TOWN PLANNING SCHEME, NAINA NO. 06

FINAL SCHEME REPORT

SPECIAL PLANNING AUTHORITY, NAINA, CIDCO

TOWN PLANNING SCHEME, NAINA NO. 06

(Part of Villages Chikhale, Moho, Pali Khurd and Shivkar)

Tahsil Panvel, District Raigad

FINAL SCHEME

REPORT

Drawn Up Under section 72 (7) of the MR & TP Act, 1966

Abhiraj Girkar
Arbitrator

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TOWN PLANNING SCHEME, NAINA No. 6

(Part of Villages Chikhale, Moho, Pali Khurd and Shivkar of
Taluka – Panvel, District – Raigad)

FINAL SCHEME
REPORT

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, City and Industrial Development Corporation of Maharashtra Limited (being a company owned and controlled by the Government of Maharashtra) (hereinafter referred to as "CIDCO") as Special Planning Authority (hereinafter referred to as "SPA-NAINA") for 270 villages for an area notified as Navi Mumbai Airport Influence Notified Area (hereinafter referred to as "NAINA") as specified therein. The Sub-section (2) of Section 21 of the said Act makes it obligatory on the part of any Planning Authority to prepare and publish a Development Plan for the entire area under its jurisdiction and to submit it to the State Government for sanction within a period of three years from its constitution.

SPA-NAINA, while preparing a Development Plan for the area under its jurisdiction, prepared an Interim Development Plan under section 32 of the said Act for the 23 villages from Panvel Tehsil of the Raigad District which are under immediate pressure of development. The Government of Maharashtra vide Notification No. TPS-1215/245/CR-332/2015/SM/UD-12, dated 27/04/2017 had sanctioned the Interim Development Plan (hereinafter referred to as 'IDP') along with Development Control and Promotion Regulations (hereinafter referred to as "DCPR-2017") for the 23 villages of NAINA under Section 31(1) of the said Act which came into force w.e.f. 04/05/2017. The excluded part (EP) of IDP was sanctioned vide Notification No. TPS. 1215/245/C.R. 332/16/EP/UD-12, dated 01/03/2019.

Thereafter, the Government of Maharashtra vide Notifications dated 22/09/2015 and 18/03/2016 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 SPA (NAINA) to 224 villages with a 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 The Development Plan (DP) for 151 villages of NAINA along with Development Control and Promotion Regulations (hereinafter referred to as "DCR-2019") was sanctioned by the Government of Maharashtra vide Notification No. TPS-1717/MIS-2750/C.R.91/ 2019/ UD-12, dated 16/09/2019 and also vide Gazette Notification dated 24/06/2022 and 26/07/2023 has partly sanctioned the Excluded Parts of the DP under section 31(1) of the said Act.

In DCR-2017, a new concept of voluntary and participatory land pooling and development by the landowners viz; NAINA Scheme has been approved under Regulations no.13. These special regulations for NAINA scheme are dealing with voluntary land pooling and development of areas from IDP lying within residential zones, within and outside 200 m from the village Gaothans.

However, after various discussions, the Urban Development Department (hereinafter referred to as 'UDD') directed CIDCO that, CIDCO should undertake Town Planning Schemes for the implementation of the IDP as provided under the chapter V of the said Act. Further, the Government of Maharashtra, in exercise of the powers conferred by sub-section (1) of section 151 of the said Act, vide Notification No TPS-1817/973/CR-103/17/UD-13 dated 13/09/2017 has delegated the powers exercisable by it under section 68(2) of the said Act to the Managing Director, CIDCO for sanctioning the draft Town Planning Schemes.

SPA-NAINA has accordingly decided to undertake series of town planning schemes under the said Act covering as far as possible the entire IDP area leaving the densely developed areas and village Gaothans for the effective implementation of the sanctioned IDP.

2. NEED OF TOWN PLANNING SCHEME, NAINA NO. 06

Provision under section 59 of the said Act, specifies that the proposals of the Development Plan can be implemented by undertaking Town Planning Schemes and the procedure is detailed in the chapter V of the said Act. Post approval of IDP, CIDCO was under pressure from the public to provide infrastructural facilities at par with other developed nodes by CIDCO within Navi Mumbai jurisdiction. 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.

With this background, SPA-NAINA had declared its intention for making of Town Planning Scheme, NAINA No. 06 (TPS 06) at part of Villages Chikhale, Moho, Pali Khurd and Shivkar of Taluka – Panvel, District Raigad (admeasuring approximately 243 Ha) for the purpose of implementing the proposals in the sanctioned IDP of NAINA and to introduce proper road network with social as well as service infrastructure.

The boundary for TPS 06 was identified in the proximity of already published boundary of TPS 03 and TPS 05. The scheme located on east side of Mumbai Pune Expressway. Northern and Eastern boundaries are coinciding with boundaries of Town Planning Scheme no. 03 and 05 and Southern Boundary is coinciding with Town Planning Scheme no. 08.

3. CONCEPT FOR LAYOUT OF TOWN PLANNING SCHEME

The Town Planning Scheme has to be prepared and implemented as per the provisions of the said Act and guidelines of the Town Planning Rules 1974. The draft layout in the scheme was prepared on the following principles which are adhered in all the Town Planning Schemes by SPA-NAINA for NAINA area which are published in the recent times.

- All landowners will contribute in general, equal percentage of land for the scheme and DP proposal.
- Forest lands, water bodies, and existing structures of valid permissions are to be maintained.
- Land owners will get at least 40% of original land holding in the form of a well laid final plot.
- As far as possible final plots will be anchored to their original location.

- Approximate 10% open space and 5% amenity will be provided commonly in scheme layout and distributed spatially on neighborhood concept.
- As far as possible existing structures will be protected and a final plot to be given around existing structures.
- The final plots are of regular shape and developable.
- As far as possible, land affected by the gas pipe line, between river and blue line, will be allotted unencumbered final plots to its nearby original location.
- As far as possible, scattered holdings in the same ownership will be amalgamated to have a single bigger holding for better planning.
- Ownerships, tenures and area will be ascertained from the latest 7/12 extract.
- As far as possible, no land owner will be dispossessed in the scheme.
- EWS and LIG Housing sites will be provided below 10 % of the scheme area as most of the residents of the scheme area and the developers will construct the tenements to suit the LIG persons considering the present demand in the area.
- Special scheme Regulations will be framed in addition to the sanctioned NAINA IDP DCPR -2017 to facilitate the land owners to develop their final plots with ease.
- As far as possible the land owners will be encouraged to accept the compensation in the form of FSI instead monetary compensation.

4. THE DRAFT SCHEME BY SPA - NAINA

4.1 DECLARATION OF INTENTION

SPA- NAINA had prepared the draft Town Planning Scheme by following all the formalities and procedure and observing the legal provisions under the said Act as tabulated hereinafter.

Table 1: Declaration of TPS 06

Sr. No.	Details	Section	Date
1.	CIDCO's BR No. 12214 to declare intention to prepare scheme	60(1)	19/07/2019
2.	Extraordinary official Maharashtra Government Gazette (part-II)-for declaration of intention	60(2)	08/08/2019
3.	Public notice in two local Newspaper: The Asian Age (English) Karnala (Marathi)	60(2)	19/08/2019

4.2 THE SALIENT FEATURES OF TPS - 6

i. The identified Town Planning Scheme, NAINA No. 6 boundary admeasuring about total area 243.38 Ha 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.

ii. The scheme area is located in Raigad district of Maharashtra state between (18.997892, 73.170234) (North), (18.974732, 73.153896) (South), (18.987457, 73.175958) (East) and (18.979927, 73.149275) (West). It is linked through a state- of-the-art Expressway with Mumbai (50 km), the State capital and India's commercial capital. It is about 13 km and 28 km away from the ongoing Navi Mumbai International Airport and India's largest container port JNPT, while 27 km from Thane-Belapur Industrial Belt. It abuts Mumbai - Pune Expressway and proposed Multi Modal Corridor.

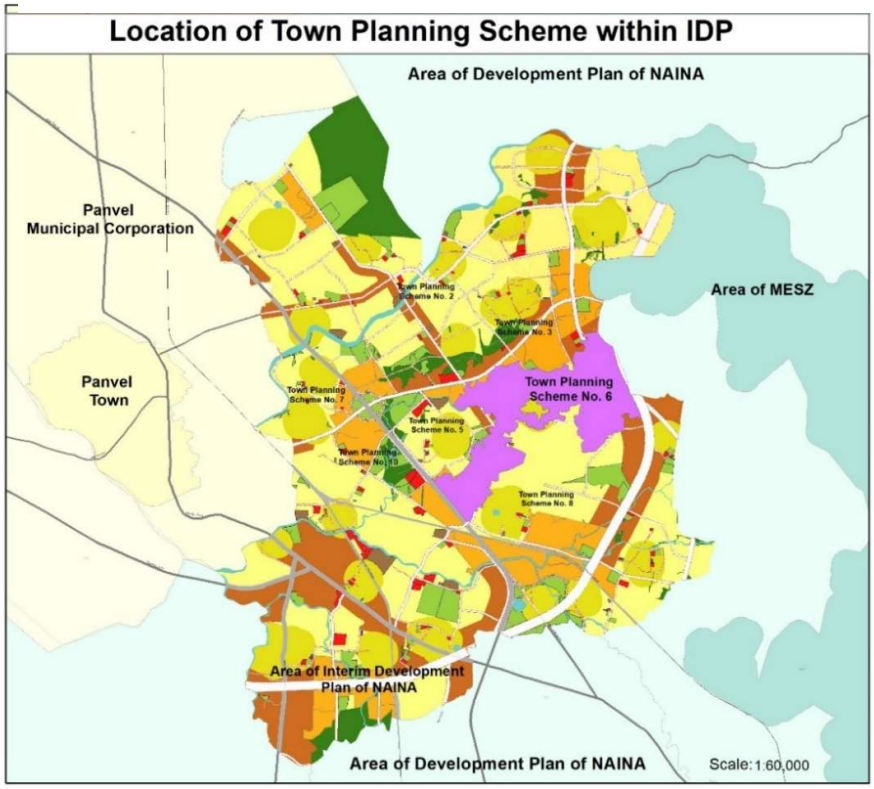
iii. The Scheme is bounded by;

- 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

iv. 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 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 is a major point of regional connectivity for NAINA IDP.

Figure 1: Plan Showing Location of IDP and its surroundings

Figure 2: Location of TPS within IDP



4.3 NATURAL AND EXISTING FEATURES UNDER THE SCHEME:-

4.3.1. 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. For training of this existing undulating tributary and accordingly to allow smooth flow of water, CIDCO has proposed a channel with its average width of about 15m, which will carry storm water from TPS-6 area and also any runoff coming from adjoining hills.

The meandering alignment of the tributary is realigned in a regular shape for effective flow of water and in order to get clear land area for accommodating final plots in consultation with the engineering department. This channel forms a part of Final Plot numbers 68A, 68B, 68C, 68D and 68E. Wherever the final plots are proposed abutting tributary in the layout necessary buffer open space is created around the tributary according to DCR.

4.3.2. FOREST LANDS:

Scheme area comprises Protected Forest at Gut.no.59 and Gut.no.55 at Shivkar village. Forest area is treated as non-developable area in Town Planning Scheme. The original plot is kept as the final plot since it is a Forest Land. The shape of Forest land is irregular. At many locations, some area as open space is added to make these Forest land parcels of regular shape. As far as possible Original Plot (OP) area is retained as the Final Plot; only IDP roads and at some location layout road is proposed in order to connect adjoining areas.

Reservations under Joint Forest Management (JFM) on forest land will be jointly developed as park as per sanctioned Development Plan. The entire forest area in TPS 06 falls under JFM admeasuring approx. 124853.14 sq. m.

4.3.3. GAS PIPELINES:

GAIL pipeline corridor having length 1.13km is traversing through the scheme from north to south. GAIL India (Ltd.) vide their letter no. GAIL/MUMBAI/O & M/DUPL/2019-202 dated 10.06.2019 communicated that the land under right of use of GAIL is having total 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.

Existence of this pipeline will constraint to planning authority to utilize the land. Since the land under pipeline is acquired under Right of Use condition, the land holders having land under this corridor are considered for scheme entitlement as per the total area mentioned in 7/12

extract. The area under pipeline buffer is mostly kept as open spaces, and at few locations the final plot against Original Plot of Gurcharan land which is allotted to Government of Maharashtra is proposed.

4.3.4. YASHVANTRAO CHAUHAN MUMBAI PUNE EXPRESSWAY

Mumbai Pune expressway is along western boundary of TPS 06. As per 154 directives of the act dated 05/08/2019 (Ribbon Development rule), the distance of building line and control line from expressway has to be maintained at 60.0 m from center of the road or 15.0 m from edge of the road, whichever is greater. Therefore, no new final plots are given within 15.0 m from edge of the expressway.

4.3.5. 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, the majority of structures are sheds/ 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 in alignment of roads shall be demolished while executing linear infrastructure works.

4.3.6. PRESERVATION OF REVENUE POND AND RELIGIOUS STRUCTURES

Revenue pond at FP no.239 is protected as per revenue boundary. In the scheme, enhancement and beautification of Revenue Pond is done by proposing green belt according to DCR surrounding the pond at Moho village.

Existing crematorium at FP no.219 at Moho village are retained as existing amenity plots as per 7/12 extract. Temples in private ownership at FP no. 250 are protected by anchoring 40% Final Plot at its Original Plot location considering the same in Govt. / Public Purpose Land.

The draft scheme has taken care to preserve the existing School at Moho village which is in FP no. 233 allotted in lieu of the 40% land of the Gavkari Panch Inam thus considered in Govt. /Public Purpose Land.

4.4 ENGINEERING AND TRANSPORTATION ASPECT:

4.4.1. ENGINEERING - SEWAGE TREATMENT PLANT AND STORM WATER DRAINAGE:

TPS 06 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 06 along with IDP roads.

There is a Sewerage Treatment Plant (STP) reserved in sanctioned IDP of NAINA falling in adjoining TPS 05 which will take care of the sewage generated in TPS 06. 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 06 area and also any runoff coming from adjoining hills. The GAIL (gas pipeline) corridor of 30m width is maintained through the scheme.

4.4.2. TRANSPORTATION ASPECT:

The road network in Draft TPS 06 was prepared in consultation with CIDCO's Transport & Communication Dept. Necessary Modifications at major road junctions and other geometrics of the roads were planned after due suggestions from the T&C Dept. The proposed road sections have provisions for future service lines such as Cooking gas lines, fiber optics, and electric cables. The footpath will have tree guards. The main roads will have Bus bays and bus shelters.

4.5 PUBLICATION OF DRAFT SCHEME:

In accordance with provisions of section 61(1) of the MR&TP Act, TPS 06 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 notice of the same is attached as Annexure 1.

As the provision of section 67 of the MR&TP act, 1966, after publication total 8 applications of suggestions / objections were received to SPA, NAINA from 25.04.2022 to 27.05.2022. And during the intervening period, viz; period between 05.05.2020 and 24.04.2022, total 21 applications of suggestions / objections were received. The SPA considered 20 out of 29

applications related valid suggestions, record updation and others and the draft scheme was modified accordingly.

4.6 SANCTIONING OF THE DRAFT SCHEME UNDER SECTION 68(2)

The draft Town Planning Scheme, NAINA no. 6 so prepared and modified as described above after its publication under section 61 of the Act, the SPA, NAINA submitted the draft scheme along with its accompaniments under section 68(1) the said Act to the Vice Chairman and the Managing Director, CIDCO for sanction on 22/07/2022; who has been delegated the powers of sanctioning of the draft schemes as provided under section 68(2) of the Maharashtra Regional and Town Planning Act, 1966 by the State Government vide Urban Development department Notification no. TPS-1817/973/CR-103/17/UD-13 dated 13/09/2017.

The Vice Chairman and the Managing Director, CIDCO had then forwarded the draft scheme for consultation of the Director of Town Planning, Maharashtra State, Pune as provided under section 68(2) vide his letter CIDCO/NAINA/TPS-6/Consult.68 (2)/2022/1665 dated 08/08/2022. The Director of Town Planning, 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 2nd consultation to TPS 06.

After obtaining the remarks of the Director of Town Planning, the draft Scheme so submitted by the SPA, NAINA has been sanctioned by the Vice Chairman and the Managing Director, CIDCO vide his Notification CIDCO/NAINA/TPS-6/Draft Scheme/2022/565 dated 21/10/2022 as provided under section 68 (2)(3) of the said Act. The said notification was also published in the Maharashtra Government Gazette Extraordinary Part-2, Extraordinary No. 140 dated 4-11-2022 and in the local newspapers as required on 10/11/2022 and 11/11/2022 in the Free Press Journal and Krushival respectively. The gazette Notification and publication of notifications in Newspapers are attached as Annexure 1 and Annexure 2 respectively.

4.7 LAND USE DISTRIBUTION:

The land use distribution in sanctioned Draft TPS-6 was as under:

Table 2: Land use distribution in the Sanctioned Draft TPS 6

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			
4	Area under Forest	12.49		
5	Area under Water Body	3.42		
6	**Area (Gross) for TPS-6**	**227.47**		
7	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%
8	**Area (NET) available for scheme preparation**	**136.23**		
9	Area under Internal Roads (Actuals)	17.9	13.14%	7.87%
10	Area reserved for Recreational Open Spaces	7.69	5.65%	3.38%
11	Area reserved towards Amenities / Social facilities	6.66	4.89%	2.93%
12	Sale Plot	4.89	3.59%	2.15%
13	Area available for EWS Housing	9.9	7.27%	4.35%
14	Area to be distributed in the form of final plots. (generally 40% of 7/12 area)	89.19	65.47%	40%
15	Total Numbers of original Plots	711		
16	Total Numbers of final Plots (including Roads)	682		
17	Total number of Final Plots against 7/12	462		

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

5. ARBITRATION

5.1 APPOINTMENT OF ARBITRATOR BY THE GOVT.

The State Government had appointed Shri Abhiraj Girkar, Retired Joint Director of Town Planning and Valuation Department of the Maharashtra Government as the Arbitrator under sub-section (1) of Section 72 of the said Act for this draft scheme no. 6 vide Urban Development Department Notification no. TPS-1222/2152/CR-148/22/UD-12 dated 02.12.2022, which was appeared in Maharashtra Government Gazette, Konkan Division Supplement, Part I dated 23-29.03.2023. The gazette notice of Appointment of Arbitrator for TPS-6 is attached as Annexure 3.

5.2 ARBITRATION PROCEEDINGS

The Arbitrator entered upon the duties w.e.f. 05/04/2023 by publishing a notice in the Maharashtra Government Gazette, Extraordinary, Part II, No. ARB/TPS-6/GEN/2023/07 on pages 1, 2 and 3 dated 5/04/2023. The same notice in English and Marathi was published in daily Newspapers, Freepress journal and in Ramprahar, respectively dated 17/04/2023 for the information of the land owners and the public. The gazette notice of Commencement of Duties by Arbitrator and notice in 2 Newspapers for TPS-6 is attached as Annexure 4 and Annexure 5 respectively.

The Arbitrator observed that the scheme layout was not demarcated on ground and the final plots were not measured by the Special Planning Authority i.e. NAINA, CIDCO. The demarcation and measurement work might have not been carried out due to non-cooperation from the land owners. The Arbitrator has requested the SPA, NAINA to demarcate the scheme and accordingly to measure the Final Plots (FPs) on ground for confirmation of their areas.

Hearing Procedure - However, the Arbitrator started the arbitration proceedings as provided in the Act and Rules in view of the time limits prescribed to complete the proceedings. Then special notices in the prescribed Form No. 4 under Rule no. 13 (3) of the Maharashtra Town Planning Schemes Rules, 1974 were served to each and every owner of the original plots included in this scheme from all the four villages of TPS-6, for the hearing from 02/05/2023 to 30/05/2023. This special notice in form no. 4 is for communicating to the landowners, all the

details of their plots regarding ownerships, tenure, areas of their original plots and the similar details of allotted final plots in lieu of their original plots.

Further, this special notice is also for informing them regarding the valuation of their original plots, semi-final and final valuation of their allotted final plots and the compensation, contribution and the net demand from them as estimated by the SPA, NAINA in the sanctioned draft scheme. It was also informed that in lieu of compensation under section 100 of the said Act, additional FSI has been proposed in the draft scheme.

The landowners were asked to appear before the Arbitrator on the specified dates and time to submit their say on the proposals of the sanctioned draft scheme and to record minutes of the same. Due to change of address by the owner or incomplete addresses, it was possibility that all owners would not have received these special notices. Therefore, the general public notice was published in the local newspaper Dainik Sagar and Dhavate Navnagar dated 29/04/2023. Also it was uploaded on CIDCO's website (https://cidco.maharashtra.gov.in) on 29/04/2023 and in the respective Gram Panchayat Offices on 02/05/2023.

For those landowners, who had not attended the above mentioned hearing, the 2nd hearing was arranged between 12/06/2023 to 26/06/2023 and the fresh special notices in the prescribed Form No. 4 under Rule No. 13 (3) of the Maharashtra Town Planning Schemes Rules, 1974 were served to each and every owner of the original plots included in this scheme from all the four villages. The general public notice was published in the local newspaper Dainik Sagar and Dainik Raigad Nagari dated 09/06/2023. Also it was uploaded on CIDCO's website (https://cidco.maharashtra.gov.in) on 09/06/2023 and in the respective Gram Panchayat Offices on 12/06/2023. Some of the landowners kept coming after the given schedule, hearing was also given to them. All the hearing notices along with its schedule was also displayed at NAINA, CIDCO office for public awareness.

The Arbitrator heard all the landowners who appeared before him in response to the notice in Form no. 4 mentioned above as provided in Rule no. 13 (4) of the said Rules and had given detailed information regarding reconstitution of their final plots, ownerships areas of their final plots, proposed additional FSI against the compensation u/s 100 of the said Act, the valuation details and the contribution. The Arbitrator had further recorded their say and the minutes as provided in Rule no. 13 (5) of the said Rules.

Government officials such as Collector, District Raigad for government lands, Executive Engineer, MSRDC for Mumbai Pune Expressway and Proposed Multimodal Corridor, Deputy Conservator of Forest, District Raigad for forest land within scheme, were called for individual hearing on 10th August, 2023 through letter. The SPA, NAINA had also been given hearing on 1/11/2023 after the draft preliminary scheme has been prepared.

Subdivision of Scheme- The Arbitrator then subdivided the sanctioned draft scheme into two parts as i) the Preliminary Scheme and ii) the Final Scheme; as provided in sub-section (3) of Section 72 of the said Act on 29th August, 2023 under his order bearing no ARB/TPS-6/GEN/2023/488/1, the same is attached as Annexure 6. The Arbitrator had recorded the suggestions/objections received during hearing and in representations and also recorded the decisions in respect of every reconstitution of original plots into final plots as carried out in the award in Table A, appended to the award. Also the allotment of the Final Plots with their respective ownerships, areas and tenures are recorded in Table B, appended to the award.

5.3 AWARD OF THE PRELIMINARY SCHEME

By considering all the issues/points/observations stated above and also after hearing SPA-NAINA on 1st November 2023, the layout of the draft scheme was modified and finalized by the Arbitrator with modifications. The Preliminary Scheme was accordingly drawn up as per sub-section (7) of the Section 72 of the Act as appearing in the Plans no. 3 and 4 read with Tables A and B appended to the award. The decisions of the Arbitrator in respect of every reconstitution of original plots into final plots as carried out in the award was recorded in Table A appended to the award. The allotment of the Final Plots with their respective ownerships, areas and tenures were recorded in Table B accompanied to the award of this Preliminary Scheme.

In the Preliminary Scheme, all the IDP reservations were incorporated as per the sanctioned draft scheme with minor changes in shape, but the area of reservations in the IDP was maintained. In addition to the DCPR-2019, the Special Development Control and Promotion Regulations was proposed to make applicable within the scheme as given in the Preliminary Scheme Report for the proper and efficient implementation of the scheme.

The Preliminary Scheme contains the following Plans and Tables as part of the scheme.

1) Plan No. 1 showing the location of the scheme area in the IDP and in NAINA.

2) Plan No. 2 showing the Original plots included in the scheme in green colour. (scale 1:2500)
3) Plan No. 3 showing the Original Plots in green colour and superimposed thereon the Final Plots in red colour. (scale 1:2500)
4) Plan No. 4 showing the Final Plots in red colour allotted in lieu of Original Plots, uses of the Final Plot and the infrastructure. (scale 1:2500)
5) Table A for original plot-wise decisions of the Arbitrator
6) Table B for Allotment of final plots with ownerships, areas, tenures
7) Report on the Award of the Preliminary Scheme by the Arbitrator
8) General / Common Decisions
9) Special Development Control and Promotion Regulations

The Preliminary Town Planning Scheme, NAINA no. 06 was drawn up accordingly under sub-section (7) of Section 72 of the said Act on 30th November 2023. The notices in English and in Marathi regarding drawing-up of this preliminary scheme was published in the Extra-Ordinary Gazette no. 100, in Part II; dated 01/12/ 2023. These notices were also published in the local Newspapers, Dainik Kille, Ram Prahar and Newsband dated 12/12/2023. The gazette Notification and publication of notifications in Newspapers are attached as Annexure 7 and Annexure 8 respectively.

The Preliminary Town Planning Scheme, NAINA no. 06 was submitted to the State Government, as provided under sub-section (5) of the Section 72 of the said Act, for sanction vide letter bearing no. ARB/TPS-6/Pre-Sub/2023/521, dated 29th December 2023. The State Government in UDD wide Notification No. TPS-1224/05/C.R. 22/24/UD-12 dated 1st March, 2024, has sanctioned the said Preliminary Town Planning Scheme NAINA no. 6, with certain modifications. The said Notification was published in Govt Gazette, part A, Konkan Division dated 26th September 2024 to 2nd October, 2024. The Gazette Notification is attached as Annexure 9.

5.4 LAND USE ANALYSIS OF THE PRELIMINARY SCHEME

The comparison in areas of public users and the Roads provided by the SPA, NAINA in the sanctioned draft scheme and now provided in the Preliminary Scheme in the award drawn up by the Arbitrator is as given in the following tables 3.

Table 3: Land-Use Analysis of the Preliminary Scheme and its comparison with the sanctioned Draft Scheme

Sr. No.	Public Sites and Users	Percentages with Scheme area					
		Draft Scheme		Preliminary Scheme			Remarks
		Area (Sq.m.)	% with Gross Area	Area (Sq.m.)	% with Gross Area	% with Net Area	
	Total Area Under Scheme (Ha)	**243.38 Ha (Gross Area), 227.47 Ha(Net Area)**		**244.42 Ha (Gross Area), 228.81 Ha (Net Area)**			
1	**Users as per Section 64 (g-1) (i)**						
A	EWS/ LIG Housing	98961.67	4.07	75167.83	3.08	3.29	
B	**Total Users as per Section 64 (g-1) (i)**	**98961.67**	**4.07**	**75167.83**	**3.08**	**3.29**	**Below 10% of the Total Area under TPS - 6.**
2	**Users as per Section 64 (g-1) (ii)**						
A	**For Roads**						
1	IDP and Layout Roads	464194.61	19.07	464244.38	18.99	20.32	
B	**For Parks, Play Ground, Garden & Open Spaces**						
1	IDP City Parks	105621.66	4.34	105621.66	4.32	4.62	
2	IDP Parks	8405.67	0.35	8400.66	0.34	0.37	
3	IDP Play Grounds	58723.94	2.41	59024.87	2.41	2.58	
4	Layout Open Spaces	64234.32	2.64	82544.57	3.38	3.61	
	Total Open Space Area	**236985.58**	**9.74**	**255591.76**	**10.46**	**11.19**	
C	**For Social Infrastructure and Public Utility**						
1	IDP Schools	19280.94	0.79	19797.23	0.81	0.87	
2	IDP Daily Bazar	3559.53	0.15	3711.00	0.15	0.16	
3	IDP Primary Health Centres	3474.98	0.14	3474.72	0.14	0.15	
4	Layout Amenities	66624.61	2.74	69462.08	2.84	3.04	
5	Existing Amenity (Crematoria)	520.00	0.02	520.38	0.02	0.02	
	Total Social Infrastructure and Public Utility Area	**93460.05**	**3.84**	**96965.41**	**3.97**	**4.24**	
D	**Sale Plots by SPA, NAINA**						
1	Sale Plots	48904.13	2.0	54232.31	2.22	2.37	
E	**Total Users as per Section 64 (g-1) (ii)**	**843544.38**	**34.66**	**871033.86**	**35.64**	**38.13**	**Below 40% of**

Sr. No.	Public Sites and Users	Percentages with Scheme area					
		Draft Scheme		Preliminary Scheme			Remarks
		Area (Sq.m.)	% with Gross Area	Area (Sq.m.)	% with Gross Area	% with Net Area	
							the Total Area under TPS- 6.
3	**Plots of Users not falling under 64(g-1)**						
A	IDP Growth Centres	428099.05	17.52	448184.30	18.34	19.62	
B	Plots for Forest Department	124906.50	5.13	124853.14	5.11	-	
C	Govt./ Public Purpose Lands	-	-	6520.44	0.27	0.29	
D	Proposed Water Channel and Water Body	34231.49	1.40	34696.26	1.42	-	
	Total of Plot Users not falling under 64(g-1)	**587237.05**	**24.05**	**614254.14**	**25.13**	**19.90**	
	Final Plots allotted to Land Owners						
4	Final Plots allotted to Land Owners	907026.24	37.27	883728.83	**36.16**	**38.68**	
	Total Scheme Area	**2411919.25**	**100.0**	**2444184.66**	**100.00**	**100.00**	

6. FINAL TOWN PLANNING SCHEME

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

During the hearing of the land owners under rule no.13 (4) of the Maharashtra Town Planning Schemes Rules, 1974, the say of the owners of the original plots regarding the valuation of their original Plots, Semi-Final and Final Values estimated for their allotted Final Plots, Contribution levied in the draft scheme have been heard and recorded. The submissions made by them during their hearings are considered wherever possible and complied within the scope of the legal provisions and more or less, to the satisfaction of the land owners.

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

i) While estimating the value of the original plots, existing trees, dug-wells, bore-wells and compound walls/fencing have been neglected and hence not valued.
ii) Existing structures constructed with due permission of the respective Gram Panchayats are authorized, still not valued.
iii) The contribution levied to the final plots is exorbitant.
iv) The land owners were never told by the SPA, NAINA that the contribution is required to be paid by them even when they are surrendering 60 % of their lands to the scheme.
v) The contribution should have to be waived considering that they have parted with their 60 % lands to the scheme; which is highest in the state.
vi) The land owners should be paid monetary compensation for 60 % of lands surrendered by them and at the same time they should be permitted to consume FSI of 2.5 in the final plots allotted to them as promised by the SPA, NAINA.

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

6.1 Date of Valuation

In the scheme, it is required to estimate the market values of all the lands included in the scheme i.e. the market values of all the Original Plots included in the scheme. Further, the Semi-final and the Final values of all the Final Plots reconstituted have to be worked out. These market values are required to be estimated as provided in the section 97(f) and section 98. Both these sections of the said Act state that these valuations are prevailing to the date of declaration of intention of this scheme under section 60(1) by the SPA, NAINA.

The intention to make scheme no. 6 for this identified area is declared by the SPA, NAINA under section 60(1) of the said Act on 19th July 2019. Hence, the date of values of Original Plots, Semi-Final and Final values of Final Plots is **19th July 2019**.

6.2 Original Plot Value

The clause (f) of section 97 (1) of the said Act prescribed that the Original Plot Value is the value of an original plot included in a scheme prevailing to the date of declaration of intension under section 60 (1) of the Act to prepare a scheme in its original state without reference to such a scheme.

a) Land Values in Sanctioned Draft Town Planning Scheme, NAINA no. 6

The Form no. 1 accompanied to the sanctioned draft scheme is scrutinized by the Arbitrator in light of the provisions made under section 72 (6) of the Act. It is found that the rates of land values of the original plots included in the scheme are adopted from the Annual Statement of Rates (ASR) published by the Inspector General of Registration and Superintendent of Stamps, Maharashtra State. The date of declaration of intention under Section 60 (1) of this scheme is 19th July 2019. The SPA, NAINA has considered the Annual Statement of Rates of Non-agriculture land of 2019-20 for the lands from the villages of Chikhale, Moho, Pali Khurd and Shivkar in Panvel Tahsil of the Raigad District as given below.

Table 4: Land Values in Sanctioned Draft Scheme no. 6

Sr. No	Village	Assessment Type	Rate per Sq.mt.
1	Moho	NA Land	3650
2	Chikhale	NA land in out of Gaothan periphery area	3000
		NA land in Gaothan periphery area	4490
		NA potential land in Gaothan periphery area	4270
3	Palikhurd	NA Land	3590
4	Shivkar	NA land	3590
		NA land along Highway	4390

They have adopted the following assumptions:

1. For original plot value of land parcels, ASR of Non-agriculture land of 2019-20 is considered.
2. 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, 50% of NA rate mentioned in ASR is considered.
3. For the already granted CC permissions by competent Authority, OP value is considered equal to semi-final value, considering that there will be enhancement only in terms of provision of infrastructure by CIDCO.
4. 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.
5. For the purpose of semi-final value of plot, 1.5 times ASR of Non-agriculture land of 2019-20 of OP is considered.
6. Final value of plot is calculated considering 4 times ASR of Non-agriculture land of 2019-20.
7. 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.
8. Plots reserved for Planning Authority such as park, open space, gardens, common play grounds which are non-saleable plots. Hence, semi-final value is considered as ASR and equal to final plot value.

b) Land Values in sale transactions obtained during previous 5 years

The sale transactions of lands during 5 years before the date of valuation were obtained from the registrar office, Panvel. The large variation is observed in the market value of these transactions. The rates in some selected transactions are as follows:

Table 5: Land values in sale transactions obtained during last 5 years

Sr. No.	Village	Date of transaction	Rate per sq.mt.	Rate per sq.mt. at the date of valuation (By assuming 10% rise /year)
1	Moho- Outside of Urban Village	July 2017	3551/ sq.mt,	4300/sq.mt.
2		October 2018	2449/sq.mt.	2700/sq.mt.
3		April 2016	3260/ sq.mt.	4300/sq.mt.
4	Moho- Lands situated in Urban Village areas	February 2017	3260/sq.mt	4075/ sq.mt.
5	Chikhale-Lands situated in Urban Village areas	May 2017	5442/sq.mt.	6530/sq.mt.

c) Land Values sanctioned in adjoining Final Town Planning Schemes

The Town planning scheme no. 3 has been finalized by the arbitrator and submitted to the State Govt. for sanction. It is situated adjoining to the north boundary of the said scheme. The finalized values of Original Plots, Semi-final and Final values of Final plots at the date of valuation of 8th May 2018 are as follows:

Table 6: Land Values sanctioned in adjoining Final Town Planning Schemes

Type of Plot	Description	Value/ sq.mt.	
		Moho village	Other villages
Original Plot	Lands situated outside the urban village areas and do not have any access	4,000	4,500
	Lands situated in urban village areas and do not have any access	6,000	7,000
	The rates of OPs fronting on Kaccha and Pucca village roads	15 & 30 % higher over above rates	
	Developed plots and having NA value	10,000	
	Developed and fronting on State Highway	12,000	
Semi-Final value	Semi-final value of Final plots	2 times OP value	
	Fully developed	OP value	
Final value	FPs fronting on smaller scheme roads	18,000	
	FPs fronting on 60 & 45 mt. IDP road	22,500	

	FPs situated on corner or on double frontage	10% higher than their normal final value.
	The plots designated to open users	40% of similar FP
	Growth Centre plot	27,000

d) Finalized Land Values in Final Schemes No. 06

Under the sanctioned Development Control and Promotion Regulations for Development Plan for NAINA- 2019 (DCPR-2019), the permissible Base FSI + FSI with payment of premium in Urban Village (Area of 200 m around existing inhabited Gaothan boundary) is 0.7 + 0.3 (total 1.00) and in Predominantly Residential zone is 0.2 + 0.3 (total 0.5). The said ready reckoner-2019 gives only a single rate of land value in Moho, Palikhurd and Shivkar, irrespective of locations or situation of the lands in the villages.

The Arbitrator has come to conclusion that the land values estimated by the SPA, NAINA for the original plots included in this scheme from these four villages based on the ASR rates of 2019 are at lower side and the locations or their frontages, present permissible FSI, situations are not considered while estimating the land values of original plots included in the scheme by the SPA, NAINA. The land values have to be estimated categorizing the OPs fronting on State Highway, on pucca village roads, on kachha village roads, those falling within the blue flood line where development is restricted, the plots affected by the gas pipe lines or high tension electricity lines and the lands situated within urban village areas where FSI of 1.00 is permissible and for rest of the lands where FSI of only 0.50 is permissible. Similarly, the plots which are already developed will have to be valued for their NA values.

It is seen that the finalized value of Original plot in Moho village of TPS-3 at the date of valuation of 8th May 2018 is 4000/sq.mt. The lands fronting the State highway have good potentiality and are not much dependent on the scheme roads or infrastructure and hence, possess higher values. The Arbitrator has also considered the above mentioned land values in sale transactions. Accordingly the rates of land values pertaining to July 2019 in these four villages included in the scheme have been decided as given below.

The lands situated outside the urban village areas (beyond 200 m from notified village gaothans) and do not possess any access and could not therefore be developed independently for want of accesses are valued at Rs. 4500 per sq. m. For lands situated within the urban village areas where FSI of 1.00 is permissible are valued at Rs. 6500/- per sq.mt. The rates of OPs

fronting on (i) local village roads & proposed IDP roads, (ii) classified village roads & District Roads and (iii) Highways are valued respectively at 10 %, 20% and 30 % higher over and above the general land value rates stated above. The OPs those are directly fronting the State highway and which have been already fully developed are valued at the rate of Rs. 12,000/- per sq. m. Similarly, those OPs situated elsewhere and have been already fully developed and possess NA value are valued at the rate of Rs. 10,000/- per sq. m. It is observed that some OPs are affected by the GAIL pipe line and hence, the development potential there is got restricted. As such, these OPs have been valued at 60 % of the normal OP value. These original plot values are marked on the Plan no. A appended to this Scheme.

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

It is observed that not a single structure constructed with due permission of the competent authority is affected during the reconstitution and hence, valuation in this respect is not necessary.

6.3 Semi-Final Value

Semi-final value is defined under clause (f) of Section 97 (1) of the Act. It is the value of a Final Plot prevailing at the date of declaration of intension under section 60 (1) of the Act to prepare a scheme without reference to any improvements contemplated in the scheme, other than the improvements due to alterations of its boundaries. This is the value of a final plot only as a result of improvements in its shape or location due to the reconstitution. The Form no. 1 accompanied to the sanctioned draft scheme is scrutinized by the Arbitrator in light of the provisions made under section 72 (6) of the Act. It is found that the rates of Semi-Final values of all the final plots reconstituted in Part A of the scheme estimated in the sanctioned draft scheme are at 1.5 times the respective original plot values.

The base FSI permissible to their original plots situated outside the urban village areas in these four villages is 0.20 + Premium FSI of 0.30 as prescribed under DCPR-2019. The SPA, NAINA has proposed FSI of 1.00 to all these original plots after land pooling or aggregation to form a single unit of planning. This FSI of 1.00 has been approved by the State Government while approving the special DCPR of the Preliminary Town Planning Scheme, NAINA no. 2. This will reflect in deciding the Semi-Final Value of the reconstituted final plots. Secondly, each and every plot has been reconstituted with good shape suitable for any building activity, with assurance of proper access. Hence, all these factors are considered in estimating the Semi-Final values of all the final plots, but without considering any other improvements such as provisions of well-constructed vehicular roads, provision of social infrastructure, utilities like water supply, street lighting, drainage facilities etc. as contemplated in the scheme.

Considering all these factors and points, it has been decided that Semi-Final Values of all the final plots included in this scheme prevailing to July 2019 i.e. on the date of declaration of intention of this scheme as Rs. 10,000/- per sq. m which is proper and appropriate. However, the final plots those are fronting the State Highway are valued at Rs. 12,000/- per sq. m. The Plan no. B appended to this report shows plot-wise semi-final values decided by the Arbitrator.

6.4 Final Value

Final value is defined under section 98 of the Act. It is the value of a Final Plot prevailing to the date of declaration of intension under section 60 (1) of the Act to prepare a scheme with reference to the improvements contemplated in the scheme on the assumption that the scheme has been completed.

