plot shall be permitted once only.
 - iii. The aggregate FSI in a receiving Final Plot shall not exceed 4.00
 - iv. The owner transferring the FSI shall not develop his Final Plot at any time to consume FSI more than 1.00
 - v. The Final Plot after such transfer shall not be eligible for any additional FSI/TDR in future.
 - vi. The owner of such Final Plot shall not ask for monetary compensation for balance FSI if any after partially transferring the FSI received in lieu of monetary compensation as TDR.
14. The permissible FSI in respect of Final Plots designated to Amenity Plots or to schools, primary health center shall be 2.5.
15. The permissible FSI in respect of Final Plots designated to Electric Sub-Station, Daily Bazaar, ESR/GSR in the scheme shall be 1.00.
16. The permissible FSI in respect of Final Plots designated to EWS/LIG Housing or Housing of the dispossessed persons or Final Plots reserved as Sale plots in this scheme shall be 4.00.
17. The permissible FSI in respect of Final plots designated to Growth center in this scheme shall be 2.5.



Provided that the aforesaid FSI may be increases maximum upto 4.0 on payment of FSI linked premium (FLP) for over and above 2.5 FSI as prescribed in the sanctioned DCPR of NAINA for every increase of FSI of 0.30.

18.The Final Plots designated for Open Spaces, Parks or Play-Grounds are permissible to built-up area equal to 15 % of the respective final plot area subject to ground coverage up to 10 % of the respective final plot and structures shall be only of ground or ground plus one floor. Such structure shall be at one corner of respective final plot and shall be used for any use complementary to the designated use

19.Side and Rear Marginal Spaces

Area of plot	Category of building	Maximum permissible height of the building	Min Marginal Open Spaces (in M.)	
			Side	rear
40 M2 to less than 150 M2 *Pls refer Special Note	Row houses type	Upto 15 M	0.0	1.5
	Semi-detached type	Upto 15 M	1.5	1.5
*Special Note: Irrespective of the road width on which these plots abuts, the maximum front margin shall be 3.00 M.				
150 M2 to less than 450 M2	Semi-detached type	Upto 15 M	1.5	2.25
	Detached type	Upto 15 M	2.25	2.25
		Above 15 M Upto 24.0 M	H/5	H/5
450 M2 to the less than 1000 M2	Detached type	Upto 15 M	3.00	3.00
		Above 15 M Upto 24.0 M	H/5	H/5
		Above 24.0M upto 37.5 M	6.00	6.00
1000 M2 and above	Detached type	Upto 15 M	3.00	3.00
		Above 15 M Upto 24.0 M	H/5	H/5
		Above 24.0M Upto 37.5 M	6.00	6.00
		Above 37.5 M upto 60.0 M	H/5 or 9.00m whichever is less	H/5 or 9.00m whichever is less



Area of plot	Category of building	Maximum permissible height of the building	Min Marginal Open Spaces (in M.)	
			Side	rear
		Above 60.00 M	12.00	12.00
(Where H = Height of the building above ground level).				
<p>a) Irrespective of height and length of the buildings, the marginal open spaces more than 12.0 M shall not be insisted upon. Long length factor for buildings above 40meter length shall not be applicable.</p> <p>b) The provision of dead wall mentioned in sanctioned DCPRs of NAINA shall be applicable.</p> <p>c) For special building use No projections of any sort shall be permissible in the side and rear marginal open spaces mentioned above. Provided that projections required for firefighting and chajja or weather shed upto 0.75 m over openings shall be permitted after clearance from CFO, CIDCO along with the minimum height at which it is to be provided.</p> <p>d) Provision of front open spaces shall be in accordance with sanctioned DCPRs of NAINA. However, Front open space for residential use and predominantly residential use (in case of mixed use) buildings of height more than 15m upto 24 m shall be 4.5m and for above 24 m building height front open space shall be 6.0 m.</p> <p>e) The building height for the purposes of light and ventilation regulation and for calculating the marginal distances shall be exclusive of height of parking floors. In case of part parking floor such provision shall be applicable only to the part where parking is provided.</p>				

20.Mechanical/Hydraulic/Stack parking/multi-storeyed parking with or without car lift may be allowed to meet the requirement.