The works contemplated in the scheme are road network which consume total area of 46.42 Ha. The roads being constructed in the scheme including the IDP roads which provide proper circulation pattern to the scheme development are as below. There are 9 m wide roads having area of 0.02 Ha, 12 m wide roads having area of 1.16 Ha, 15 m wide roads having area of 3.70 Ha, 20 m wide roads having area of 15.03 Ha, 27 m wide road having area of 9.14 Ha, 30 m wide road having area of 3.91 Ha and 45 m wide road having area of 8.10 Ha and 60 m wide road having area of 5.33 Ha. There are various infrastructural sites being provided in the scheme as IDP proposals or the scheme proposals. These are:

a) 40 sites for Open Spaces having total area of 8.25 Ha,

b) 2 sites for City Park/Park having total area of 11.40 Ha,

c) 4 sites for Play Grounds having total area of 5.90 Ha,

d) 4 sites for Schools having total area of 1.97 Ha,

e) 2 site for Primary Health Centre having area of 0.347 Ha,

f) 3 sites for Daily Bazar having area of 0.371 Ha, and

g) 61 Amenity Sites for various public purposes having total area of 6.94 Ha. Similarly, there are 6 Sites for EWS/LIG Housing having total area of 7.51 Ha and 7 sites reserved as Sale Plots to provide funds for the scheme by selling them in the open market which admeasuring to 5.42 Ha. The IDP has sites for Growth Centers at various locations and this scheme includes 5 sites having total area of 44.81 Ha which will be developed by the SPA, NAINA as CBD outside the scheme.

All these open space sites and roads are being implemented in the scheme as the scheme works. These sites can be seen from the plan no. 4 accompanied to the Preliminary Scheme already sanctioned by the Government.

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

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

a) The FSI permissible in all the Final Plots is equal to the quotient of the OP Area divided by the FP Area. As most of the final plots allotted are of reduced areas to the extent of 40 % of the OP areas, the FSI works out to 2.5 as maximum.
b) The Amenity Plots and other developable reserved Plots will have FSI of 2.50
c) Growth Centre Plots will have FSI of 2.50 and can be increased upto 4.00 on the payment of premium.
d) Overall rate of final value of FPs fronting the scheme roads will be Rs.20, 000/- per sq. m.

e) The rates of final value of FPs fronting along classified village & District roads and along 27.0 m and above wide IDP road will be Rs. 22,000/- per sq. m. respectively.
f) The rates of final value of FPs fronting along highway and the 45 mt. wide IDP road will be Rs. 24,000/- per sq. m. respectively.
g) The final values of FP's situated at the corner of the roads or having double frontage have been valued at about 5% higher than their normal value.
h) The plots designated to open users like Gardens, Play Grounds or Parks have been valued at 40 % their normal values.

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

7. COMPENSATION TO THE LAND OWNERS

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

In certain cases, compensation is occasionally required to be paid for injurious affection as provided under section 102 of the Act. In the present scheme, none of any owners have claimed compensation under this section 102 in response to serving of the notice in Form 4 in this respect under Rule no. 13 (3) of the Maharashtra Town Planning schemes Rules, 1974 as anybody's land is not injuriously affected by making of this scheme. Further, Compensation is not payable under a Town Planning Scheme for the items covered under section 103 of the Act.

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

However, the land owners have an option provided under the proviso to section 100 of the Act to opt for FSI / TDR in lieu of such monetary compensation which is equivalent to reduction in the areas of their original plots resulting from reconstitution. In the hearing process, the special notices in the prescribed Form No. 4 under Rule no. 13 (3) of the Maharashtra Town Planning Schemes Rules, 1974 were served to each and every owner of the original plots included in this scheme and informed them, the valuation of their original plots, semi-final & final valuation of their allotted final plots and the compensation, contribution and the net demand from them as estimated by the SPA, NAINA in the sanctioned draft scheme. It was also informed them that in lieu of compensation under section 100 of the said Act, additional FSI has been proposed in the draft scheme and requested to submit their say on it also. All the land owners, who appeared for the hearing, have opted for FSI/TDR available as per this proviso. The other land owners, who have not appeared for the hearing but submitted their representation, have not raised any objection regarding this. Therefore all the land owners in the scheme are eligible for FSI / TDR in lieu of monitory compensation.

8. COMPENSATION BY SPA, NAINA

Clause (ix) of Section 72 (6) of the Act provides for this. The Arbitrator is required to calculate the proportion of compensation payable by the Planning Authority for each FP allotted or reserved for public purpose or for the use of Planning Authority which is partially beneficial to the residents of the scheme and partially to the general public. Section 97 of the Act mentions the items considered towards the cost of the Scheme and as per clause (c) of it, cent percent compensation is payable by the Planning Authority to the cost of the Scheme calculated in respect of the FPs provided for public purpose or for the use of Planning Authority which are solely beneficial to the owners of the final plots or to the residents of the scheme. Whereas, only that portion of compensation calculated for the FPs provided for public purposes or for Planning Authority which are partially beneficial to the land owners or residents of the scheme and partially beneficial to the general public is payable in proportion to the percentage of such benefits attributable to the residents of the scheme by the Planning Authority to the cost of the Scheme.

9. INCREMENTAL VALUE OF FINAL PLOTS

Increment in the value of a final plot is defined in section 98 and it is deemed to be the amount by which the market value of such final plot estimated with reference to all the improvements

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

10. CONTRIBUTION BY THE LAND OWNERS

Contribution is levied to the owner of each and every final plot included in the scheme to meet the cost of the scheme wholly or in part as provided under section 99 (1) of the Act. However, the Arbitrator may grant exemption from the payment of such contribution as per the clause (xi) of section 72 (6) to be levied on the final plots which are exclusively used or occupied for religious or any charitable purpose on the date of drawing the scheme under section 72 (7) of the Act. In the present scheme, none of any religious or charitable activities has come forward for such exemption. The owners of all the final plots are therefore required to pay such contribution as they are primarily liable for the payment of such contribution as provided under section 99 (2).

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

During the hearing of the land owners, they all have strongly demanded to waive the levy of such contribution. They have brought to the notice of the arbitrator that the arbitrator of TPS no 2 & 3 have lowered down the contribution to a nominal amount. It was learnt that CIDCO had also appointed a Committee to study this issue of waving the levy of contribution. However, the further details are not made available to the Arbitrator till the date.

In TPS- 2 & 3, the Arbitrator concluded that the percentage of contribution to be charged to the land owners will have to be reconsidered and will have to be lowered down to a nominal amount if the receipt side is sufficiently on higher side to meet the cost of the scheme. This is

in view of considering that the land owners have surrendered their 60 % of lands and cooperated with the SPA, NAINA in making the participatory Town Planning Scheme. Accordingly the Arbitrator decided to levy contribution to the landowners at a reduced rate of only 0.05 percent of the incremental value instead of 50% as is proposed by the SPA, NAINA in the draft sanctioned scheme. The Govt. of Maharashtra has approved both Final TPS no. 2 & 3 with the said contribution.

11. CONTRIBUTION BY THE SPA, NAINA

Clause (x) of Section 72 (6) of the Act provides for this. The Arbitrator is required to calculate the proportion of contribution to be levied on every FP allotted or reserved for public purposes or for the use of Planning Authority which is beneficial partly to the owners or residents within the area of the scheme and partly to the general public. In respect of contribution payable by the Planning Authority, Section 99 is very clear and as per clause (ii), no such contribution is payable by the Planning Authority in respect of plots provided for public purposes which are solely beneficial to the owners of the final plots or residents of the scheme. However, in respect of those plots which are partially beneficial to the owners of the final plots or residents of the scheme and partially to general public, such contribution in proportionate to the benefits estimated for the general public is payable by the Planning Authority as provided under clause (iii) of section 99. This also construes that in respect of such plots provided for Planning Authority and wholly beneficial to the general public, the full contribution is payable by the Planning Authority to the scheme finance.

In view of this, the SPA, NAINA is liable to pay the requisite amount of contribution to the scheme in respect of final plots allotted to it for the public purpose which are fully or partially beneficial to the general public.

12. COMPONENTS OF FINANCE OF THE SCHEME

12.1 Cost Side of the Scheme

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

a) All sums payable by Planning Authority under the Town Planning Scheme

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

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

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

i. Costs incurred on Making of Scheme

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

by the Planning Authority till the sanction of the scheme; are considered as the cost of preparation of the scheme.

As enlisted in the Form No. 2, accompanying this final scheme, the said cost is estimated to Rs. 2, 10, 00,000/-.

ii. Cost of Providing Infrastructure

The costs to be incurred on implementation of infrastructural sites and road works have been estimated as detailed below.

a) Construction of Roads

Sanctioned Preliminary Scheme provides various widths of roads giving access to every final plot reconstituted including all IDP roads in these six villages. The road network consumes total area of 46.425 Ha. excluding MMC which is decided to be implemented by the MSRDC. The roads under construction in the scheme including the IDP roads, which provide proper circulation pattern to the scheme, are as below. The lengths of these different widths of roads and cost of development are as tabulated below.

Table 7: Construction of Roads

No.	**Width of Roads (meter)**	**Length of Roads (meter)**	**Area in Ha**
1	9.00	15.94	0.02
2	12.00	697.66	1.164
3	15.00	2312.71	3.709
4	20.00	7314.28	15.035
5	27.00	3324.28	9.144
6	30.00	1174.24	3.918
7	45.00	1689.22	8.101
8	60.00	896.82	5.334
Total		**17,425.15**	**46.425**
No.		**Head**	**Cost in crore**
1		Road Ph-1	127.29
2		Road phase-2	74.81
3		Storm Water Drain	97.84
4		Water Supply Lines	15.69
5		Grey water lines	12.55
6		Sewer Lines	13.02
3		Growth Centre	83.72
4		Bridges	15.52
5		Channel	11.42
6		Interchange	0.00
Total			451.86

The plan no. D accompanied to the Final Scheme gives the details of roads along with their areas and the plans no. F and G give the constructional details and estimated costs of construction. The Storm Water drains, Water Supply Distribution Lines, Grey water supply lines and sewer lines are proposed to be provided along all the roads in the scheme. The cost of the roads and the public utilities along it have been estimated by the Engineering Wing of the CIDCO and the same have been considered. The total cost is estimated to Rs. 451.86 crore.

b) Cost of Development of Gardens, Play Ground, Open Spaces and Parks

As said earlier, it has been decided that the 40 sites of Open Spaces, 4 sites of Play Grounds, 1 sites of Park and 1 site of City Park will have to be developed by the SPA, NAINA in the scheme. The cost of development is estimated to Rs. 31.55 crore, as tabulated below.

Table 8: Cost of Development of Gardens, Play Ground, Open Spaces and Parks

Sr. No	Sites	No. of Sites	Area in Ha.	Cost in Crore
1	Open Spaces	38	8.25	11.75
2	Play Ground	4	5.90	3.56
3	Park	1	0.84	16.24
4	City Park	1	10.56	
Total			**17.30**	**31.55**

c) Cost of providing the Utilities/services

The Engineering Wing of CIDCO has estimated intermittent water storage/reservoir at Rs. 22.30 crore. The Engineering Department of CIDCO has further estimated cost of providing Sewerage Treatment Plant and Solid Waste Management as Rs. 86.84 crore and Rs. 13.71 crore respectively.

The cost of development of cremation or graveyard is estimated to Rs. 0.70 crore which includes development and construction of compound walls with gates, lighting etc.

d) Cost of compound wall to amenity plots and Growth Centre

The cost of providing compound wall to all amenity plots and Growth Centre is estimated as 7.77 crore.

e) Cost of Street Lighting and provision of main Power Line

The estimated cost of providing Street Lighting along all the roads in the scheme is Rs. 8.29 crore. For this, electricity power supply line is required to be made available immediately and the cost for this has been estimated to Rs. 32.8 crore.

iii. Total Estimated Cost of Infrastructural Works

The total infrastructural cost has been estimated to Rs.671.56 crore.

Table 9: Total Estimated Cost of Infrastructural Works

Sr. No	Head	Development Cost in crores
1	Survey, Soil Investigation, Consultancy	1.59
2	Network of road, W/S, Sewer line etc.	451.86
3	Sewerage Treatment Plant	86.84
4	River Front Development	-
5	Intermittent Water Storage/Reservoir	22.30
6	Open User Reservations and layout open spaces	31.55
7	Development of Cremation ground or graveyard	0.70
8	Solid Waste Management	13.71
9	Other & Misc. (Compound wall, shifting of utilities, tree plantation, preservation of water bodies etc.)	21.92
10	Electricity Power Supply	32.80
11	Street Lighting	8.29
	Total Cost	**671.56**

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

SPA, NAINA has been allotted 38 plots for Layout Open Spaces, 4 plots for Play-Grounds and 2 plots for Parks. Similarly, 2 plots for Primary Health Centers, 3 plots for Daily Bazar have been allotted to SPA, NAINA. Further, there are 4 plots for Schools and 67 plots for Layout Amenities have been allotted to the SPA, NAINA. All these plots are meant for various public purposes and are either fully or partially beneficial to the residents of the scheme as shown in the remark column of the Form no. 1 accompanied to this Final scheme.

According to section 97 (1) (c & d), the compensation payable by the SPA, NAINA in respect of plots which are solely or partially beneficial to the residents of the scheme is required to be included in the cost of the scheme. Hence, this compensation works out to Rs. 134.67 Crores.as shown in the Form no. 2 accompanied to this Final scheme.

v. Compensation to the Land Owners

The original plots have been reconstituted to form the final plots to be allotted to the owners of the lands. Generally, the 40 percent of the original lands have been allotted to the land owners. The final plots allotted in lieu of their lands are in a proper shapes suitable for non-agricultural development. Every owner of land has been compensated for loss of their areas in terms of FSI/TDR as stated earlier. The structures situated in OPs are as far as possible included in their allotted FPs and hence, not required to be valued.

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

12.2 RECEIPTS SIDE OF THE SCHEME

12.2.1. Contribution by Land Owners

The contribution levied to the land owners who have been allotted final plots in the scheme is the major component of the receipt side as it is expected that the cost of the scheme shall be met solely of partly through such contribution worked out as provided under Section 99 of the Act. However, all the land owners have strongly urged not to levy such contribution in respect of final plots allotted to them as they have cooperated to part with their lands to the extent of 60 % which is at highest percentage in any scheme in the State.

SPA, NAINA has been given hearing on 6th August 2024. In response to the hearing, the Chief Planner, NAINA, wide letter dated 16th August 2024 has submitted that the monetization of Growth Centres and sale plots may not be sufficient to fund infrastructure in scheme as well as city level projects in future. Therefore levying infrastructure contribution charges on end users is proposed, subject to approval of Government. Accordingly they requested that to ensure public cooperation and for effective implementation of infrastructure by CIDCO, Arbitrator may take suitable decision to levy contribution in proportion to cost of net scheme in the said scheme.

In this regard, following points are considered:

1. All the land owners have strongly urged not to levy such contribution in respect of final plots allotted to them as they have parted about 60% of their original lands in the scheme.

2. In TPS- 2 & 3, the Arbitrator considered that the land owners have surrendered their 60 % of lands and cooperated with the SPA, NAINA in making the participatory Town Planning Scheme and decided to levy contribution to the landowners at a reduced rate of only 0.05 percent of the incremental value instead of 50% as is proposed by the SPA, NAINA in the draft sanctioned scheme. The Govt. of Maharashtra has approved both Final TPS no. 2 & 3 with the said contribution.

3. As per section 64 of the said Act, the proceeds from the disposal of Sale Plots shall be used for the purpose of providing infrastructure facilities in the area covered under the scheme. Also monetization of Growth Centre plots can be utilized for funding of infrastructure in the scheme.

4. The total cost of the scheme, as per the cost of development estimated by Engineering Wing, SPA NAINA is less than half the total amount of increment.

Accordingly, the Arbitrator has decided to levy contribution to the land owners at a reduced rate of only 0.05 % of the incremental value instead of 50% as is proposed by the SPA, NAINA in the draft sanctioned scheme. As such, the total amount of contribution receivable from the land owners works out to Rs. 0.5179 crore as can be seen from Form No. 2 accompanying this final scheme.

12.2.2. Contribution by SPA, NAINA

The Planning Authority is not required to contribute in respect of plots meant for public purposes which are solely beneficial to the residents of the scheme. If such plots are solely or partially beneficial to the general public, then the Planning Authority is required to pay the contribution in proportionate to the benefits provided to the general public. The plots meant for housing of the EWS/LIG Housing is for specific purpose and it is solely beneficial to the general public. The plots for Growth Centers and MMC are also solely beneficial to the general public. Further, 25 Amenity sites and 4 school sites are partially beneficial to the general public. Hence, Contribution levied in proportion of the benefits attributable to the general public in respect of all these plots is payable by the SPA, NAINA. The Arbitrator has decided to levy contribution to the SPA, NAINA also at the same reduced rate of 0.05% of the incremental value. The total amount of such contribution works out to Rs.0.4631 crore.

12.2.3. Proceeds obtained by Sale Plots

Section 64(g-1)(ii-D) of the Act entitles the SPA, NAINA to propose a land itself for sale subject to proviso (I) of the section. The proceeds from the sale of such land shall have to be used for providing infrastructural facilities to the scheme area.

7 final plots bearing nos. 189, 332, 379, 396, 416, 553 B and 574, total area- 5.42 Ha have been allotted to the SPA, NAINA by the Arbitrator in the Preliminary Scheme which have been sanctioned by the Government. Hence the proceeds at the rates ranging from of Rs 20000/- and Rs 25000/- per sq. m respectively have been estimated to receive, if sold in the open market by the SPA, NAINA for meeting partially the cost of infrastructure. This amount of proceeds works out to Rs. 133.05 crores.

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

12.2.4. Proceeds obtained by development of Growth Centers Plots

For IDP reservation of Growth Centre in the scheme area, admeasuring Final Plots bearing nos. 25, 67, 69, 70A, 481, total area- 44.81 Ha have been allotted to the SPA, NAINA in the Preliminary Scheme which have been sanctioned by the Government. Hence the proceeds at the rates of Rs 25000/- per sq. m respectively have been estimated to receive, Rs. 1120.46 crores.

These plots are having FSI of 4.0 and are of good shape and frontages and may fetch even better price in the market. The proceeds from development of the said plots shall have to be used for providing infrastructural facilities to the scheme area.

13. FORM NO.-1: REDISTRIBUTION AND THE VALUATION STATEMENT

The Arbitrator has then estimated valuation relevant to the date of declaration of intention to prepare this scheme under section 60 (1) of all the original plots included in the scheme and the valuations considering the semi-final and final values relevant to the same date of all the reconstituted final plots allotted to the land owners and to the SPA, NAINA. The Form no. 1 is prescribed under Rule no. 6 (v) of the Maharashtra Town Planning Schemes Rules, 1974 as Redistribution and the Valuation Statement. This is important accompaniment of the Final

Scheme and all the decisions of the Arbitrator regarding the valuations, Incremental Values and of the Contribution in respect of all the Original Plots and the Final Plots are recorded in it. The Ownerships and Areas of OPs and their allotted FPs in lieu of them along with their areas are entered in this Form 1 as decided by the Arbitrator in the Table B of the Preliminary Scheme. The rates of land values of Original Plots, of Semi-Final and Final Values of Final Plots, contribution are entered in this Form no. 1 as decided by the Arbitrator and as appearing in the Plans no. A, B, C and D accompanied to this Final Scheme.

14. FORM NO. 2 – FINANCE OF THE TOWN PLANNING SCHEME

Form no. 2 prescribed under Rule no. 6 (vii) of the said Rules, 1974 is accompaniment of the Final Scheme giving all the details regarding the Finance of the Scheme which includes receipt side and the cost side of the scheme.

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

The Form no. 2 of the Final Scheme reveals that the Total expenses estimated is of Rs. 808.33 crores whereas, the total of the contribution under section 99 is Rs. 0.9811 crore. The net cost of the scheme to NAINA is Rs. 807.348 crores. It is expected that the SPA, NAINA will bear this cost from the proceeds of Sale Plots and development of Growth Centre Plots.

15. SUBSTANTIAL VARIATIONS IN THE DRAFT SCHEME

The clause (b) of sub-section (7) of section 72 of the Act permits the Arbitrator with the prior approval of the State Government to make even substantial variations in the sanctioned draft scheme. The explanation under this clause states the meaning of substantial nature of variation and it is an increase in the cost of the draft scheme by more than 20 % of the scheme cost or Rs. 2.00 lakh whichever is more on account of provision of new works or reservations of additional sites of public purposes in the scheme drawn up by the Arbitrator. In the Preliminary Scheme drawn up by the Arbitrator and now sanctioned by the Government under section 86

(1) of the Act does not include any additional work or site which will exceed this limit. Hence, the question of substantial variation in respect of this final scheme does not arise.

16. TIME LIMIT FOR DRAWING THE FINAL SCHEME

The Arbitrator is required to prepare Final Scheme by following the prescribed procedure laid down under the Maharashtra Town Planning Schemes Rules, 1974 and by deciding all the items enlisted under section 72 (6) of the Act and then to draw the final scheme under section 72 (7) within the time limit prescribed under section 72 (3) of the said Act. The time limit for drawing up the final scheme is of 18 months and extended period of 3 months from the date of appointment of the Arbitrator. The date of his appointment is 2nd December 2022. There was code of conduct introduced for General Elections from 16th March to 6th June 2024 of 82 days. This period is eligible for exclusion from the computation of time limit as provided under Section 148A of the Act. As such, this time limit automatically got extended upto 23rd November 2024 for drawing up of the Final Town Planning Scheme, NAINA no. 6.

There is no any time limit prescribed for submitting the Final Scheme to the State Government for sanction and it is generally required to be submitted after completing the procedure of the Tribunal of Appeals to be set up under section 75 of the Act if appeals are filed by the land owners against the decisions of the Arbitrator taken in the final scheme mainly on valuation, compensation, increment and contribution. The Arbitrator has to then incorporate the decisions of the Tribunal of Appeals and to vary the scheme accordingly.

17. AWARD OF THE FINAL TOWN PLANNING SCHEME

The Arbitrator is required to draw the Final Scheme as per the sub-section (7) of section 72 of the Act in the prescribed form and after following the procedure laid down under Rule no. 13 of the Maharashtra Town Planning Schemes Rules, 1974. The time limit to draw the final scheme is now upto 23rd November 2024. Hence, the Arbitrator, after carrying out the entire procedure laid down under the said rules and after estimating and calculating and then by determining all the financial matters listed under section 72 (6) of the Act as detailed above, has prepared the final scheme. The requisite plans and documents and the report on the Final Scheme have been duly prepared.

The Final Town Planning Scheme, NAINA no. 6 (Part of Villages Chikhale, Moho, Pali Khurd and Shivkar of Taluka–Panvel, District–Raigad) has been accordingly drawn up by the Arbitrator on 27th September 2024, well within the prescribed time limit.

The Final Town Planning Scheme, NAINA no. 6 (Part of Villages Chikhale, Moho, Pali Khurd and Shivkar of Taluka – Panvel, District – Raigad) so drawn up by the Arbitrator as said above under section 72 (7) of the Act has been published in the office of the Arbitrator and in the Office of the SPA, NAINA for the inspection of the public and of the General Public. The Notices in this regard in Marathi and in English are published in the Maharashtra Government Gazette, Extra-Ordinary No 97, Part II dated 27th September 2024 as provided under Rule no. 13 (9) of the Maharashtra Town Planning Schemes Rules, 1974. The same notices are also published in the local Newspapers, daily 'Kille Raigad and Raigad Nagari' dated 1st October 2024. The gazette Notification and publication of notifications in Newspapers are attached as Annexure 10 and Annexure 11 respectively.

18.ACCOMPANIMENTS OF THE FINAL SCHEME

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

1) Form No. 1 – Redistribution and valuation Statement of the Scheme
2) Form No. 2 – Finance of the Scheme
3) Plan No. A showing the rates of OP values in the Scheme.
4) Plan No. B showing the rates of Semi-Final Values of FPs in the Scheme.
5) Plan No. C showing the rates of Final Values of FPs in the Scheme.
6) Plan No. D showing the roads under construction and their estimated cost
7) Plan No. E showing the services along the roads to be provided in the Scheme
8) Plan No. F showing the constructional details of Roads

Abhiraj Girkar
(Arbitrator)

27 September, 2024 Town Planning Scheme, NAINA no 06

19.LEGAL FORMALITIES IN TPS-6

Table 10: Legal Formalities

No	Section	Actions	Reference	Date
(A)	**Draft Scheme by SPA, NAINA**			
1	60(1)	Declaration of Intention	Resolution No. 12214, Board Meeting No. 620	19/07/2019
2	60(2)	Declaration in the Official Gazette	Maharashtra Govt Gazette, Extraordinary Part II	08/08/2019
3	60(2) Rule 3(2)	Newspaper publication of notice	The Asian Age (English) Karnala (Marathi)	19/08/2019
4	60(3) Rule 3(1)	Display of Plan in SPA's office	-	08/08/2019
5	Rule 4(1)	Meeting with landowners	-	24/04/2020- 04/05/2020
6	Consultation with DTP	61(1) Rule 4(2)	Letter No. CIDCO/NAINA/TPS-6/Consultation u/s 61(1) /2020/SAP-1166/102	16/06/2020
7	Submission of Suitable Amendments in IDP	59(2)	CIDCO/NAINA/TPS 6 Amendment/sec 59(2)/2020/SAP - 1165/101	16/06/2020
8	National Lockdown applicable as per Maharashtra Ordinance XV of 2020 dated 31st August 2020			
9	61(1) Rule 4(2)	1st DTP's remarks on draft scheme	जा. क्र. नैना नरयो क्र. ६/ प्र .क्र. ७३/ २०/टीपीव्ही-३/ १२२१	02/03/2021
10	61(1) Rule 4(2)	Publication of Draft Scheme	12 months from date of declaration	25/04/2022
11	61(1) Rule 5(1)	Gazette publication of Notice	Maharashtra Govt Gazette, Extraordinary Part II	25/04/2022
12	61(1) Rule 5(2)	Newspaper publication of Notice	दैनिक सागर and धावते नवनगर	28/04/2022
13	67 Rule 5(2)	Consideration of objections relating to the draft scheme	30 days from the date of publication	25/04/2022 to 27/05/2022
14	68(1)	Submission to Govt. for Sanction (Now to MD, CIDCO)	CIDCO/NAINA/TPS-6/Sec68(1)/2022/E-136653	22/07/2022
15	68(2)	Consultation with DTP	Letter No. CIDCO/NAINA/TPS-6/Consult 68(2) /2022/SAP-1665	08/08/2022
16	59(2)	Submission of Suitable Amendments in IDP Reservation	CIDCO/NAINA/TPS 6 Amendment/sec 59(2)/2022/503	08/08/2022
17	68(2) Rule 4(2)	2nd DTP's Remarks on draft scheme and Approval of Suitable	जा. क्र. प्रा.न.र.यो / नरयो क्र.6/ नैना / कलम ६८(२)/ ४६६	17/10/2022

No	Section	Actions	Reference	Date
		Amendments in IDP		
18	68(2)	Sanction of Draft Scheme by Govt. (Now VC & MD, CIDCO)	CIDCO/NAINA/TPS-6/Draft Scheme /2022/ 565	21/10/2022
19	68(2)	Gazette publication of Sanction of Draft Scheme	CIDCO/NAINA/TPS-6/Draft Scheme /2022/ 565	04/11/2022
20	68(2)	Newspaper publication of Notification	The Free Press Journal and Krushival	10/11/2022
(B)	**Arbitration Proceedings**			
21	72 (1)	Notification of Appointment of Arbitrator	TPS-1222/2152/C.R.148 /22/UD-12	02/12/2022
22	72(1)	Gazette publication of Appointment of an Arbitrator by Govt.	TPS-1222/2152/C.R.148 /22/UD-12	23/03/2023 to 29/03/2023
23	Rule 13	Gazette of Arbitrator to commence the duties	ARB/TPS-6/GEN/2023/07	5/04/2023
24	Rule 13	Newspaper publication of commencement of duties	The Freepress Journal and Ram Prahar	17/04/2023
25	72(4)(i) Rule 13(3)	Special Notices in form 4 to owners	Issued to all Land Owners by Post. Hearing Schedule is published on CIDCO's website and Newspaper - Dainik Sagar and Dhavate Navnagar.	29/04/2023
26	72(4)(i) Rule 13(4)	Hearing to Land Owners	Hearing Period	02/05/2023 to 30/05/2023
27	72(4)(i) Rule 13(4)	Special Notices in form 4	Issued to all Land Owners by Post, who did not appear for 1st Hearing. Hearing Schedule is published on CIDCO's website and Newspaper - Dainik Sagar, Dainik Raigad Nagari and CIDCO's Website	09/06/2023
28	72(4)(i) Rule 13(3)	Hearing to Land Owners	Hearing Period.	12/06/2023 to 26/06/2023
29	72(3)	Request to State Govt. to extend time limit to prepare preliminary scheme.	लवाद/न.र.यो-६/सर्वसाधारण/२०२३/४६९	02/08/2023
30	72(3)	Arbitrator to subdivide the scheme into Preliminary and Final schemes	ARB/TPS-6/GEN/2023/488/1	29/08/2023
31		Remarks of SPA, NAINA on hearing to	CIDCO/NAINA/Arbitrator/TPS-6/2023/889 and	01/11/23 and 28/11/2023

No	Section	Actions	Reference	Date
		Arbitrator	CIDCO/NAINA/Arbitrator/TPS-6/2023/989	
32	72(3)	Preparation of Preliminary Scheme by the Arbitrator	ARB/TPS-6/Award/2023/510	30/11/2023
33	Rule 13(9)	Publication of notice regarding preparation of the preliminary scheme	महाराष्ट्र शासन राजपत्र, असाधारण भाग दोन, असाधारण क्रमांक १००, दिनांक ०१ डिसेंबर, २०२३	01/12/2023
34	Rule 13(9)	Publication of notice regarding preparation of the preliminary scheme	Dainik Kille Raigad, Ram Prahar and Newsband	12/12/2023
35	72(5)	Submission of the Preliminary Scheme to the Govt for sanction	ARB/TPS-6/Pre-Sub/2023/521	29/12/2023
36	86(1)	Notification sanctioning the Preliminary Scheme by Govt.	TPS-1224/05/CR22/24/UD-12	01/03/2024
37	Rule 13(9)	Gazette Publication of Notification	Government of Maharashtra Ordinary Konkan Division Supplement.	26/09/2024-02/10/2024
38	86(2)(b)	Date of Enforcement of Preliminary Scheme	From one month after publication in Gazette	27/10/2024
39	72(7) Rule 13(9)	Notice of Drawing of the Final Scheme	ARB/TPS-6/Final Award/2024/549	27/09/2024
40	Rule 13(9)	Gazette Publication of Notice of Final Scheme	Government of Maharashtra, Extra-Ordinary no. 97, Part II,	27/09/2024
41	Rule 13(9)	Newspaper Publication of Notice of Final Scheme	Dainik Raigad Nagari and Kille Raigad	01/10/2024

20.TIMELINES FOLLOWED IN PREPARING TPS-6:

Table 11: Timelines followed in TPS – 6

Sr. No.	Section of the Act.	Time limit Prescribed	Time Limit Followed
1	60(1)	Declaration of Intention	19-07-2019
2	60(2)	Declaration in the Official Gazette (30 days) (upto 19/08/2019)	08-08-2019

3		Covid Orders	31-03-2022
4	61(1)	Publication of Draft Scheme (9+3 months extension) (upto 06/08/2020)	25-04-2022
5	68(1)	Submission of Draft Scheme to Govt. (Now to MD, CIDCO) 3 months from Publication (upto 25/07/2022)	22-07-2022
6	68(2)	Sanction of the Draft Scheme by Govt. 3 months from submission by Planning Authority. (upto 22/10/2022)	21-10-2022
7	68(2)	Gazette Notification of Sanction of the Draft Scheme by Govt.	04-11-2022
8	72(1)	Appointment of Arbitrator One month (upto 04/12/2022)	02-12-2022
9	72(3)	To draw Preliminary Scheme 9 months + 3months extension (upto 01/12/2023)	30-11-2023
10	72(5)	Submission of the Preliminary Scheme (No time limit prescribed)	29-12-2023
11	72(3)	Time limit to Draw the Final Scheme (18 Months + 3 months extension from the appointment of the arbitrator, excluding period of Code of Conduct From 16th March 2024 to 6th June 2024 = 82 days)	23/11/2024
12	72(5)	The Date of Drawing the Final Scheme	27/09/2024

Town Planning Scheme No. 6

FORM No. 1

Redistribution and Valuation Statement

(Under Rule No. 6(v) of the Maharashtra Town Planning Schemes Rules, 1974)

SR. NO.	Name of Owner	Survey Details of land			Original Plot		Value in Rs.			Final Plot Value in Rupees.													Contribution (+) Compensation (-) (Col. 9c - Col 6c)	Increment (Col. 10(b) - 9(b)	Contribution 0.05 percent of col. 12	Additional to (+) or deducton from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks
										Undeveloped								Developed										
		Tenure of Land	Survey No./Hissa No.	Village	OP No	Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)	Inclusive of Structure (Rs.)	FP allotted in Village	Final Plot no	Area Individual (Sq.m.)	Area Amalgamated (Sq.m.)	*Rate of Semi final Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Plot Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure (Rs.)						
1	2	3a	3b	3c	4	5	6a	6b	6c		7	8a	8b	9a	9 (b)	9b	9c	10a	10 (b)	10b	10c	11	12	13	14	15	16
1	Vijaya Sadan Co-Op Housing Society, P.M.P Kurup Chief Promoter, AV Poulosse, P. G. Nair, K. S. Unnithan	Class I	137/1/A/1/2/3	Chikhale	18	1651	10000	16510000	16510000	Chikhale	2	5212	5212	10000	52120000	52120000	52120000	24000	125088000	125088000	125088000	0	72968000	36484	0	36484	
2			137/1/A/4/6/7	Chikhale	19	1704	10000	17040000	17040000																		
3			137/1/A/5	Chikhale	20	2645	10000	26450000	26450000																		
4	Dharmaraj Kautik Mahale	Class I	137/1/B	Chikhale	21	6000	4950	29700000	29700000	Chikhale	3A	2400	2400	10000	24000000	24000000	24000000	24000	57600000	57600000	57600000	0	33600000	16800	0	16800	
5	Dattatrey Damodar Patankar (25 %), Satyajit Suresh Patil, Sangeeta Rajendra Patil (Share of 2 to 3 = 37.5 %), Kamal urf Sushma Suresh Patil (37.5 %)	Class I	137/3	Chikhale	23	3200	4950	15840000	15840000	Chikhale	3B	1280	1280	10000	12800000	12800000	12800000	24000	30720000	30720000	30720000	0	17920000	8960	0	8960	
6	P.M.P. Kurup Chief Promoter, Vanshree Co-op-housing Society	Class I	143/2	Chikhale	48	5400	5147	27793800	27793800	Chikhale	5	2161	2160	10000	21610000	21600000	21610000	20000	43220000	43200000	43200000	0	21600000	10800	0	10800	
7	Arvind Prabhakar Behere, Madhuvati Madhusudan Joshi, Vinaya Ashok Kelkar, Supriya Shrikant Soman, Suniti Sadanand Bapat, Amol Ashok Velankar, Manish Arvind Behere	Class I	142/1	Chikhale	42	5900	4950	29205000	29205000	Chikhale	6	4240	4240	10000	42400000	42400000	42400000	24000	101760000	101760000	101760000	0	59360000	29680	0	29680	
8			143/1	Chikhale	47	4700	5616	26395200	26395200																		
9	Gramast Devi Parlit Vahivatdar, Dattatreya Damodar Patankar, Other Rights : 1 Baliram 2 Gana 3 Krishna Maruti Chaudhary, Suresh Vitthal Chaudhary, Chandrakant Vitthal Chaudhary, Sunanda Tukaram Dhawale, Sunita Balaram Kurgule, Vaneeta Sanjay Shelke, Radhabai Gosavi Bhagat, Changeebai Dhaya Shelke, Rakhamabai Vitthal Chaudhary, Vasant Hari Chaudhary, Baby Gajanan Mhatre Heirs: Sitaram Dharma Chaudhary, Govind Dharma Chaudhary, Janardan Dharma Chaudhary, Laxman Dharma Chaudhary, Parvati Nathu Patil, Seetabai Ram Hatmode, Anandi Vasant Kadav	Class I	142/5	Chikhale	46	3400	4950	16830000	16830000	Chikhale	7	1360	1360	10000	13600000	13600000	13600000	25000	34000000	34000000	34000000	0	20400000	10200	0	10200	
10	Janardan Dharma Chaudhary, Laxmi Sitaram Chaudhary, Mahesh Sitaram Chaudhary, Abhishek Sitaram Chaudhary, Shrinath Sitaram Chaudhary, Laxmi Narayan Shendre.	Class I	139/3	Chikhale	30	2000	4500	9000000	9000000	Chikhale	9	800	800	10000	8000000	8000000	8000000	20000	16000000	16000000	16000000	0	8000000	4000	0	4000	
11	M/s Deep Jyot Enterprises	Class I	142/2	Chikhale	43	3700	6182	22873400	22873400	Chikhale	10A	1480	1480	10000	14800000	14800000	14800000	20000	29600000	29600000	29600000	0	14800000	7400	0	7400	
12	Savita Anant Patil, Bhushan Anant Patil, Shantaram Chintu Patil, Dharma Chintu Patil, Bhagwan Chintu Patil, Gangabai Chintu Patil, Sr.no. 2 Gaurdian Savita	Class I	136/2	Chikhale	15	1000	4500	4500000	4500000	Chikhale	14	400	400	10000	4000000	4000000	4000000	24000	9600000	9600000	9600000	0	5600000	2800	0	2800	
13	Sunil Kisan Jadhav, Vijay Ishwar Aaladar	Class I	141/2	Chikhale	41	9500	4950	47025000	47025000	Chikhale	15	3800	3800	10000	38000000	38000000	38000000	24000	91200000	91200000	91200000	0	53200000	26600	0	26600	
14	Arvind Shriram Aru, Pramod Rajaram Lad, Vishwas Rajaram Dudhgaonkar, Chandrakant Janakuram Gawali, Surekha Jaywant Dhamal, Ravikant Madhukar Jadhav, Eknath Shridhar Dhuri, Krishna Dattaram Koyande, Chandrakant Sopanrao Jadhav, Asha Lakshman Gaikwad	Class I	140/5	Chikhale	38	1500	4950	7425000	7425000	Chikhale	16	600	600	10000	6000000	6000000	6000000	24000	14400000	14400000	14400000	0	8400000	4200	0	4200	
15	Gargee Sunil Chauhan, Sunil Shantaram Chauhan	Class I	137/4	Chikhale	24	1100	4500	4950000	4950000	Chikhale	17	440	440	10000	4400000	4400000	4400000	24000	10560000	10560000	10560000	0	6160000	3080	0	3080	
16	Eknath Undrya Gaikar, Kana Undrya Gaikar, Gunabai Balaram Patil, Sunita Dashrath Batale, Vanita Undrya Gaikar	Class II	130/2	Chikhale	6	600	4500	2700000	2700000	Chikhale	18	240	240	10000	2400000	2400000	2400000	24000	5760000	5760000	5760000	0	3360000	1680	0	1680	
17	Lakshmibai Balu Mhatre, Bhavna Bhaskar Mhatre, Dhanashri Bhaskar Mhatre, Jayashree Gajanan Patil, Sheela Kisan Chorghe, Pratibha Surendra Patil, Sr.No.3 and 4 Guardian Mother Bhavna, Swaraj Dinesh Patil Guardian Father Dinesh Hanuman Patil	Class II	141/1/B	Chikhale	40	3760	4950	18612000	18612000	Chikhale	19	1504	1504	10000	15040000	15040000	15040000	24000	36096000	36096000	36096000	0	21056000	10528	0	10528	
18	Balaram Dharma Patil (50 %), Bhagwan Dharma Patil (50 %)	Class I	141/1/A	Chikhale	39	7740	4950	38313000	38313000	Chikhale	20	3096	3096	10000	30960000	30960000	30960000	24000	74304000	74304000	74304000	0	43344000	21672	0	21672	
19	Baby Gajanan Mhatre	Class I	139/5	Chikhale	32	1000	4500	4500000	4500000	Chikhale	21	400	400	10000	4000000	4000000	4000000	24000	9600000	9600000	9600000	0	5600000	2800	0	2800	

SR. NO.	Name of Owner	Survey Details of land			Original Plot					Final Plot												Contribution (+) Compensation (-) (Col. 9c - Col 6c)	Increment (Col. 10(b) - 9(b))	Contribution 0.05 percent of col. 12	Additional to (+) or deducton from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks
							Value in Rs.			Value in Rupees.																	
										Undeveloped								Developed									
		Tenure of Land	Survey No./Hissa No.	Village	OP No	Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)	Inclusive of Structure (Rs.)	FP allotted in Village	Final Plot no	Area Individual (Sq.m.)	Area Amalgamated (Sq.m.)	*Rate of Semi final Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Plot Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure (Rs.)					
1	2	3a	3b	3c	4	5	6a	6b	6c		7	8a	8b	9a	9 (b)	9b	9c	10a	10 (b)	10b	10c	11	12	13	14	15	16
20	Forest Department	सरकार	55	Shivkar	76	80900	4950	400455000	400455000	Shivkar	**23A**	50654	73382	4950	250737300	363240900	363240900	4950	250737300	363240900	363240900	0	0	0	0	0	
21											**23B**	344		4950	1702800			4950	1702800								
22											**23C**	2772		4950	13721400			4950	13721400								
23											**23D**	19612		4950	97079400			4950	97079400								
24	Forest Department	सरकार	59	Shivkar	81	48000	4950	237600000	237600000	Shivkar	**26**	51471	51471	4950	254781450	254781450	254781450	4950	254781450	254781450	254781450	0	0	0	0	0	
25	Namdev Rama Tupe, Kathor Rama Tupe, Tukaram Rama Tupe, Nirmala Balu Patil, Shanti Shalik Mali, Dharmi Gotiram Dhawale, Yamuna Dharma Thombare	Class II	53	Shivkar	73	7540	4500	33930000	33930000	Moho - Shivkar	**28**	3016	3016	10000	30160000	30160000	30160000	24000	72384000	72384000	72384000	0	42224000	21112	0	21112	
26	Santosh Parshuram Pathe, Janardan Parshuram Pathe (Share of 1 to 2 = 50 %), Jagan Ramji Pathe (50 %)	Class I	105/4	Moho	517	5000	4950	24750000	24750000	Moho - Shivkar	**29**	2000	2000	10000	20000000	20000000	20000000	24000	48000000	48000000	48000000	0	28000000	14000	0	14000	
27	Ramesh Aatmaram Dhawale, Pundalik Aatmaram Dhawale	Class II	43	Shivkar	59	3970	4500	17865000	17865000	Moho - Shivkar	**30**	1588	1588	10000	15880000	15880000	15880000	24000	38112000	38112000	38112000	0	22232000	11116	0	11116	
28	Grand Developers tarfe Partner Ismail Javed Patel, Javed Mustafa Patel, Fakari Hasamvala, Sandeep Raghunath Dige, (Share of 1 to 4 = 59.52 %) Javed M. Patel, Ismail J. Patel, Fakari A. Hasamvala (Share of 5 to 7 = 40.48 %)	Class I	105/3	Moho	516	2500	4950	12375000	12375000	Moho	**31**	1680	1680	10000	16800000	16800000	16800000	25000	42000000	42000000	42000000	0	25200000	12600	0	12600	
29			107/3	Moho	524	1700	4950	8415000	8415000																		
30	Jhumarlal Motilal Bhalgat	Class I	109/4/2	Moho	528	1500	5400	8100000	8100000	Moho - Shivkar	**34**	600	600	10000	6000000	6000000	6000000	20000	12000000	12000000	12000000	0	6000000	3000	0	3000	
31	Maruti Aalya Patil	Class I	105/2	Moho	515	2500	4950	12375000	12375000	Moho	**35**	1000	1000	10000	10000000	10000000	10000000	20000	20000000	20000000	20000000	0	10000000	5000	0	5000	
32	Padmakar Dhau Dhawale, Sadashiv Dhau Dhawale, Bhalchandra Dhau Dhawale	Class II	107/5	Moho	526	3600	4950	17820000	17820000	Moho	**36**	1440	1440	10000	14400000	14400000	14400000	25000	36000000	36000000	36000000	0	21600000	10800	0	10800	
33	Shankar Kalu Mhatre	Class I	118/2/1	Moho	587	3050	4500	13725000	13725000	Moho	**37A**	1220	1220	10000	12200000	12200000	12200000	24000	29280000	29280000	29280000	0	17080000	8540	0	8540	
34	Shankar Kalu Mhatre	Class II	107/4	Moho	525	3200	4950	15840000	15840000	Moho	**37B**	2368	2368	10000	23680000	23680000	23680000	24000	56832000	56832000	56832000	0	33152000	16576	0	16576	
35	Shankar Kalu Mhatre		125/1/C	Moho	618	2720	4500	12240000	12240000																		
36	Kusum Shivram Popeta,	Class I	6/1	Moho	153	1400	4950	6930000	6930000	Moho	**40**	2200	2200	10000	22000000	22000000	22000000	25000	55000000	55000000	55000000	0	33000000	16500	0	16500	
37	Bebi Baraku Patil		105/5	Moho	518	4100	4950	20295000	20295000																		
38	Arun Kisan More, Sachin Jairam Gaikwad (Share of 1 to 2 = 50%), Pandurang Balaram More (50%).	Class I	105/6	Moho	519	3000	4500	13500000	13500000	Moho	**41A**	1200	1200	10000	12000000	12000000	12000000	20000	24000000	24000000	24000000	0	12000000	6000	0	6000	
39	Vaishali Vishwanath Mhatre	Class I	106/1	Moho	520	4900	5400	26460000	26460000	Moho	**43**	1960	1960	10000	19600000	19600000	19600000	24000	47040000	47040000	47040000	0	27440000	13720	0	13720	
40	Shankar Ganu Mhatre	Class I	106/3/A	Moho	522	2100	4950	10395000	10395000	Moho	**44**	840	840	10000	8400000	8400000	8400000	24000	20160000	20160000	20160000	0	11760000	5880	0	5880	
41	Shailendra Hanmant Bhand	Class I	106/3/B	Moho	523	2100	4950	10395000	10395000	Moho	**45**	840	840	10000	8400000	8400000	8400000	25000	21000000	21000000	21000000	0	12600000	6300	0	6300	
42	Gavkari Panch Moho	Class II	42	Moho	250	6000	4155	24930000	24930000	Moho	**46, 472**	824	6760	10000	8240000	67600000	67600000	22000	18128000	136848000	136848000	0	69248000	34624	0	34624	
43			91/2	Moho	488	7200	7150	51480000	51480000																		
44			103/4	Moho	506	700	5400	3780000	3780000			5936		10000	59360000			20000	118720000								
45			106/2	Moho	521	3000	4500	13500000	13500000																		
46	Aalya Bendu Mhatre, Baban Bendu Mhatre, Balaram Bendu Mhatre, Gouri Bendu Mhatre	Class II	110/5	Moho	533	5900	5400	31860000	31860000	Moho	**47**	2360	2360	10000	23600000	23600000	23600000	23000	54280000	54280000	54280000	0	30680000	15340	0	15340	
47	Baban Bandu Mhatre	Class I	104/3	Moho	511	300	4500	1350000	1350000	Moho	**49A**	120	120	10000	1200000	1200000	1200000	20000	2400000	2400000	2400000	0	1200000	600	0	600	
48	Manubai Dashrath Patil, Padubai Mahadu Phadke, Bhagu Balkrishna Phadke, Shyam Balkrishna Phadke, Rupesh Balkrishna Phadke, Swati Vijay Mhatre, Nanda Jagan Phadke, Ram Jagan Phadke, Dilip Savlaram Phadke, Manisha Chandrakant Bhopi, Rohit Chandrakant Bhopi, Saurabh Chandrakant Bhopi, Sadhana Guru Thakur, Shevanti Sakharam Mhatre , Hira Parshuram Bhopi, Samiksha Sandesh Tembe	Class I	113/3	Moho	547	3000	4500	13500000	13500000	Moho	**49B**	1200	1200	10000	12000000	12000000	12000000	20000	24000000	24000000	24000000	0	12000000	6000	0	6000	
49	Savita Baliram Mhatre, Akshay Baliram Mhatre, Ajay Baliram Mhatre, Ankit Baliram Mhatre	Class I	104/5/2	Moho	514	1800	4500	8100000	8100000	Moho	**50A**	720	720	10000	7200000	7200000	7200000	20000	14400000	14400000	14400000	0	7200000	3600	0	3600	
50	Bhikaji Tukaram Pathe (51.38 %), Baburao Tukaram Pathe (48.62 %)	Class I	53/2	Moho	306	2100	6500	13650000	13650000	Moho	**51, 212**	10466	11560	10000	104660000	115600000	115600000	20000	209320000	231200000	231200000	0	115600000	57800	0	57800	
51			69/4	Moho	394	4300	4500	19350000	19350000																		
52			104/1	Moho	509	7900	4500	35550000	35550000																		
53			104/2	Moho	510	3200	4500	14400000	14400000																		
54			104/4	Moho	512	3600	4500	16200000	16200000			1094		10000	10940000			20000	21880000								
55			136/1	Moho	676	7800	4500	35100000	35100000																		
56	Namdev Shankar Patil	Class II	102/4	Moho	502	200	5400	1080000	1080000	Moho	**52**	80	80	10000	800000	800000	800000	20000	1600000	1600000	1600000	0	800000	400	0	400	
57	Y. Venkat Reddy (52.12 %), Rameshkumar Bimalkant Choudhari (39.89 %), Arunkumar Bimalkant Choudhari (07.99 %)	Class I	103/5/B	Moho	508	3760	5400	20304000	20304000	Moho	**54**	3376	3376	10000	33760000	33760000	33760000	22000	74272000	74272000	74272000	0	40512000	20256	0	20256	
58	Anita Abhay Deshapande (2.67 %) Vilas Madanlal Khothari (97.33 %)	Class I	110/3	Moho	531	2800	4500	12600000	12600000	Moho	**57**	1120	1120	10000	11200000	11200000	11200000	20000	22400000	22400000	22400000	0	11200000	5600	0	5600	

SR. NO.	Name of Owner	Survey Details of land			Original Plot					Final Plot																	
							Value in Rs.			Value in Rupees.													Contribution (+) Compensation (-) (Col. 9c - Col 6c)	Increment (Col. 10(b) - 9(b)	Contribution 0.05 percent of col. 12	Additional to (+) or deducton from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks
										Undeveloped								Developed									
		Tenure of Land	Survey No./Hissa No.	Village	OP No	Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)	Inclusive of Structure (Rs.)	FP allotted in Village	Final Plot no	Area Individual (Sq.m.)	Area Amalgamated (Sq.m.)	*Rate of Semi final Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Plot Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure (Rs.)						
1	2	3a	3b	3c	4	5	6a	6b	6c		7	8a	8b	9a	9 (b)	9b	9c	10a	10 (b)	10b	10c	11	12	13	14	15	16
59	Rukmini Pandurang Shelke, Vinayak Pandurang Shelke, Kailas Pandurang Shelke, Latifa Pandurang Shelke, Surekha Pandurang Shelke	Class I	110/2	Moho	530	2900	4500	13050000	13050000	Moho	**58**	1960	1960	10000	19600000	19600000	19600000	23000	45080000	45080000	45080000	0	25480000	12740	0	12740	
60			136/2/B	Moho	678	2000	4950	9900000	9900000																		
61	Laxmi Maruti Kadav, Ratan Jaydev Koparkar, Vaibhav Narayan Chorghe, Nisha Narayan Chorghe	Class I	111/4/B	Moho	538	1600	4950	7920000	7920000	Moho	**59**	1480	1480	10000	14800000	14800000	14800000	22000	32560000	32560000	32560000	0	17760000	8880	0	8880	
62			116/4	Moho	576	2100	4950	10395000	10395000																		
63	Rupesh Krishna Kadav	Class I	111/4/A	Moho	537	3110	4950	15394500	15394500	Moho	**60**	1244	1244	10000	12440000	12440000	12440000	22000	27368000	27368000	27368000	0	14928000	7464	0	7464	
64	Mahadev Changa Mali	Class I	111/5	Moho	539	2300	4950	11385000	11385000	Moho	**62**	920	920	10000	9200000	9200000	9200000	22000	20240000	20240000	20240000	0	11040000	5520	0	5520	
65	Ganya Kamlu Mhatre, Bhagi Tukaram Bhopi, Subhadra Baliram Mhatre, Rajesh Baliram Mhatre, Santosh Baliram Mhatre, Smita Laxman Tandel, Janabai Namdev Mhatre, Yashvant Namdev Mhatre, Malati Namdev Mhatre, Aarati Parshuram Kedari	Class II	111/2	Moho	535	4500	4950	22275000	22275000	Moho	**64**	1800	1800	10000	18000000	18000000	18000000	24000	43200000	43200000	43200000	0	25200000	12600	0	12600	
66	Joma Changu Mali	Class I	112/6	Moho	544	2800	4950	13860000	13860000	Moho	**65**	1120	1120	10000	11200000	11200000	11200000	24000	26880000	26880000	26880000	0	15680000	7840	0	7840	
67	Dhau Hiru Patil, Changibai Kisna Bhalekar, Janabai Namdev Patil, Balaram Namdev Patil, Krishna Namdev Patil, Santosh Namdev Patil, Surekha Kathod Tupe, Sunita Nana Patil, Shaila Subhash Mhatre, Vanita Pandurang Patil, Chaitali Sachin Jale , Rasna Vinay Jale, Barki Baliram Patil, Dinesh Baliram Patil, Mithun Baliram Patil, Kailas Baliram Patil	Class I	112/4	Moho	543	3520	4950	17424000	17424000	Moho	**66A**	1408	1408	10000	14080000	14080000	14080000	25000	35200000	35200000	35200000	0	21120000	10560	0	10560	
68	Dhau Hiru Patil, Changibai Kisna Bhalekar, Janabai Namdev Patil, Balaram Namdev Patil, Krishna Namdev Patil, Santosh Namdev Patil, Surekha Kathod Tupe, Sunita Nana Patil, Shaila Subhash Mhatre, Vanita Pandurang Patil, Chaitali Sachin Jale, Rasna Vinay Jale, Barki Baliram Patil, Dinesh Baliram Patil, Mithun Baliram Patil, Kailas Baliram Patil	Class II	60/2	Moho	342	700	4500	3150000	3150000	Moho	**66B**	520	520	10000	5200000	5200000	5200000	20000	10400000	10400000	10400000	0	5200000	2600	0	2600	
69			66/5	Moho	380	600	4500	2700000	2700000																		
70	Janardan Balu Mhatre	Class I	115/3	Moho	565	3500	4500	15750000	15750000	Moho	**72**	1400	1400	10000	14000000	14000000	14000000	20000	28000000	28000000	28000000	0	14000000	7000	0	7000	
71	Maymun Ismail Sheikh, Amina Shahfajal Khan, Rizvana Siraj Sheikh, Banu Maksud Khan, Bibi Ahmed Sheikh, Shaida Gana Pinjari, Ramjan Ahmed Sheikh, Muskan Barkat Sheikh, Rafik Ahmed Sheikh, Chanda Mojamali Sheikh	Class II	111/1	Moho	534	2100	4500	9450000	9450000	Moho	**73**	840	840	10000	8400000	8400000	8400000	20000	16800000	16800000	16800000	0	8400000	4200	0	4200	
72	Vasant Manaji Bhadra (36.38 %), Gita Raghunath Nerulkar (31.81 %), Nirabai Pundalik Patil (31.81 %)	Class I	115/4	Moho	566	2200	4500	9900000	9900000	Moho	**74**	880	880	10000	8800000	8800000	8800000	20000	17600000	17600000	17600000	0	8800000	4400	0	4400	
73	Govind R. Jaidhara	Class I	115/1	Moho	563	8200	4500	36900000	36900000	Moho	**75**	6640	6640	10000	66400000	66400000	66400000	21000	139440000	139440000	139440000	0	73040000	36520	0	36520	
74			115/2	Moho	564	1600	4500	7200000	7200000																		
75			115/5	Moho	567	1300	4500	5850000	5850000																		
76			117/1	Moho	580	5500	4500	24750000	24750000																		
77	Dhaya Hari Phadke, Gopal Hari Phadke, Valkya Gopal Phadke, Mahadev Hari Phadke	Class I	113/6	Moho	550	200	4500	900000	900000	Moho	**76**	80	80	10000	800000	800000	800000	20000	1600000	1600000	1600000	0	800000	400	0	400	
78	Motiram Dhondu Patil	Class I	116/1	Moho	569	2400	4950	11880000	11880000	Moho	**77**	960	960	10000	9600000	9600000	9600000	23000	22080000	22080000	22080000	0	12480000	6240	0	6240	
79	Pundalik Zimagya Patil	Class I	115/6	Moho	568	1600	4500	7200000	7200000	Moho	**78**	640	640	10000	6400000	6400000	6400000	22000	14080000	14080000	14080000	0	7680000	3840	0	3840	
80	Jayant Vishwanath Vaidya	Class I	111/3	Moho	536	1700	4950	8415000	8415000	Moho	**79**	680	680	10000	6800000	6800000	6800000	22000	14960000	14960000	14960000	0	8160000	4080	0	4080	
81	Mahadev Ananta Mhatre, Jayram Ananta Mhatre, Narayan Ananta Mhatre, Janabai Nama Kharke, Barka Gana Patil, Gomibai Shalik Patil	Class II	116/2/A	Moho	570	1750	4950	8662500	8662500	Moho	**81**	700	700	10000	7000000	7000000	7000000	23000	16100000	16100000	16100000	0	9100000	4550	0	4550	
82	Laxman Chahu Mhaskar	Class I	124/1	Moho	608	2500	4500	11250000	11250000	Moho	**82**	1000	1000	10000	10000000	10000000	10000000	20000	20000000	20000000	20000000	0	10000000	5000	0	5000	

SR. NO.	Name of Owner	Survey Details of land			Original Plot					Final Plot												Contribution (+) Compensation (-) (Col. 9c - Col 6c)	Increment (Col. 10(b) - 9(b)	Contribution 0.05 percent of col. 12	Additional to (+) or deducton from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks
							Value in Rs.			Value in Rupees.																	
										Undeveloped								Developed									
		Tenure of Land	Survey No./Hissa No.	Village	OP No	Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)	Inclusive of Structure (Rs.)	FP allotted in Village	Final Plot no	Area Individual (Sq.m.)	Area Amalgamated (Sq.m.)	*Rate of Semi final Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Plot Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure (Rs.)					
1	2	3a	3b	3c	4	5	6a	6b	6c		7	8a	8b	9a	9 (b)	9b	9c	10a	10 (b)	10b	10c	11	12	13	14	15	16
83	Bebi Shalikgram Phadke, Subhash Shalikgram Phadke, Sujata Digambar Khandakale, Ganu Narayan Phadke, Bhagwan Narayan Phadke, Siddharth Narayan Phadke, Vasant Narayan Phadke, Ranjana Ram Jambhulkar, Laxmi Madan Patil	Class I	113/2	Moho	546	2700	4500	12150000	12150000	Moho	**83**	1080	1080	10000	10800000	10800000	10800000	20000	21600000	21600000	21600000	0	10800000	5400	0	5400	
84	Devkabai Namdev Phadke, Parshuram Namdev Phadke, Raghunath Namdev Phadke, Naresh Namdev Phadke, Nirabai Sandeep Jadhav, Shevanti Gurunath Patil	Class I	113/4	Moho	548	2900	4500	13050000	13050000	Moho	**84**	1160	1160	10000	11600000	11600000	11600000	20000	23200000	23200000	23200000	0	11600000	5800	0	5800	
85	Vasant Manaji Bhadra	Class I	117/2	Moho	581	2200	4500	9900000	9900000	Moho	**86**	3800	3800	10000	38000000	38000000	38000000	20000	76000000	76000000	76000000	0	38000000	19000	0	19000	
86			117/3	Moho	582	2700	4500	12150000	12150000																		
87			117/5	Moho	584	2400	4500	10800000	10800000																		
88			124/4	Moho	611	1100	4500	4950000	4950000																		
89			125/3	Moho	621	500	4500	2250000	2250000																		
90			125/4/A	Moho	622	600	4500	2700000	2700000																		
91	Kundlik Sitaram Patil, Bhaskar Tulshiram Patil, Bhanudas Tulshiram Patil	Class I	124/6/A	Moho	613	2470	4500	11115000	11115000	Moho	**87**	3040	3040	10000	30400000	30400000	30400000	20000	60800000	60800000	60800000	0	30400000	15200	0	15200	
92			124/6/B	Moho	614	2730	4500	12285000	12285000																		
93			128/1/B	Moho	639	2400	4500	10800000	10800000																		
94	Datta Hiru Mhatre, Dilip Hiru Mhatre	Class I	128/1/A	Moho	638	2400	4500	10800000	10800000	Moho	**88**	960	960	10000	9600000	9600000	9600000	20000	19200000	19200000	19200000	0	9600000	4800	0	4800	
95	Shyam Hari Patil, Vanita Tukaram Patil, Mayur Tukaram Patil, Dhanashri Kiran Bhopi, Namrata Subhash Naik, Dharti Tukaram Patil	Class I	2/6	Moho	136	200	6500	1300000	1300000	Moho	**90**	1240	1240	10000	12400000	12400000	12400000	20000	24800000	24800000	24800000	0	12400000	6200	0	6200	
96			128/2	Moho	640	1400	4500	6300000	6300000																		
97			128/3	Moho	641	1500	4500	6750000	6750000																		
98	Rehab Housing Pvt. Ltd. (69.15 %) Falguni Bhagwandas Patel (30.85 %)	Class I	142/3	Chikhale	44	1000	5195	5195000	5195000	Moho	**91**	3008	3008	10000	30080000	30080000	30080000	20000	60160000	60160000	60160000	0	30080000	15040	0	15040	
99			142/4	Chikhale	45	1500	6500	9750000	9750000																		
100			139/2	Chikhale	29	2700	4500	12150000	12150000																		
101			81(P)	Shivkar	112	2320	4500	10440000	10440000																		
102	Dnyanu Bhimrao Mane	Class I	132/3	Moho	666	1000	6500	6500000	6500000	Moho	**92**	400	400	10000	4000000	4000000	4000000	20000	8000000	8000000	8000000	0	4000000	2000	0	2000	
103	Dharma Kathor Thakur	Class I	132/5	Moho	668	2100	7150	15015000	15015000	Moho	**93**	840	840	10000	8400000	8400000	8400000	23000	19320000	19320000	19320000	0	10920000	5460	0	5460	
104	M/s Rehab Housing Pvt. Ltd.	Class I	138/1/A	Chikhale	25	3300	4500	14850000	14850000	Moho	**94**	1320	1320	10000	13200000	13200000	13200000	22000	29040000	29040000	29040000	0	15840000	7920	0	7920	
105	Dattatreya Bandu Galande, Mohini Shankar Virkar, Sachin Murlidhar Shelke, Sukhdev Ramchandra Virkar, Suhas Sukhdev Kadam	Class I	128/5	Moho	643	2300	4500	10350000	10350000	Moho	**95**	920	920	10000	9200000	9200000	9200000	22000	20240000	20240000	20240000	0	11040000	5520	0	5520	
106	Aambibai Gopal Phadke, Padmakar Chindu Patil, Mahadu Chindu Patil, Manda Mafa Urf Mahendra Patil, Vaibhav Mafa Urf Mahendra Patil, Vaishali Sanjay Koparkar, Satish Mafa Urf Mahendra Patil	Class II	128/6/B	Moho	645	800	4950	3960000	3960000	Moho	**96**	320	320	10000	3200000	3200000	3200000	23000	7360000	7360000	7360000	0	4160000	2080	0	2080	
107	Gunavati Aalya Patil, Nandabai Ramdas Patil, Pushpa Sadu Patil , Baban Aalya Patil, Bamibai Aalya Patil, Barkibai Suresh Mhatre, Haribhau Aalya Patil	Class II	128/6/C	Moho	646	750	4950	3712500	3712500	Moho	**97**	300	300	10000	3000000	3000000	3000000	20000	6000000	6000000	6000000	0	3000000	1500	0	1500	
108	Viraj Sandeep Mhatre, Shantanu Sandeep Mhatre	Class I	126/2	Moho	625	600	4500	2700000	2700000	Moho	**98**	240	240	10000	2400000	2400000	2400000	20000	4800000	4800000	4800000	0	2400000	1200	0	1200	
109	Narayan Shivram Patil (60.24 %), Lata Chandrakant Undage, Ravindra Shamrav Ghure (Share of 2 to 3 = 39.76 %)	Class I	128/4	Moho	642	3320	4500	14940000	14940000	Moho	**99**	1328	1328	10000	13280000	13280000	13280000	20000	26560000	26560000	26560000	0	13280000	6640	0	6640	
110	Shantaram Baliram Patil	Class I	117/6	Moho	585	3300	4500	14850000	14850000	Moho	**100**	1840	1840	10000	18400000	18400000	18400000	20000	36800000	36800000	36800000	0	18400000	9200	0	9200	
111			128/8	Moho	648	1300	4950	6435000	6435000																		
112	Balya Hasu Patil	Class II	128/6/A	Moho	644	1250	4950	6187500	6187500	Moho	**101A**	500	500	10000	5000000	5000000	5000000	23000	11500000	11500000	11500000	0	6500000	3250	0	3250	
113	Shashikant Omprakash Upadhyay	Class I	116/3/C	Moho	575	400	4950	1980000	1980000	Moho	**101B**	160	160	10000	1600000	1600000	1600000	22000	3520000	3520000	3520000	0	1920000	960	0	960	
114	Bhagwan Shankar Mhatre	Class I	116/2/B	Moho	571	1050	4950	5197500	5197500	Moho	**102**	420	420	10000	4200000	4200000	4200000	22000	9240000	9240000	9240000	0	5040000	2520	0	2520	
115	Tukaram Rambhau Mhatre	Class II	116/2/C	Moho	572	900	4950	4455000	4455000	Moho	**103**	360	360	10000	3600000	3600000	3600000	22000	7920000	7920000	7920000	0	4320000	2160	0	2160	
116	Nilam Vinayak Bahira, Vinayak Kisan Bahira	Class I	116/6/A	Moho	578	1040	4500	4680000	4680000	Moho	**104**	416	416	10000	4160000	4160000	4160000	22000	9152000	9152000	9152000	0	4992000	2496	0	2496	
117	Jitendra Dattatray Shelke, Jivika Dattatray Shelke, Kavita Ravindra Patil, Savita Vishwas Bhoir, Yogita Jagan Phadke, Lalita Santosh Patil, Bebi Dattatray Shelke.	Class II	116/5	Moho	577	2300	4500	10350000	10350000	Moho	**105**	920	920	10000	9200000	9200000	9200000	22000	20240000	20240000	20240000	0	11040000	5520	0	5520	
118	Baban Aalya Patil, Haribhau Aalya Patil, Nandabai Ramdas Patil, Barkibai Suresh Mhatre, Pushpa Sadu Patil, Gunvanti Aalya Patil, Bamibai Aalya Patil.	Class I	116/3/B	Moho	574	250	4950	1237500	1237500	Moho	**106**	100	100	10000	1000000	1000000	1000000	22000	2200000	2200000	2200000	0	1200000	600	0	600	

SR. NO.	Name of Owner	Survey Details of land			Original Plot					Final Plot												Contribution (+) Compensation (-) (Col. 9c - Col 6c)	Increment (Col. 10(b) - 9(b))	Contribution 0.05 percent of col. 12	Additional to (+) or deducton from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks
							Value in Rs.			Value in Rupees.																	
										Undeveloped								Developed									
		Tenure of Land	Survey No./Hissa No.	Village	OP No	Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)	Inclusive of Structure (Rs.)	FP allotted in Village	Final Plot no	Area Individual (Sq.m.)	Area Amalgamated (Sq.m.)	*Rate of Semi final Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Plot Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure (Rs.)					
1	2	3a	3b	3c	4	5	6a	6b	6c		7	8a	8b	9a	9 (b)	9b	9c	10a	10 (b)	10b	10c	11	12	13	14	15	16
119	Padmakar Chindu Patil, Mahadu Chindu Patil, Aambibai Gopal Phadke, Manda Mafa urf Mahendra Patil, Vaibhav Mafa urf Mahendra Patil, Satish Mafa urf Mahendra Patil, Vaishali Sanjay Koparkar.	Class I	116/3/A	Moho	573	250	4950	1237500	1237500	Moho	**107**	656	656	10000	6560000	6560000	6560000	22000	14432000	14432000	14432000	0	7872000	3936	0	3936	
120			121/6/C	Moho	602	1390	4500	6255000	6255000																		
121	Aambi Bandu Bhopi, Pandurang Ganu Mhatre, Devkabai Rajaram Patil, Vandana Namdev Patil, Changuna Ganu Mhatre, Gangubai Ganu Mhatre, Kisan Dharma Patil, Alka Maruti Bhalekar, Kamal Sakharam Patil, Suman Namdev Dhawale, Rakesh Prakash Patil, Dinesh Prakash Patil, Kamla Maruti Joshi, Vithabai Janradan Patil (Share of 1 to 14 = 49 %), Sandeep Narayan Gawade, Dhulaji Lakshman Pandhare (Share of 15 to 16 = 51 %).	Class II	129/1	Moho	649	5100	4500	22950000	22950000	Moho	**108**	2040	2040	10000	20400000	20400000	20400000	22000	44880000	44880000	44880000	0	24480000	12240	0	12240	
122	Vasant Manaji Bhadra (26 %), Sanjay Budhaji Kadav (36.60 %), Ramesh Budhaji Kadav (37.40 %)	Class I	118/2/2	Moho	588	6150	4500	27675000	27675000	Moho	**109**	2460	2460	10000	24600000	24600000	24600000	22000	54120000	54120000	54120000	0	29520000	14760	0	14760	
123	Sakharam Shankar Mhatre, Dattaguru Aappa Mhatre, Aappa Balaram Mhatre	Class I	131/2	Moho	659	500	7150	3575000	3575000	Moho	**110**	200	200	10000	2000000	2000000	2000000	22000	4400000	4400000	4400000	0	2400000	1200	0	1200	
124	Jankibai Sitaram Patil, Arun Sitaram Patil, Sunanda Dattatrey Patil, Mahadibai Ambaji Thakur, Padma Joma Patil, Chetan Joma Patil, Daivik Joma Patil, Tejaswi Bhanudas Patil	Class II	80(P)	Shivkar	111	1010	4500	4545000	4545000	Moho	**112**	404	404	10000	4040000	4040000	4040000	20000	8080000	8080000	8080000	0	4040000	2020	0	2020	
125	Laxmibai Aambo Topale, Suman Pundalik Dhawale, Gulab Manoraj Mhatre, Mangul Vasant Masane, Bhagwan Aambo Topale, Sangita Chandrakant Patil, Balkrishna Aambo Topale, Suman Hira Topale, Bharat Hira Topale, Sanjay Hira Topale, Tai Anil Waghmare, Asha Prabhakar Wajekar	Class I	52	Shivkar	72	1500	4950	7425000	7425000	Moho	**113**	600	600	10000	6000000	6000000	6000000	20000	12000000	12000000	12000000	0	6000000	3000	0	3000	
126	Ananta Joma More, Kavita Eknath Patil, Kanibai Joma More, Sunanda Aambo More, Namdev Aambo More, Nivrutti Aambo More, Jayashri Pandharinath More, Prajakta Diraj Bade, Vikram Pandharinath More, Pranali Pandharinath More, Vishal Pandharinath More	Class II	110/4	Moho	532	6000	4500	27000000	27000000	Moho	**114**	2400	2400	10000	24000000	24000000	24000000	20000	48000000	48000000	48000000	0	24000000	12000	0	12000	
127	Dilip Hiru Mhatre, (33.33 %), Tukaram Dattatrey Patil, Pandhrinath Dattatrey Patil, Fashibai Dattatrey Patil, Lilabai Dattatrey Patil, Shantabai Dattatrey Patil, Shantaram Dattatrey Patil, Sugandha Pandurang Patil, Surdas Dattatrey Patil, Surekha Haribhau Kurangale, Sangita Laxman Pavnekar (Share From 2 To 11 =66.67 %)	Class I	129/2	Moho	650	4500	5256	23652000	23652000	Moho	**115**	1800	1800	10000	18000000	18000000	18000000	20000	36000000	36000000	36000000	0	18000000	9000	0	9000	
128	Ganesh Damodar Shelke	Class I	120/5	Moho	593	3100	4500	13950000	13950000	Moho	**116**	4920	4920	10000	49200000	49200000	49200000	20000	98400000	98400000	98400000	0	49200000	24600	0	24600	
129			81/1/A	Moho	456	4550	4500	20475000	20475000																		
130			81/1/B	Moho	457	4650	4500	20925000	20925000																		
131	Aananda Baba Vagare, Devidas Ashok Sonawane, Nirmala Sanjay Khandagale, Nilesh Madhukar Lad, Vijay Jaywant Thombare, Shivaji Krushna Madane, Sandip Ashokrao Aadlinge	Class I	41/5	Moho	246	1100	4500	4950000	4950000	Moho	**117**	440	440	10000	4400000	4400000	4400000	21000	9240000	9240000	9240000	0	4840000	2420	0	2420	
132	Nira Ananta Kadav, Sarita Balkrishna Patil, Surekha Sunil Mhatre	Class I	121/3	Moho	596	3200	4500	14400000	14400000	Moho	**118**	1880	1880	10000	18800000	18800000	18800000	20000	37600000	37600000	37600000	0	18800000	9400	0	9400	
133			123/6 (P)	Moho	607	1500	4500	6750000	6750000																		

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							Value in Rs.			Value in Rupees.																	
										Undeveloped								Developed									
		Tenure of Land	Survey No./Hissa No.	Village	OP No	Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)	Inclusive of Structure (Rs.)	FP allotted in Village	Final Plot no	Area Individual (Sq.m.)	Area Amalgamated (Sq.m.)	*Rate of Semi final Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Plot Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure (Rs.)					
1	2	3a	3b	3c	4	5	6a	6b	6c		7	8a	8b	9a	9 (b)	9b	9c	10a	10 (b)	10b	10c	11	12	13	14	15	16
134	Abdul Rahman Ismail Solanki	Class I	103/1	Moho	503	2000	4500	9000000	9000000	Moho	**125**	7648	7648	10000	76480000	76480000	76480000	23000	175904000	175904000	175904000	0	99424000	49712	0	49712	
135			103/2	Moho	504	2830	4950	14008500	14008500																		
136			110/1	Moho	529	2400	4500	10800000	10800000																		
137			129/4	Moho	652	3000	4500	13500000	13500000																		
138			129/5	Moho	653	1700	5146	8748200	8748200																		
139			103/3	Moho	505	2720	4950	13464000	13464000																		
140			103/5/A	Moho	507	3670	5400	19818000	19818000																		
141			129/6	Moho	654	800	5404	4323200	4323200																		
142	Lata Chandrakant Undage, Ravindra Shamrao Ghure, (Share of 1 to 2 = 06.82 %) {M/s Rainbow Dev. Tarfe Partner Ambadas Dattatray Shinde, Madhuri Arvind Shinde, Vaishali Pradip Jagdale, Lata Chandrakant Undage, Shubhangi Dhanraj Garad, Anil Ramrao Gogavale, Pramod Babanrao Mehmane, Prakash Vilas Rasal} (82.73 %), Laxmibai Shyamrao Ghure, Lata Chandrakant Undage (Share of 4 to 5 = 10.45 %)	Class I	131/1	Moho	658	1500	7150	10725000	10725000	Moho	**127**	8800	8800	10000	88000000	88000000	88000000	21000	184800000	184800000	184800000	0	96800000	48400	0	48400	
143			100/4	Moho	492	3100	7150	22165000	22165000																		
144			102/1/A	Moho	493	3900	7800	30420000	30420000																		
145			102/1/B	Moho	494	1330	7150	9509500	9509500																		
146			102/1/C	Moho	495	2580	7150	18447000	18447000																		
147			102/1/E	Moho	497	680	7800	5304000	5304000																		
148			102/1/F	Moho	498	930	7800	7254000	7254000																		
149			129/3	Moho	651	1100	6500	7150000	7150000																		
150			130/2	Moho	655	600	6500	3900000	3900000																		
151			130/3	Moho	656	780	7150	5577000	5577000																		
152			130/7	Moho	657	1200	7150	8580000	8580000																		
153			131/6	Moho	663	2000	7150	14300000	14300000																		
154			44/5	Moho	256	2300	4500	10350000	10350000																		
155	Moreshwar Bama Patil, Bhau Bama Patil, Anant Bama Patil, Gunabai Changdev Keni	Class I	72	Shivkar	96	3520	4500	15840000	15840000	Moho	**130**	1408	1408	10000	14080000	14080000	14080000	23000	32384000	32384000	32384000	0	18304000	9152	0	9152	
156	Sunil Kisan Patil, Vilas Kisan Patil, Ganesh Kisan Patil, Aruna Dyaneshwar Paradhi	Class I	2/2/1'	Moho	131	1210	6500	7865000	7865000	Moho	**131, 185**	1560	1844	10000	15600000	18440000	18440000	22000	34320000	40284000	40284000	0	21844000	10922	0	10922	
157			102/2	Moho	499	3400	5029	17098600	17098600			284		10000	2840000			21000	5964000								
158	Shubhash Shankar Kadav	Class I	131/3	Moho	660	2010	6500	13065000	13065000	Moho	**132**	804	804	10000	8040000	8040000	8040000	20000	16080000	16080000	16080000	0	8040000	4020	0	4020	
159	Harishchandra Budhaji Kadav	Class I	131/5	Moho	662	2400	6500	15600000	15600000	Moho	**133A**	960	960	10000	9600000	9600000	9600000	20000	19200000	19200000	19200000	0	9600000	4800	0	4800	
160	Kunda Waman Kadav, Bhavesh Waman Kadav, Aarti Harshad Dhumal	Class I	131/4	Moho	661	1910	6500	12415000	12415000	Moho	**133B**	764	764	10000	7640000	7640000	7640000	20000	15280000	15280000	15280000	0	7640000	3820	0	3820	
161	Govt. Of Maharashtra	सरकार	114/4/A	Moho	558	2600	4500	11700000	11700000	Moho	**134**	1640	1640	10000	16400000	16400000	16400000	23000	37720000	37720000	37720000	0	21320000	10660	0	10660	
162			114/6/A	Moho	561	1500	4500	6750000	6750000																		
163	Arun Lahu Patil, Chandrakala Shashikant Mhatre, Gangaram Lahu Patil, Sanjay Lahu Patil, Fashi Lahu Patil, Sadhana Santosh Jitekar, Sima Lahu Patil	Class II	64/5/B	Moho	361	2400	4500	10800000	10800000	Moho	**136**	2952	2952	10000	29520000	29520000	29520000	22000	64944000	64944000	64944000	0	35424000	17712	0	17712	
164			133/4	Moho	672	3880	7150	27742000	27742000																		
165			134/1	Moho	674	1100	6500	7150000	7150000																		
166	Shankar Janya Patil, Bayjubai Changdev Waghmare, Bhagi Janu Patil, Arun Lahu Patil, Chandrakala Shashikant Mhatre, Gangaram Lahu Patil, Sanjay Lahu Patil, Fashi Lahu Patil, Sadhana Santosh Jitekar, Sima Lahu Patil	Class II	133/1	Moho	670	2020	7150	14443000	14443000	Moho	**137**	808	808	10000	8080000	8080000	8080000	23000	18584000	18584000	18584000	0	10504000	5252	0	5252	
167	Vinayak Pandurang Shelke, Kailas Pandurang Shelke (Under litigation of Civil Suit No. 66/2013)	Class II	109/4/1	Moho	527	2300	5400	12420000	12420000	Moho	**138**	1152	1152	10000	11520000	11520000	11520000	20000	23040000	23040000	23040000	0	11520000	5760	0	5760	
168			102/1/D	Moho	496	580	7150	4147000	4147000																		
169	Joma Shankar Mhatre	Class I	132/4	Moho	667	1300	7150	9295000	9295000	Moho	**139B**	520	520	10000	5200000	5200000	5200000	23000	11960000	11960000	11960000	0	6760000	3380	0	3380	
170	Sunil Shankar Kadav, Subhash Shankar Kadav	Class I	50/5	Moho	289	1000	4500	4500000	4500000	Moho	**140A**	400	400	10000	4000000	4000000	4000000	20000	8000000	8000000	8000000	0	4000000	2000	0	2000	
171	Sunil Shankar Kadav	Class I	132/1	Moho	664	1600	6500	10400000	10400000	Moho	**140B**	640	640	10000	6400000	6400000	6400000	20000	12800000	12800000	12800000	0	6400000	3200	0	3200	
172	Pandurang Balaram More, Kashinath Balaram More, Ramchandra Balaram More	Class II	127/1/B	Moho	631	2730	6500	17745000	17745000	Moho	**141**	1092	1092	10000	10920000	10920000	10920000	20000	21840000	21840000	21840000	0	10920000	5460	0	5460	
173	Janardan Nana More, Sangita Raghunath More, Revati Raghunath More, Rasika Anil Patil, Reshma Akshay Kadav, Rekha Rohidas Mhatre, Nilam Raghunath More, Punam Raghunath More, Bhushan Raghunath More, Praniti Raghunath More.	Class I	127/1/A	Moho	630	1710	6500	11115000	11115000	Moho	**142**	684	684	10000	6840000	6840000	6840000	20000	13680000	13680000	13680000	0	6840000	3420	0	3420	
174	Rajaram Sudam Kadav, Arun Sudam Kadav, Mina Sudam Kadav	Class I	114/1/2	Moho	554	4000	4500	18000000	18000000	Moho	**143**	1600	1600	10000	16000000	16000000	16000000	20000	32000000	32000000	32000000	0	16000000	8000	0	8000	
175	Namdev Posha Mhatre	Class II	125/1/A	Moho	616	1880	4500	8460000	8460000	Moho	**144**	752	752	10000	7520000	7520000	7520000	21000	15792000	15792000	15792000	0	8272000	4136	0	4136	
176	Vasant Manaji Bhadra	Class II	125/1/D	Moho	619	690	4500	3105000	3105000	Moho	**145**	276	276	10000	2760000	2760000	2760000	20000	5520000	5520000	5520000	0	2760000	1380	0	1380	
177	Laxman Chahu Mhaskar, Sulochana Ramdas Mhaskar, Abhijit Ramdas Mhaskar, Atish Ramdas Mhaskar, Ashwini Prabhakar Mhatre, Aruna Ramdas Mhaskar	Class I	125/2	Moho	620	6100	4500	27450000	27450000	Moho	**146A**	2440	2440	10000	24400000	24400000	24400000	20000	48800000	48800000	48800000	0	24400000	12200	0	12200	