21.If the basement is proposed flushing to average surrounding ground level, then such basement can be extended in side and rear margins **upto 1.5 m. from the plot boundary** and beyond the building lines at ground level subject to a clear minimum **front margin of 4.5 m** and further subject to non-habitable uses and provision for mechanical ventilation and all safety provisions and drainage. However, it is essential that the basement top slab below the external circulation at ground level should be designed for firefighting vehicular loads as per NBC 2016.

Provided that the above provision shall be permissible after the clearance from the Chief Fire Officer, CIDCO.

22.Every building or group of buildings together shall be either connected to a Drainage system or be provided with sub-soil dispersion system in the form of septic



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tank of suitable size and technical specifications, modern methods of disposals, shall be permitted at the discretion of the Authority.

23. The service road of the State highways and National highways shall be considered for the access to the plot.

Further the plots along the other categorized roads such as Major District roads/ Village roads shall be directly accessible from these roads.

In both the cases for final plots in Town Planning scheme, Ribbon development rules shall not be applicable.

24. The distance between two main buildings in a final plot shall be that required to be provided for a taller building amongst them subject to 12.0m as maximum.

25. Construction within River and blue line: Construction within River and Blue line may be permitted at a height of 0.60 m. above red flood line level. Provided that necessary mitigation measures are followed along with clearance from Irrigation department.

26. Grant of Development Permission does not constitute acceptance of correctness, confirmation, approval or endorsement of and shall not bind or render the competent authority liable in any way in regard to;

- a. Title Ownership and easement right of the plot on which building is proposed.
- b. Workmanship, soundness of material and structure safety of building.
- c. Variation in area from recorded areas of building unit.
- d. Location and boundary of building unit.
- e. Safety of the user of the building.
- f. NOC from appropriate authority.
- g. Structural reports and Structural drawing.

17. FINANCE OF THE SCHEME

17.1. REDISTRIBUTION AND VALUATION STATEMENT

Sections 97 to 107 of the Maharashtra Regional and Town planning Act, 1966 deal with finance of the scheme. The compensation to be paid to the owners for their lands acquired for public sites, widening of existing roads and for new roads



proposed in the Town Planning Scheme is based on NA land rate mentioned in ASR of corresponding year prevailing to the date of declaration of intention of making of this scheme and this date is 08.08.2019. It is observed that as transactions registered during the period of 2010 to 2019, market value (agreement value) of the land involve huge variation. Therefore, for uniformity NA land rate of the village is considered as base for determining Original Plot value in the scheme. This estimation was used to decide the values of the Original Plots.

For the purpose of Semi-Final value of plot, considering regular shape of the plot and proposed access, it is presumed that the value of the land will rise at least two times original value. Therefore, Semi-Final value of the plot is considered as one and half times of NA land rate of ASR 2019-20. The Final Plots were estimated in the draft scheme at the rate of four times of NA land rate of ASR 2019-20.

The re-distribution and valuation statement of original plots as well as of final plots are worked out in Form no.1. The same is enclosed herewith for reference.

Finance of the TPS-6 as required under Rules 6 (vii) and 21 (2) of the Maharashtra Town Planning Schemes Rules, 1974 has been prepared under Form No. 2 and is enclosed herewith for reference.

As per Act provision and formats of TPS rules, the Redistribution and Valuation Statement in the format of Form 1 and Form 2 need to be prepared and constitutes part of draft scheme. It is to mention that, in earlier schemes, the receipts/earning from Growth center and cost of IDP reservations were not considered in redistribution and valuation statement with an assumption that Growth Centre will take care in subsidizing cost of providing city scale infrastructure. However, the Director of Town Planning as well as appointed arbitrator in the first three schemes have opined that, since CIDCO is getting the IDP reservations as final plots through TPS, the valuation as well as cost of its development need to be considered in the valuation statement of the scheme.

Accordingly the assumptions in preparation of the same are as under:

- For original plot value of land parcels, ASR of Non-agriculture land of 2019-20 is considered.