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							Value in Rs.			Value in Rupees.																	
										Undeveloped								Developed									
		Tenure of Land	Survey No./Hissa No.	Village	OP No	Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)	Inclusive of Structure (Rs.)	FP allotted in Village	Final Plot no	Area Individual (Sq.m.)	Area Amalgamated (Sq.m.)	*Rate of Semi final Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Plot Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure (Rs.)					
1	2	3a	3b	3c	4	5	6a	6b	6c		7	8a	8b	9a	9 (b)	9b	9c	10a	10 (b)	10b	10c	11	12	13	14	15	16
178	Laxman Chahu Mhaskar, Sulochana Ramdas Mhaskar, Abhijit Ramdas Mhaskar, Atish Ramdas Mhaskar, Ashwini Prabhakar Mhatre, Aruna Ramdas Mhaskar	Class II	87/2/A	Moho	472	1500	4500	6750000	6750000	Moho	**146B**	600	600	10000	6000000	6000000	6000000	20000	12000000	12000000	12000000	0	6000000	3000	0	3000	
179	Ganu Joma Bhagat, Bambai Narayan Patil	Class I	112/1	Moho	540	3200	4950	15840000	15840000	Moho	**147A**	1280	1280	10000	12800000	12800000	12800000	20000	25600000	25600000	25600000	0	12800000	6400	0	6400	
180	Ganu Joma Bhagat, Bambai Narayan Patil	Class II	112/2	Moho	541	400	4950	1980000	1980000	Moho	**147B**	1640	1640	10000	16400000	16400000	16400000	20000	32800000	32800000	32800000	0	16400000	8200	0	8200	
181			112/3	Moho	542	3700	4950	18315000	18315000																		
182	Lakhman Govabhai Bhatesara, Vishwas Laxman Bhagat	Class I	124/3	Moho	610	1200	4500	5400000	5400000	Moho	**149**	480	480	10000	4800000	4800000	4800000	20000	9600000	9600000	9600000	0	4800000	2400	0	2400	
183	Atul Baban Patil, Prajyoti Prakash Mhatre, Pratiksha Shantaram Patil, Pratibha Mangesh Tandel, Pramila Navanit Mali, Balaram Gajanan Patil, Bhau Kalu Patil, Bharti Baban Patil, Ram Sudam Patil, Renuka Shantaram Patil, Ranjana Virendra Patil, Shradhha Sunil Mhatre, Shreya Rushikesh Mayde, Sitabai Shantaram Patil, Sunita Dilip Gaikar, Santosh Ramdas Patil, Snehal Shantaram Patil, Aatmaram Sudam Patil, Uma Ramdas Patil, Karuna Umesh Patil, Kavita Prakash Thakur, Gajanan Kalu Patil, Ganpat Kalu Patil, Gulab Pundalik Fullore, Jayesh Ramdas Patil, Dnyandev Gajanan Patil, Dinesh Baban Patil, Puja Shantaram Patil, Dattatreya Parshuram Patil	Class I	126/5	Moho	629	3640	5147	18735080	18735080	Moho	**150**	1456	1456	10000	14560000	14560000	14560000	20000	29120000	29120000	29120000	0	14560000	7280	0	7280	
184	Kundalik Sitaram Patil, Damu Sudam Patil, Bhanudas Tulshiram Patil, Bhaskar Tulshiram Patil, Sadu Dagdu Patil, (Share of 1 to 5 = 75.68 %) Mahendra Vishnu Phadke (24.32 %)	Class I	127/2	Moho	634	3700	6500	24050000	24050000	Moho	**151**	1480	1480	10000	14800000	14800000	14800000	20000	29600000	29600000	29600000	0	14800000	7400	0	7400	
185	Rajendra Mahadev Patil	Class I	127/3/2	Moho	636	1000	6500	6500000	6500000	Moho	**152**	400	400	10000	4000000	4000000	4000000	20000	8000000	8000000	8000000	0	4000000	2000	0	2000	
186	Bhikaji Tukaram Pathe (50 %), Baburao Tukaram Pathe (50 %)	Class I	127/4	Moho	637	5200	7150	37180000	37180000	Moho	**153A**	2080	2080	10000	20800000	20800000	20800000	20000	41600000	41600000	41600000	0	20800000	10400	0	10400	
187	Sunita Sudhakar Mahajan	Class I	45/4	Moho	260	2900	4500	13050000	13050000	Moho	**153B**	2040	2040	10000	20400000	20400000	20400000	23000	46920000	46920000	46920000	0	26520000	13260	0	13260	
188			47/5/B	Moho	274	2200	4950	10890000	10890000																		
189	Jaydas Maruti Patil, Dattatray Maruti Patil, Sangita Ramesh Patil, Hira Rajesh Dare, Nira Maruti Patil, Taibai Maruti Patil, Umabai Maruti Patil.	Class II	127/1/D	Moho	633	4000	6500	26000000	26000000	Moho	**154**	1600	1600	10000	16000000	16000000	16000000	22000	35200000	35200000	35200000	0	19200000	9600	0	9600	
190	Vasant Nama Kadav	Class I	5/2	Moho	149	1300	5100	6630000	6630000	Moho	**156A**	520	520	10000	5200000	5200000	5200000	21000	10920000	10920000	10920000	0	5720000	2860	0	2860	
191	Vasant Nama Kadav	Class II	114/1/1	Moho	553	4000	4500	18000000	18000000	Moho	**156B**	1600	1600	10000	16000000	16000000	16000000	20000	32000000	32000000	32000000	0	16000000	8000	0	8000	
192	Jitendra Janardan Topale, Jayvant Janardan Topale	Class I	126/4/1	Moho	627	3900	4500	17550000	17550000	Moho	**157**	1560	1560	10000	15600000	15600000	15600000	21000	32760000	32760000	32760000	0	17160000	8580	0	8580	
193	Tanaji Ramchandra Shendage, Dattu Bapu Devkate, Dinesh Arjun Shinde, Navnath Rangnath Shendage, Nitin Machhindra Bhanvase, Baghwan Sadhu Shendage, Mayur Madhu Borate, Mahadev Saibu Shinde, Rama Sadhu Shendage, Rahul Vishnu Kamble, Laxmi Dadasaheb Makdum, Shriram Aabasaheb Waghmode, Savita Shivaji Shendage, Shrushti Namdev Bansode, Santosh Namdev Thombare, Kishor Tukaram Parab, Kisan Aanandrao Kale, Chetan Prakash Gaikwad, Chandrakant Shivaji Tarange.	Class I	126/4/2	Moho	628	3800	4500	17100000	17100000	Moho	**158**	1520	1520	10000	15200000	15200000	15200000	20000	30400000	30400000	30400000	0	15200000	7600	0	7600	
194	Vivek Dnyaneshwar Patil	Class I	44/2	Shivkar	61	1920	4500	8640000	8640000	Moho	**159**	1812	1812	10000	18120000	18120000	18120000	20000	36240000	36240000	36240000	0	18120000	9060	0	9060	
195			44/3	Shivkar	62	510	4500	2295000	2295000																		
196			50	Shivkar	70	1000	4500	4500000	4500000																		
197			51	Shivkar	71	1100	4500	4950000	4950000																		
198	Sant Krupa Co. Housing Society Tarfe Chief Promoter Vijay Dharma Jamsutkar.	Class I	6/3/A	Moho	157	4000	4950	19800000	19800000	Moho	**160**	1600	1600	10000	16000000	16000000	16000000	23000	36800000	36800000	36800000	0	20800000	10400	0	10400	
199	Harishchandra Chandar Patil	Class I	6/3/B/1	Moho	158	1700	4950	8415000	8415000	Moho	**161**	680	680	10000	6800000	6800000	6800000	22000	14960000	14960000	14960000	0	8160000	4080	0	4080	
200	Prakash Gajanan Pote (44.62 %), Akash Prakash Pote, Siddhesh Vishwas Pote, Pratik Prakash Pote (Share of 2 to 4 = 55.38 %)	Class I	6/3/B/2	Moho	159	2900	4950	14355000	14355000	Moho	164	2600	2600	10000	26000000	26000000	26000000	20000	52000000	52000000	52000000	0	26000000	13000	0	13000	
201			27/1/E	Moho	165	3600	4950	17820000	17820000																		

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							Value in Rs.			Value in Rupees.																	
										Undeveloped								Developed									
		Tenure of Land	Survey No./Hissa No.	Village	OP No	Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)	Inclusive of Structure (Rs.)	FP allotted in Village	Final Plot no	Area Individual (Sq.m.)	Area Amalgamated (Sq.m.)	*Rate of Semi final Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Plot Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure (Rs.)					
1	2	3a	3b	3c	4	5	6a	6b	6c		7	8a	8b	9a	9 (b)	9b	9c	10a	10 (b)	10b	10c	11	12	13	14	15	16
202	Nilam Rajdev Khatavkar	Class I	5/3	Moho	150	1200	5264	6316800	6316800	Moho	**165**	480	480	10000	4800000	4800000	4800000	20000	9600000	9600000	9600000	0	4800000	2400	0	2400	
203	Fashibai Dattatray Patil	Class I	3/5	Moho	142	4100	7150	29315000	29315000	Moho	**166**	1640	1640	10000	16400000	16400000	16400000	23000	37720000	37720000	37720000	0	21320000	10660	0	10660	
204	Mathura Gajanan Patil, Dnyaneshwar Gajanan Patil, Balaram Gajanan Patil, Gulab Pundalik Fullore	Class I	3/1/A	Moho	137	2320	6500	15080000	15080000	Moho	**167**	928	928	10000	9280000	9280000	9280000	20000	18560000	18560000	18560000	0	9280000	4640	0	4640	
205	Santosh Shankar Kadav	Class I	5/5	Moho	152	2200	6500	14300000	14300000	Moho	**168**	1240	1240	10000	12400000	12400000	12400000	21000	26040000	26040000	26040000	0	13640000	6820	0	6820	
206			57/1	Moho	320	900	4500	4050000	4050000																		
207	Santosh Shankar Kadav	Class I	56/3	Moho	313	300	4500	1350000	1350000	Moho	**169**	120	120	10000	1200000	1200000	1200000	20000	2400000	2400000	2400000	0	1200000	600	0	600	
208	Chandar Balya Pathe	Class II	118/1	Moho	586	5700	4500	25650000	25650000	Moho	**170**	2280	2280	10000	22800000	22800000	22800000	20000	45600000	45600000	45600000	0	22800000	11400	0	11400	
209	Janardan Tukaram Ghogare, Dilip Tukaram Ghogare, Guardian Mother Sunita Ganu Ghogare, Sunita Ganu Ghogare, Suraj Ganu Ghogare, Swapnil Ganu Ghogare.	Class I	5/1	Moho	148	2100	4500	9450000	9450000	Moho	**172**	840	840	10000	8400000	8400000	8400000	20000	16800000	16800000	16800000	0	8400000	4200	0	4200	
210	Arun Dhondu Patil (64.91 %), Shri Samarth Kirpa Niyojit Sahkari Gruhnirman Sanstha Maryadit Tarfe Mukhya Pravartak Sandeep Ramchandra Bhagat (35.09 %)	Class I	6/4	Moho	160	5700	4950	28215000	28215000	Moho	**173**	2280	2280	10000	22800000	22800000	22800000	23000	52440000	52440000	52440000	0	29640000	14820	0	14820	
211	Shantaram Dhondu Patil, Chandrabhaga Dinkar Bhagat, Bebi Harishchandra Mhatre	Class II	3/2	Moho	139	2800	7150	20020000	20020000	Moho	**176**	1120	1120	10000	11200000	11200000	11200000	22000	24640000	24640000	24640000	0	13440000	6720	0	6720	
212	Sulochana Ramdas Patil, Mohan Ramdas Patil, Yashwant Ramdas Patil, Bharat Ramdas Patil, Minakshi Motiram Mhatre	Class I	3/1/B	Moho	138	2480	6500	16120000	16120000	Moho	**177**	1152	1152	10000	11520000	11520000	11520000	22000	25344000	25344000	25344000	0	13824000	6912	0	6912	
213			60/3/2	Moho	344	400	4500	1800000	1800000																		
214	Devkabai Janardan Patil	Class I	126/3	Moho	626	1100	4500	4950000	4950000	Moho	**178**	440	440	10000	4400000	4400000	4400000	23000	10120000	10120000	10120000	0	5720000	2860	0	2860	
215	Ramchandra Gharu Patil, Kashinath Gharu Patil, Pandurang Gharu Patil, Indu Ramkrushna Kharke.	Class II	133/3(P)	Chikhale	10	270	4500	1215000	1215000	Moho	**179**	108	108	10000	1080000	1080000	1080000	20000	2160000	2160000	2160000	0	1080000	540	0	540	
216	Balaram Savlaram Patil, Anita Anant Patil, Baburav Savlaram Patil, Namdev Savlaram Patil	Class II	133/5'	Moho	673	200	6500	1300000	1300000	Moho	**180**	80	80	10000	800000	800000	800000	20000	1600000	1600000	1600000	0	800000	400	0	400	
217	Balaram Charu Patil, Ganesh Charu Patil, Sunita Narayan Choudhary, Bebi Padmakar Usatkar, Pratima Prakash Patil	Class II	90/2(P)	Shivkar	114	180	4500	810000	810000	Moho	**181**	72	72	10000	720000	720000	720000	20000	1440000	1440000	1440000	0	720000	360	0	360	
218	Janabai Kashinath Bhopi, Goma Dharma Patil, Balaram Dharma Patil, Hanuman Dharma Patil, Bhagwan Dharma Patil, Vanita Savlaram Patil, Sushila Haribhau Patil, Arun Tukaram Shelke, Dynaneshwar Tukaram Shelke, Sopan Tukaram Shelke, Geetabai Jayawant Wajekar, Ganu Balu Patil, Surekha Haribhau Kurangale, Surdas Dattatrey Patil, Sugandha Pandurang Patil, Shantaram Dattatrey Patil, Shantabai Dattatrey Patil, Leelabai Dattatrey Patil, Fashibai Dattatrey Patil, Tukaram Dattatrey Patil, Pandharinath Dattatrey Patil, Sangita Laxman Pawanekar, Janardan Sitaram Shelke, Rukmini Pandurang Shelke, Vinayak Pandurang Shelke, Kailas Pandurang Shelke, Lateeka Bharat Mhatre, Surekha Santosh Baikar, Leelabai Chandrakant Mhatre, Janabai Dattatrey Waghmare, Sushila Hasuram Gaikar, Chandrabhaga Balaram Mate, Indira Rajaram Dukare.	Class I	3/6	Moho	143	2500	7150	17875000	17875000	Moho	**183**	1147	3680	10000	11470000	36800000	36800000	23000	26381000	77041000	77041000	0	40241000	20121	0	20121	
219			50/6	Moho	290	400	6500	2600000	2600000																		
220			53/5	Moho	309	1800	6500	11700000	11700000		**565**	2533		10000	25330000			20000	50660000								
221			138/1	Moho	681	4500	4950	22275000	22275000																		
222	Aanandi Dhamba Dhawale, Ambaji Dhamba Dhawale, Pandurang Dhamba Dhawale, Balaram Dhamba Dhawale, Mahadev Dhamba Dhawale, Tarabai Kana Patil, Bhuribai Keshav Gawade, Anjana Hasu Tare, Santosh Hasu Tare.	Class II	26/3	Shivkar	52	1640	4500	7380000	7380000	Moho	**184**	656	656	10000	6560000	6560000	6560000	20000	13120000	13120000	13120000	0	6560000	3280	0	3280	
223	Janardan Changa Patil	Class I	2/2/2'	Moho	132	1200	6500	7800000	7800000	Moho	**187**	480	480	10000	4800000	4800000	4800000	21000	10080000	10080000	10080000	0	5280000	2640	0	2640	
224	Dhamba Dharma Patil, Padubai Ladku Tupe, Balaram Charu Patil, Ganesh Charu Patil, Sunita Narayan Chaudhari, Bebi Padmakar Usatkar, Pratibha Prakash Patil.	Class II	44/4	Shivkar	63	2070	4500	9315000	9315000	Moho	**188**	828	828	10000	8280000	8280000	8280000	20000	16560000	16560000	16560000	0	8280000	4140	0	4140	

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							Value in Rs.			Value in Rupees.																	
										Undeveloped								Developed									
		Tenure of Land	Survey No./Hissa No.	Village	OP No	Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)	Inclusive of Structure (Rs.)	FP allotted in Village	Final Plot no	Area Individual (Sq.m.)	Area Amalgamated (Sq.m.)	*Rate of Semi final Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Plot Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure (Rs.)					
1	2	3a	3b	3c	4	5	6a	6b	6c		7	8a	8b	9a	9 (b)	9b	9c	10a	10 (b)	10b	10c	11	12	13	14	15	16
225	Ananta Kashinath Patil, Sunil Kashinath Patil, Dashrath Kashinath Patil, Ganesh Bhagwan Patil, Umesh Bhagwan Patil, Bhupesh Bhagwan Patil	Class I	51/1/5/4	Moho	294	4800	6500	31200000	31200000	Moho	**190**	1920	1920	10000	19200000	19200000	19200000	22000	42240000	42240000	42240000	0	23040000	11520	0	11520	
226	Dattatrey Baliram Khot (28.58 %), Bhikaji Tukaram Pathe, Baburao Tukaram Pathe, Dynaneshvar Balaram Kadav, Eknath Balaram Kadav (Share of 2 to 5 = 71.42 %)	Class I	51/2	Moho	295	400	6500	2600000	2600000	Moho	**191**	560	560	10000	5600000	5600000	5600000	23000	12880000	12880000	12880000	0	7280000	3640	0	3640	
227			127/3/1	Moho	635	1000	6500	6500000	6500000																		
228	Kundalik Sitaram Patil, Bhaskar Tulshiram Patil, Bhanudas Tulshiram Patil	Class I	51/3	Moho	296	400	6500	2600000	2600000	Moho	**193**	160	160	10000	1600000	1600000	1600000	22000	3520000	3520000	3520000	0	1920000	960	0	960	
229	Eknath Ramdas Patil	Class I	51/4	Moho	297	500	7150	3575000	3575000	Moho	**194**	200	200	10000	2000000	2000000	2000000	22000	4400000	4400000	4400000	0	2400000	1200	0	1200	
230	Shankar Janu Patil	Class II	114/4/B	Moho	559	2500	4500	11250000	11250000	Moho	**195**	1000	1000	10000	10000000	10000000	10000000	22000	22000000	22000000	22000000	0	12000000	6000	0	6000	
231	Deviche Deol Vahi. Dinkar Dhau Patil	Class I	51/6	Moho	298	400	7150	2860000	2860000	Moho	**196**	160	160	10000	1600000	1600000	1600000	22000	3520000	3520000	3520000	0	1920000	960	0	960	
232	Shankar Janu Patil	Class I	52/1/A	Moho	299	2290	7150	16373500	16373500	Moho	**197**	1556	1556	10000	15560000	15560000	15560000	22000	34232000	34232000	34232000	0	18672000	9336	0	9336	
233			100/1	Moho	489	1600	7800	12480000	12480000																		
234	Balaram Namdev Patil, Krishna Namdev Patil, Santosh Namdev Patil, Vanita Pandurang Patil, Chaitali Sachin Jale, Rasna Vinay Jale, Barki Baliram Patil, Dinesh Baliram Patil, Mithun Baliram Patil, Kailas Baliram Patil	Class II	52/1/B	Moho	300	3210	7150	22951500	22951500	Moho	**198**	1284	1284	10000	12840000	12840000	12840000	22000	28248000	28248000	28248000	0	15408000	7704	0	7704	
235	Janardan Nana More	Class I	125/4/B	Moho	623	400	4500	1800000	1800000	Moho	**199**	160	160	10000	1600000	1600000	1600000	22000	3520000	3520000	3520000	0	1920000	960	0	960	
236	Ramabai Chandrakant Topale, Ashok Chandrakant Topale, Kishore Chandrakant Topale, Kiran Chandrakant Topale, Jayashri Mahadev Topale, Ram Mahadev Topale, Geeta Pandurang Patil, Pandurang Mahadev Topale	Class II	79/4(P)	Shivkar	110	330	4500	1485000	1485000	Moho	**200**	132	132	10000	1320000	1320000	1320000	22000	2904000	2904000	2904000	0	1584000	792	0	792	
237	Janaradan Nana More, Naresh Baburao Patil	Class I	3/4	Moho	141	500	7150	3575000	3575000	Moho	**201A**	200	200	10000	2000000	2000000	2000000	22000	4400000	4400000	4400000	0	2400000	1200	0	1200	
238	Pundalik Dinkar Patil	Class I	3/3	Moho	140	2200	5137	11301400	11301400	Moho	**202**	2840	2840	10000	28400000	28400000	28400000	21000	59640000	59640000	59640000	0	31240000	15620	0	15620	
239			52/2	Moho	301	4900	7150	35035000	35035000																		
240	Pundalik Valaku Kadav, Namdev Valaku Kadav, Vitthal Valaku Kadav, Santosh Jethya Urf Jethuram Patil, Kalpana Baliram Gadkari, Bebi Nandkumar Patil, Kailas Nandkumar Patil, Nilam Dipak Bhoir, Sapana Dnyaneshwar Patil, Darshana Rupesh Pathe.	Class I	2/1	Moho	130	500	6500	3250000	3250000	Moho	**203**	3840	3840	10000	38400000	38400000	38400000	21000	80640000	80640000	80640000	0	42240000	21120	0	21120	
241			2/5	Moho	135	1000	6500	6500000	6500000																		
242			52/4	Moho	303	2500	7150	17875000	17875000																		
243			67/1/1	Moho	382	4000	4500	18000000	18000000																		
244			68/3	Moho	388	1600	4950	7920000	7920000																		
245	Gajanan Govind Patil, Kundalik Govind Patil	Class I	51/1/1	Moho	291	1200	6500	7800000	7800000	Moho	**204**	480	480	10000	4800000	4800000	4800000	20000	9600000	9600000	9600000	0	4800000	2400	0	2400	
246	Dilip Balaram Patil	Class I	51/1/3	Moho	293	400	6500	2600000	2600000	Moho	**205**	160	160	10000	1600000	1600000	1600000	20000	3200000	3200000	3200000	0	1600000	800	0	800	
247	Shankar Janu Patil	Class II	114/6/B	Moho	562	1500	4500	6750000	6750000	Moho	**206**	600	600	10000	6000000	6000000	6000000	20000	12000000	12000000	12000000	0	6000000	3000	0	3000	
248	Revubai Rama Kadav	Class I	123/4	Moho	605	1000	4500	4500000	4500000	Moho	**207B**	400	400	10000	4000000	4000000	4000000	20000	8000000	8000000	8000000	0	4000000	2000	0	2000	
249	Sangita Laxman Pavanekar, Tukaram Dattatrey Patil, Surdas Dattatrey Patil, Shantaram Dattatrey Patil, Shantabai Dattatrey Patil, Fashibai Dattatrey Patil, Surekha Haribhau Kurangale, Leelabai Dattatrey Patil, Sugandha Pandurang Patil, Pandharinath Dattatrey Patil	Class I	133/2	Moho	671	2710	6500	17615000	17615000	Moho	**209**	1084	1084	10000	10840000	10840000	10840000	20000	21680000	21680000	21680000	0	10840000	5420	0	5420	
250	Jitendra Yugraj Jain, Mahavir Basantilal Surana, Vipul Kamal Parekh	Class I	127/1/C	Moho	632	1460	6500	9490000	9490000	Moho	**213**	584	584	10000	5840000	5840000	5840000	20000	11680000	11680000	11680000	0	5840000	2920	0	2920	
251	Malati Balaram Kadav, Sangita Balaram Kadav, Saya Ankush Kadav, Nitin Ankush Kadav, Akshay Ankush Kadav, Vishal Ankush Kadav, Dhananjay Lahu Kadav	Class I	123/3	Moho	604	800	4500	3600000	3600000	Moho	**214A**	320	320	10000	3200000	3200000	3200000	20000	6400000	6400000	6400000	0	3200000	1600	0	1600	
252	Janardan Changa Patil	Class I	128/7	Moho	647	1900	4950	9405000	9405000	Moho	**216**	760	760	10000	7600000	7600000	7600000	22000	16720000	16720000	16720000	0	9120000	4560	0	4560	
253	Baliram Dunkur Patil	Class I	56/6/B	Moho	317	1500	7150	10725000	10725000	Moho	**217A**	600	600	10000	6000000	6000000	6000000	22000	13200000	13200000	13200000	0	7200000	3600	0	3600	
254	Shantaram Dhondu Patil	Class II	56/6/C	Moho	318	2600	7150	18590000	18590000	Moho	**217B**	1040	1040	10000	10400000	10400000	10400000	22000	22880000	22880000	22880000	0	12480000	6240	0	6240	
255	Govt. Of Maharashtra (Cemetery)	सरकार	55	Moho	310	1300	7800	10140000	10140000	Moho	**219**	520	520	10000	5200000	5200000	5200000	23000	11960000	11960000	11960000	0	6760000	3380	0	3380	

SR. NO.	Name of Owner	Survey Details of land			Original Plot					Final Plot												Contribution (+) Compensation (-) (Col. 9c - Col 6c)	Increment (Col. 10(b) - 9(b))	Contribution 0.05 percent of col. 12	Additional to (+) or deducton from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks
							Value in Rs.			Value in Rupees.																	
										Undeveloped								Developed									
		Tenure of Land	Survey No./Hissa No.	Village	OP No	Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)	Inclusive of Structure (Rs.)	FP allotted in Village	Final Plot no	Area Individual (Sq.m.)	Area Amalgamated (Sq.m.)	*Rate of Semi final Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Plot Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure (Rs.)					
1	2	3a	3b	3c	4	5	6a	6b	6c		7	8a	8b	9a	9 (b)	9b	9c	10a	10 (b)	10b	10c	11	12	13	14	15	16
256	Chandrabhaga Maruti Patil, Gajanan Maruti Patil, Vijay Maruti Patil, Dilip Maruti Patil, Naresh Maruti Patil, Shyam Maruti Patil, Gaurdian Mother Chandrabhaga Maruti Patil, Sugandha Maruti Patil	Class II	90/1(P)	Shivkar	113	2750	4500	12375000	12375000	Moho	**222**	1100	1100	10000	11000000	11000000	11000000	20000	22000000	22000000	22000000	0	11000000	5500	0	5500	
257	Prasad Vishwas Achrekar, Shobha Suresh Munge	Class I	89/1	Moho	476	2100	5364	11264400	11264400	Moho	**223A**	840	840	10000	8400000	8400000	8400000	23000	19320000	19320000	19320000	0	10920000	5460	0	5460	
258	Ragho Changa Patil	Class I	89/5	Moho	482	2900	5364	15555600	15555600	Moho	**224**	1160	1160	10000	11600000	11600000	11600000	20000	23200000	23200000	23200000	0	11600000	5800	0	5800	
259	Namdev Tukaram Mhatre, Janabai Maya Mhatre, Santosh Maya Mhatre, Raghunath Maya Mhatre, Jaydas Maya Mhatre, Kishori Kishor Gharat, Ganesh Dunkur Mhatre, Vasudev Dunkur Mhatre, Anita Arun Madhavi, Surekha Ramesh Shelar, Janibai Dunkur Mhatre	Class I	89/3/2	Moho	479	1600	6500	10400000	10400000	Moho	**225**	1760	1760	10000	17600000	17600000	17600000	20000	35200000	35200000	35200000	0	17600000	8800	0	8800	
260			89/4/1	Moho	480	2800	6500	18200000	18200000																		
261	Shankar Kamlu Pathe	Class II	90/1	Moho	484	4500	7800	35100000	35100000	Moho	**227**	1800	1800	10000	18000000	18000000	18000000	20000	36000000	36000000	36000000	0	18000000	9000	0	9000	
262	Sanjay Gajanan Patkar, Raghunath Chandar Gharat, Nitin Shashikant Povale (Share of 1 to 3 = 11 %), Sanjay Gajanan Patkar, Raghunath Chandar Gharat (Share of 4 to 5 = 52 %), Sanjay Gajanan Patkar, Sharad Mahadev Dhope, Raghunath Chander Gharat (Share of 6 to 8 = 27.55 %), Sharad Mahadev Dhope (9.45 %),	Class I	89/6'	Moho	483	2000	5364	10728000	10728000	Moho	**229, 231**	5955	7260	10000	59550000	72600000	72600000	23000	136965000	163065000	163065000	0	90465000	45233	0	45233	
263			90/2/B	Moho	486	9450	7800	73710000	73710000			1305		10000	13050000			20000	26100000								
264			140/3/B	Chikhale	36B	6700	4950	33165000	33165000																		
265	Bamibai Posha Mhatre, Bhau Posha Mhatre, Yamibai Hiru Gadkari, Duklibai Govind Patil, Shakun Janardan Phadke, Soni Kundalik Patil, Chalabai Balaram Patil, Radhabai Hari Chaudhari, Chandubai Tukaram Tupe, Narendra Kisan Mhatre, Sharad Kisan Mhatre, Sunil Kisan Mhatre, Rukmini Gopinath Mhatre, Anil Gopinath Mhatre, Pramod Gopinath Mhatre, Vinod Gopinath Mhatre, Rupali Gopinath Mhatre, Deepali Gopinath Mhatre, Gaurdian Rukmini Gopinath Mhatre.	Class II	77/2/1	Moho	444	4200	4471	18778200	18778200	Moho	**230**	2340	2340	10000	23400000	23400000	23400000	21000	49140000	49140000	49140000	0	25740000	12870	0	12870	
266			90/2/A	Moho	485	1650	7800	12870000	12870000																		
267	Gavkari Panch Inam	Class I	91/1	Moho	487	9000	7150	64350000	64350000	Moho	**233**	3600	3600	10000	36000000	36000000	36000000	22000	79200000	79200000	79200000	0	43200000	21600	0	21600	
268	Sangita Pundalik Phadke	Class I	100/3	Moho	491	3100	7150	22165000	22165000	Moho	**235**	1240	1240	10000	12400000	12400000	12400000	23000	28520000	28520000	28520000	0	16120000	8060	0	8060	
269	Gana Govind Topale	Class II	78/3	Shivkar	106	4660	4500	20970000	20970000	Moho	**236**	1864	1864	10000	18640000	18640000	18640000	20000	37280000	37280000	37280000	0	18640000	9320	0	9320	
270	Vishwanath Pandurang Patil, Anjani Dhanaji Chorghe, Vaishali Santosh Mhatre, Pratik Tukaram Mhatre , Yuvraj Tukaram Mhatre, Saloni Tukaram Mhatre Sr. No. 3 Guardian Father Tukaram Namdev Mhatre	Class I	100/2	Moho	490	9100	7800	70980000	70980000	Moho	**237**	3640	3640	10000	36400000	36400000	36400000	21000	76440000	76440000	76440000	0	40040000	20020	0	20020	
271	Govt. of Maharahstra {Other Rights: given to Group Grampanchayat Chikhale on certain conditions}	Class I	135/0	Moho	675	3500	7800	27300000	27300000	Moho	**239**	3500	3500	0	0	0	0	0	0	0	0	0	0	0	0	0	
272	Y. Vekant Reddy	Class I	102/3/2	Moho	501	3650	7800	28470000	28470000	Moho	**241**	1460	1460	10000	14600000	14600000	14600000	23000	33580000	33580000	33580000	0	18980000	9490	0	9490	
273	Vishnu Parshuram Chaudhari (Other: Court Order (Mutation Entry No. 743))	Class II	58/2	Shivkar	80	4200	4950	20790000	20790000	Moho	**242**	1680	1680	10000	16800000	16800000	16800000	22000	36960000	36960000	36960000	0	20160000	10080	0	10080	
274	Namdev Posha Mhatre (45.95 %), Yampalla Venkat Reddy (54.05 %)	Class II	102/3/1	Moho	500	3700	7800	28860000	28860000	Moho	**243**	1480	1480	10000	14800000	14800000	14800000	23000	34040000	34040000	34040000	0	19240000	9620	0	9620	
275	Namdev Tukaram Mhatre, Chandrabhaga Shankar Mhatre, Chahu Shankar Mhatre, Ram Shankar Mhatre, Joma Shankar Mhatre, Janabai Maya Mhatre, Santosh Maya Mhatre, Raghunath Maya Mhatre, Jaydas Maya Mhatre, Kishori Kishor Gharat, Ganesh Dunkur Mhatre, Vasudev Dunkur Mhatre, Janibai Dunkur Mhatre, Anita Arun Madhavi, Surekha Ramesh Shelar.	Class I	6/2/A	Moho	154	3270	4950	16186500	16186500	Moho	**247**	5588	5588	10000	55880000	55880000	55880000	22000	122936000	122936000	122936000	0	67056000	33528	0	33528	
276			41/8	Moho	249	1200	4500	5400000	5400000																		
277			44/4	Moho	255	2100	4500	9450000	9450000																		
278			46/3	Moho	266	1800	4500	8100000	8100000																		
279			53/4	Moho	308	1600	6500	10400000	10400000																		
280			89/3/1	Moho	478	1600	6500	10400000	10400000																		
281			89/4/2	Moho	481	2400	6500	15600000	15600000																		

SR. NO.	Name of Owner	Survey Details of land			Original Plot					Final Plot												Contribution (+) Compensation (-) (Col. 9c - Col 6c)	Increment (Col. 10(b) - 9(b))	Contribution 0.05 percent of col. 12	Additional to (+) or deducton from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks
							Value in Rs.			Value in Rupees.																	
										Undeveloped								Developed									
		Tenure of Land	Survey No./Hissa No.	Village	OP No	Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)	Inclusive of Structure (Rs.)	FP allotted in Village	Final Plot no	Area Individual (Sq.m.)	Area Amalgamated (Sq.m.)	*Rate of Semi final Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Plot Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure (Rs.)					
1	2	3a	3b	3c	4	5	6a	6b	6c		7	8a	8b	9a	9 (b)	9b	9c	10a	10 (b)	10b	10c	11	12	13	14	15	16
282	Baliram Dundhya Mhatre, Sudam Dundhya Mhatre, Kunda Aambo Mhatre, Kailas Aambo Mhatre, Machhindra Aambo Mhatre, Sima Aambo Mhatre, Sarika Aambo Mhatre.	Class II	89/2	Moho	477	2500	4500	11250000	11250000	Moho	**248**	5044	5044	10000	50440000	50440000	50440000	22000	110968000	110968000	110968000	0	60528000	30264	0	30264	
283			118/2/3	Moho	589	6000	4500	27000000	27000000																		
284			125/1/B	Moho	617	4110	4500	18495000	18495000																		
285	Shri. Shankarache Deul Vahi., Madhukar Ballal Joshi, Sudhir Ballal Joshi.	Class I	62	Moho	355	3200	4500	14400000	14400000	Moho	**250**	1280	1280	10000	12800000	12800000	12800000	23000	29440000	29440000	29440000	0	16640000	8320	0	8320	
286	Alice Francis, Sina Mathew.	Class I	56/7/B	Moho	319	2000	4500	9000000	9000000	Moho	**253**	800	800	10000	8000000	8000000	8000000	20000	16000000	16000000	16000000	0	8000000	4000	0	4000	
287	Prakash Ganpat Waghe	Class I	56/5	Moho	315	300	5360	1608000	1608000	Moho	**254**	120	120	10000	1200000	1200000	1200000	20000	2400000	2400000	2400000	0	1200000	600	0	600	
288	Sachin Nagraj Chhajed, Harshad Savjee Dhanani, Suresh Karsanbhai Jadav, Kailas Karsanbhai Jadav.	Class I	56/7/A	Moho	319	2800	4500	12600000	12600000	Moho	**257**	2160	2160	10000	21600000	21600000	21600000	23000	49680000	49680000	49680000	0	28080000	14040	0	14040	
289			57/2	Moho	321	2600	7150	18590000	18590000																		
290	Dharma Kanya Dhawale	Class II	320/2	Shivkar	128	810	4500	3645000	3645000	Moho	**258**	324	324	10000	3240000	3240000	3240000	20000	6480000	6480000	6480000	0	3240000	1620	0	1620	
291	Arun Balaram Bhoir	Class I	57/4/A	Moho	323	380	4500	1710000	1710000	Moho	**259A**	152	152	10000	1520000	1520000	1520000	20000	3040000	3040000	3040000	0	1520000	760	0	760	
292	Gurunath Balaram Bhoir	Class I	38/2	Moho	220	500	4500	2250000	2250000	Moho	**259B**	200	200	10000	2000000	2000000	2000000	20000	4000000	4000000	4000000	0	2000000	1000	0	1000	
293	Aambo Gana Dhawale	Class I	57/4/B	Moho	324	420	4500	1890000	1890000	Moho	**260**	168	168	10000	1680000	1680000	1680000	20000	3360000	3360000	3360000	0	1680000	840	0	840	
294	Anna Khanderao Gaikwad, Nitin Raosaheb Kolape, Pandurang Shankar Padalkar, Prasad Pramod Shende, Rajkumar Dhanraj Jadhav, Rajesh Hanmant Popale, Varsha Satish Kalambe, Vinod Dattatray Kale, Virudev Narayan Gorad, Shankar Popat Gaikwad, Shrutika Vikram Pawar, Suchita Ananda Khandekar, Sudhir Pandurang Kadam, Sanjay Anand Nanhe.	Class I	56/4	Moho	314	2300	4500	10350000	10350000	Moho	261	920	920	10000	9200000	9200000	9200000	20000	18400000	18400000	18400000	0	9200000	4600	0	4600	
295	Nama Padu Kadav	Class I	5/4 (P)	Moho	151	1400	5574	7803600	7803600	Moho	**263**	1640	1640	10000	16400000	16400000	16400000	21000	34440000	34440000	34440000	0	18040000	9020	0	9020	
296			58/5 (P)	Moho	333	1600	4500	7200000	7200000																		
297			126/1	Moho	624	1100	4500	4950000	4950000																		
298	Bebi Shalikgram Phadke, Subhash Shalikgram Phadke, Sujata Digambar Khandakale, Ganu Narayan Phadke, Bhagwan Narayan Phadke, Siddharth Narayan Phadke, Vasant Narayan Phadke, Ranjana Ram Jambhulkar, Laxmi Madan Patil, (Share of 1 to 9 = 31.50 %), Aaditya Aambo Phadke (68.50 %).	Class I	113/1	Moho	545	7300	4500	32850000	32850000	Moho	**264**	2920	2920	10000	29200000	29200000	29200000	20000	58400000	58400000	58400000	0	29200000	14600	0	14600	
299	Kiran Tukaram Bhoir	Class I	61/1	Moho	350	3700	4500	16650000	16650000	Moho	**265**	1480	1480	10000	14800000	14800000	14800000	21000	31080000	31080000	31080000	0	16280000	8140	0	8140	
300	Dasharath Aambo Patil, Ananta Aambo Patil, Subhash Aambo Patil.	Class II	61/4	Moho	353	200	4950	990000	990000	Moho	**267**	2720	2720	10000	27200000	27200000	27200000	20000	54400000	54400000	54400000	0	27200000	13600	0	13600	
301			61/5	Moho	354	6600	4950	32670000	32670000																		
302	Valkya Gopal Phadke	Class I	113/5	Moho	549	2300	4500	10350000	10350000	Moho	**270**	920	920	10000	9200000	9200000	9200000	22000	20240000	20240000	20240000	0	11040000	5520	0	5520	
303	Jayprakash Daniel, Deepak Ganpat Koli, Prakash Shridhar Tawade, Raju Lalchandra Baye, Vishwanath Lalchandra Baye (Share of 1 to 5 = 52.95 %), Deepak Ganpat Koli, Deepak Babu Mhatre, Prasad Hiraji Gharat, Suryakant Narayan Bhandari, Sankesh Bama Patil, Hemant Hiraji Patil (Share of 6 to 11 = 47.05 %)	Class I	121/1	Moho	594	900	4500	4050000	4050000	Moho	**271**	680	680	10000	6800000	6800000	6800000	22000	14960000	14960000	14960000	0	8160000	4080	0	4080	
304			124/2	Moho	609	800	4500	3600000	3600000																		
305	Ram Shankar Mhatre	Class I	121/6/A	Moho	600	1850	4500	8325000	8325000	Moho	**272**	740	740	10000	7400000	7400000	7400000	22000	16280000	16280000	16280000	0	8880000	4440	0	4440	

SR. NO.	Name of Owner	Survey Details of land			Original Plot					Final Plot													Contribution (+) Compensation (-) (Col. 9c - Col 6c)	Increment (Col. 10(b) - 9(b))	Contribution 0.05 percent of col. 12	Additional to (+) or deducton from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks
							Value in Rs.			Value in Rupees.																		
										Undeveloped								Developed										
		Tenure of Land	Survey No./Hissa No.	Village	OP No	Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)	Inclusive of Structure (Rs.)	FP allotted in Village	Final Plot no	Area Individual (Sq.m.)	Area Amalgamated (Sq.m.)	*Rate of Semi final Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Plot Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure (Rs.)						
1	2	3a	3b	3c	4	5	6a	6b	6c		7	8a	8b	9a	9 (b)	9b	9c	10a	10 (b)	10b	10c	11	12	13	14	15	16
306	Dattatrey Balu Patil, Janabai Kashinath Bhopi, Ramdas Narayan Patil, Vasant Narayan Patil, Anandibai Narayan Patil, Rajaram Kalu Patil, Baliram Kalu Patil, Mathura Gajanan Patil, Dnyaneshwar Gajanan Patil, Balaram Gajanan Patil, Gulab Pundalik Fullore, Janardhan Sitaram Shelke, Rukmini Pandurang Shelke, Vinayak Pandurang Shelke, Kailas Pandurang Shelke, Lateeka Bharat Mhatre, Surekha Santosh Baikar, Leelabai Chandrakant Mhatre, Janabai Dattatrey Waghmare, Sushila Hasuram Gaikar, Chandrabhaga Balaram Mate, Indira Rajaram Dukare, Naresh Ganesh Urf Ganu Patil, Vasudev Ganesh Urf Ganu Patil, Kanta Dhau Gondhali, Anuradha Atmaram Mhaskar.	Class I	122	Moho	603	13100	4500	58950000	58950000	Moho	**275**	5240	5240	10000	52400000	52400000	52400000	22000	115280000	115280000	115280000	0	62880000	31440	0	31440	
307	Balkrushna Rama Patil, Madhukar Rama Patil, Ananta Rama Patil, Bebibai Tukaram Khutale, Sham Hari Patil, Vanita Tukaram Patil, Mayur Tukaram Patil, Dhanashri Kiran Bhopi, Namrata Subhash Naik, Dharti Tukaram Patil.	Class I	4/3	Moho	146	6900	4950	34155000	34155000	Moho	**276**	2760	2760	10000	27600000	27600000	27600000	23000	63480000	63480000	63480000	0	35880000	17940	0	17940	
308	Ramkrishna Eknath Kadav, Sachin Eknath Kadav, Shrikrishna Eknath Kadav	Class I	50/3	Moho	287	3900	6500	25350000	25350000	Moho	**277**	1560	1560	10000	15600000	15600000	15600000	20000	31200000	31200000	31200000	0	15600000	7800	0	7800	
309	Sadu Dagadu Patil, Kundalik Sitaram Patil, Bhaskar Tulshiram Patil, Bhanudas Tulshiram Patil.	Class I	50/1	Moho	285	4400	4500	19800000	19800000	Moho	**278, 207A**	1616	2120	10000	16160000	21200000	21200000	20000	32320000	42400000	42400000	0	21200000	10600	0	10600	
310			51/1/2	Moho	292	900	6500	5850000	5850000			504		10000	5040000			20000	10080000								
311	Baburao Laxman Patil, Eknath Laxman Patil, Yamubai Dinkar Hared, Anantibai Jayram Bhagat, Barkibai Gangaram Dhawale, Jaya Laxman Patil.	Class I	50/2	Moho	286	3800	4500	17100000	17100000	Moho	**279A**	1520	1520	10000	15200000	15200000	15200000	20000	30400000	30400000	30400000	0	15200000	7600	0	7600	
312	Baburao Laxman Patil, Eknath Laxman Patil, Yamubai Dinkar Hared, Anantibai Jayaram Bhagat, Barkibai Gangaram Dhawale, J aya Laxman Patil.	Class II	59/4	Moho	338	530	3687	1954110	1954110	Moho	**279B**	212	212	10000	2120000	2120000	2120000	20000	4240000	4240000	4240000	0	2120000	1060	0	1060	
313	Sambhaji Laxman Ghorpade, Dnyaneshwar Sitaram Devkar.	Class I	124/5	Moho	612	2000	4500	9000000	9000000	Moho	**280**	800	800	10000	8000000	8000000	8000000	20000	16000000	16000000	16000000	0	8000000	4000	0	4000	
314	Revubai Rama Kadav	Class I	50/4	Moho	288	2000	4500	9000000	9000000	Moho	**281**	800	800	10000	8000000	8000000	8000000	20000	16000000	16000000	16000000	0	8000000	4000	0	4000	
315	Rukmini Pandurang Shelke, Vinayak Pandurang Shelke, Kailas Pandurang Shelke, Latifa Pandurang Shelke, Surekha Pandurang Shelke.	Class II	49/4	Moho	284	2400	4500	10800000	10800000	Moho	**282**	960	960	10000	9600000	9600000	9600000	21000	20160000	20160000	20160000	0	10560000	5280	0	5280	
316	Surekha Sudhir Kulkarni, Sukhiya Sudhir Kulkarni.	Class I	136/3	Chikhale	16	1800	4500	8100000	8100000	Moho	**283**	1040	1040	10000	10400000	10400000	10400000	20000	20800000	20800000	20800000	0	10400000	5200	0	5200	
317			136/4	Chikhale	17	800	4500	3600000	3600000																		
318	Gajanan Govind Patil	Class I	4/1	Moho	144	3600	4950	17820000	17820000	Moho	**284 A**	1440	1440	10000	14400000	14400000	14400000	22000	31680000	31680000	31680000	0	17280000	8640	0	8640	
319	Kundalik Govind Patil	Class I	45/2	Moho	258	1300	4500	5850000	5850000	Moho	**284B**	520	520	10000	5200000	5200000	5200000	23000	11960000	11960000	11960000	0	6760000	3380	0	3380	
320	Sundarabai Motiram Bhopi, Janabai Shivaji Patil	Class I	4/2	Moho	145	600	7150	4290000	4290000	Moho	**284C**	240	240	10000	2400000	2400000	2400000	22000	5280000	5280000	5280000	0	2880000	1440	0	1440	
321	Baliram Dunkur Patil	Class I	7/1	Moho	396	5500	4500	24750000	24750000	Moho	**285**	2720	2720	10000	27200000	27200000	27200000	22000	59840000	59840000	59840000	0	32640000	16320	0	16320	
322			52/6	Moho	305	400	6500	2600000	2600000																		
323			53/3	Moho	307	400	6500	2600000	2600000																		
324			57/6	Moho	326	500	4500	2250000	2250000																		
325	Raja Kalu Patil, Baliram Kalu Patil	Class II	7/3	Moho	399	6100	4950	30195000	30195000	Moho	**286**	2440	2440	10000	24400000	24400000	24400000	22000	53680000	53680000	53680000	0	29280000	14640	0	14640	
326	Surdas Balaram Patil	Class I	57/5	Moho	325	1100	7150	7865000	7865000	Moho	**287**	1248	1248	10000	12480000	12480000	12480000	22000	27456000	27456000	27456000	0	14976000	7488	0	7488	
327			7/2/A	Moho	397	2020	4500	9090000	9090000																		

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							Value in Rs.			Value in Rupees.																		
										Undeveloped								Developed										
		Tenure of Land	Survey No./Hissa No.	Village	OP No	Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)	Inclusive of Structure (Rs.)	FP allotted in Village	Final Plot no	Area Individual (Sq.m.)	Area Amalgamated (Sq.m.)	*Rate of Semi final Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Plot Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure (Rs.)						
1	2	3a	3b	3c	4	5	6a	6b	6c		7	8a	8b	9a	9 (b)	9b	9c	10a	10 (b)	10b	10c	11	12	13	14	15	16
328	Ambibai Gopal Phadke, Gunavanti Allya Patil, Nandabai Ramdas Patil, Padmakar Chindu Patil, Pushpa Sadu Patil, Baban Allya Patil, Bamibai Allya Patil, Barkibai Suresh Mhatre, Mahadu Chindu Patil, Manda Mafa Urf Mahendra Patil, Vaibhav Mafa Urf Mahendra Patil, Vaishali Sanjay Koparkar, Satish Mafa Urf Mahendra Patil, Satish Gaurdian Mother Manda Mafa Urf Mahendra Patil, Hairbhau Allya Patil, Balya Hasha Patil.	Class II	6/2/C	Moho	156	2420	4950	11979000	11979000	Moho	**288**	968	968	10000	9680000	9680000	9680000	22000	21296000	21296000	21296000	0	11616000	5808	0	5808	
329	Bhalchandra Balu Mhatre	Class I	6/2/B	Moho	155	2210	4950	10939500	10939500	Moho	**289**	884	884	10000	8840000	8840000	8840000	22000	19448000	19448000	19448000	0	10608000	5304	0	5304	
330	Rajaram Ragho Patil, Maruti Ragho Patil, Harishchandra Ragho Patil, Gomibai Shalik Patil, Navnath Shalik Patil, Jija Shalik Patil, Sugandha Shalik Patil.	Class II	7/2/B	Moho	398	4180	4500	18810000	18810000	Moho	**291**	4652	4652	10000	46520000	46520000	46520000	20000	93040000	93040000	93040000	0	46520000	23260	0	23260	
331			48/3	Moho	279	4100	4500	18450000	18450000																			
332			73/2/D	Moho	422	3350	5400	18090000	18090000																			
333	Mahadev Vina Kadav, Namubai Parshuram Kadav, Ranjana Ram Dhawale, Sunita Chahu Mhatre, Nirmala Aambo Dhawale, Karuna Avinash Gharat, Kanta Parshuram Kadav.	Class I	48/1	Moho	276	7700	4500	34650000	34650000	Moho	**292A**	4520	4520	10000	45200000	45200000	45200000	20000	90400000	90400000	90400000	0	45200000	22600	0	22600	
334			52/3	Moho	302	1900	6500	12350000	12350000																			
335			123/5	Moho	606	1700	4500	7650000	7650000																			
336	Mahadev Vina Kadav, Namubai Parshuram Kadav, Ranjana Ram Dhawale, Sunita Chahu Mhatre, Nirmala Aambo Dhawale, Karuna Avinash Gharat, Kanta Parshuram Kadav.	Class II	2/3 (P)	Moho	133	1015.71	6500	6602115	6602115	Moho	**292B**	726	726	10000	7260000	7260000	7260000	20000	14520000	14520000	14520000	0	7260000	3630	0	3630	
337			52/5	Moho	304	800	7150	5720000	5720000																			
338	Vijay Sakharam Dange, Rajesh Shankarlal Kothari	Class I	47/3	Moho	271	4700	4950	23265000	23265000	Moho	**293**	1880	1880	10000	18800000	18800000	18800000	23000	43240000	43240000	43240000	0	24440000	12220	0	12220	
339	Vasant Narayan Patil, Rajaram Kalu Patil, Baliram Kalu Patil, Dattatrey Balu Patil, Janabai Kashinath Bhopi, Sulochana Ramdas Patil, Mohan Ramdas Patil, Yashwant Ramdas Patil, Bharat Ramdas Patil, Meenakshi Motiram Mhatre, Mathura Gajanan Patil, Dnyaneshwar Gajanan Patil, Balaram Gajanan Patil, Gulab Pundalik Fullore, Janardan Sitaram Shelke, Rukmini Pandurang Shelke, Vinayak Pandurang Shelke, Kailas Pandurang Shelke, Lateeka Bharat Mhatre, Surekha Santosh Baikar, Leelabai Chandrakant Mhatre, Janabai Dattatrey Waghmare, Sushila Hasuram Gaikar, Chandrabhaga Balaram Mate, Indira Rajaram Dukare, Naresh Ganesh Urf Ganu Patil, Vasudev Ganesh Urf Ganu Patil, Kanta Dhau Gondhali, Anuradha Aatmaram Mhaskar.	Class I	47/4	Moho	272	7800	4950	38610000	38610000	Moho	**294**	3120	3120	10000	31200000	31200000	31200000	22000	68640000	68640000	68640000	0	37440000	18720	0	18720	
340	Yatin Sadashiv Tandel, Viraj Sandeep Mhatre, Shantanu Sandeep Mhatre	Class I	47/2	Moho	270	1700	4950	8415000	8415000	Moho	**295A**	680	680	10000	6800000	6800000	6800000	23000	15640000	15640000	15640000	0	8840000	4420	0	4420	
341	Ganesh Bhagwan Patil, Umesh Bhagwan Patil, Bhupesh Bhagwan Patil	Class I	124/7	Moho	615	1300	4500	5850000	5850000	Moho	**295B**	520	520	10000	5200000	5200000	5200000	22000	11440000	11440000	11440000	0	6240000	3120	0	3120	
342	Akshay Ashok Phadke, Devyani Ashok Phadke, Omkar Ashok Phadke	Class I	47/1/2	Moho	269	2800	4500	12600000	12600000	Moho	**296**	1120	1120	10000	11200000	11200000	11200000	20000	22400000	22400000	22400000	0	11200000	5600	0	5600	
343	Arun Namdev Phadke	Class I	47/1/1	Moho	268	2700	4500	12150000	12150000	Moho	**297**	1080	1080	10000	10800000	10800000	10800000	20000	21600000	21600000	21600000	0	10800000	5400	0	5400	
344	Sachin Dharma Joshi, Swapnil Dharma Joshi	Class I	48/2/B	Moho	278	1290	4500	5805000	5805000	Moho	**298**	716	716	10000	7160000	7160000	7160000	20000	14320000	14320000	14320000	0	7160000	3580	0	3580	
345			121/4	Moho	597	500	4500	2250000	2250000																			
346	Pandurang Sitaram Pathe, Bamubai Sitaram Pathe, Kusum Dharma, Sitabai Sitaram Pathe.	Class II	74/3	Moho	427	2700	4500	12150000	12150000	Moho	**301A**	1080	1080	10000	10800000	10800000	10800000	22000	23760000	23760000	23760000	0	12960000	6480	0	6480	
347	Pandurang Sitaram Pathe, Bamubai Sitaram Pathe, Kusum Dharma, Sitabai Sitaram Pathe.	Class I	45/6	Moho	262	4000	4950	19800000	19800000	Moho	**301B**	1720	1720	10000	17200000	17200000	17200000	22000	37840000	37840000	37840000	0	20640000	10320	0	10320	
348			76/1	Moho	438	300	4500	1350000	1350000																			

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							Value in Rs.			Value in Rupees.																		
										Undeveloped								Developed										
		Tenure of Land	Survey No./Hissa No.	Village	OP No	Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)	Inclusive of Structure (Rs.)	FP allotted in Village	Final Plot no	Area Individual (Sq.m.)	Area Amalgamated (Sq.m.)	*Rate of Semi final Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Plot Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure (Rs.)						
1	2	3a	3b	3c	4	5	6a	6b	6c		7	8a	8b	9a	9 (b)	9b	9c	10a	10 (b)	10b	10c	11	12	13	14	15	16
349	Maya Narayan Shelke, Eknath Narayan Shelke, Bharat Narayan Shelke, Ganesh Narayan Shelke, Santosh Narayan Shelke, Laxmibai Rajendra Patil, Sangeeta Pundalik Phadke, Gita Nivrutti Karavkar, Mai Narayan Shelke, Bebi Nama Shelke, Mahesh Nama Shelke, Nitin Nama Shelke, Manisha Ganesh Nimbalkar.	Class I	45/5	Moho	261	8000	4500	36000000	36000000	Moho	**302**	3200	3200	10000	32000000	32000000	32000000	22000	70400000	70400000	70400000	0	38400000	19200	0	19200	
350	Kisan Dharma Patil, Alka Maruti Bhalekar, Kamal Sakharam Patil, Suman Namdev Dhawale, Rakesh Prakash Patil, Dinesh Prakash Patil.	Class I	47/5/A	Moho	273	1450	4950	7177500	7177500	Moho	**303**	580	580	10000	5800000	5800000	5800000	23000	13340000	13340000	13340000	0	7540000	3770	0	3770	
351	Arpit Gulab Nagarale, Aashish Jagannath Khobragade, Jayant Panditrao Pawar, Pushkar Prabhakar Joshi, Prakash Gunvantarao Rode, Prashant Ramdas Gade, Bhupesh Haribhau Uike, Rakesh Bharat Kapse, Rahul Panditrao Ahirrav, Virendra Venkatesh Patil, Shubhangi Mohan Pawar, Sachin Ramesh Borse, Sachin Digambar Tekale, Sudhir Kisan Patil,Suryakant Narayanrao Tidake.	Class I	46/1/A	Moho	263	2900	4950	14355000	14355000	Moho	**304**	1160	1160	10000	11600000	11600000	11600000	22000	25520000	25520000	25520000	0	13920000	6960	0	6960	
352	Sandhya Shekhar Bhujbal (64 %) Balaram Kaluram Pathe (36 %)	Class I	46/1/B	Moho	264	2500	4950	12375000	12375000	Moho	**305**	1000	1000	10000	10000000	10000000	10000000	22000	22000000	22000000	22000000	0	12000000	6000	0	6000	
353	Naresh Ganesh Urf Ganu Patil, Vasudev Ganesh Urf Ganu Patil.	Class I	44/1	Moho	252	3000	4950	14850000	14850000	Moho	**306**	4240	4240	10000	42400000	42400000	42400000	23000	97520000	97520000	97520000	0	55120000	27560	0	27560	
354			44/2	Moho	253	1900	4950	9405000	9405000																		
355			59/3	Moho	337	2400	4446	10670400	10670400																		
356			119/2	Moho	591	3300	4500	14850000	14850000																		
357	Goma Govind Mhatre	Class I	44/3	Moho	254	1600	4500	7200000	7200000	Moho	**307**	1640	1640	10000	16400000	16400000	16400000	20000	32800000	32800000	32800000	0	16400000	8200	0	8200	
358			77/4	Moho	447	2500	4318	10795000	10795000																		
359	Suresh Rambhau Kadav, Yashwant Rambhau Kadav (Share of 1 to 2 = 57.45 %), Janardan Tukaram Ghogare Dilip Tukaram Ghogare, Sunita Ganu Ghogare, Suraj Ganu Ghogare, Swapnil Ganu Ghogare, Guardian Mother Sunita Ganu Ghogare (Share of 3 to 8 = 42.55 %)	Class I	41/4	Moho	245	4700	4500	21150000	21150000	Moho	**309**	1880	1880	10000	18800000	18800000	18800000	20000	37600000	37600000	37600000	0	18800000	9400	0	9400	
360	Yashwant Rambhau Kadav Suresh Rambhau Kadav,	Class I	1/2	Moho	129	500	6500	3250000	3250000	Moho	**310**	1892	1892	10000	18920000	18920000	18920000	21000	39732000	39732000	39732000	0	20812000	10406	0	10406	
361			68/1/A	Moho	385	630	4500	2835000	2835000																		
362			123/6 (P)	Moho	607	2200	4500	9900000	9900000																		
363			5/4 (P)	Moho	151	1400	5574	7803600	7803600																		
364	Ajinath Dnyandev Raut, Pravin Umaji Khaire, Bhimrao Bhanudas Tele, Madhukar Mahadev Sid, Madhu Dajiram Borate, Raju Dattu Vhorakate, Suresh Tukaram Patil, Santosh Namdev Thombare (Share of 1 to 8 = 24.14 %), Chandrakant Shivaji Tarange, Jaywant Maruti Barkade, Dinesh Arjun Shinde, Navnath Rangnath Shendage, Nirmala Maruti Kolekar, Vijay Dnyanoba Kakekar, Vrushali Santosh Thombare, Shirish Gajanan Sardar, Sameer Haribhau Thombare, Sunil Nivruti Tele, Santosh Malhari Shende, Swapnil Shivaji Patil, Amit Sopan Shendage, Amruta Anil Kokare, Kiran Ankush Shendage (Share of 9 to 23 = 58.62 %), Shashank Hanumant Kale, Shivaji Namdev Vhorakate, Sunil Hanumant Kale, Haridas Govind Gele, Kunal Navnath Shendge, Jalindhar Motiram Shinde, Yashwant Mahadev Nitave (Share from 24 to 30 = 17.24 %).	Class I	58/4	Moho	332	1400	4500	6300000	6300000	Moho	**311**	2320	2320	10000	23200000	23200000	23200000	20000	46400000	46400000	46400000	0	23200000	11600	0	11600	
365			58/6	Moho	334	3400	4500	15300000	15300000																		
366			60/1	Moho	341	1000	4500	4500000	4500000																		

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							Value in Rs.			Value in Rupees.																	
										Undeveloped								Developed									
		Tenure of Land	Survey No./Hissa No.	Village	OP No	Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)	Inclusive of Structure (Rs.)	FP allotted in Village	Final Plot no	Area Individual (Sq.m.)	Area Amalgamated (Sq.m.)	*Rate of Semi final Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Plot Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure (Rs.)					
1	2	3a	3b	3c	4	5	6a	6b	6c		7	8a	8b	9a	9 (b)	9b	9c	10a	10 (b)	10b	10c	11	12	13	14	15	16
367	Dattatrey Ghutya Shinde, Radhabai Ghutya Shinde, Janardan Gana Shinde, Maina Jagannath Thakur, Mukta Chandar Shinde, Manjula Chandar Shinde, Sarika Chandar Shinde.	Class I	41/6	Moho	247	1100	4500	4950000	4950000	Moho	**312**	440	440	10000	4400000	4400000	4400000	20000	8800000	8800000	8800000	0	4400000	2200	0	2200	
368	Asmita Sanjay Kankariya (50 %), Devidas Anant Bhujbal (50 %).	Class I	41/7	Moho	248	2200	4500	9900000	9900000	Moho	**314**	880	880	10000	8800000	8800000	8800000	20000	17600000	17600000	17600000	0	8800000	4400	0	4400	
369	Arvind Omprakash Agarwal	Class I	129/2/B(P)	Chikhale	2	2100	4500	9450000	9450000	Moho	**315**	840	840	10000	8400000	8400000	8400000	20000	16800000	16800000	16800000	0	8400000	4200	0	4200	
370	Eknath Ramdas Patil	Class I	49/3	Moho	283	2100	4500	9450000	9450000	Moho	**316**	840	840	10000	8400000	8400000	8400000	20000	16800000	16800000	16800000	0	8400000	4200	0	4200	
371	Shrikant Ramakant Rasal, Shrikrushna Ramakant Rasal (Share of 1 to 2 = 16.67 %) Dattatrey Rama Patil (83.33 %)	Class I	49/2	Moho	282	3000	4500	13500000	13500000	Moho	**317**	1200	1200	10000	12000000	12000000	12000000	20000	24000000	24000000	24000000	0	12000000	6000	0	6000	
372	Geeta Chandrakant Kakade, Gita Yadav, Nisha Sahu, Bhavna Sharma, Sarla Gahlawat, Swati Gupta.	Class I	46/4	Moho	267	1800	4500	8100000	8100000	Moho	**318**	720	720	10000	7200000	7200000	7200000	20000	14400000	14400000	14400000	0	7200000	3600	0	3600	
373	Prakash Nathuram Mhatre	Class I	49/1	Moho	281	6900	4500	31050000	31050000	Moho	**319**	2760	2760	10000	27600000	27600000	27600000	20000	55200000	55200000	55200000	0	27600000	13800	0	13800	
374	Shruti Manik Rathod	Class I	121/6/B	Moho	601	1360	4500	6120000	6120000	Moho	**320**	544	544	10000	5440000	5440000	5440000	20000	10880000	10880000	10880000	0	5440000	2720	0	2720	
375	Vijay Sakharampant Dange, Savita Chandrashekhar Burse, Santosh Prabhakarrav Didore, Sandeep Narayan Gawade.	Class I	58/3	Moho	331	3800	4500	17100000	17100000	Moho	**321**	1520	1520	10000	15200000	15200000	15200000	21000	31920000	31920000	31920000	0	16720000	8360	0	8360	
376	Sagar Dulba Dhakane	Class I	41/2	Moho	243	1100	4500	4950000	4950000	Moho	**323A**	440	440	10000	4400000	4400000	4400000	20000	8800000	8800000	8800000	0	4400000	2200	0	2200	
377	Sadhana Anil Shelke, Sunanda Dilip Patil, Payal Pramod Patil	Class I	58/1	Moho	329	1100	4500	4950000	4950000	Moho	**323B**	440	440	10000	4400000	4400000	4400000	20000	8800000	8800000	8800000	0	4400000	2200	0	2200	
378	Sheikh Ibrahim Hasan, Sheikh Abdul Kasam, Sheikh Amina Yunus, Sheikh Sharifa Adam, Sheikh Khatija Alladin, Sheikh Jaina Ajit, Sheikh Nura Kasam, Sheikh Shaida Gulam, Sheikh Siraj Gulam, Sheikh Roshani Gulam.	Class II	61/2	Shivkar	84	4730	4500	21285000	21285000	Moho	**324**	1892	1892	10000	18920000	18920000	18920000	20000	37840000	37840000	37840000	0	18920000	9460	0	9460	
379	Vasant Narayan Patil	Class I	58/2	Moho	330	1400	4500	6300000	6300000	Moho	**325**	1920	1920	10000	19200000	19200000	19200000	20000	38400000	38400000	38400000	0	19200000	9600	0	9600	
380			59/2	Moho	336	3400	4500	15300000	15300000																		
381	Krishna Gotiram Mahtre, Changubai Dharma Patil, Maibai Narayan Phadke, Gulab Harishchandra Mhatre, Sushila Ashok Patil, Puja Sanjay Patil, Rohit Harishchandra Mhatre, Jayesh Harishchandra Mhatre, Vishwas Bama Mhatre, Dilip Bama Mhatre Sulochana Bharat Patil, Kalpana Shantaram Patil, Gangabai Eknath Mhatre, Dynaneshwar Eknath Mhatre, Mahendra Eknath Mhatre, Vinayak Eknath Mhatre, Bhagshree Shashikant Dangarkar, Ganesh Tulshiram Mhatre, Umesh Tulshiram Mhatre, Dinesh Tulshiram Mhatre, Mukta Krishna Patil, Mira Subhash Khutarkar.	Class II	135/2(P)	Chikhale	12	625	4950	3093750	3093750	Moho	**326A**	250	250	10000	2500000	2500000	2500000	20000	5000000	5000000	5000000	0	2500000	1250	0	1250	
382	Dattatrey Damodar Patankar (70.50 %), Devram Bhikaji Doke, Shrikant Shankar Rahate (Share of 2 and 3 = 15.77 %) Ukej Resort Pvt. Ltd (3.22 %), Lalit Shantilal Jain, Nikhil Dinesh Chhajed (Share of 5 and 6 = 10.51 %)	Class I	135/1(P)	Chikhale	11	12745	4950	63087750	63087750	Moho	**326B**	5098	5098	10000	50980000	50980000	50980000	20000	101960000	101960000	101960000	0	50980000	25490	0	25490	
383	Amol Arvindrao Joshi	Class I	39/5	Moho	231	2400	3853	9247200	9247200	Moho	**328**	960	960	10000	9600000	9600000	9600000	20000	19200000	19200000	19200000	0	9600000	4800	0	4800	
384	Sukhdev Namdev Chavan	Class I	39/7	Moho	233	1000	4500	4500000	4500000	Moho	**329**	400	400	10000	4000000	4000000	4000000	21000	8400000	8400000	8400000	0	4400000	2200	0	2200	
385	Dynamic Developers Tarfe Partner Fakri A Hasamwaala, Ismail Javed Patel, Javed Mustafa Patel.	Class I	39/6	Moho	232	2300	4500	10350000	10350000	Moho	**330**	2200	2200	10000	22000000	22000000	22000000	20000	44000000	44000000	44000000	0	22000000	11000	0	11000	
386			59/1	Moho	335	3200	3767	12054400	12054400																		
387	Sima Ramesh Sonawane, Pravin Ramesh Sonawane, Pratibha Ramesh Sonawane, Pramod Ramesh Sonawane, Pradnya Rajendra Kadam.	Class II	39/8	Moho	234	1600	4950	7920000	7920000	Moho	**331**	1320	1320	10000	13200000	13200000	13200000	20000	26400000	26400000	26400000	0	13200000	6600	0	6600	
388			60/4	Moho	345	900	4500	4050000	4050000																		
389			60/5	Moho	346	800	4500	3600000	3600000																		
390	Anesh Ganu Dhawale, Meenakshi Anesh Dhawale	Class I	62	Shivkar	85	1490	4500	6705000	6705000	Moho	**333**	596	596	10000	5960000	5960000	5960000	20000	11920000	11920000	11920000	0	5960000	2980	0	2980	
391	Khandu Kanu Mhatre	Class I	59/5	Moho	339	3800	4154	15785200	15785200	Moho	**334**	1520	1520	10000	15200000	15200000	15200000	20000	30400000	30400000	30400000	0	15200000	7600	0	7600	

SR. NO.	Name of Owner	Survey Details of land			Original Plot					Final Plot												Contribution (+) Compensation (-) (Col. 9c - Col 6c)	Increment (Col. 10(b) - 9(b))	Contribution 0.05 percent of col. 12	Additional to (+) or deducton from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks
							Value in Rs.			Value in Rupees.																	
										Undeveloped								Developed									
		Tenure of Land	Survey No./Hissa No.	Village	OP No	Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)	Inclusive of Structure (Rs.)	FP allotted in Village	Final Plot no	Area Individual (Sq.m.)	Area Amalgamated (Sq.m.)	*Rate of Semi final Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Plot Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure (Rs.)					
1	2	3a	3b	3c	4	5	6a	6b	6c		7	8a	8b	9a	9 (b)	9b	9c	10a	10 (b)	10b	10c	11	12	13	14	15	16
392	Shekhar Namdev Bhujbal, Sandhya Shekhar Bhujbal (Share of 1 to 2 = 54.17 %), Ambadas Dattatreya Shinde, Madhuri Arvind Shinde (Share of 3 to 4 = 45.83 %).	Class I	59/6	Moho	340	2400	4500	10800000	10800000	Moho	**335**	960	960	10000	9600000	9600000	9600000	20000	19200000	19200000	19200000	0	9600000	4800	0	4800	
393	Nandkumar Eknath Mumbaikar	Class I	60/3/1	Moho	343	400	4500	1800000	1800000	Moho	**336**	160	160	10000	1600000	1600000	1600000	20000	3200000	3200000	3200000	0	1600000	800	0	800	
394	Dattatrey Damodar Patankar	Class I	146/1/A	Chikhale	49	4100	4950	20295000	20295000	Moho	**337**	3320	3320	10000	33200000	33200000	33200000	20000	66400000	66400000	66400000	0	33200000	16600	0	16600	
395			146/1/B	Chikhale	50	4200	4950	20790000	20790000																		
396	Yamuna Aatmaram Patil, Chandrabhaga Kundalik Chaudhari, Arun Kundalik Chaudhari, Premnath Kundalik Chaudhari, Sachin Kundalik Chaudhari, Manisha Kundalik Chaudhari, Somnath Kundalik Chaudhari, Bandu Parshuram Chaudhari, Vishnu Parshuram Chaudhari, Sushila Ramchandra Mundhe, Vishwanath Hasuram Patil, Rupesh Hasuram Patil, Tulshibai Raghunath Chaudhari, Maruti Raghunath Chaudhari, Hanuman Raghunath Chaudhari, Sakharam Raghunath Chaudhari, Kalpana Santosh Patil, Darshan Kashinath Patil, Archana Kashinath Patil, Prakash Pandurang Patil, Suresh Pandurang Patil, Harshal Kashinath Patil, Parvati Ramchandra Patil, Ramesh Pandurang Patil, Anusaya Babu Chaudhary, Janardan Babu Chaudhary, Jaydas Babu Chaudhary, Bharat Babu Chaudhary, Shaila Madhukar Chaudhary, Jayendra Madhukar Chaudhary, Pratiksha Pravin Bhoir, Pratidnya Vivek Tooray.	Class II	57	Shivkar	78	6120	4500	27540000	27540000	Moho	**339A**	2448	2448	10000	24480000	24480000	24480000	20000	48960000	48960000	48960000	0	24480000	12240	0	12240	
397	Yamuna Aatmaram Patil, Chandrabhaga Kundalik Chaudhari, Arun Kundalik Chaudhari, Premnath Kundalik Chaudhari, Sachin Kundalik Chaudhari, Manisha Kundalik Chaudhari, Somnath Kundalik Chaudhari, Bandu Parshuram Chaudhari, Vishnu Parshuram Chaudhari, Sushila Ramchandra Mundhe, Vishwanath Hasuram Patil, Rupesh Hasuram Patil, Tulshibai Raghunath Chaudhari, Maruti Raghunath Chaudhari, Hanuman Raghunath Chaudhari, Sakharam Raghunath Chaudhari, Kalpana Santosh Patil, Darshan Kashinath Patil, Archana Kashinath Patil, Prakash Pandurang Patil, Suresh Pandurang Patil, Harshal Kashinath Patil, Parvati Ramchandra Patil, Ramesh Pandurang Patil, Anusaya Babu Chaudhary, Janardan Babu Chaudhary, Jaydas Babu Chaudhary, Bharat Babu Chaudhary, Shaila Madhukar Chaudhary, Jayendra Madhukar Chaudhary, Pratiksha Pravin Bhoir, Pratidnya Vivek Tooray.	Class I	45	Shivkar	64	1720	4500	7740000	7740000	Moho	**339B**	688	688	10000	6880000	6880000	6880000	20000	13760000	13760000	13760000	0	6880000	3440	0	3440	
398	Dhau Aambo Mhaskar	Class I	61/3	Moho	352	1400	4950	6930000	6930000	Moho	**340**	560	560	10000	5600000	5600000	5600000	20000	11200000	11200000	11200000	0	5600000	2800	0	2800	
399	Hiraman Ragho Kadav, Prakash Ragho Kadav	Class I	65/3	Moho	365	600	4500	2700000	2700000	Moho	**341A**	1972	1972	10000	19720000	19720000	19720000	20000	39440000	39440000	39440000	0	19720000	9860	0	9860	
400			116/6/B	Moho	579	1060	4500	4770000	4770000																		
401			5/4 (P)	Moho	151	1400	5574	7803600	7803600																		
402			58/5 (P)	Moho	333	1300	4500	5850000	5850000																		
403			68/1/B	Moho	386	570	4500	2565000	2565000																		
404	Pankaja Abhay Sanap, Samrudhi Shekhar Bhujbal	Class I	57/3	Moho	322	800	4500	3600000	3600000	Moho	**342A**	320	320	10000	3200000	3200000	3200000	20000	6400000	6400000	6400000	0	3200000	1600	0	1600	
405	Pankaja Abhay Sanap	Class I	65/2'	Moho	364	500	4950	2475000	2475000	Moho	**342B**	600	600	10000	6000000	6000000	6000000	20000	12000000	12000000	12000000	0	6000000	3000	0	3000	
406			60/6'	Moho	347	1000	4950	4950000	4950000																		
407	Samrudhi Shekhar Bhujbal	Class I	57/7	Moho	327	600	6500	3900000	3900000	Moho	**342C**	240	240	10000	2400000	2400000	2400000	20000	4800000	4800000	4800000	0	2400000	1200	0	1200	
408	Dilip Balaram Gonbare (52.94 %) Kiran Tukaram Bhoir (47.06 %)	Class I	61/2	Moho	351	1700	4950	8415000	8415000	Moho	**343**	680	680	10000	6800000	6800000	6800000	20000	13600000	13600000	13600000	0	6800000	3400	0	3400	
409	Rajani Jagdip Sehgal, Ankita Jagdip Sehgal	Class I	31/2	Moho	183	13700	4826	66116200	66116200	Moho	**344A, 467**	3881	5480	10000	38810000	54800000	54800000	21000	81501000	115080000	115080000		60280000	30140		30140	
410												1599		10000	15990000			21000	33579000							
411	Darshan Laxman Shelke	Class I	43	Moho	251	500	4500	2250000	2250000	Moho	**344B**	200	200	10000	2000000	2000000	2000000	20000	4000000	4000000	4000000	0	2000000	1000	0	1000	
412	Govt. Of Maharahstra	सरकार	68	Shivkar	92	1900	4950	9405000	9405000	Moho	**345, 385**	8077	12272	4000	32308000	49088000	49088000	9200	74308400	112902400	112902400	0	63814400	31907	0	31907	
413			294(P)	Shivkar	118	28780	4950	142461000	142461000			4195		4000	16780000			9200	38594000							

SR. NO.	Name of Owner	Survey Details of land			Original Plot					Final Plot												Contribution (+) Compensation (-) (Col. 9c - Col 6c)	Increment (Col. 10(b) - 9(b))	Contribution 0.05 percent of col. 12	Additional to (+) or deducton from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks
							Value in Rs.			Value in Rupees.																	
										Undeveloped								Developed									
		Tenure of Land	Survey No./Hissa No.	Village	OP No	Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)	Inclusive of Structure (Rs.)	FP allotted in Village	Final Plot no	Area Individual (Sq.m.)	Area Amalgamated (Sq.m.)	*Rate of Semi final Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Plot Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure (Rs.)					
1	2	3a	3b	3c	4	5	6a	6b	6c		7	8a	8b	9a	9 (b)	9b	9c	10a	10 (b)	10b	10c	11	12	13	14	15	16
414	Sanjeev Narayan Tawde, Ranjit Kumar Singh	Class I	38/5	Moho	225	1400	4221	5909400	5909400	Moho	**346**	560	560	10000	5600000	5600000	5600000	21000	11760000	11760000	11760000	0	6160000	3080	0	3080	
415	Bhikhabai Ranchhod Madat, Ramesh Ranchhod Madat	Class I	26/4	Shivkar	53	1900	4500	8550000	8550000	Moho	**347**	760	760	10000	7600000	7600000	7600000	20000	15200000	15200000	15200000	0	7600000	3800	0	3800	
416	Abdul Rehman Sheikh Ali Sheikh, Abdul Karim Sheikh Ali Sheikh, Dastgir Sheikh Ali Sheikh, Yusuf Sheikh Ali Sheikh, Hazira Sheikh Ali Sheikh, Jaibbunissa Sheikh Ali Sheikh, Amina Abbas Sheikh, Mojim Abbas Sheikh, Hamida Abbas Sheikh, Roshan Samasuddin Sheikh, Faimeeda Akbar Sheikh {Protected Tenant: Begum Aadam Teli Yacha}	Class II	73	Shivkar	97	4480	4500	20160000	20160000	Moho	**348**	1792	1792	10000	17920000	17920000	17920000	20000	35840000	35840000	35840000	0	17920000	8960	0	8960	
417	Rashmi Mangesh Sakpal	Class I	66/1/C	Moho	376	650	4242	2757300	2757300	Moho	**349**	260	260	10000	2600000	2600000	2600000	20000	5200000	5200000	5200000	0	2600000	1300	0	1300	
418	Sarala Ramchandra Sadavarte, Rahul Prakash Sadavarte, Gaurav Prakash Sadavarte, Kanchanmala Prakash Sadavarte, Rupa Prakash Sadavarte, Chandrakala Prakash Sadavarte	Class I	65/7	Moho	369	200	2766	553200	553200	Moho	**351A**	80	80	10000	800000	800000	800000	20000	1600000	1600000	1600000	0	800000	400	0	400	
419	Sarala Ramchandra Sadavarte, Rahul Praksah Sadavarte, Gaurav Prakash Sadavarte, Kanchanmala Prakash Sadavarte, Rupa Prakash Sadavarte, Chandrakala Prakash Sadavarte. (Protected Tenant: Ganpat Rama Jadhav)	Class I	66/4	Moho	379	500	4500	2250000	2250000	Moho	**351B**	200	200	10000	2000000	2000000	2000000	20000	4000000	4000000	4000000	0	2000000	1000	0	1000	
420	Balkrishna Balaram Patil, Dhulaji Balaram Patil, Sadashiv Balaram Patil, (Other Rights: Dharma Rama Patil, Vaishali Vasant Patil, Alka Pandurang Patil, Yogesh Pandurang Patil, Dinesh Pandurang Patil).	Class II	64	Shivkar	87	3240	4500	14580000	14580000	Moho	**352**	3928	3928	10000	39280000	39280000	39280000	20000	78560000	78560000	78560000	0	39280000	19640	0	19640	
421			79/2	Shivkar	108	6580	4500	29610000	29610000																		
422	Sidhika Shekhar Bhujbal, Sandhya Shekhar Bhujbal, (Share of 1 to 2 = 5.02 %), Sandhya Shekhar Bhujbal, Shekhar Namdev Bhujbal (Share of 3 to 4 = 83.26 %), Sidhika Shekhar Bhujbal (2.52 %), Shekhar Namdev Bhujbal (9.20 %)	Class I	41/3	Moho	244	600	4500	2700000	2700000	Moho	**353A**	4780	4780	10000	47800000	47800000	47800000	20000	95600000	95600000	95600000	0	47800000	23900	0	23900	
423			47/5/C	Moho	275	1550	4950	7672500	7672500																		
424			56/2'	Moho	312	300	4500	1350000	1350000																		
425			75/5/1	Moho	435	2400	3967	9520800	9520800																		
426			77/3	Moho	446	1300	4500	5850000	5850000																		
427			67/1/2	Moho	383	4700	4500	21150000	21150000																		
428			39/2	Moho	228	500	4500	2250000	2250000																		
429			48/4	Moho	280	600	4500	2700000	2700000																		
430	Vanita Pandurang Patil, Chaitali Sachin Jale, Rasna Vinay Jale, Barki Baliram Patil, Dinesh Baliram Patil, Mithun Baliram Patil, Kailas Baliram Patil	Class II	75/6	Moho	437	3100	4500	13950000	13950000	Moho	**354**	1240	1240	10000	12400000	12400000	12400000	20000	24800000	24800000	24800000	0	12400000	6200	0	6200	
431	Shirish Mahadev Butala (Under litigation of Civil Suit No. 66/2013)	Class I	76/3	Moho	440	7200	4500	32400000	32400000	Moho	**355**	2880	2880	10000	28800000	28800000	28800000	23000	66240000	66240000	66240000	0	37440000	18720	0	18720	
432	Balkrishna Ganpat Patil, Hanuman Ganpat Patil, Babu Ganpat Patil, Balaram Ganpat Patil, Datta Ganpat Patil, Janabai Mahadev Mali, Laxmibai Ganpat Patil (Share of 1 to 7 = 80.46 %) , Nilesh Suresh Patil, Sunil Sampatrao Patil, Leena Rajaram Patil, Shital Shailendra Waray, Gandha Sachin Waray (Share of 8 to 12 = 19.54 %)	Class I	137/2	Chikhale	22	8700	4500	39150000	39150000	Moho	**356**	3480	3480	10000	34800000	34800000	34800000	22000	76560000	76560000	76560000	0	41760000	20880	0	20880	
433	Rukmini Pandurang Shelke (Under litigation of Civil Suit No. 66/2013)	Class II	76/2	Moho	439	4100	4201	17224100	17224100	Moho	**357**	1640	1640	10000	16400000	16400000	16400000	22000	36080000	36080000	36080000	0	19680000	9840	0	9840	
434	Ramesh Dattu Patil	Class I	65/6	Moho	368	400	2736	1094400	1094400	Moho	**359**	160	160	10000	1600000	1600000	1600000	20000	3200000	3200000	3200000	0	1600000	800	0	800	
435	Sarika Chandar Shinde, Janardan Gana Shinde, Dattatrey Ghutya Shinde, Mukta Chandar Shinde, Maina Jagannath Thakur, Manjula Chandar Shinde, Radhabai Ghutya Shinde.	Class II	64/6	Moho	362	1000	4479	4479000	4479000	Moho	**360**	400	400	10000	4000000	4000000	4000000	20000	8000000	8000000	8000000	0	4000000	2000	0	2000	
436	Alhaj M. Mustafa Yakub Beg Chief Trustee, Allahbaksh Appalal Mullah, Imran Salim Khan, M. Taslim Mahmud Hussain, Yusufkhan Akbar Khan, Yakub Beg Trust Panvel {Other Rights: Sudam Rama Patil}	Class I	316	Shivkar	121	3870	4500	17415000	17415000	Moho	**361**	1548	1548	10000	15480000	15480000	15480000	20000	30960000	30960000	30960000	0	15480000	7740	0	7740	
437	Shankar Vitthal Patil	Class I	46	Shivkar	65	2910	4500	13095000	13095000	Moho	**362A**	1164	1164	10000	11640000	11640000	11640000	20000	23280000	23280000	23280000	0	11640000	5820	0	5820	
438	Shankar Vitthal Patil	Class II	48/1	Shivkar	67	1110	4500	4995000	4995000	Moho	**362B**	444	444	10000	4440000	4440000	4440000	20000	8880000	8880000	8880000	0	4440000	2220	0	2220	
439	Naga Dharma Mhatre, Hasuram Dharma Mhatre.	Class I	64/1	Moho	356	4800	4500	21600000	21600000	Moho	**363A**	1920	1920	10000	19200000	19200000	19200000	20000	38400000	38400000	38400000	0	19200000	9600	0	9600	