- C/801
- If more than 50% of a particular survey number falls under no construction activity area due to restriction of buffer/ HT line/ Gas pipe line etc, etc, 50% of NA rate mentioned in ASR is considered.
 - For the already granted CC permissions by competent Authority, OP value is considered equal to semifinal value, considering that there will be enhancement only in terms of provision of infrastructure by CIDCO.
 - For the land parcels falling 50% or more in 200mts of Gaothan or in urban village, original plot value is considered as 1.1 times ASR of Non-agriculture land of 2019-20, so that the net demand becomes zero for such plots.
 - For the purpose of semi-final value of plot, 1.5 times ASR of Non-agriculture land of 2019-20 of OP is considered.
 - Final value of plot is calculated considering 4 times ASR of Non-agriculture land of 2019-20.
 - No contribution is levied on plot reserved for public purpose which will be solely for the benefit of the owners/residents within scheme area or purposes of Planning Authority. Plots of as Roads, layout open spaces, small amenities which are solely for the benefit of residents within scheme area don't attract contribution. The Growth Centre (GC) is reserved for purpose of Planning Authority. The economic or commercial activity envisaged through GC shall mainly serve to the benefit of residents of the entire IDP area. Hence it is assumed that GC shall be entirely beneficial to general public. Plots carved out for EWS/LIG in the scheme are requirement of scheme as per Act Provision, hence shall be solely beneficial to the scheme.
 - Plot numbers are given to roads only as per the request of Dy. SLR for preparing property cards. No compensation/ contribution is work out on such final plots.
 - Plots reserved for Planning Authority such as park, open space, gardens, common play grounds which are non-saleable plots. Hence, semifinal value is considered as ASR and equal to final plot value.
 - For survey numbers/ hissa numbers partly in scheme, area as per drawing is considered in scheme.

- Compensation as mentioned in Column no. 11 considered zero since FSI in lieu of compensation is provided. (Modified as per consultation of Director Town Planning Pune)
- CIDCO Board vide resolution no. 12552 dated 02.04.2022 noted levying of Contribution/ Betterment Charges through alternative mechanism from the last beneficiaries. The proposal in this regard is prepared and the same shall be made applicable after approval from Government.

17.2. COST OF THE SCHEME

In Town Planning schemes all infrastructure facilities including last mile connectivity shall be developed by CIDCO. Economist Dept., CIDCO has work out the onsite and offsite costs/ City level costs involved for development of infrastructure in Interim Development Plan (IDP) of NAINA project i.e. for 11 Town Planning Schemes. On site project cost provided by Engg. Dept and offsite costs/ City level costs provided by Transportation, Water supply, Electrical and Fire Dept. has been apportioned for individual Town Planning scheme on the basis of its area.

Further, Cumulative scheme wise infrastructure costs works out considering few assumptions like project duration for 20 years, Miscellaneous charges are considered 1.5% and Contingency, Escalation, Overheads are considered as 5% year on year. Also, interest during construction (IDC) is considered as 8% on average cost.

In case of TPS-6, the onsite infrastructure cost provided by Engg. Dept. is 929.76 Cr. However, considering all the onsite, offsite and city level costs with assumption mentioned above the cumulative cost of scheme no. 6 is Rs.3680.59 Cr. The same is considered while preparing Finance of the scheme i.e. Form-II.

17.3. SOURCES OF REVENUE

The exercise undertaken by the Economics Department to establish financial viability for Interim Development Plan (IDP) of NAINA is ongoing. The following sources of revenue are expected to be generated from the 11 Town Planning schemes for the recovery of onsite and offsite charges incurred in the development of these 11 Town Planning Schemes.



1. Development Charges (DC)
2. Disposition of Plots
3. Infrastructure Contribution Charges (ICC)

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1. DEVELOPMENT CHARGES

Development Charges are statutory charges that are to be levied on the owners of both, saleable (the social facility plots, growth center) plots and final (40% residential) plots within the 11 Town Planning Schemes. DC applicable for land per sqm is 0.5% of the ready reckoner rate or Rs 100, whichever is higher and DC applicable for built up area per sqm is 2% of the ready reckoner rate or Rs 400, whichever is higher.