SR. NO.	Name of Owner	Survey Details of land			Original Plot					Final Plot												Contribution (+) Compensation (-) (Col. 9c - Col 6c)	Increment (Col. 10(b) - 9(b))	Contribution 0.05 percent of col. 12	Additional to (+) or deducton from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks
							Value in Rs.			Value in Rupees.																	
										Undeveloped								Developed									
		Tenure of Land	Survey No./Hissa No.	Village	OP No	Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)	Inclusive of Structure (Rs.)	FP allotted in Village	Final Plot no	Area Individual (Sq.m.)	Area Amalgamated (Sq.m.)	*Rate of Semi final Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Plot Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure (Rs.)					
1	2	3a	3b	3c	4	5	6a	6b	6c		7	8a	8b	9a	9 (b)	9b	9c	10a	10 (b)	10b	10c	11	12	13	14	15	16
440	Minal Mohan Patil, Vitthal Hiru Mhatre, Shilpa Bhanudas Gaikwad, Santosh Shankar Kadav, Aruna Santosh Kadav, Ganesh Aatmaram Gharat, Jyoti Mangesh Bhoir, Dinesh Hasuram Mhatre, Pradip Vasant Kadu, Prabhavati Ramdas Govari, Balaram Laxman Chaudhary, Bhushan Anil Sutar.	Class I	68/5	Moho	390	1200	4950	5940000	5940000	Moho	**363B**	480	480	10000	4800000	4800000	4800000	20000	9600000	9600000	9600000	0	4800000	2400	0	2400	
441	Sarla Ramchandra Sadavarte	Class I	65/9/A	Moho	372	1240	4500	5580000	5580000	Moho	**364**	496	496	10000	4960000	4960000	4960000	20000	9920000	9920000	9920000	0	4960000	2480	0	2480	
442	Naga Dharma Mhatre, Hasuram Dharma Mhatre, Gangabai Gana Mhatre, Pradeep Gana Mhatre, Lalita Nandkishore Thombare, Jayashri Santosh Mhatre.	Class I	65/9/B	Moho	373	260	4500	1170000	1170000	Moho	**365**	104	104	10000	1040000	1040000	1040000	20000	2080000	2080000	2080000	0	1040000	520	0	520	
443	Shankar Janu Patil	Class I	64/5/A	Moho	360	1300	4500	5850000	5850000	Moho	**367**	520	520	10000	5200000	5200000	5200000	20000	10400000	10400000	10400000	0	5200000	2600	0	2600	
444	Tukaram Mahadu Phadke, Shantibai Govind Jambhulkar, Bebi Mahadu Phadke, Suman Ramdas Phadke, Yogesh Ramdas Phadke, Rasika Ramdas Phadke, Kashibai Baburao Phadke, Tarabai Anna Chaudhary, Gunabai Ramu Mhatre, Raman Bhai Kondilkar, Sachin Bhai Kondilkar, Reena Vishwanath Bhopi, Manda Gurunath Bhaskar, Meenakshi Somnath Chaudhary, Aatmaram Rama Bhopi, Sonali Pandurang Bhopi, Sanika Pandurang Bhopi, Krishnabai Pandurang Bhopi, Geetika and Abhishek Gaurdian Mother Krishnabai Pandurang Bhopi, Karuna Chandrakant Palkar, Geetika Pandurang Bhopi, Abhishek Pandurang Bhopi, Manisha Manohar Malusare, Santosh Ananta Kathare, Sanjay Ananta Kathare, Vandana Ananta Kathare, Lakshmi Ananta Jambhale, Sita Baliram Chorghhe, Surekha Joma Chorghhe, Ragho Shankar Thombare, Vandana Jairam Gaikar, Ujwalla Chandrakant Chorghhe, Arvind Namdev Phadke, Pravin Namdev Phadke, Muktabai Namdev Phadke, Ram Nagu Gatade, Dharma Nagu Gatade, Namdev Nagu Gatade, Hiraji Nagu Gatade, Padu Nagu Gatade, Shantaram Maya Gatade, Manisha Baban Barve, Vilas Maya Gatade, Gulab Nana Pawar, Ramesh Namdev Mhatre, Manisha Namdev Patil.	Class I	321	Shivkar	123	830	4500	3735000	3735000	Moho	**368**	332	332	10000	3320000	3320000	3320000	20000	6640000	6640000	6640000	0	3320000	1660	0	1660	
445	Anita Abhay Deshpande (2.73 %) Narayan Aanand Shelar (97.27 %)	Class I	87/2/C	Moho	474	2750	4500	12375000	12375000	Moho	**369**	1100	1100	10000	11000000	11000000	11000000	20000	22000000	22000000	22000000	0	11000000	5500	0	5500	
446	Tukaram Dattatrey Patil, Pandharinath Dattatrey Patil, Fashibai Dattatrey Patil, Lilabai Dattatrey Patil, Shantabai Dattatrey Patil, Shantaram Dattatrey Patil, Sugandha Pandurang Patil, Surdas Dattatrey Patil, Surekha Haribhau Kurangale, Sangita Laxman Pavnekar.	Class II	87/1/B	Moho	471	1760	5400	9504000	9504000	Moho	**371**	704	704	10000	7040000	7040000	7040000	22000	15488000	15488000	15488000	0	8448000	4224	0	4224	
447	Anna Shankar Bhoir, Ramchandra Shankar Bhoir, Raghunath Shankar Bhoir, Subhash Shankar Bhoir (Share of 1 to 4 = 35.00 %) , Rajubai Mahadu Bhoir, Narendra Mahadu Bhoir, Anjana Mahadu Bhoir (Share of 5 to 7 = 15.00 %), Jaydas Naga Bhoir, Sanjay Naga Bhoir (Share of 7 to 8 = 35.00 %) , Krushna Bhikaji Bhoir, Ganesh Bhikaji Bhoir (Share of 9 to 10 = 15.00%)	Class I	87/1/A	Moho	470	8340	5400	45036000	45036000	Moho	**372**	3336	3336	10000	33360000	33360000	33360000	22000	73392000	73392000	73392000	0	40032000	20016	0	20016	

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							Value in Rs.			Value in Rupees.																	
										Undeveloped								Developed									
		Tenure of Land	Survey No./Hissa No.	Village	OP No	Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)	Inclusive of Structure (Rs.)	FP allotted in Village	Final Plot no	Area Individual (Sq.m.)	Area Amalgamated (Sq.m.)	*Rate of Semi final Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Plot Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure (Rs.)					
1	2	3a	3b	3c	4	5	6a	6b	6c		7	8a	8b	9a	9 (b)	9b	9c	10a	10 (b)	10b	10c	11	12	13	14	15	16
448	Dilip Rama Dhawale, Parvatibai Rama Dhawale, Trimbak Rama Dhawale (Share of 1 to 3 = 26.63 %), M/s Valuable Property Pvt. Ltd Director Narendra Hete (38.28 %), Ramesh Ranchhod Madat (Share of 5 = 35.09 %)	Class I	65	Shivkar	88	6270	4500	28215000	28215000	Moho	**376**	2508	2508	10000	25080000	25080000	25080000	20000	50160000	50160000	50160000	0	25080000	12540	0	12540	
449	Shevanti Namdev Bhagat, Sunil Namdev Bhagat, Anil Namdev Bhagat, Rajashri Namdev Bhagat, Jayashri Namdev Bhagat (Share of 1 to 5 = 52.38 %), M/s Valuable Property Pvt. Ltd. Director Narendra Hete (47.62 %)	Class I	71	Shivkar	95	4200	4500	18900000	18900000	Moho	**377**	1680	1680	10000	16800000	16800000	16800000	20000	33600000	33600000	33600000	0	16800000	8400	0	8400	
450	Santosh Dharma Bhoir, Khandu Dharma Bhoir.	Class II	86/4	Moho	469	8600	4500	38700000	38700000	Moho	**378**	3440	3440	10000	34400000	34400000	34400000	20000	68800000	68800000	68800000	0	34400000	17200	0	17200	
451	Sangita Kavlya Bhoir, Vasantibai Maruti Gharat, Bhau Kavlya Bhoir, Aayatubai Gopinath Mhatre, Hirabai Eknath Waghmare, Laxmibai Hiraji Waghmare, Dwarkabai Gajanan Patil.	Class II	85/2	Moho	465	5400	4251	22955400	22955400	Moho	**380**	3900	3900	10000	39000000	39000000	39000000	21000	81900000	81900000	81900000	0	42900000	21450	0	21450	
452			87/2/B	Moho	473	4350	4500	19575000	19575000																		
453	Shekhar Namdev Bhujbal (14.76 %), Vasudev Vitthal Bhoir (20.49 %), Bhaskar Janaradan Bhoir (13.11 %), Bharat Vitthal Bhoir (13.11 %), Narayan Vitthal Bhoir (20.49 %), Ghanshyam Avadharaj Yadav (18.04 %).	Class I	85/1	Moho	464	12200	4032	49190400	49190400	Moho	**381**	4880	4880	10000	48800000	48800000	48800000	20000	97600000	97600000	97600000	0	48800000	24400	0	24400	
454	Mominpada Mashid Yakub Beg Trust Panvel for Chief Trustee & Trustee, Alhaj M. Mustafa Yakub Beg, Abdul Gafar A. Sattar Shaikh Trustee, Abdulla Badwan Kunni Trustee, Akil Jafar Khan Trustee, Iqbal Aliyar Khan Trustee {Protected Tenant: Bamibai Posha Mhatre, Bhau Posha Mhatre, Yamibai Hiru Gadkari, Duklibai Govind Patil, Shakun Janardan Phadke, Soni Kundalik Patil, Chalabai Balaram Patil, Radhabai Hari Choudhari, Chandubai Tukaram Tupe, Narendra Kisan Mhatre, Sharad Kisan Mhatre, Sunil Kisan Mhatre} { Other Rights Heirs: Rukmini Gopinath Mhatre, Anil Gopinath Mhatre, Pramod Gopinath Mhatre, Vinod Gopinath Mhatre, Rupali Gopinath Mhatre, Deepali Gopinath Mhatre, (Gaurdian) Rukmini Gopinath Mhatre}	Class I	70/3	Moho	402	2600	4950	12870000	12870000	Moho	**382B, 546**	2061	3600	10000	20610000	36000000	36000000	20000	41220000	72000000	72000000	0	36000000	18000	0	18000	
455			74/2	Moho	426	2400	4500	10800000	10800000																		
456			86/3	Moho	468	3300	4415	14569500	14569500			1539		10000	15390000			20000	30780000								
457			87/3	Moho	475	700	5400	3780000	3780000																		
458	Ganesh Goma Patil, Sagar Haribhau Patil	Class I	86/2	Moho	467	600	3134	1880400	1880400	Moho	**383**	240	240	10000	2400000	2400000	2400000	20000	4800000	4800000	4800000	0	2400000	1200	0	1200	
459	Shri. Mangalam Sahkari Gruhnirman Sanstha Maryadit.	Class I	76/4	Moho	441	3400	4463	15174200	15174200	Moho	**384**	1360	1360	10000	13600000	13600000	13600000	23000	31280000	31280000	31280000	0	17680000	8840	0	8840	
460	Dilip Narayadas Gurbani, Ghanshyam A. Yadav	Class I	77/1	Moho	443	2100	2982	6262200	6262200	Moho	**386**	840	840	10000	8400000	8400000	8400000	22000	18480000	18480000	18480000	0	10080000	5040	0	5040	
461	Pratikesh Dnyaneshwar Kadav, Mayuresh Eknath Kadav (Share of 1 to 2 = 50.86 %), Pratikesh Dnyaneshwar Kadav (24.57 %), Mayuresh Eknath Kadav (24.57 %)	Class I	58 /7	Moho	328	400	4950	1980000	1980000	Moho	**387**	2360	2360	10000	23600000	23600000	23600000	23000	54280000	54280000	54280000	0	30680000	15340	0	15340	
462			60/7	Moho	348	500	4950	2475000	2475000																		
463			72/5	Moho	416	2900	5400	15660000	15660000																		
464			76/5	Moho	442	1100	5400	5940000	5940000																		
465			77/2/2	Moho	445	1000	4471	4471000	4471000																		
466	Dattatrey Ghutya Shinde, Radhabai Ghutya Shinde	Class II	77/5	Moho	448	3900	4393	17132700	17132700	Moho	**389**	4400	4400	10000	44000000	44000000	44000000	20000	88000000	88000000	88000000	0	44000000	22000	0	22000	
467			81/4	Moho	460	7100	4500	31950000	31950000																		

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							Value in Rs.			Value in Rupees.																	
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		Tenure of Land	Survey No./Hissa No.	Village	OP No	Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)	Inclusive of Structure (Rs.)	FP allotted in Village	Final Plot no	Area Individual (Sq.m.)	Area Amalgamated (Sq.m.)	*Rate of Semi final Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Plot Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure (Rs.)						
1	2	3a	3b	3c	4	5	6a	6b	6c		7	8a	8b	9a	9 (b)	9b	9c	10a	10 (b)	10b	10c	11	12	13	14	15	16
468	Jankubai Rama Gaikar, Shivram Rama Gaikar, Pushpa Maya Patil, Anita Gajanan Patil, Shobha Ananta Gaikar, Kavita Keshavraj Kavar, Sareeka Manohar Pawar, Bhumika Bharat Katekar, Radha Balkrishna Maali, Gayatri Ganpat Jambhulkar, Sonika Rakesh Khutale, (Share of 1 to 11 = 12.84%) Varsha Vinay Aggrawal, Vinay Shra Aggarwal (Share of 12 to 13 = 20.18 %)	Class I	130/1/A(P)	Chikhale	3		4500	47745000	47745000																			
469	Gulab Rasul Mohammed Rajjak, Asar Phunis Gulab Rasul Mo. Rajjak, Mohammed Nain Sheikh Mohammed Shadril, Sudel Mohammed Sheikh Mohammed Shadril (Share of 14 to 17 = 33.95 %)		130/1/B(P)	Chikhale	4	10610	4500	0	0	Moho	**390**	4244	4244	10000	42440000	42440000	42440000	20000	84880000	84880000	84880000	0	42440000	21220	0	21220	
470	Kamlakar Kamrya Gaikar, Jijabai Ramkrushna Shelke, Taibai Sudam Patil, Latabai Sudam Patil, Vanita Vitthal Gaikar, Anil Vitthal Gaikar, Sneha Vitthal Gaikar, Guna Arjun Gaikar, Ganesh Arjun Gaikar, Balaram Arjun Gaikar, Balkrushna Arjun Gaikar, Pramila Arjun Gaikar (Share of 18 to 29 = 33.03%)	Class II	130/1/C(P)	Chikhale	5		4500	0	0																			
471	Narayan Padu Patil, Gaurubai Damu Patil, Kanubai Nathuram Kalambe, Radhabai Padu Patil, Balu Ragho Patil, Ashok Kaluram Patil, Dharma Kaluram Patil, Laxmi Kaluram Patil, Darshana Dattatrey Patil, Arun Kaluram Patil, Ashwini Sachin Kadu, Manda Bhagwan Patil, Lahu Mahadu Mhaskar, Krishnabai Lahu Shelke, Sachin Pandurang Mhaskar, Ankush Mahadu Mhaskar, Sunita Arun Gaikar, Sagar Pandurang Mhaskar, Santosh Pandurang Mhaskar Ganesh Mahadu Mhaskar, Madhukar Mahadu Mhaskar, Harishchandra Mahadu Mhaskar, Manisha Kashinath Patil, Somnath Kashinath Patil, Aakansha Ashok Bhoir, Pranita Pramod Patil, Rupali Kashinath Patil, Supriya Kashinath Patil, Leelabai Pundalik Dhawale, Chandrabhaga Pundalik Dhawale, Ananta Pundalik Patil, Gitanjali Ganesh Patil, Pratibha Roshan Jitekar, Bhavesh Pundalik Dhawale, Sangita Namdev Dhawale, Rohan Namdev Dhawale, Ritesh Namdev Dhawale, Rohan and Ritesh Guardian Mother Sangeeta Namdev Dhawale, Pragati Dipesh Mhatre, Pradnya Vishal Chaudhary, Parvati Ramchandra Patil, Bhagyashree Bharat Mhatre, Gurunath Ramchandra Patil, Sainath Ramchandra Patil.	Class II	315	Shivkar	120	9760	4950	48312000	48312000	Moho	**391**	3904	3904	10000	39040000	39040000	39040000	20000	78080000	78080000	78080000	0	39040000	19520	0	19520	
472	Vinayak Manoj Bankhele	Class I	81/5	Moho	461	1900	4498	8546200	8546200	Moho	**393**	760	760	10000	7600000	7600000	7600000	21000	15960000	15960000	15960000	0	8360000	4180	0	4180	
473	Gotiram Kamalu Dhawale, Ramchandra Kamalu Dhawale	Class I	39	Shivkar	55	8020	4500	36090000	36090000	Moho	**394**	3208	3208	10000	32080000	32080000	32080000	20000	64160000	64160000	64160000	0	32080000	16040	0	16040	
474	Vitthal Namdev Bhoir, Anita Aatmaram Patil, Vanita Ananta Patil, Neeta Prakash Lahane, Manisha Hari Patil, (Share of 1 to 5 = 50%) Hausabai Lahu Mali, Dnyandev Nama Bhoir (Share of 6 to 7 = 50%)	Class II	82/1	Moho	462	21500	4225	90837500	90837500	Moho	**397**	8600	8600	10000	86000000	86000000	86000000	20000	172000000	172000000	172000000	0	86000000	43000	0	43000	

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							Value in Rs.			Value in Rupees.																	
										Undeveloped								Developed									
		Tenure of Land	Survey No./Hissa No.	Village	OP No	Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)	Inclusive of Structure (Rs.)	FP allotted in Village	Final Plot no	Area Individual (Sq.m.)	Area Amalgamated (Sq.m.)	*Rate of Semi final Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Plot Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure (Rs.)					
1	2	3a	3b	3c	4	5	6a	6b	6c		7	8a	8b	9a	9 (b)	9b	9c	10a	10 (b)	10b	10c	11	12	13	14	15	16
475	M/s Valuable Property Pvt. Ltd. Director Narendra Hete (83.57 %), Gauri Group Tarfe Pro.Pra. Bhikhabhai Ranchhod Madat (16.43 %).	Class I	44/1	Shivkar	60	12170	4500	54765000	54765000	Moho	**399**	4868	4868	10000	48680000	48680000	48680000	20000	97360000	97360000	97360000	0	48680000	24340	0	24340	
476	M/s Valuable Property Pvt. Ltd. Director Narendra Hete {Protected Tenant: Dhulaji Balaram Patil, Balkrushna Balaram Patil, Sadashiv Balaram Patil} {Tenant: Dharma Rama Patil} (Other Rights: Heirs: Vaishali Vasant Patil, Alka Pandurang Patil, Yogesh Pandurang Patil, Dinesh Pandurang Patil}	Class I	58/1	Shivkar	79	4150	4950	20542500	20542500	Moho	**400**	1660	1660	10000	16600000	16600000	16600000	20000	33200000	33200000	33200000	0	16600000	8300	0	8300	
477	M/s Valuable Property Pvt. Ltd. Director Narendra Hete	Class I	78/2	Shivkar	105	2000	4500	9000000	9000000	Moho	**401**	24660	24660	10000	246600000	246600000	246600000	23000	567180000	567180000	567180000	0	320580000	160290	0	160290	
478			38	Shivkar	54	4700	4500	21150000	21150000																		
479			41	Shivkar	57	4430	4500	19935000	19935000																		
480			42	Shivkar	58	6100	4500	27450000	27450000																		
481			47	Shivkar	66	14870	4950	73606500	73606500																		
482			54/1	Shivkar	74	2580	4500	11610000	11610000																		
483			56	Shivkar	77	2880	4950	14256000	14256000																		
484			63	Shivkar	86	2830	4500	12735000	12735000																		
485			67	Shivkar	91	4200	4950	20790000	20790000																		
486			70	Shivkar	94	4580	4500	20610000	20610000																		
487			75/1	Shivkar	99	860	4500	3870000	3870000																		
488			76	Shivkar	102	1370	4950	6781500	6781500																		
489	M/s Valuable Property Pvt. Ltd.		56/1	Moho	311	1000	4500	4500000	4500000																		
490			64/4	Moho	359	1600	3186	5097600	5097600																		
491			65/8/B	Moho	371	850	3144	2672400	2672400																		
492			72/2	Moho	413	3600	4500	16200000	16200000																		
493			73/3	Moho	423	1800	5400	9720000	9720000																		
494			86/1	Moho	466	1400	4497	6295800	6295800																		
495	Indradev Ramfer Sharma	Class I	81/3	Moho	459	5000	4500	22500000	22500000	Moho	**402**	2000	2000	10000	20000000	20000000	20000000	20000	40000000	40000000	40000000	0	20000000	10000	0	10000	
496	Dunkur Dharma Bhoir, Rama Dharma Bhoir, Dinkar Dharma Bhoir, Bebi Dharma Bhoir, Barki Dharma Bhoir.	Class II	81/2	Moho	458	6100	4950	30195000	30195000	Moho	**403**	2440	2440	10000	24400000	24400000	24400000	20000	48800000	48800000	48800000	0	24400000	12200	0	12200	
497	Dattatrey Damodar Patankar, (13.51 %) Nitin Narayan Gaikwad, Yogesh Narayan Gaikwad (Share of 2 to 3 = 86.49%)	Class I	146/2	Chikhale	51	3700	4950	18315000	18315000	Moho	**404**	1480	1480	10000	14800000	14800000	14800000	20000	29600000	29600000	29600000	0	14800000	7400	0	7400	
498	Prasad Anant Patwardhan, Prasad Chandrakant Gosavi, Sonali Prasad Gosavi.	Class I	78/4	Moho	453	2000	4500	9000000	9000000	Moho	**406**	800	800	10000	8000000	8000000	8000000	20000	16000000	16000000	16000000	0	8000000	4000	0	4000	
499	Prabhakar Narayan Patil, Pritam Janaradhan Deshmukh, Vinod Prabhakar Patil, Sudhir Jagannath Koli, Sunil Shantaram Waghmare, Suryakant Aatmaram Thakur, Santosh Shankar Kadav, Janardan Tukaram Patil, Dynaneshwar Sudhakar Bhoir, Nilesh Anant Tandel.	Class I	78/2	Moho	450	1990	4500	8955000	8955000	Moho	**407**	796	796	10000	7960000	7960000	7960000	23000	18308000	18308000	18308000	0	10348000	5174	0	5174	
500	Bhama Dattu Mhatre, Suvarna Chandrakant Tambade, Aruna Umesh Patil, Karuna Anil Bhalekar, Puja Dattu Mhatre, Rina Dattu Mhatre.	Class I	78/1	Moho	449	3400	4500	15300000	15300000	Moho	**408**	1360	1360	10000	13600000	13600000	13600000	22000	29920000	29920000	29920000	0	16320000	8160	0	8160	
501	Bharat Mulji Khona (Other Rights: Gavkari Lokpanch)	Class I	79/1	Moho	454	9700	5400	52380000	52380000	Moho	**409**	3880	3880	10000	38800000	38800000	38800000	22000	85360000	85360000	85360000	0	46560000	23280	0	23280	
502	Balaram Ganpat Jadhav, Manjula Maruti Rokade, Sarika Santosh Kadam, Bharati Sandip Bhoir, Sugandha Harishchadra Jadhav.	Class II	73/4	Moho	424	500	5400	2700000	2700000	Moho	**410**	200	200	10000	2000000	2000000	2000000	22000	4400000	4400000	4400000	0	2400000	1200	0	1200	
503	Amol Namdev Bhagat, Sarika Atul Bhagat, (Share of 1 to 2 = 67.80%), Atul Namdev Bhagat (32.20 %).	Class I	79/2	Moho	455	5900	4500	26550000	26550000	Moho	**411**	2360	2360	10000	23600000	23600000	23600000	22000	51920000	51920000	51920000	0	28320000	14160	0	14160	
504	Sunita Sudhakar Mahajan	Class I	78/3/A	Moho	451	3150	4500	14175000	14175000	Moho	**412**	1260	1260	10000	12600000	12600000	12600000	22000	27720000	27720000	27720000	0	15120000	7560	0	7560	
505	Beena Dattatray Khot	Class I	78/3/B	Moho	452	1350	4500	6075000	6075000	Moho	**414**	540	540	10000	5400000	5400000	5400000	23000	12420000	12420000	12420000	0	7020000	3510	0	3510	

SR. NO.	Name of Owner	Survey Details of land			Original Plot					Final Plot												Contribution (+) Compensation (-) (Col. 9c - Col 6c)	Increment (Col. 10(b) - 9(b))	Contribution 0.05 percent of col. 12	Additional to (+) or deducton from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks
							Value in Rs.			Value in Rupees.																	
										Undeveloped								Developed									
		Tenure of Land	Survey No./Hissa No.	Village	OP No	Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)	Inclusive of Structure (Rs.)	FP allotted in Village	Final Plot no	Area Individual (Sq.m.)	Area Amalgamated (Sq.m.)	*Rate of Semi final Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Plot Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure (Rs.)					
1	2	3a	3b	3c	4	5	6a	6b	6c		7	8a	8b	9a	9 (b)	9b	9c	10a	10 (b)	10b	10c	11	12	13	14	15	16
506	Vivek Dnyaneshwar Patil (32.81 %), Narayan Padu Patil, Gaurubai Damu Patil, Kanubai Nathuram Kalambe, Radhabai Padu Patil, Balu Ragho Patil, Ashok Kaluram Patil, Dharma Kaluram Patil, Laxmi Kaluram Patil, Darshana Dattatrey Patil, Arun Kaluram Patil, Ashwini Sachin Kadu, Manda Bhagwan Patil, Lahu Mahadu Mhaskar, Krushnabai Lahu Shelke, Sachin Pandurang Mhaskar, Ankush Mahadu Mhaskar, Sunita Arun Gaikar, Sagar Pandurang Mhaskar, Santosh Pandurang Mhaskar, Ganesh Mahadu Mhaskar, Madhukar Mahadu Mhaskar, Harishchandra Mahadu Mhaskar, Manisha Kashinath Patil, Somnath Kashinath Patil, Aakansha Ashok Bhoir, Pranita Pramod Patil, Rupali Kashinath Patil, Supriya Kashinath Patil, Leelabai Pundlik Dhawale, Chandrabhaga Pundlik Dhawale, Ananta Pundalik Patil, Gitanjali Ganesh Patil, Pratibha Roshan Jitekar, Bhavesh Pundalik Dhawale, Sangita Namdev Dhawale, Rohan Namdev Dhawale, Ritesh Namdev Dhawale, Rohan and Ritesh Guardian Mother Sangeeta Namdev Dhawale,\ Pragati Dipesh Mhatre, Pradnya Vishal Chaudhary, Parvati Ramchandra Patil, Bhagyashree Bharat Mhatre, Gurunath Ramchandra Patil, Sainath Ramchandra Patil, (Share of 2 to 45 = 32.81 %) M/s Valuable Property Pvt. Ltd. Director Narendra Hete. (34.38 %)	Class I	49	Shivkar	69	3200	4950	15840000	15840000	Moho - Pali Khurd	**415**	1280	1280	10000	12800000	12800000	12800000	22000	28160000	28160000	28160000	0	15360000	7680	0	7680	
507	Harishchandra Jhipa Patil, Padmakar Jhipa Patil, Manohar Jhipa Patil, Sundara Raghunath Patil	Class I	54/2	Shivkar	75	3890	4950	19255500	19255500	Pali Khurd	**417**	1556	1556	10000	15560000	15560000	15560000	22000	34232000	34232000	34232000	0	18672000	9336	0	9336	
508	Dattatrey Ganu Dhawale	Class I	72/3	Moho	414	4100	4950	20295000	20295000	Moho- Pali Khurd	**418**	1640	1640	10000	16400000	16400000	16400000	23000	37720000	37720000	37720000	0	21320000	10660	0	10660	
509	Sakharam Balu Shinde, Sitaram Halya Shinde, Tukaram Ladku Shinde, Archana Machhindra Thombare, Darshan Machhindra Thombare, Bhavika Machhindra Thombare, Harshada Machhindra Thombare, Sujita Subhash Patil, Gaurdian Mother Archana Thombare, Mathura Sudam Aagivale, Shobha Damodar Bhalekar, Yamuna Shantaram Badekar, Surekha Suresh Thakur, Gulab Arun Bolade.	Class I	72/1	Moho	412	3000	4950	14850000	14850000	Moho	**419**	2040	2040	10000	20400000	20400000	20400000	23000	46920000	46920000	46920000	0	26520000	13260	0	13260	
510			72/4	Moho	415	2100	5400	11340000	11340000						0				0								
511	Narayan Balkrishna Pandit, Dilip Balkrishna Pandit, Arun Balkrishna Pandit.	Class II	139/1	Chikhale	28	3900	4500	17550000	17550000	Moho	**421**	1560	1560	10000	15600000	15600000	15600000	22000	34320000	34320000	34320000	0	18720000	9360	0	9360	
512	Sitabai Janu Patil, Balaram Janu Patil, Chandrakant Janu Patil, Saraswati Ganesh Mhaskar, Fashibai Janu Patil, Manisha Devendra Patil, Rekha Santosh Bhagat.	Class I	66/2	Shivkar	90	3950	4500	17775000	17775000	Moho	**422**	1580	1580	10000	15800000	15800000	15800000	22000	34760000	34760000	34760000	0	18960000	9480	0	9480	
513	Narayan Hari Nakhva {Protected Tenant: Shankar Ganu Mhatre}	Class I	73/2/C	Moho	421	3690	4500	16605000	16605000	Moho	**423**	1476	1476	10000	14760000	14760000	14760000	22000	32472000	32472000	32472000	0	17712000	8856	0	8856	
514	Maruti Ganpat Gadkari, Mangal Ganpat Gadkari.	Class I	138/1/B	Chikhale	26	4600	4500	20700000	20700000	Moho	**424A**	1840	1840	10000	18400000	18400000	18400000	22000	40480000	40480000	40480000	0	22080000	11040	0	11040	
515	Shankar Ganu Mhatre	Class I	104/5/1	Moho	513	1700	4500	7650000	7650000	Moho	**425**	1240	1240	10000	12400000	12400000	12400000	22000	27280000	27280000	27280000	0	14880000	7440	0	7440	
516			132/6	Moho	669	1400	7150	10010000	10010000																		
517	Sarvaram Nama Kadav	Class I	114/5	Moho	560	2500	4500	11250000	11250000	Moho	**426A**	1000	1000	10000	10000000	10000000	10000000	22000	22000000	22000000	22000000	0	12000000	6000	0	6000	
518	Sarvaram Nama Kadav	Class II	114/1/3	Moho	555	1300	4500	5850000	5850000	Moho	**426C**	520	520	10000	5200000	5200000	5200000	20000	10400000	10400000	10400000	0	5200000	2600	0	2600	

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							Value in Rs.			Value in Rupees.																		
										Undeveloped								Developed										
		Tenure of Land	Survey No./Hissa No.	Village	OP No	Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)	Inclusive of Structure (Rs.)	FP allotted in Village	Final Plot no	Area Individual (Sq.m.)	Area Amalgamated (Sq.m.)	*Rate of Semi final Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Plot Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure (Rs.)						
1	2	3a	3b	3c	4	5	6a	6b	6c		7	8a	8b	9a	9 (b)	9b	9c	10a	10 (b)	10b	10c	11	12	13	14	15	16
519	Kashinath Pandurang Shinde, Bala Pandurang Shinde, Ramchandra Pandurang Shinde, Somi Balaram Labade.	Class II	70/5	Moho	404	1800	4500	8100000	8100000	Moho	**427C**	1520	1520	10000	15200000	15200000	15200000	20000	30400000	30400000	30400000	0	15200000	7600	0	7600	
520			82/2	Moho	463	2000	4225	8450000	8450000																		
521	Balya Dhaku Phadke	Class I	120/4	Moho	592	3900	4500	17550000	17550000	Moho	**428**	1560	1560	10000	15600000	15600000	15600000	20000	31200000	31200000	31200000	0	15600000	7800	0	7800	
522	Parvati Mahadu Mhaskar	Class II	70/2	Moho	401	2200	4950	10890000	10890000	Moho	**430**	880	880	10000	8800000	8800000	8800000	20000	17600000	17600000	17600000	0	8800000	4400	0	4400	
523	Ananta Hasha Sonawane, Vasant Hasha Sonawane, Madhukar Hasha Sonawane, Nirmalabai Jayant Yelve, Sakhubai Dashrath Sonawane, Sujata Dashrath Sonawane.	Class II	45/3	Moho	259	1400	4500	6300000	6300000	Moho	**431**	3920	3920	10000	39200000	39200000	39200000	20000	78400000	78400000	78400000	0	39200000	19600	0	19600	
524			66/6	Moho	381	800	4500	3600000	3600000																		
525			71/1	Moho	406	2200	4950	10890000	10890000																		
526			71/3	Moho	408	2200	4950	10890000	10890000																		
527			71/5	Moho	410	900	4500	4050000	4050000																		
528			75/1	Moho	431	1200	4500	5400000	5400000																		
529			75/3	Moho	433	1100	4500	4950000	4950000																		
530	Sakharam Balu Shinde, Darshan Machhindra Thombare, Sitaram Halya Shinde, Tukaram Ladku Shinde, Guardian Mother Archana Thombare, Archana Machhindra Thombare, Sujita Subhash Patil, Bhavika Machhindra Thombare, Harshada Machhindra Thombare, Yamuna Shantaram Badekar, Gulab Arun Bolade, Mathura Sudam Aagivale, Shobha Damodar Bhalekar, Surekha Suresh Thakur.	Class I	69/2	Moho	392	4600	4950	22770000	22770000	Moho	**433**	1840	1840	10000	18400000	18400000	18400000	21000	38640000	38640000	38640000	0	20240000	10120	0	10120	
531	Vasant Nama Dhawale, Narayan Nama Dhawale, Ganu Padu Dhawale, Shantabai Narayan Patil, Ambaji Dhamba Dhawale, Manisha Kashinath Patil, Sitabai Kamalu Dhawale, Kanibai Harishchandra Patil, Pandurang Dhamba Dhawale, Mahadaya Dhamba Dhawale, Balya Dhamba Dhawale, Anandi Dhamba Dhawale, Bhuri Dhamba Dhawale, Tara Kana Patil.	Class II	314/B	Shivkar	125	4330	4500	19485000	19485000	Moho	**434**	1732	1732	10000	17320000	17320000	17320000	20000	34640000	34640000	34640000	0	17320000	8660	0	8660	
532	Sarvaram Shankar Mhatre	Class II	67/2	Moho	384	600	4500	2700000	2700000	Moho	**435**	240	240	10000	2400000	2400000	2400000	20000	4800000	4800000	4800000	0	2400000	1200	0	1200	
533	Krushna Namdev Patil, Santosh Namdev Patil.	Class II	74/4	Moho	428	6000	4500	27000000	27000000	Moho	**436**	2400	2400	10000	24000000	24000000	24000000	20000	48000000	48000000	48000000	0	24000000	12000	0	12000	
534	Ramabai Chandrakant Topale, Ashok Chandrakant Topale, Kishor Chandrakant Topale, Kiran Chandrakant Topale, Jayashri Mahadev Topale, Ram Mahadev Topale, Geeta Pandurang Patil, Pandurang Mahadev Topale	Class II	78/1	Shivkar	104	4200	4500	18900000	18900000	Moho	**437**	1680	1680	10000	16800000	16800000	16800000	20000	33600000	33600000	33600000	0	16800000	8400	0	8400	
535	Ramchandra Kanha Sonawane, Sanjay Kanha Sonvane, Sushila Prakash Khambe, Kalpana Chandrakant Khambe, Suman Janardan Sonawane, Jagdish Janardan Sonawane, Sunil Janardan Sonawane, Swati Sujesh Kobade, Jagruti Sachin Garude, Juilee Chetan Thombare, Jayanti Satish Bhoir.	Class I	74/6	Moho	430	4000	4500	18000000	18000000	Moho	**438**	1880	1880	10000	18800000	18800000	18800000	20000	37600000	37600000	37600000	0	18800000	9400	0	9400	
536			75/2	Moho	432	700	4500	3150000	3150000																		
537	Shivom Devlopers LLP.	Class I	75/4	Moho	434	4000	4500	18000000	18000000	Moho	**439**	1600	1600	10000	16000000	16000000	16000000	21000	33600000	33600000	33600000	0	17600000	8800	0	8800	
538	Dnyaneshwar Madhukar Dhawale, Mangesh Madhukar Dhawale (Share of 1 to 2 = 67.53 %), Ramdas Kashiram Mhatre (32.47 %).	Class I	319/1	Shivkar	126	3080	4500	13860000	13860000	Moho	**440**	1232	1232	10000	12320000	12320000	12320000	20000	24640000	24640000	24640000	0	12320000	6160	0	6160	
539	Ketaki Rahul Anvikar, Sushant Dhondiram Mhatre, Darshan Dinkar Mhatre.	Class I	72/6	Moho	417	1800	5400	9720000	9720000	Moho	**442**	720	720	10000	7200000	7200000	7200000	20000	14400000	14400000	14400000	0	7200000	3600	0	3600	

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							Value in Rs.			Value in Rupees.																					
										Undeveloped									Developed												
		Tenure of Land	Survey No./Hissa No.	Village	OP No	Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)	Inclusive of Structure (Rs.)	FP allotted in Village	Final Plot no	Area Individual (Sq.m.)	Area Amalgamated (Sq.m.)	*Rate of Semi final Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Plot Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure (Rs.)									
1	2	3a	3b	3c	4	5	6a	6b	6c		7	8a	8b	9a	9 (b)	9b	9c	10a	10 (b)	10b	10c	11	12	13	14	15	16			
540	Gomibai Dinkar Gawand, Indubai Shankar Patil, Maribai Changa Dhawale, Devkibai Changa Dhawale, Ganga Kamalu Dhawale, Dattatrey Kamalu Dhawale, Damodar Kamalu Dhawale, Haushi Parshuram Mhatre, Anil Kamalu Dhawale, Umesh Dhaya Dhawale, Ganesh Kamalu Dhawale, Anandi Ganya Dhawale, Avinash Dhaya Dhawale, Anibai Dhaya Dhawale, Rekha Ramchandra Bhagat, Mai Prakash Shelke, Bharti Mahadev Dhawale, Sachin Mahadev Dhawale, Vinanti Vijay Shelke.	Class II	314/A	Shivkar	124	4470	4500	20115000	20115000	Moho	**443**	1788	1788	10000	17880000	17880000	17880000	20000	35760000	35760000	35760000	0	17880000	8940	0	8940	
541	Fashi Namdev Patil	Class I	104	Shivkar	117	5000	4500	22500000	22500000	Moho	**444**	2000	2000	10000	20000000	20000000	20000000	20000	40000000	40000000	40000000	0	20000000	10000	0	10000	
542	Mahmad Ibrahim Shaikh, Mahamood Mia Ibrahim Shaikh, Qadir Ibrahim Shaikh, Mariam Abraham Shaikh, Alimiya Ibrahim Shaikh.	Class II	61/1	Shivkar	83	1040	4500	4680000	4680000	Moho	**446**	416	416	10000	4160000	4160000	4160000	20000	8320000	8320000	8320000	0	4160000	2080	0	2080	
543	Dhaya Aambo Mhaskar, Mahadu Aambo Mhaskar, Hira Aambo Mhaskar, Gana Aambo Mhaskar, Guna Bama Mhaskar, Nami Aambo Mhaskar, Hashibai Aambo Mhaskar, Chandrabhagha Kundalik Mhaskar, Rajendra Kundalik Mhaskar, Ram Kundalik Mhaskar, Sachin Kundalik Mhaskar, Nitin Kundalik Mhaskar.	Class II	69/1	Moho	391	2800	4950	13860000	13860000	Moho	**448**	1120	1120	10000	11200000	11200000	11200000	20000	22400000	22400000	22400000	0	11200000	5600	0	5600	
544	Deepak Walaji Karia M/s. Choice Buildcon LLP behalf partner.	Class I	28/2/A	Moho	171	4900	4950	24255000	24255000	Moho	**449**	4240	4240	10000	42400000	42400000	42400000	21000	89040000	89040000	89040000	0	46640000	23320	0	23320	
545			29/3/B	Moho	177	1800	4950	8910000	8910000																			
546			68/2	Moho	387	3900	4950	19305000	19305000																			
547	Harnish Dharmendra Karia M/s. Choice Reality behalf partner	Class I	21/1(P)	Pali Khurd	708	4690	4500	21105000	21105000	Moho	**450**	1876	1876	10000	18760000	18760000	18760000	20000	37520000	37520000	37520000	0	18760000	9380	0	9380	
548	Meenakshi Anesh Dhawale	Class I	60	Shivkar	82	4380	4500	19710000	19710000	Moho	**451**	1752	1752	10000	17520000	17520000	17520000	20000	35040000	35040000	35040000	0	17520000	8760	0	8760	
549	Amar Nama Mhatre, Ritesh Nama Mhatre.	Class I	38/6	Moho	226	1500	4500	6750000	6750000	Moho	**452**	600	600	10000	6000000	6000000	6000000	20000	12000000	12000000	12000000	0	6000000	3000	0	3000	
550	Narayan Dattatrey Bhoir, Sunil Dattatrey Bhoir.	Class I	74/1	Moho	425	1900	4500	8550000	8550000	Moho	**453**	760	760	10000	7600000	7600000	7600000	21000	15960000	15960000	15960000	0	8360000	4180	0	4180	
551	Changa Narayan Dhawale, Dhondibai Rama Patil, Janabai Kalya Shelke, Shantabai Parshuram Chaudhari, Dattatrey Budhaji Dhawale, Sanjay Budhaji Dhawale, Hirabai Ragho Patil, Nirabai Haribhau Patil, Tarabai Maruti Chaudhari, Barki Ravindra Thakur, Kanha Janu Dhawale, Lahu Janu Dhawale, Vithabai Motiram Dhawale, Hashibai Shantaram Chaudhari, Jijabai Tukaram Phadke, Vanita Maya Patil, Sunanda Dnyaneshwar Patil.	Class II	48/2	Shivkar	68	2330	4500	10485000	10485000	Moho	**454**	932	932	10000	9320000	9320000	9320000	20000	18640000	18640000	18640000	0	9320000	4660	0	4660	
552	Pundalik Urf Kundalik Ganya Bhoir.	Class I	38/4B/2	Moho	224	2080	4500	9360000	9360000	Moho	**455A**	832	832	10000	8320000	8320000	8320000	20000	16640000	16640000	16640000	0	8320000	4160	0	4160	
553	Jayendra Kokya Naik, Anant Kokya Naik	Class I	38/4B/1	Moho	224	1700	4500	7650000	7650000	Moho	**455B**	680	680	10000	6800000	6800000	6800000	20000	13600000	13600000	13600000	0	6800000	3400	0	3400	
554	Chandrakant Rama Bhoir, Ramakant Rama Bhoir.	Class I	38/4/A	Moho	223	2620	4500	11790000	11790000	Moho	**456**	1048	1048	10000	10480000	10480000	10480000	21000	22008000	22008000	22008000	0	11528000	5764	0	5764	
555	Sachin Omprakash Agrawal (46.12 %), Aakash Sachin Agrawal (53.88 %)	Class I	138/2	Chikhale	27	6000	4500	27000000	27000000	Moho	**457**	5204	5204	10000	52040000	52040000	52040000	20000	104080000	104080000	104080000	0	52040000	26020	0	26020	
556			32/5	Moho	190	1800	4500	8100000	8100000																			
557			36/5/B	Moho	211	2960	4950	14652000	14652000																			
558			121/5/B	Moho	599	2250	4500	10125000	10125000																			
559	Sachin Omprakash Agrawal	Class I	113/7/1	Moho	551	1600	4500	7200000	7200000	Moho	**458**	640	640	10000	6400000	6400000	6400000	20000	12800000	12800000	12800000	0	6400000	3200	0	3200	
560	Maruti Ganpat Gadkari	Class I	139/6	Chikhale	33	2100	4500	9450000	9450000	Moho	**459**	840	840	10000	8400000	8400000	8400000	20000	16800000	16800000	16800000	0	8400000	4200	0	4200	
561	Arun Balaram Bhoir, Gurunath Balaram Bhoir, Suman Baburao Patil, Madhuri Trimbak Gharat, Muktabai Balaram Bhoir, Raghunath Balaram Bhoir, Manik Trimbak Bhoir, Vilas Trimbak Bhoir, Jagdish Trimbak Bhoir, Nilesh Trimbak Bhoir, Nisha Nandkumar Patil.	Class I	37/4/B	Moho	217	600	4950	2970000	2970000	Moho	**460**	240	240	10000	2400000	2400000	2400000	21000	5040000	5040000	5040000	0	2640000	1320	0	1320	
562	Dilip Raghunath Bhoir	Class I	36/4	Moho	209	1200	4950	5940000	5940000	Moho	**461**	480	480	10000	4800000	4800000	4800000	20000	9600000	9600000	9600000	0	4800000	2400	0	2400	
563	Sagar Sachin Agarwal	Class I	31/1/C	Moho	182	4400	4950	21780000	21780000	Moho	**464**	5760	5760	10000	57600000	57600000	57600000	21000	120960000	120960000	120960000	0	63360000	31680	0	31680	
564			113/7/2	Moho	552	2200	4500	9900000	9900000																			
565			114/2	Moho	556	2900	4500	13050000	13050000																			
566			114/3	Moho	557	4900	4500	22050000	22050000																			

SR. NO.	Name of Owner	Survey Details of land			Original Plot					Final Plot													Contribution (+) Compensation (-) (Col. 9c - Col 6c)	Increment (Col. 10(b) - 9(b))	Contribution 0.05 percent of col. 12	Additional to (+) or deducton from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks
							Value in Rs.			Value in Rupees.																		
										Undeveloped								Developed										
		Tenure of Land	Survey No./Hissa No.	Village	OP No	Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)	Inclusive of Structure (Rs.)	FP allotted in Village	Final Plot no	Area Individual (Sq.m.)	Area Amalgamated (Sq.m.)	*Rate of Semi final Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Plot Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure (Rs.)						
1	2	3a	3b	3c	4	5	6a	6b	6c		7	8a	8b	9a	9 (b)	9b	9c	10a	10 (b)	10b	10c	11	12	13	14	15	16
567	Shankar Ganya Bhoir (50%), Maruti Ganya Bhoir (50%)	Class II	38/1	Moho	219	4200	4950	20790000	20790000	Moho	**465**	1680	1680	10000	16800000	16800000	16800000	20000	33600000	33600000	33600000	0	16800000	8400	0	8400	
568	Ganpat Maya Topale, Nagibai Maya Topale, Shankar Bandu Topale, Shantabai Changa Topale, Gurunath Changa Topale, Yogesh Changa Topale, Sangita Sanjay Patil, Yamuna Sudam Bhopi, Indu Bandu Topale, Jomi Pandhari Shelke, Surekha Santosh Phadke, Rekha Santosh Phadke, Jayashri Santosh Phadke, Amruta Santosh Phadke.	Class II	77	Shivkar	103	4580	4500	20610000	20610000	Moho	**466**	1832	1832	10000	18320000	18320000	18320000	20000	36640000	36640000	36640000	0	18320000	9160	0	9160	
569	Mahesh Ramesh Patil, Jitesh Ramesh Patil, Tejas Ramesh Patil	Class I	91/1	Shivkar	115	1790	4500	8055000	8055000	Moho	**468**	716	716	10000	7160000	7160000	7160000	20000	14320000	14320000	14320000	0	7160000	3580	0	3580	
570	Mahesh Ramesh Patil	Class I	91/2	Shivkar	116	1700	4500	7650000	7650000	Moho	**469**	680	680	10000	6800000	6800000	6800000	20000	13600000	13600000	13600000	0	6800000	3400	0	3400	
571	Sandip Aanandrao Pawar, Rajendra Vitthalrao Kolkar, Satish Baban Vidhate, Subhash Aanadrao Borate.	Class I	39/3	Moho	229	1800	4500	8100000	8100000	Moho	**470**	720	720	10000	7200000	7200000	7200000	20000	14400000	14400000	14400000	0	7200000	3600	0	3600	
572	Shami Mangalya Patil	Class II	317	Shivkar	122	3060	4500	13770000	13770000	Moho	**473**	1224	1224	10000	12240000	12240000	12240000	20000	24480000	24480000	24480000	0	12240000	6120	0	6120	
573	Sangita Laxman Pavanekar, Tukaram Dattatrey Patil, Surdas Dattatrey Patil, Shantaram Dattatrey Patil, Shantabai Dattatrey Patil, Fashibai Dattatrey Patil, Surekha Haribhau Kurangale, Lilabai Dattatrey Patil, Sugandha Pandurang Patil, Pandharinath Dattatrey Patil.	Class I	2/4	Moho	134	3310	6500	21515000	21515000	Moho	**476**	8124	8124	10000	81240000	81240000	81240000	21000	170604000	170604000	170604000	0	89364000	44682	0	44682	
574			4/4	Moho	147	2600	7150	18590000	18590000																		
575			40/6	Moho	240	4200	4108	17253600	17253600																		
576			41/1/A	Moho	241	3450	4500	15525000	15525000																		
577			41/1/B	Moho	242	1650	4500	7425000	7425000																		
578			117/4	Moho	583	5100	4500	22950000	22950000																		
579	Dinesh Chandra Pawar, Rajesh Kumar Mahela.	Class I	40/3	Moho	237	1500	4500	6750000	6750000	Moho	**477**	600	600	10000	6000000	6000000	6000000	20000	12000000	12000000	12000000	0	6000000	3000	0	3000	
580	Baburao Shankar Mhatre.	Class I	40/2	Moho	236	2400	4500	10800000	10800000	Moho	**478**	960	960	10000	9600000	9600000	9600000	20000	19200000	19200000	19200000	0	9600000	4800	0	4800	
581	Baburao Shankar Mhatre, Sakharam Shankar Mhatre	Class I	40/1	Moho	235	1600	4500	7200000	7200000	Moho	**479**	640	640	10000	6400000	6400000	6400000	20000	12800000	12800000	12800000	0	6400000	3200	0	3200	
582	Jitendra Yugraj Jain, Mahavir Basantilal Surana, Rakesh Sohanlal Chaplot.	Class I	45/1	Moho	257	1600	4500	7200000	7200000	Moho	**480**	640	640	10000	6400000	6400000	6400000	20000	12800000	12800000	12800000	0	6400000	3200	0	3200	
583	Tukaram Damu Shelke	Class I	136/2/A	Moho	677	2000	4950	9900000	9900000	Moho	**482**	800	800	10000	8000000	8000000	8000000	23000	18400000	18400000	18400000	0	10400000	5200	0	5200	
584	Kishor Maruti Pathe, Dwarkabai Tukaram Patil, Narendra Maruti Pathe, Rupesh Maruti Pathe, Suvarna Maruti Pathe (Share of 1 to 5 = 32.69 %), Dharmendra Walji Kariya (67.31 %).	Class I	136/3	Moho	679	5200	3911	20337200	20337200	Moho	**483**	2080	2080	10000	20800000	20800000	20800000	22000	45760000	45760000	45760000	0	24960000	12480	0	12480	
585	Bhumiraj Choice Realtors Limited.	Class I	141/B (P)	Moho	686	192751	4929	950069679	950069679	Moho	**484, 485, 494, 562**	24202	**77100**	10000	242020000	771000000	771000000	25000	605050000	1905208000	1905208000	0	1134208000	567104	0	567104	
586												11146		10000	111460000			23000	256358000								
587												19822		10000	198220000			25000	495550000								
588												21930		10000	219300000			25000	548250000								
589	Rajesh Sohanmal Mehta, Ajay Sohanmal Mehta, Sanjay Sohanmal Mehta (Share of 1 to 3 = 60.15 %), Prasad Lakshman Gaikwad (19.925 %), Vedant Prasad Gaikwad (19.925 %).	Class I	140/4	Chikhale	37	13300	4950	65835000	65835000	Moho	**486**	5320	5320	10000	53200000	53200000	53200000	20000	106400000	106400000	106400000	0	53200000	26600	0	26600	
590	Vinay Vijay Agrawal, Vijay Narottamdas Agrawal (Share of 1 to 2 = 44.96 %), Surdas Dattatray Patil (55.04 %).	Class I	30	Moho	178	5560	4500	25020000	25020000	Moho	**489**	2224	2224	10000	22240000	22240000	22240000	20000	44480000	44480000	44480000	0	22240000	11120	0	11120	
591	Gauri Group Tarfe Pro.Pra. Bhikhabhai Ranchhod Madat	Class I	40/0	Shivkar	56	2760	4500	12420000	12420000	Moho	**490**	1104	1104	10000	11040000	11040000	11040000	20000	22080000	22080000	22080000	0	11040000	5520	0	5520	

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							Value in Rs.			Value in Rupees.																		
										Undeveloped								Developed										
		Tenure of Land	Survey No./Hissa No.	Village	OP No	Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)	Inclusive of Structure (Rs.)	FP allotted in Village	Final Plot no	Area Individual (Sq.m.)	Area Amalgamated (Sq.m.)	*Rate of Semi final Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Plot Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure (Rs.)						
1	2	3a	3b	3c	4	5	6a	6b	6c		7	8a	8b	9a	9 (b)	9b	9c	10a	10 (b)	10b	10c	11	12	13	14	15	16
592	Dattatrey M. Karpe, Sunil Kondaji Kokare, Sunil Shrikrishna Bhalerao, Sanjay Kumar Chaturvedi. (Share of 1 to 4 = 11.61 %),	Class I	21/2/1(P)(MMC)	Pali Khurd	709	2474	4950	12246300	12246300	Moho	**491**	990	990	10000	9900000	9900000	9900000	20000	19800000	19800000	19800000	0	9900000	4950	0	4950	
593	Deepak Govind Shelke, Ramchandra Govind Shelke, Santosh Govind Shelke, (Share of 5 to 7 =13.19 %), Varsha Ananta Shelke, Jayshree Dattatrey Shelke (Share of 8 to 9 = 13.19 %),		21/2/2(P)(MMC)	Pali Khurd	710		4950	0	0																			
594	Kalpana Balu Mhatre, Dattatrey Ramdas Shelke, Pramila Balkrishna Pathe, Anita Arjun Gawde, Suvarna Ramdas Shelke, Santosh Ramdas Shelke, Sudhabai Pandurang Chaudhary, Sulochana Ramdas Shelke (Share of 10 to 17 = 17.81 %),		21/2/3(P)(MMC)	Pali Khurd	711		4950	0	0																			
595	Niraj Santosh Singhania, Manoj Pashupatinath Dokania, Manish Pashupatinath Dokania, Aashish Pashupatinath Dokania, Mukesh Pashupatinath Dokania (Share of 18 to 22 =44.20 %)		21/2/4(P)(MMC)	Pali Khurd	712		4950	0	0																			
596	Santosh Jethya Patil, Kalpana Baliram Gadkari, Bebi Nandkumar Patil, Nilam Dipak Bhoir, Sapana Dynaneshwar Patil, Kailas Nandkumar Patil, Darshana Rupesh Pathe.	Class I	136/1/B	Chikhale	14	1850	4500	8325000	8325000	Moho	**492**	740	740	10000	7400000	7400000	7400000	20000	14800000	14800000	14800000	0	7400000	3700	0	3700	
597	Rajendra Ramchandra Chandane (49.44 %), Lalit Shantilal Jain, Nikhil Dinesh Chhajed (Share of 2 to 3 = 50.56 %).	Class I	131/2(P)	Chikhale	8	1780	4500	8010000	8010000	Moho	**493**	712	712	10000	7120000	7120000	7120000	20000	14240000	14240000	14240000	0	7120000	3560	0	3560	
598	Shree. Ganpati Dev Vahivatdar Chandar Dhau Patil, Anant Dhondu Dhawale, Gopal Hiru Patil, Lakshman Mangalya Kamble, Tukaram Ragho Topale, Dharma Kathor Tupe, Aanesh Ganu Dhawale, Ananta Rama Patil, Prakash Padu Popeta.	Class I	69	Shivkar	93	25320	4950	125334000	125334000	Moho	**495**	10128	10128	10000	101280000	101280000	101280000	24000	243072000	243072000	243072000	0	141792000	70896	0	70896	
599	Pandharinath Dattatrey Patil	Class I	140/0	Moho	685	2500	4950	12375000	12375000	Moho	**496**	1000	1000	10000	10000000	10000000	10000000	24000	24000000	24000000	24000000	0	14000000	7000	0	7000	
600	Amol Kalidas Deshmukh, Sampada Satish More, Hemalata Vishal Dhage.	Class I	29/1	Moho	174	1300	4950	6435000	6435000	Moho	**497**	520	520	10000	5200000	5200000	5200000	24000	12480000	12480000	12480000	0	7280000	3640	0	3640	
601	Khandu Balu Phadke, Lilabai Sadanand Mhatre, Manibai Namdev Patil.	Class I	29/2	Moho	175	14000	4950	69300000	69300000	Moho	**498**	5600	5600	10000	56000000	56000000	56000000	24000	134400000	134400000	134400000	0	78400000	39200	0	39200	
602	Vasant Hiru Bhoir	Class II	29/3/A	Moho	176	1700	4950	8415000	8415000	Moho	**499**	680	680	10000	6800000	6800000	6800000	24000	16320000	16320000	16320000	0	9520000	4760	0	4760	
603	Yatin Bhagwan Patil	Class I	28/2/C	Moho	173	1800	4950	8910000	8910000	Moho	**500**	720	720	10000	7200000	7200000	7200000	24000	17280000	17280000	17280000	0	10080000	5040	0	5040	
604	Maruti Dhondu Shelke, Sandip Urf Pradip Ganpat Shelke.	Class II	28/2/B	Moho	172	2500	4950	12375000	12375000	Moho	**501**	1000	1000	10000	10000000	10000000	10000000	24000	24000000	24000000	24000000	0	14000000	7000	0	7000	
605	Jayant Panditrao Pawar Aadishakti Sahkari Gruh Nirman Sanstha Niyojit Maryadit (100 %)	Class I	31/1/A	Moho	179	4100	4500	18450000	18450000	Moho	**503**	1640	1640	10000	16400000	16400000	16400000	20000	32800000	32800000	32800000	0	16400000	8200	0	8200	
606	Anusaya Balaram Patil, Kavita Machhindra Patil, Gita Gurunath Patil, Sujal Balaram Patil.	Class II	131/1	Chikhale	7	2700	4500	12150000	12150000	Moho	**504**	1080	1080	10000	10800000	10800000	10800000	20000	21600000	21600000	21600000	0	10800000	5400	0	5400	
607	Baban Dinkar Bhoir, Ramdas Dinkar Bhoir, Ganesh Dinkar Bhoir, Shantaram Dinkar Bhoir, Kisan Dinkar Bhoir, Bebi Krishna Patil, Mai Dinkar Bhoir (Notice of Lease Pendacy Civil Suit No. 380/2013)	Class II	31/1/B/1	Moho	180	9500	4950	47025000	47025000	Moho	**505**	3800	3800	10000	38000000	38000000	38000000	21000	79800000	79800000	79800000	0	41800000	20900	0	20900	

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							Value in Rs.			Value in Rupees.																		
										Undeveloped								Developed										
		Tenure of Land	Survey No./Hissa No.	Village	OP No	Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)	Inclusive of Structure (Rs.)	FP allotted in Village	Final Plot no	Area Individual (Sq.m.)	Area Amalgamated (Sq.m.)	*Rate of Semi final Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Plot Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure (Rs.)						
1	2	3a	3b	3c	4	5	6a	6b	6c		7	8a	8b	9a	9 (b)	9b	9c	10a	10 (b)	10b	10c	11	12	13	14	15	16
608	Manoj Ganpat Dawoor, Panklesh Bamji Dawoor (Share of 1 to 2 = 49.18 %), Vikas Prakash Chauhan, Maruti Harji Raut (Share of 3 to 4 = 24.59 %), Budhaji Hiroo Bhoir (26.23 %).	Class II	37/1	Moho	213	6100	4950	30195000	30195000	Moho	**506**	2440	2440	10000	24400000	24400000	24400000	20000	48800000	48800000	48800000	0	24400000	12200	0	12200	
609	Yamunabai Aalya Mhaskar, Baban Aalya Mhaskar, Ramchandra Aalya Mhaskar, Waman Aalya Mhaskar, Krushnabai Ram Mali.	Class II	27/3(P)	Moho	167	3026	4950	14978700	14978700	Moho	**507**	1210	1210	10000	12100000	12100000	12100000	20000	24200000	24200000	24200000	0	12100000	6050	0	6050	
610	Manish Prabhu Singh	Class I	31/1/B/2	Moho	181	2000	4950	9900000	9900000	Moho	**508**	800	800	10000	8000000	8000000	8000000	20000	16000000	16000000	16000000	0	8000000	4000	0	4000	
611	Rajubai Mahadu Bhoir, Narendra Mahadu Bhoir, Anjana Mahadu Bhoir.	Class I	27/1/B (P) (MMC)	Moho	163	23	4500	103500	103500	Moho	**509**	280	280	10000	2800000	2800000	2800000	20000	5600000	5600000	5600000	0	2800000	1400	0	1400	
612			27/1/D (P) (MMC)	Moho	164	677	4950	3351150	3351150																		
613	Amol Subhash Shinde	Class I	32/2	Moho	185	600	4500	2700000	2700000	Moho	**510**	240	240	10000	2400000	2400000	2400000	20000	4800000	4800000	4800000	0	2400000	1200	0	1200	
614	Rahul Laxman Kamble, Rupesh Namdev Kamble, Shirish Vijay Kamble, Rakesh Namdev Kamble, Ratesh Laxman Kamble, Girish Vijay Kamble.	Class I	66/1	Shivkar	89	5360	4500	24120000	24120000	Moho	**512**	2144	2144	10000	21440000	21440000	21440000	20000	42880000	42880000	42880000	0	21440000	10720	0	10720	
615	Ganesh Ladku Bhoir, Dasharath Ladku Bhoir, Devaki Ladku Bhoir, Pandurang Ladku Bhoir, Balaram Ladku Bhoir {Other Rights: Heirs: Shevanti Pandurang Mhatre, Hirabai Sudam Patil, Mangal Vishnu Patil}	Class II	33/1/B	Moho	192	5100	4950	25245000	25245000	Moho	**513**	2040	2040	10000	20400000	20400000	20400000	20000	40800000	40800000	40800000	0	20400000	10200	0	10200	
616	Santosh Shankar Ghodinde, Rashmi Ravindra Zemse, Rajashri Rajendra Chandane, Manisha Umesh Tupe	Class II	32/3	Moho	188	2500	4950	12375000	12375000	Moho	**514**	4344	4344	10000	43440000	43440000	43440000	20000	86880000	86880000	86880000	0	43440000	21720	0	21720	
617			33/1/A	Moho	191	4300	4950	21285000	21285000																		
618			36/5/A	Moho	210	1640	4950	8118000	8118000																		
619			38/3/B	Moho	222	300	4500	1350000	1350000																		
620			38/3/B	Moho	222	300	4500	1350000	1350000																		
621	Rushish Mansukh Timbadia, Amol Namdev Bhagat	Class I	33/2/A/1	Moho	193	3000	4500	13500000	13500000	Moho	**515A**	1920	1920	10000	19200000	19200000	19200000	25000	48000000	48000000	48000000	0	28800000	14400	0	14400	
622			33/2/A/2/2	Moho	194B	1800	4500	8100000	8100000																		
623	Parshuram Balya Dhawale, Goma Balya Dhawale, Suman Baban Patil, Bhagubai Goma Patil	Class I	79/1	Shivkar	107	7340	4500	33030000	33030000	Moho	**515B**	2936	2936	10000	29360000	29360000	29360000	24000	70464000	70464000	70464000	0	41104000	20552	0	20552	
624	Tushar Damji Nisar	Class I	140/3/A	Chikhale	36A	3300	4950	16335000	16335000	Moho	**516A**	1320	1320	10000	13200000	13200000	13200000	25000	33000000	33000000	33000000	0	19800000	9900	0	9900	
625	Lahu Hiru Bhoir	Class I	33/2/A/2/1	Moho	194A	3000	4500	13500000	13500000	Moho	**516B**	1200	1200	10000	12000000	12000000	12000000	20000	24000000	24000000	24000000	0	12000000	6000	0	6000	
626	Devendra Phayanath Pande, Mahendra Kumar Rajaram Shukla.	Class I	37/3	Moho	215	3700	4500	16650000	16650000	Moho	**517**	1480	1480	10000	14800000	14800000	14800000	20000	29600000	29600000	29600000	0	14800000	7400	0	7400	
627	Bhimabai Dhulya Bhoir, Baliram Dhulya Bhoir, Ananta Dhulya Bhoir, Bayobai Dattu Bhopi, Vanita Dhulya Bhoir	Class II	27/1/A (P)	Moho	162	883	4500	3973500	3973500	Moho	**518**	353	353	10000	3530000	3530000	3530000	21000	7413000	7413000	7413000	0	3883000	1942	0	1942	
628	Vasant Hiru Bhoir (43.75 %), Budhaji Hiru Bhoir (56.25 %)	Class II	37/2	Moho	214	800	4950	3960000	3960000	Moho	**519A**	320	320	10000	3200000	3200000	3200000	20000	6400000	6400000	6400000	0	3200000	1600	0	1600	
629	Vasant Hiru Bhoir	Class II	32/1	Moho	184	600	4500	2700000	2700000	Moho	**519B**	240	240	10000	2400000	2400000	2400000	20000	4800000	4800000	4800000	0	2400000	1200	0	1200	
630	Vasant Hiru Bhoir, Budhaji Hiru Bhoir, Sudhakar Govind Bhoir.	Class II	60/8	Moho	349	800	4950	3960000	3960000	Moho	**519C**	320	320	10000	3200000	3200000	3200000	20000	6400000	6400000	6400000	0	3200000	1600	0	1600	
631	Jaydas Naga Bhoir, Sanjay Naga Bhoir.	Class I	33/3	Moho	196	2900	4500	13050000	13050000	Moho	**520A**	1160	1160	10000	11600000	11600000	11600000	20000	23200000	23200000	23200000	0	11600000	5800	0	5800	
632	Naga Dattu Bhoir	Class I	36/2	Moho	207	1500	4500	6750000	6750000	Moho	**520B**	600	600	10000	6000000	6000000	6000000	21000	12600000	12600000	12600000	0	6600000	3300	0	3300	
633	Harishchandra Zipa Patil, Padmakar Zipa Patil.	Class I	75/2/1	Shivkar	100	1690	4500	7605000	7605000	Moho	**521**	676	676	10000	6760000	6760000	6760000	20000	13520000	13520000	13520000	0	6760000	3380	0	3380	
634	Aashish Baliram Sapale	Class I	36/3	Moho	208	1000	4500	4500000	4500000	Moho	**522**	400	400	10000	4000000	4000000	4000000	20000	8000000	8000000	8000000	0	4000000	2000	0	2000	
635	Sarika Atul Bhagat	Class I	36/1	Moho	206	700	4500	3150000	3150000	Moho	**523**	280	280	10000	2800000	2800000	2800000	20000	5600000	5600000	5600000	0	2800000	1400	0	1400	
636	Sakharam Balu Shinde, Sitaram Halya Shinde, Tukaram Ladku Shinde, Guardian Mother Archana Thombare, Archana Machhindra Thombare, Bhavika Machhindra Thombare, Harshada Machhindra Thombare, Darshana Machhindra Thombare, Sujita Subhash Patil, Mathura Sudam Aagivale, Surekha Suresh Thakur, Yamuna Shantaram Badekar, Shobha Damodar Bhalekar, Gulab Arun Bolade	Class I	36/6	Moho	212	2900	4950	14355000	14355000	Moho	**524**	2920	2920	10000	29200000	29200000	29200000	21000	61320000	61320000	61320000	0	32120000	16060	0	16060	
637			39/1	Moho	227	2600	3783	9835800	9835800																		
638			40/4	Moho	238	1800	4500	8100000	8100000																		

SR. NO.	Name of Owner	Survey Details of land			Original Plot					Final Plot												Contribution (+) Compensation (-) (Col. 9c - Col 6c)	Increment (Col. 10(b) - 9(b))	Contribution 0.05 percent of col. 12	Additional to (+) or deducton from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks
							Value in Rs.			Value in Rupees.																	
										Undeveloped								Developed									
		Tenure of Land	Survey No./Hissa No.	Village	OP No	Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)	Inclusive of Structure (Rs.)	FP allotted in Village	Final Plot no	Area Individual (Sq.m.)	Area Amalgamated (Sq.m.)	*Rate of Semi final Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Plot Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure (Rs.)					
1	2	3a	3b	3c	4	5	6a	6b	6c		7	8a	8b	9a	9 (b)	9b	9c	10a	10 (b)	10b	10c	11	12	13	14	15	16
639	Ajit Shivaji Bhujbal, Aruna Nanasaheb Jagtap, Ashok Yamnappa Ilager , Nitin Maruti Pawar, Balaji Mahadev Thakur, Laxman Angadrao Darade, Sangeeta Madhukar Nirfal (Share of 1 to 7 = 57.14 %) Ajit Ashokrao Maitre, Ashok Yamnappa Ilager, Ujwalla Shivaji Desai , Gayatri Rajendra Kakade Devanand Gopalrao Veer, Nitin Maruti Pawar, Vikram Shrimant Nikam, Vishwajeet Vitthalrao Shinde (Share of 8 to 15 = 42.86 %)	Class I	37/5	Moho	218	2400	4500	10800000	10800000	Moho	**525**	1680	1680	10000	16800000	16800000	16800000	20000	33600000	33600000	33600000	0	16800000	8400	0	8400	
640			137/1	Moho	680	1800	4950	8910000	8910000																		
641	Kashinath Pandurang Shinde (62.26 %), Sandhya Shekhar Bhujbal (37.74 %)	Class I	68/4	Moho	389	5300	4950	26235000	26235000	Moho	**526**	2120	2120	10000	21200000	21200000	21200000	21000	44520000	44520000	44520000	0	23320000	11660	0	11660	
642	Manoj Krushnaji Bhujbal, Hemant Krushnaji Bhujbal, Sunanda Ashok Bhujbal, Prashant Ashok Bhujbal, Pradnya Shivraj Boravake.	Class I	32/4	Moho	189	1000	4500	4500000	4500000	Moho	**527**	2080	2080	10000	20800000	20800000	20800000	20000	41600000	41600000	41600000	0	20800000	10400	0	10400	
643			33/2/B	Moho	195	2400	4500	10800000	10800000																		
644			40/5	Moho	239	1800	4156	7480800	7480800																		
645	Baban Maruti Dhawale, Bhagwan Maruti Dhawale, Janabai Baban Patil, Radha Maruti Dhawale (Share of 1 to 4 = 73.42 %), Shashikala Pai. (26.58 %)	Class I	74	Shivkar	98	6020	4500	27090000	27090000	Moho	**528**	2408	2408	10000	24080000	24080000	24080000	20000	48160000	48160000	48160000	0	24080000	12040	0	12040	
646	Nirmala Maruti Bhagat	Class II	79/3(P)	Shivkar	109	5740	4500	25830000	25830000	Moho	**529**	2296	2296	10000	22960000	22960000	22960000	20000	45920000	45920000	45920000	0	22960000	11480	0	11480	
647	Pramod Hasuram Mhatre	Class II	27/2(P)(MMC)	Moho	166	1620	4950	8019000	8019000	Moho	**530**	648	648	10000	6480000	6480000	6480000	20000	12960000	12960000	12960000	0	6480000	3240	0	3240	
648	Shekhar Shamkant Naik	Class I	34/1/B	Moho	198	2180	4500	9810000	9810000	Moho	**531**	872	872	10000	8720000	8720000	8720000	20000	17440000	17440000	17440000	0	8720000	4360	0	4360	
649	Bhikya Dhau Bhoir	Class I	34/2 (P) (MMC)	Moho	199	5445	4950	26952750	26952750	Moho	**532A**	2178	2178	10000	21780000	21780000	21780000	25000	54450000	54450000	54450000	0	32670000	16335	0	16335	
650	Gurunath Balaram Bhoir	Class I	28/1/C	Moho	170	1710	4950	8464500	8464500	Moho - Pali Khurd	**533A**	684	684	10000	6840000	6840000	6840000	20000	13680000	13680000	13680000	0	6840000	3420	0	3420	
651	Manik Trimbak Bhoir, Vilas Trimbak Bhoir, Jagdish Trimbak Bhoir, Nilesh Trimbak Bhoir, Nisha Nandkumar Patil	Class I	28/1/A(P) (MMC)	Moho	168	1553	4500	6988500	6988500	Moho	**533B**	621	621	10000	6210000	6210000	6210000	20000	12420000	12420000	12420000	0	6210000	3105	0	3105	
652	Anna Shankar Bhoir, Rama Shankar Bhoir, Subhash Shankar Bhoir, Raghunath Shankar Bhoir.	Class I	34/4	Moho	201	3700	4950	18315000	18315000	Moho	**533C**	4520	4520	10000	45200000	45200000	45200000	20000	90400000	90400000	90400000	0	45200000	22600	0	22600	
653			37/4/A	Moho	216	2200	4950	10890000	10890000																		
654			38/3/A	Moho	221	1200	4500	5400000	5400000																		
655			66/1/A	Moho	374	2000	4242	8484000	8484000																		
656			75/5/2'	Moho	436	2200	3347	7363400	7363400																		
657	Eknath Vitthal Kadav	Class I	121/2	Moho	595	4000	4500	18000000	18000000	Moho	**534A**	1600	1600	10000	16000000	16000000	16000000	20000	32000000	32000000	32000000	0	16000000	8000	0	8000	
658	Ganu Kamalu Mhatre, Shantibai Tunya Bhopi, Janabai Namdev Mhatre, Yashwant Namdev Mhatre, Aarti Namdev Patil, Malati Ganpat Patil, Subhadra Baliram Mhatre, Rajesh Baliram Mhatre, Santosh Baliram Mhatre, Smita Laxman Tandel.	Class II	35/1/4/1	Moho	203	2870	4500	12915000	12915000	Moho	**534B**	1148	1148	10000	11480000	11480000	11480000	20000	22960000	22960000	22960000	0	11480000	5740	0	5740	
659	Khushalchand Fakirchand Lunkad, Suhas Khushalchand Lunkad, Sanjay Khushalchand Lunkad, Milind Khushalchand Lunkad, Bharat Suvalal Desadala, Deepak Kacherdas Bhatevara.	Class I	297	Shivkar	119	2860	4950	14157000	14157000	Moho	**535**	1144	1144	10000	11440000	11440000	11440000	20000	22880000	22880000	22880000	0	11440000	5720	0	5720	
660	Laxman Dharma Chaudhary, Janardan Dharma Chaudhary.	Class II	140/1	Chikhale	34	3200	4950	15840000	15840000	Moho	**536**	1280	1280	10000	12800000	12800000	12800000	20000	25600000	25600000	25600000	0	12800000	6400	0	6400	
661	Sandip Janardan Ghogare, Vaibhav Sandip Ghogare.	Class I	75/2/2	Shivkar	101	2000	4500	9000000	9000000	Moho	**537**	800	800	10000	8000000	8000000	8000000	20000	16000000	16000000	16000000	0	8000000	4000	0	4000	

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							Value in Rs.			Value in Rupees.																	
										Undeveloped								Developed									
		Tenure of Land	Survey No./Hissa No.	Village	OP No	Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)	Inclusive of Structure (Rs.)	FP allotted in Village	Final Plot no	Area Individual (Sq.m.)	Area Amalgamated (Sq.m.)	*Rate of Semi final Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Plot Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure (Rs.)						
1	2	3a	3b	3c	4	5	6a	6b	6c		7	8a	8b	9a	9 (b)	9b	9c	10a	10 (b)	10b	10c	11	12	13	14	15	16
662	Shantibai Govind Jambhulkar, Bebi Mahadu Phadke, Tukaram Mahadu Phadke, Rasika Ramdas Phadke, Suman Ramdas Phadke, Yogesh Ramdas Phadke, Manisha Manohar Malusare, Santosh Ananta Kathare, Sanjay Ananta Kathare, Vandana Ananta Kathare, Vandana Jairam Gaikar, Ujwalla Chandrakant Chorghe, Arvind Namdev Phadke, Pravin Namdev Phadke, Muktabai Namdev Phadke {Other Rights: Heirs: Krushnabai Pandurang Bhopi, Kashibai Nanurao Phadke, Giteeka Pandurang Bhopi, Abhishek Pandurang Bhopi, Tarabai Anna Chaudhari, Sanika Pandurang Bhopi, Gunabai Ramu Mhatre, Karuna Chandrakant Palkar, Raman Bhai Kondilkar, Sachin Bhai Kondilkar, Sonali Pandurang Bhopi, Giteeka and Abhishek Guardian Mother Krushnabai Pandurang Bhopi, Rina Vishwanath Bhopi, Manda Gurunath Thakur, Minakshi Gurunath Chaudhari, Aatmaram Rama Bhopi, Laxmi Ananta Jambhale, Sita Balaram Chorghe, Surekha Joma Chorghe, Ragho Shankar Thombare, Nami Namdev Mhatre, Rama Nagu Gatade, Dharma Nagu Gatade, Namdev Nagu Gatade, Hiraji Nagu Gatade, Padu Nagu Gatade, Shantaram Maya Gatade, Manisha Baban Barve, Vilas Maya Gatade, Gulab Nana Pawar}	Class II	320/1	Shivkar	127	8240	4500	37080000	37080000	Moho	**539**	3296	3296	10000	32960000	32960000	32960000	20000	65920000	65920000	65920000	0	32960000	16480	0	16480	
663	Gana Maruti Chaudhury	Class I	139/4	Chikhale	31	2000	4500	9000000	9000000	Moho - Pali Khurd	**540**	2360	2360	10000	23600000	23600000	23600000	20000	47200000	47200000	47200000	0	23600000	11800	0	11800	
664			140/2	Chikhale	35	3900	4950	19305000	19305000																		
665	Baban Dinkar Bhoir, Ramdas Dinkar Bhoir, Ganesh Dinkar Bhoir, Shantaram Dinkar Bhoir, Kisan Dinkar Bhoir, Bebi Krishna Patil, Mai Dinkar Bhoir.	Class II	28/1/B	Moho	169	5280	4950	26136000	26136000	Moho - Pali Khurd	**541**	3512	3512	10000	35120000	35120000	35120000	20000	70240000	70240000	70240000	0	35120000	17560	0	17560	
666			71/6	Moho	411	3500	4950	17325000	17325000																		
667	M/s Valuable Property Pvt. Ltd. (50%), Shivom Devlopers LLP (50%).	Class I	70/4	Moho	403	3300	4950	16335000	16335000	Moho - Pali Khurd	**542A**	1320	1320	10000	13200000	13200000	13200000	20000	26400000	26400000	26400000	0	13200000	6600	0	6600	
668	Budhaji Sawalya Shelke (15.58 %), Lahu Sawalya Shelke (29.28 %), Ankush Sawalya Shelke, Bami Janu Patil (Share of 3 to 4 = 12.16 %) Sunil Vasant Shelke, Sunita Vasant Shelke (Share of 5 to 6 = 15.58 %), Shivom Developers LLP. (27.40 %)	Class I	18/3/1	Pali Khurd	693	5840	4500	26280000	26280000	Moho - Pali Khurd	**543**	2336	2336	10000	23360000	23360000	23360000	20000	46720000	46720000	46720000	0	23360000	11680	0	11680	
669	Ramkrishna Nathu Shelke, Yamunabai Sadashiv Khutale, Krishnabai Dattu Patil, Shubhangi Harishchandra Phadke, Vaibhav Nathuram Patil, Sushma Nathuram Patil, Bharti Bharat Mhatre, Ganesh Sitaram Shelke, Nanda Arun Mhaskar, Radhabai Chandrakant Bhopi, Manohar Vitthal Patil, Sangeeta Kaluram Barve, Rama Vitthal Patil, Jagdish Vitthal Patil, Kalpesh Bhaskar Kondilkar, Krushesh Bhaskar Kondilkar, Shevanta Motiram Bhoir, Tai Jairam Shelke, Pandharinath Jairam Shelke, Vilas Jairam Shelke, Nilesh Jairam Shelke, Pushpa Chandrahas Mhatre, Leelabai Harishchandra Mhatre, Reshma Baliram Patil (Share of 1 to 24 = 34.65 %),	Class II	1/2/1(P)	Pali Khurd	687	737.983	4500	3320924	3320924	Moho - Pali Khurd	**544**	295	295	10000	2950000	2950000	2950000	20000	5900000	5900000	5900000	0	2950000	1475	0	1475	
670	M/s Valuable Properties Pvt. Ltd. (42.11 %),	Class I	1/2/2(P)	Pali Khurd	688		4500	0	0																		
671	M/s Valuable Properties Pvt. Ltd. (3.86 %),	Class I	1/2/3(P)	Pali Khurd	689		4500	0	0																		
672	Raghunath Kana Shelke (11.72 %), Ganesh Kisanrao Shette (H U F) (7.66 %)	Class I	1/2/4(P)	Pali Khurd	690		4500	0	0																		