2. DISPOSITION OF PLOTS

The total component of salable land available for disposition within the 11 Town Planning schemes is 613 Ha. This includes land for disposition under Growth Centre, EWS Housing and Social Facility Plots. The 351.94 Ha of land allotted to Growth Centre for sale, with an FSI of 4, is expected to generate a bulk of the revenue.

3. BETTERMENT CHARGES

As per section 99 of MR&TP Act, 50% contribution/betterment charges is proposed and to be recovered from land owners in 10 annual installments. However, there is continuous opposition from the local land owners. They also formed "Kruti Samittee" for opposing betterment charges.

In the Assembly session of Feb-March 2022 in the discussion of the short notice of rule 97 in Vidhan Parishad by Shri Jayant Patil and others, the Hon'ble Urban Development Minister in the Vidhan Parishad has stayed the levying of Contribution (betterment charges) to the land owners of Town Planning Scheme. And it was informed to the Vidhan Parishad that the contribution (betterment charges) to be recovered from the last beneficiary by the alternative mechanism.



Further the issue of levying of betterment charges was also appraised to CIDCO Board on 2.04.2022 and accordingly CIDCO Board vide resolution no. 12552 has taken note of levying of Betterment charges and alternative mechanism to be adopted.

4. INFRASTRUCTURE CONTRIBUTION CHARGES

Apart from the development of TPS level infrastructure facilities CIDCO to develop basic Development plan level infrastructure and water sources which will requires huge funds.

Alternative mechanism for recovery of contribution/ betterment charges, it is proposed to levy Infrastructure Contribution Charges (ICC) on the built up area of the Residential (40% landowners) and Growth Centre land. The charge will be a specific percentage of the sale cost of the constructed premise and will be levied on the end users based on land use (i.e. residential or commercial).

A study is conducted by the appointed consultant for financial feasibility of Town Planning Scheme. The study inferred that the expected revenue from land disposition cannot support the estimated infrastructure investment. As per the suggestion of the consultant to match the expenditure the Infrastructure Contribution Charges to be made applicable in NAINA jurisdiction area. A proposal in this regard is submitted to Govt for approval.

The financial part of scheme i.e. Final Scheme shall be decisively completed by Arbitrator. Therefore all the matters related to financial part of the scheme can be addressed at the time of finalizing final scheme

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18. LEGAL FORMALITIES

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NAINA TOWN PLANNING SCHEME No. 6
(Part Villages of Chikhle, Moho, Palikhurd, Shivkar)
Draft Sanction of the Scheme

SR. NO	LEGAL STAGE	SECTION/ RULE OF THE ACT	REFERENCE	DATE
1.	Declaration of Intention	60 (1)	Resolution No. 12214, Board Meeting No. 620	19.07.2019
2.	Gazette Publication of notice	60 (2)	Maharashtra Government Gazette, Extraordinary Part II	08.08.2019
3.	Newspaper Publication of notice	60 (2) Rule 3(2)	The Asian Age (English) Karnala (Marathi)	19.08.2019
4.	Copies of Intention and Plan to Govt. and DTP	60 (2)	Letter No. CIDCO/ NAINA/CP/TPS-6/ 2019/SAP 604/375	22.08.2019
5.	Publication of Plan and Gazette notice in SPA's office	60 (3) Rule. 3(1)	-----	08.08.2019
6.	Application for Extension of 3 months	61 (3)	Board Resolution No. 12275, Board Meeting No. 623 Letter No. CIDCO / NAINA / CP / TPS/Ext./2020/37/SAP- 1036	10.01.2020 07.02.2020
7.	JDTP, Konkan Division Extension Letter	61(3)	TPS No. 6/ NAINA/Sec 61(3)/Time-Limit Extension/JDTP- KDN/2060 dt. 04.03.2020	06.08.2020
8.	Meeting with Owners	Rule 4(1)	----	24.04.2020- 04.05.2020
9.	Consultation with DTP	61(1) Rule 4(2)	Letter No. CIDCO/NAINA/TPS-6/Consul- tation u/s 61(1) /2020/SAP- 1166/102	16.06.2020
10.	Submission of Suitable Amendments in IDP	59(2)	CIDCO/NAINA/TPS 6 Amend- ment/sec 59(2)/2020/SAP 1165-01	16.06.2020
11.	National Lockdown applicable as per Maharashtra Ordinance XV of 2020 dated 31st August 2020			
12.	DTP's Remarks on draft scheme and Approval of Suitable Amendments in IDP	61(1) Rule 4(2), 59(2)	जा. क्र. नैना नरयो क्र. ६/ प्र. क्र. ७३/ २०/टीपीव्ही-३/ १२२१	02.03.2021

13.	Gazette Publication of Notice	61(1) Rule 5(1)	Maharashtra Government Gazette, Extraordinary Part II	25.04.2022
14.	Newspaper Publication of notice	61(1) Rule 5(2)	दैनिक सागर and धावते नवनगर	28.04.2022
15.	Suggestions/ Objections Received Timeframe	Rule 5(2)	-----	25.04.2022 - 27.05.2022
16.	Submission to Govt. for Sanction (Now to MD, CIDCO)	68(1)	CIDCO/NAINA/TPS-6/Sec68(1)/2022/E-136653	22.07.2022
17.	Consultation with DTP	68(2)	Letter No. CIDCO/NAINA/TPS-6/Consult 68(2) /2022/SAP-1665	08.08.2022
18.	Submission of Suitable Amendments in IDP Reservation	59(2)	CIDCO/NAINA/TPS 6 Amendment/sec 59(2)/2022/503	08.08.2022
19.	DTP's Remarks on draft scheme and Approval of Suitable Amendments in IDP	68(2) Rule 4(2), 59(2)	जा. क्र. प्रा.न.र.यो / नरयो क्र.6/ नैना / कलम ६८(२)/ ४६६	17.10.2022
20.	Sanction of Draft TPS-06	68(2)		

19. SUBMISSION/SCHEME ACCOMPANIMENTS

- i. Declaration of intention under Sub- Section (1) of Section 60 of the said Act by the Board of CIDCO - Resolution No 12214, dated 19.07.2019
- ii. A notice as per provision in Section 60(2) of MR&TP Act, 1966 - published in the extraordinary official Maharashtra Government Gazette (part-II) dated 08.08.2019.
- iii. A notice as per provision in Section 60(2) of the Act in the daily newspapers Newspapers "Karnala" and "Asian Age" dated 19.08.2019. The notice was also displayed and affixed on Notice Board of CIDCO Bhavan and NAINA office.
- iv. Copy of Gazette Notice together with a copy of the plan showing the area to be included in the scheme is dispatched to the UDD-12 and Director of Town Planning, Maharashtra State as per provisions of Sub- Section (2) of Section 60 of the Act.
- v. Extension in time of three months' u/s 61(3) received on 04.03.2020
- vi. Consultation of DTP received u/s 61(1) vis-à-vis compliances done by CIDCO
- vii. Notice as per section 61(1) published in Gazette dated 25.04.2022
- viii. Notice published in local newspapers namely दैनिक सागर and धावते नवनगर on 28.04.2022.

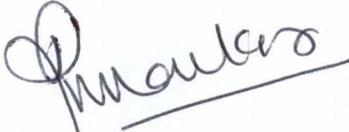


- ix. Suggestions/ objections received to CIDCO till 27.05.2022
- x. Summary of suggestions/ objections and CIDCO's remarks.

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Accompaniments with draft scheme being sent for consultation as per section 68(2) of the Act are as under:

- i. Plan no. 1 showing the location of the area under scheme.
- ii. Plan no. 2 showing the Original Plots included in the scheme.
- iii. Plan no. 3 showing the Original Plots and the Final Plots allotted in the scheme.
- iv. Plan no. 4 showing the Final Plots allotted in the scheme.
- v. Plan no. 5 showing details of roads & infrastructure to be carried out by the Authority.
- vi. Plan no. 6 showing uses/ zones of final plots and sites reserved for public purposes by the Authority.
- vii. Report on the Scheme.
- viii. Redistribution and Valuation Statement in Form-1 and Finance of TPS-06 in Form-2.


**Chief Planner,
NAINA-CIDCO**




**Vice Chairman &
Managing Director, CIDCO**