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							Value in Rs.			Value in Rupees.																		
										Undeveloped								Developed										
		Tenure of Land	Survey No./Hissa No.	Village	OP No	Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)	Inclusive of Structure (Rs.)	FP allotted in Village	Final Plot no	Area Individual (Sq.m.)	Area Amalgamated (Sq.m.)	*Rate of Semi final Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Plot Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure (Rs.)						
1	2	3a	3b	3c	4	5	6a	6b	6c		7	8a	8b	9a	9 (b)	9b	9c	10a	10 (b)	10b	10c	11	12	13	14	15	16
673	Dhau Aambo Mhaskar, Mahadu Aambo Mhaskar, Changa Aambo Mhaskar, Hira Aambo Mhaskar, Gana Aambo Mhaskar, Guna Aambo Mhaskar, Nami Aambo Mhaskar, Chandrabhaga Kundalik Mhaskar, Rajendra Kundalik Mhaskar, Ram Kundalik Mhaskar, Sachin Kundalik Mhaskar, Nitin Kundalik Mhaskar.	Class II	71/4	Moho	409	1300	4950	6435000	6435000	Moho	**545**	520	520	10000	5200000	5200000	5200000	21000	10920000	10920000	10920000	0	5720000	2860	0	2860	
674	Shivom Developers LLP	Class I	35/1/3/4/3	Moho	202	8030	4500	36135000	36135000	Moho - Pali Khurd	**547**	25936	25936	10000	259360000	259360000	259360000	21000	544656000	544656000	544656000	0	285296000	142648	0	142648	
675			35/1/4/2	Moho	204	900	4500	4050000	4050000																		
676			35/2	Moho	205	1700	4500	7650000	7650000																		
677			64/2	Moho	357	1600	4418	7068800	7068800																		
678			64/3	Moho	358	800	3002	2401600	2401600																		
679			65/1	Moho	363	3000	3923	11769000	11769000																		
680			65/4	Moho	366	400	4950	1980000	1980000																		
681			65/5	Moho	367	400	4219	1687600	1687600																		
682			65/8/A	Moho	370	250	3144	786000	786000																		
683			66/1/B	Moho	375	450	4242	1908900	1908900																		
684			66/2	Moho	377	700	4500	3150000	3150000																		
685			66/3	Moho	378	2000	4500	9000000	9000000																		
686			69/3	Moho	393	4100	4500	18450000	18450000																		
687			69/5	Moho	395	3400	4950	16830000	16830000																		
688			70/1	Moho	400	3300	4500	14850000	14850000																		
689			70/6	Moho	405	2100	4950	10395000	10395000																		
690			71/2	Moho	407	1800	4500	8100000	8100000																		
691			73/1	Moho	418	4000	4500	18000000	18000000																		
692			73/2/B	Moho	420	3540	5400	19116000	19116000																		
693			74/5	Moho	429	1400	4500	6300000	6300000																		
694			18/1	Pali Khurd	691	7120	4500	32040000	32040000																		
695			18/2	Pali Khurd	692	2700	4500	12150000	12150000																		
696			18/3/2	Pali Khurd	694	1740	4500	7830000	7830000																		
697			18/4	Pali Khurd	695	7890	5400	42606000	42606000																		
698			20/0	Pali Khurd	707	1520	4500	6840000	6840000																		
699	Adhiraj Sharad Kadu, Anuj Bhaskarrao Hivre, Abhay Yashwant Yerekar, Aasha Nimba Salunkhe, Dr. Chetankumar Banaji Khillare, Nikhil Nandkumar Khedekar, Nimba Bajirao Salunkhe, Pooja Prakash Bhatkar, Prathamesh Sanjay Kachare, Prafull Gulab Devre, Prajakta Nimba Salunkhe, Mayuresh Ashok Saindane, M/s Design Era EPC Contractors Pvt. Ltd. tarfe Pritam Padmakar Chandke, Shimpali Sanjay Mate, Sagar Gorakshnath Jagdale, Sudhakar Jagannath Gawande, Surabhi Santosh Ambekar, Suruchi Vilas Gaikwad, Swapnil Shamrao Gadkar, Harshvardhan Purushottam Dhote, Ajit Yashwant Yerekar.	Class I	19/2'	Pali Khurd	697	4590	4500	20655000	20655000	Pali Khurd	**549**	1836	1836	10000	18360000	18360000	18360000	20000	36720000	36720000	36720000	0	18360000	9180	0	9180	
700	Tukaram Vitthal Shelke, Hanuman Vitthal Shelke, Kisan Vitthal Shelke, Pundalik Vitthal Shelke, Suresh Babu Patil, Anil Babu Patil, Sunil Babu Patil, Dnyandev Babu Patil, Vandana Ashok Bhopi, Lata Dashrath Bhagat, Sarita Narayan Patil, Chandra Janardan Patil.	Class II	19/3/'2	Pali Khurd	699	4040	4950	19998000	19998000	Pali Khurd	**550A**	1616	1616	10000	16160000	16160000	16160000	20000	32320000	32320000	32320000	0	16160000	8080	0	8080	
701	Chandrakant Ladku Patil (37.24 %), Sarika Vilas Thakur (62.76 %)	Class II	19/3/'1	Pali Khurd	698	4780	4950	23661000	23661000	Pali Khurd	**550B**	1912	1912	10000	19120000	19120000	19120000	21000	40152000	40152000	40152000	0	21032000	10516	0	10516	
702	M/s Dream Palms Co. Op. Hou. Soc. Ltd Tarfe Krushnakumar Ram Damde	Class I	19/1(P) (MMC)	Pali Khurd	696	953	4500	4288500	4288500	Pali Khurd	**551A**	1181	1181	10000	11810000	11810000	11810000	20000	23620000	23620000	23620000	0	11810000	5905	0	5905	
703			19/4/A	Pali Khurd	701	2000	4500	9000000	9000000																		
704	Madhukar Mahadu Shelke	Class I	19/4/B	Pali Khurd	701	3280	4500	14760000	14760000	Pali Khurd	**551B**	1312	1312	10000	13120000	13120000	13120000	20000	26240000	26240000	26240000	0	13120000	6560	0	6560	
705	Anesh Ganu Dhawale	Class I	19/4/C	Pali Khurd	700	1080	4500	4860000	4860000	Pali Khurd	**552**	432	432	10000	4320000	4320000	4320000	20000	8640000	8640000	8640000	0	4320000	2160	0	2160	

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							Value in Rs.			Value in Rupees.																	
										Undeveloped								Developed									
		Tenure of Land	Survey No./Hissa No.	Village	OP No	Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)	Inclusive of Structure (Rs.)	FP allotted in Village	Final Plot no	Area Individual (Sq.m.)	Area Amalgamated (Sq.m.)	*Rate of Semi final Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Plot Value	Ind. Value Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure (Rs.)					
1	2	3a	3b	3c	4	5	6a	6b	6c		7	8a	8b	9a	9 (b)	9b	9c	10a	10 (b)	10b	10c	11	12	13	14	15	16
706	Tukaram Vitthal Shelke, Hanuman Vitthal Shelke, Kisan Vitthal Shelke, Pundalik Vitthal Shelke, Suresh Babu Patil, Anil Babu Patil, Sunil Babu Patil, Dnyandev Babu Patil, Vandana Ashok Bhopi, Lata Dashrath Bhagat, Sarita Narayan Patil, Chandra Janardan Patil.	Class II	19/5	Pali Khurd	702	1560	4500	7020000	7020000	Pali Khurd	**554**	624	624	10000	6240000	6240000	6240000	20000	12480000	12480000	12480000	0	6240000	3120	0	3120	
707	Atul Uddhavrav Rakshale, Vijaykumar Ramchandra Surshetwar	Class I	19/7 (P)	Pali Khurd	706	1436	4950	7108200	7108200	Pali Khurd	**555**	574	574	10000	5740000	5740000	5740000	20000	11480000	11480000	11480000	0	5740000	2870	0	2870	
708	Vinayak Manoj Bankhele	Class I	19/6/1	Pali Khurd	703	2420	4950	11979000	11979000	Pali Khurd	**556**	968	968	10000	9680000	9680000	9680000	21000	20328000	20328000	20328000	0	10648000	5324	0	5324	
709	M/s. Wadhwa Construction And Infrastructure Ltd. Mumbai tarfe Manohar Chhabariya.	Class I	34/1/A	Moho	197	1720	4500	7740000	7740000	Pali Khurd	**557**	7312	7312	10000	73120000	73120000	73120000	20000	146240000	146240000	146240000	0	73120000	36560	0	36560	
710			34/3	Moho	200	3300	4500	14850000	14850000																		
711			39/4	Moho	230	1500	4950	7425000	7425000																		
712			46/2	Moho	265	800	4950	3960000	3960000																		
713			48/2/A	Moho	277	1710	4500	7695000	7695000																		
714			121/5/A	Moho	598	2350	4500	10575000	10575000																		
715			132/2	Moho	665	2500	7150	17875000	17875000																		
716			19/6/2/1	Pali Khurd	704	2200	4950	10890000	10890000																		
717			19/6/2/2	Pali Khurd	705	2200	4950	10890000	10890000																		
718	Shantaram Dattatrey Patil (60 %) Vinayak Manoj Bankhele (40 %)	Class I	138/2	Moho	682	10000	4950	49500000	49500000	Moho	**563**	4000	4000	10000	40000000	40000000	40000000	25000	100000000	100000000	100000000	0	60000000	30000	0	30000	
719	Pandharinath Dattatrey Patil, (78.33%) Surdas Dattatray Patil (21.67 %)	Class I	138/3	Moho	683	12000	4950	59400000	59400000	Moho	**564**	4800	4800	10000	48000000	48000000	48000000	23000	110400000	110400000	110400000	0	62400000	31200	0	31200	
720	Janabai Chandar Patil, Ramdas Chandar Patil, Jayendra Chandar Patil, Laxman Chandar Patil, Bharat Chandar Patil, Mahendra Chandar Patil, Padma Krishna Batale, Sharda Ganesh Mhatre.	Class I	136/1/A	Chikhale	13	1850	4500	8325000	8325000	Moho	**566**	740	740	10000	7400000	7400000	7400000	20000	14800000	14800000	14800000	0	7400000	3700	0	3700	
721	Umesh Prakash Bafna, Omprakash Savarmal Aggarwal, Tejaswi Nilesh Bhoir, Ravindra Premchand Sancheti, Rajkumar Kantilal Lodha.	Class I	131/4(P)	Chikhale	9	1680	4500	7560000	7560000	Moho	**567**	672	672	10000	6720000	6720000	6720000	21000	14112000	14112000	14112000	0	7392000	3696	0	3696	
722	Balkrishna Rama Patil, Madhukar Rama Patil, Ananta Rama Patil, Bebibai Tukaram Khutale, Baburao Laxman Patil, Eknath Laxman Patil, Yamunabai Dinkar Harad, Aanandibai Jayram Bhagat, Barkibai Gangaram Thamke, Jaya Laxman Patil, Sham Hari Patil, Vanita Tukaram Patil, Mayur Tukaram Patil, Dhanshri Kiran Bhopi, Namrata Subhash Naik, Dharti Tukaram Patil.	Class I	119/1	Moho	590	13600	4500	61200000	61200000	Moho	**569**	5440	5440	10000	54400000	54400000	54400000	25000	136000000	136000000	136000000	0	81600000	40800	0	40800	
723	Rajesh Shankarlal Kakani	Class I	26	Moho	161	6061	4500	27274500	27274500	Moho	**577**	2424	2424	10000	24240000	24240000	24240000	21000	50904000	50904000	50904000	0	26664000	13332	0	13332	
724	Tukaram Dattatrey Patil	Class I	138/4	Moho	684	16500	4950	81675000	81675000	Moho	**579**	6600	6600	10000	66000000	66000000	66000000	23000	151800000	151800000	151800000	0	85800000	42900	0	42900	
	Total in Rs.							**11733595208**					**1031285**		**9573720350**				**19933397750**				**10359667400**	**5179833.70**		**5179834**	
	Total in Crores							**1173**					**0.1031285**		**957.372035**				**1993.339775**				**1035.96674**	**0.51798337**		**0.51798**	

Note: (a) Original Value means the value of the original plot without reference to any improvement contemplated in the scheme [Clause (f) of the sub-section (1) of Section 97].

(b) Semi-Final Value means the value of the final plot without reference to any improvements contemplated in the scheme, other than improvements due to alteration of its boundaries i.e. value of final plot as a result of improvement in its shape [clause (f) sub-section (1) of Section 97].

(c) Final Value means the value of the final plots with reference to the improvement comtemplated in the scheme on the assumption that the scheme has been completed (Section 98)

Abhiraj Girkar
(Arbitrator)
Town Planning Schem, NAINA no. 06

Town Planning Scheme No. 6

FORM No. 1

Redistribution and Valuation Statement

(Under Rule No. 6(v) of the Maharashtra Town Planning Schemes Rules, 1974)

Sr. No	Name of Owner	Survey Details of land			Original Plot					Final Plot								Value in Rs.							Remarks
							Value in Rs.			Value in Rs.															
										Undeveloped					Developed										
		Tenure of land	Survey No.	Types of Amenity /Open space	OP No.	Area (sqm)	Rate of Original Value (Rs/sqm)	Without Reference to Value of Structures	Inclusive of Structures	FP No	Area (sqm)	Rate of Semi Final Value (Rs/sqm)	Without Reference to Value of Structures	Inclusive of Structure	Rate of Final Value (Rs/sqm)	Without reference to structure	Inclusive of Sturtcure	Contribution (+) Compensation (-) (Col. 9c - Col 6c)	Compensation attributed to the cost of the scheme as per Sec. 97 (1) (c & d)	Increment (10b-9b)	Increment attributed to the reciept of the scheme as per Sec. 99 (1) (ii & iii)	Contribution (0.05) of Col. 12 (b)	Addition to (+) or deduction from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	
1	2	3 (a)	3 (b)	3 (c)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11 (a)	11 (b)	12 (a)	12 (b)	13	14	15	16
1	SPA, NAINA	206_GC		Growth Centre			0.0	0.0	0.0	25	198275.2	10000	1982752000.0	1982752000.0	25000.0	4956880000.0	4956880000.0	1982752000.0	0.0	2974128000.0	2974128000.0	1487064.0	0.0	1487064.0	0% Beneficial to the Scheme
2	SPA, NAINA	206_GC		Growth Centre			0.0	0.0	0.0	67	20047.6	10000	200476100.0	200476100.0	25000.0	501190250.0	501190250.0	200476100.0	0.0	300714150.0	300714150.0	150357.1	0.0	150357.1	0% Beneficial to the Scheme
3	SPA, NAINA	206_GC		Growth Centre			0.0	0.0	0.0	69	20881.4	10000	208813700.0	208813700.0	25000.0	522034250.0	522034250.0	208813700.0	0.0	313220550.0	313220550.0	156610.3	0.0	156610.3	0% Beneficial to the Scheme
4	SPA, NAINA	206_GC		Growth Centre			0.0	0.0	0.0	481	22956.0	10000	229559700.0	229559700.0	25000.0	573899250.0	573899250.0	229559700.0	0.0	344339550.0	344339550.0	172169.8	0.0	172169.8	0% Beneficial to the Scheme
5	SPA, NAINA	206_GC		Growth Centre			0.0	0.0	0.0	70A	186024.1	10000	1860241400.0	1860241400.0	25000.0	4650603500.0	4650603500.0	1860241400.0	0.0	2790362100.0	2790362100.0	1395181.1	0.0	1395181.1	0% Beneficial to the Scheme
6	SPA, NAINA	129_S		IDP School			0.0	0.0	0.0	13	5267.0	10000	52670200.0	52670200.0	25000.0	131675500.0	131675500.0	52670200.0	26335100.0	79005300.0	39502650.0	19751.3	0.0	26354851.3	50% Beneficial to the Scheme
7	SPA, NAINA	112_S		IDP School			0.0	0.0	0.0	56	6001.0	10000	60009800.0	60009800.0	23000.0	138022540.0	138022540.0	60009800.0	30004900.0	78012740.0	39006370.0	19503.2	0.0	30024403.2	50% Beneficial to the Scheme
8	SPA, NAINA	113_S		IDP School			0.0	0.0	0.0	269	7185.0	10000	71849700.0	71849700.0	22000.0	158069340.0	158069340.0	71849700.0	35924850.0	86219640.0	43109820.0	21554.9	0.0	35946404.9	50% Beneficial to the Scheme
9	SPA, NAINA	115_S		IDP School			0.0	0.0	0.0	561	1344.3	10000	13442700.0	13442700.0	24000.0	32262480.0	32262480.0	13442700.0	6721350.0	18819780.0	9409890.0	4704.9	0.0	6726054.9	50% Beneficial to the Scheme
10	SPA, NAINA	109_PHC		IDP Primary Health Centre			0.0	0.0	0.0	174	1500.3	10000	15003100.0	15003100.0	23000.0	34507130.0	34507130.0	15003100.0	7501550.0	19504030.0	9752015.0	4876.0	0.0	7506426.0	50% Beneficial to the Scheme
11	SPA, NAINA	127_PHC		IDP Primary Health Centre			0.0	0.0	0.0	375	1974.4	10000	19744100.0	19744100.0	23000.0	45411430.0	45411430.0	19744100.0	9872050.0	25667330.0	12833665.0	6416.8	0.0	9878466.8	50% Beneficial to the Scheme
12	SPA, NAINA	97_DB		IDP Daily Bazar			0.0	0.0	0.0	122	1351.9	10000	13518600.0	13518600.0	21000.0	28389060.0	28389060.0	13518600.0	6759300.0	14870460.0	7435230.0	3717.6	0.0	6763017.6	50% Beneficial to the Scheme
13	SPA, NAINA	99_DB		IDP Daily Bazar			0.0	0.0	0.0	192	1000.6	10000	10006300.0	10006300.0	22000.0	22013860.0	22013860.0	10006300.0	5003150.0	12007560.0	6003780.0	3001.9	0.0	5006151.9	50% Beneficial to the Scheme
14	SPA, NAINA	118_DB		IDP Daily Bazar			0.0	0.0	0.0	374	1358.5	10000	13585100.0	13585100.0	22000.0	29887220.0	29887220.0	13585100.0	6792550.0	16302120.0	8151060.0	4075.5	0.0	6796625.5	50% Beneficial to the Scheme
15	SPA, NAINA	125_PG		IDP Play Ground			0.0	0.0	0.0	12	6401.3	4000	25605080.0	25605080.0	8000.0	51210160.0	51210160.0	25605080.0	12802540.0	25605080.0	12802540.0	6401.3	0.0	12808941.3	50% Beneficial to the Scheme
16	SPA, NAINA	104_PG		n			0.0	0.0	0.0	55	7142.0	4000	28567960.0	28567960.0	10000.0	71419900.0	71419900.0	28567960.0	14283980.0	42851940.0	21425970.0	10713.0	0.0	14294693.0	50% Beneficial to the Scheme
17	SPA, NAINA	106_PG		IDP Play Ground			0.0	0.0	0.0	268	8444.7	4000	33778840.0	33778840.0	9200.0	77691332.0	77691332.0	33778840.0	16889420.0	43912492.0	21956246.0	10978.1	0.0	16900398.1	50% Beneficial to the Scheme
18	SPA, NAINA	96A_PG		IDP Play Ground			0.0	0.0	0.0	27	37036.9	4000	148147600.0	148147600.0	8000.0	296295200.0	296295200.0	148147600.0	74073800.0	148147600.0	74073800.0	37036.9	0.0	74110836.9	50% Beneficial to the Scheme
19	SPA, NAINA	96_CP		IDP City Park			0.0	0.0	0.0	24A	98557.8	4000	394231360.0	394231360.0	9600.0	946155264.0	946155264.0	394231360.0	98557840.0	551923904.0	413942928.0	206971.5	0.0	98764811.5	25% Beneficial to the Scheme
20	SPA, NAINA	96_CP		IDP City Park			0.0	0.0	0.0	24B	7063.8	4000	28255320.0	28255320.0	9600.0	67812768.0	67812768.0	28255320.0	7063830.0	39557448.0	29668086.0	14834.0	0.0	7078664.0	25% Beneficial to the Scheme
21	SPA, NAINA	122_P		IDP Park			0.0	0.0	0.0	245A	2811.0	4000	11244120.0	11244120.0	8400.0	23612652.0	23612652.0	11244120.0	5622060.0	12368532.0	6184266.0	3092.1	0.0	5625152.1	50% Beneficial to the Scheme
22	SPA, NAINA	122_P		IDP Park			0.0	0.0	0.0	245B	5589.6	4000	22358560.0	22358560.0	8400.0	46952976.0	46952976.0	22358560.0	11179280.0	24594416.0	12297208.0	6148.6	0.0	11185428.6	50% Beneficial to the Scheme
23	SPA, NAINA	-		EWS/ LIG Housing			0.0	0.0	0.0	432	9180.2	10000	91801500.0	91801500.0	20000.0	183603000.0	183603000.0	91801500.0	0.0	91801500.0	91801500.0	45900.8	0.0	45900.8	0% Beneficial to the Scheme
24	SPA, NAINA	-		EWS/ LIG Housing			0.0	0.0	0.0	135	5787.3	10000	57873000.0	57873000.0	22000.0	127320600.0	127320600.0	57873000.0	0.0	69447600.0	69447600.0	34723.8	0.0	34723.8	0% Beneficial to the Scheme
25	SPA, NAINA	-		EWS/ LIG Housing			0.0	0.0	0.0	308	6536.3	10000	65362500.0	65362500.0	20000.0	130725000.0	130725000.0	65362500.0	0.0	65362500.0	65362500.0	32681.3	0.0	32681.3	0% Beneficial to the Scheme
26	SPA, NAINA	-		EWS/ LIG Housing			0.0	0.0	0.0	502	5950.0	10000	59499900.0	59499900.0	23000.0	136849770.0	136849770.0	59499900.0	0.0	77349870.0	77349870.0	38674.9	0.0	38674.9	0% Beneficial to the Scheme
27	SPA, NAINA	-		EWS/ LIG Housing			0.0	0.0	0.0	475	35507.9	10000	355078800.0	355078800.0	24000.0	852189120.0	852189120.0	355078800.0	0.0	497110320.0	497110320.0	248555.2	0.0	248555.2	0% Beneficial to the Scheme
28	SPA, NAINA	-		EWS/ LIG Housing			0.0	0.0	0.0	488	12206.3	10000	122062700.0	122062700.0	25000.0	305156750.0	305156750.0	122062700.0	0.0	183094050.0	183094050.0	91547.0	0.0	91547.0	0% Beneficial to the Scheme
29	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	4	310.2	10000	3101800.0	3101800.0	25000.0	7754500.0	7754500.0	3101800.0	3101800.0	4652700.0	0.0	0.0	0.0	3101800.0	100% Beneficial to the Scheme
30	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	10B	109.3	10000	1092700.0	1092700.0	20000.0	2185400.0	2185400.0	1092700.0	1092700.0	1092700.0	0.0	0.0	0.0	1092700.0	100% Beneficial to the Scheme
31	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	8	1000.3	10000	10003300.0	10003300.0	20000.0	20006600.0	20006600.0	10003300.0	10003300.0	10003300.0	0.0	0.0	0.0	10003300.0	100% Beneficial to the Scheme
32	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	22	237.0	10000	2370200.0	2370200.0	24000.0	5688480.0	5688480.0	2370200.0	2370200.0	3318280.0	0.0	0.0	0.0	2370200.0	100% Beneficial to the Scheme
33	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	41B	537.3	10000	5373100.0	5373100.0	20000.0	10746200.0	10746200.0	5373100.0	5373100.0	5373100.0	0.0	0.0	0.0	5373100.0	100% Beneficial to the Scheme
34	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	32	5569.5	10000	55694600.0	55694600.0	20000.0	111389200.0	111389200.0	55694600.0	55694600.0	55694600.0	0.0	0.0	0.0	55694600.0	100% Beneficial to the Scheme
35	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	33	1111.3	10000	11112600.0	11112600.0	20000.0	22225200.0	22225200.0	11112600.0	11112600.0	11112600.0	0.0	0.0	0.0	11112600.0	100% Beneficial to the Scheme
36	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	42	1002.0	10000	10019600.0	10019600.0	24000.0	24047040.0	24047040.0	10019600.0	10019600.0	14027440.0	0.0	0.0	0.0	10019600.0	100% Beneficial to the Scheme
37	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	38	1368.1	10000	13680600.0	13680600.0	24000.0	32833440.0	32833440.0	13680600.0	13680600.0	19152840.0	0.0	0.0	0.0	13680600.0	100% Beneficial to the Scheme
38	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	382A	1538.9	10000	15388500.0	15388500.0	20000.0	30777000.0	30777000.0	15388500.0	15388500.0	15388500.0	0.0	0.0	0.0	15388500.0	100% Beneficial to the Scheme
39	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	388	3680.2	10000	36802300.0	36802300.0	20000.0	73604600.0	73604600.0	36802300.0	36802300.0	36802300.0	0.0	0.0	0.0	36802300.0	100% Beneficial to the Scheme
40	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	48	155.6	10000	1555600.0	1555600.0	23000.0	3577880.0	3577880.0	1555600.0	1555600.0	2022280.0	0.0	0.0	0.0	1555600.0	100% Beneficial to the Scheme
41	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	232	450.2	10000	4502100.0	4502100.0	23000.0	10354830.0	10354830.0	4502100.0	4502100.0	5852730.0	0.0	0.0	0.0	4502100.0	100% Beneficial to the Scheme
42	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	234B	596.5	10000	5964700.0	5964700.0	22000.0	13122340.0	13122340.0	5964700.0	5964700.0	7157640.0	0.0	0.0	0.0	5964700.0	100% Beneficial to the Scheme
43	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	234A	1619.7	10000	16196600.0	16196600.0	22000.0	35632520.0	35632520.0	16196600.0	16196600.0	19435920.0	0.0	0.0	0.0	16196600.0	100% Beneficial to the Scheme
44	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	424B	1481.7	10000	14817200.0	14817200.0	22000.0	32597840.0	32597840.0	14817200.0	14817200.0	17780640.0	0.0	0.0	0.0	14817200.0	100% Beneficial to the Scheme

Sr. No	Name of Owner	Survey Details of land			Original Plot					Final Plot								Value in Rs.							Remarks
							Value in Rs.			Value in Rs.															
										Undeveloped					Developed										
		Tenure of land	Survey No.	Types of Amenity /Open space	OP No.	Area (sqm)	Rate of Original Value (Rs/sqm)	Without Reference to Value of Structures	Inclusive of Structures	FP No	Area (sqm)	Rate of Semi Final Value (Rs/sqm)	Without Reference to Value of Structures	Inclusive of Structure	Rate of Final Value (Rs/sqm)	Without reference to structure	Inclusive of Sturtcure	Contribution (+) Compensation (-) (Col. 9c - Col 6c)	Compensation attributed to the cost of the scheme as per Sec. 97 (1) (c & d)	Increment (10b-9b)	Increment attributed to the reciept of the scheme as per Sec. 99 (1) (ii & iii)	Contribution (0.05) of Col. 12 (b)	Addition to (+) or deduction from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	
1	2	3 (a)	3 (b)	3 (c)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11 (a)	11 (b)	12 (a)	12 (b)	13	14	15	16
45	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	358	311.7	10000	3117300.0	3117300.0	23000.0	7169790.0	7169790.0	3117300.0	3117300.0	4052490.0	0.0	0.0	0.0	3117300.0	100% Beneficial to the Scheme
46	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	370	928.0	10000	9279500.0	9279500.0	23000.0	21342850.0	21342850.0	9279500.0	9279500.0	12063350.0	0.0	0.0	0.0	9279500.0	100% Beneficial to the Scheme
47	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	542B	518.5	10000	5184900.0	5184900.0	21000.0	10888290.0	10888290.0	5184900.0	5184900.0	5703390.0	0.0	0.0	0.0	5184900.0	100% Beneficial to the Scheme
48	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	558	473.7	10000	4737100.0	4737100.0	20000.0	9474200.0	9474200.0	4737100.0	4737100.0	4737100.0	0.0	0.0	0.0	4737100.0	100% Beneficial to the Scheme
49	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	249	660.2	10000	6601900.0	6601900.0	22000.0	14524180.0	14524180.0	6601900.0	6601900.0	7922280.0	0.0	0.0	0.0	6601900.0	100% Beneficial to the Scheme
50	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	427A	4994.3	10000	49943300.0	49943300.0	21000.0	104880930.0	104880930.0	49943300.0	49943300.0	54937630.0	0.0	0.0	0.0	49943300.0	100% Beneficial to the Scheme
51	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	61	317.3	10000	3173100.0	3173100.0	22000.0	6980820.0	6980820.0	3173100.0	3173100.0	3807720.0	0.0	0.0	0.0	3173100.0	100% Beneficial to the Scheme
52	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	353B	418.1	10000	4180600.0	4180600.0	20000.0	8361200.0	8361200.0	4180600.0	4180600.0	4180600.0	0.0	0.0	0.0	4180600.0	100% Beneficial to the Scheme
53	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	238	1009.8	10000	10097500.0	10097500.0	20000.0	20195000.0	20195000.0	10097500.0	10097500.0	10097500.0	0.0	0.0	0.0	10097500.0	100% Beneficial to the Scheme
54	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	553A	702.9	10000	7029200.0	7029200.0	20000.0	14058400.0	14058400.0	7029200.0	7029200.0	7029200.0	0.0	0.0	0.0	7029200.0	100% Beneficial to the Scheme
55	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	220	574.6	10000	5746000.0	5746000.0	20000.0	11492000.0	11492000.0	5746000.0	5746000.0	5746000.0	0.0	0.0	0.0	5746000.0	100% Beneficial to the Scheme
56	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	429	599.9	10000	5998900.0	5998900.0	21000.0	12597690.0	12597690.0	5998900.0	5998900.0	6598790.0	0.0	0.0	0.0	5998900.0	100% Beneficial to the Scheme
57	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	251	652.4	10000	6523500.0	6523500.0	21000.0	13699350.0	13699350.0	6523500.0	6523500.0	7175850.0	0.0	0.0	0.0	6523500.0	100% Beneficial to the Scheme
58	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	366	872.3	10000	8722500.0	8722500.0	20000.0	17445000.0	17445000.0	8722500.0	8722500.0	8722500.0	0.0	0.0	0.0	8722500.0	100% Beneficial to the Scheme
59	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	441	600.3	10000	6003000.0	6003000.0	21000.0	12606300.0	12606300.0	6003000.0	6003000.0	6603300.0	0.0	0.0	0.0	6003000.0	100% Beneficial to the Scheme
60	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	255	292.2	10000	2921900.0	2921900.0	20000.0	5843800.0	5843800.0	2921900.0	2921900.0	2921900.0	0.0	0.0	0.0	2921900.0	100% Beneficial to the Scheme
61	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	266	2101.7	10000	21016800.0	21016800.0	20000.0	42033600.0	42033600.0	21016800.0	21016800.0	21016800.0	0.0	0.0	0.0	21016800.0	100% Beneficial to the Scheme
62	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	211	1608.0	10000	16080300.0	16080300.0	20000.0	32160600.0	32160600.0	16080300.0	16080300.0	16080300.0	0.0	0.0	0.0	16080300.0	100% Beneficial to the Scheme
63	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	63B	209.9	10000	2098800.0	2098800.0	25000.0	5247000.0	5247000.0	2098800.0	2098800.0	3148200.0	0.0	0.0	0.0	2098800.0	100% Beneficial to the Scheme
64	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	210	1298.5	10000	12985400.0	12985400.0	21000.0	27269340.0	27269340.0	12985400.0	12985400.0	14283940.0	0.0	0.0	0.0	12985400.0	100% Beneficial to the Scheme
65	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	215	959.4	10000	9594000.0	9594000.0	22000.0	21106800.0	21106800.0	9594000.0	9594000.0	11512800.0	0.0	0.0	0.0	9594000.0	100% Beneficial to the Scheme
66	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	538	736.4	10000	7364300.0	7364300.0	21000.0	15465030.0	15465030.0	7364300.0	7364300.0	8100730.0	0.0	0.0	0.0	7364300.0	100% Beneficial to the Scheme
67	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	63A	600.2	10000	6001600.0	6001600.0	25000.0	15004000.0	15004000.0	6001600.0	6001600.0	9002400.0	0.0	0.0	0.0	6001600.0	100% Beneficial to the Scheme
68	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	201B	854.1	10000	8540500.0	8540500.0	23000.0	19643150.0	19643150.0	8540500.0	8540500.0	11102650.0	0.0	0.0	0.0	8540500.0	100% Beneficial to the Scheme
69	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	447	534.4	10000	5344100.0	5344100.0	21000.0	11222610.0	11222610.0	5344100.0	5344100.0	5878510.0	0.0	0.0	0.0	5344100.0	100% Beneficial to the Scheme
70	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	139A	573.0	10000	5729500.0	5729500.0	20000.0	11459000.0	11459000.0	5729500.0	5729500.0	5729500.0	0.0	0.0	0.0	5729500.0	100% Beneficial to the Scheme
71	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	208A	290.7	10000	2907400.0	2907400.0	21000.0	6105540.0	6105540.0	2907400.0	2907400.0	3198140.0	0.0	0.0	0.0	2907400.0	100% Beneficial to the Scheme
72	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	186	265.3	10000	2652600.0	2652600.0	20000.0	5305200.0	5305200.0	2652600.0	2652600.0	2652600.0	0.0	0.0	0.0	2652600.0	100% Beneficial to the Scheme
73	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	548	2827.1	10000	28270900.0	28270900.0	21000.0	59368890.0	59368890.0	28270900.0	28270900.0	31097990.0	0.0	0.0	0.0	28270900.0	100% Beneficial to the Scheme
74	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	85	808.9	10000	8089300.0	8089300.0	21000.0	16987530.0	16987530.0	8089300.0	8089300.0	8898230.0	0.0	0.0	0.0	8089300.0	100% Beneficial to the Scheme
75	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	322	2563.4	10000	25634300.0	25634300.0	20000.0	51268600.0	51268600.0	25634300.0	25634300.0	25634300.0	0.0	0.0	0.0	25634300.0	100% Beneficial to the Scheme
76	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	313	246.2	10000	2462000.0	2462000.0	21000.0	5170200.0	5170200.0	2462000.0	2462000.0	2708200.0	0.0	0.0	0.0	2462000.0	100% Beneficial to the Scheme
77	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	182	1057.2	10000	10571700.0	10571700.0	23000.0	24314910.0	24314910.0	10571700.0	10571700.0	13743210.0	0.0	0.0	0.0	10571700.0	100% Beneficial to the Scheme
78	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	532B	1938.3	10000	19383100.0	19383100.0	24000.0	46519440.0	46519440.0	19383100.0	19383100.0	27136340.0	0.0	0.0	0.0	19383100.0	100% Beneficial to the Scheme
79	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	89B	626.1	10000	6260700.0	6260700.0	21000.0	13147470.0	13147470.0	6260700.0	6260700.0	6886770.0	0.0	0.0	0.0	6260700.0	100% Beneficial to the Scheme
80	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	511	1720.8	10000	17207500.0	17207500.0	21000.0	36135750.0	36135750.0	17207500.0	17207500.0	18928250.0	0.0	0.0	0.0	17207500.0	100% Beneficial to the Scheme
81	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	274	1348.6	10000	13485800.0	13485800.0	23000.0	31017340.0	31017340.0	13485800.0	13485800.0	17531540.0	0.0	0.0	0.0	13485800.0	100% Beneficial to the Scheme
82	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	471	442.2	10000	4421600.0	4421600.0	20000.0	8843200.0	8843200.0	4421600.0	4421600.0	4421600.0	0.0	0.0	0.0	4421600.0	100% Beneficial to the Scheme
83	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	171	2000.1	10000	20001300.0	20001300.0	20000.0	40002600.0	40002600.0	20001300.0	20001300.0	20001300.0	0.0	0.0	0.0	20001300.0	100% Beneficial to the Scheme
84	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	148	502.5	10000	5025000.0	5025000.0	21000.0	10552500.0	10552500.0	5025000.0	5025000.0	5527500.0	0.0	0.0	0.0	5025000.0	100% Beneficial to the Scheme
85	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	474	469.8	10000	4697600.0	4697600.0	21000.0	9864960.0	9864960.0	4697600.0	4697600.0	5167360.0	0.0	0.0	0.0	4697600.0	100% Beneficial to the Scheme
86	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	162	1053.4	10000	10533500.0	10533500.0	23000.0	24227050.0	24227050.0	10533500.0	10533500.0	13693550.0	0.0	0.0	0.0	10533500.0	100% Beneficial to the Scheme
87	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	299	2677.4	10000	26774400.0	26774400.0	20000.0	53548800.0	53548800.0	26774400.0	26774400.0	26774400.0	0.0	0.0	0.0	26774400.0	100% Beneficial to the Scheme

Sr. No	Name of Owner	Survey Details of land			Original Plot					Final Plot								Value in Rs.							Remarks
							Value in Rs.			Value in Rs.															
										Undeveloped					Developed										
		Tenure of land	Survey No.	Types of Amenity /Open space	OP No.	Area (sqm)	Rate of Original Value (Rs/sqm)	Without Reference to Value of Structures	Inclusive of Structures	FP No	Area (sqm)	Rate of Semi Final Value (Rs/sqm)	Without Reference to Value of Structures	Inclusive of Structure	Rate of Final Value (Rs/sqm)	Without reference to structure	Inclusive of Sturtcure	Contribution (+) Compensation (-) (Col. 9c - Col 6c)	Compensation attributed to the cost of the scheme as per Sec. 97 (1) (c & d)	Increment (10b-9b)	Increment attributed to the reciept of the scheme as per Sec. 99 (1) (ii & iii)	Contribution (0.05) of Col. 12 (b)	Addition to (+) or deduction from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	
1	2	3 (a)	3 (b)	3 (c)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11 (a)	11 (b)	12 (a)	12 (b)	13	14	15	16
88	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	576	1335.4	10000	13354400.0	13354400.0	20000.0	26708800.0	26708800.0	13354400.0	13354400.0	13354400.0	0.0	0.0	0.0	13354400.0	100% Beneficial to the Scheme
89	SPA, NAINA	-		Layout Amenity			0.0	0.0	0.0	578	2680.6	10000	26806200.0	26806200.0	20000.0	53612400.0	53612400.0	26806200.0	26806200.0	26806200.0	0.0	0.0	0.0	26806200.0	100% Beneficial to the Scheme
90	SPA, NAINA	-		Layout Open Space			0.0	0.0	0.0	1	411.6	4000	1646280.0	1646280.0	9600.0	3951072.0	3951072.0	1646280.0	1646280.0	2304792.0	0.0	0.0	0.0	1646280.0	100% Beneficial to the Scheme
91	SPA, NAINA	-		Layout Open Space			0.0	0.0	0.0	11	1356.3	4000	5425240.0	5425240.0	8000.0	10850480.0	10850480.0	5425240.0	5425240.0	5425240.0	0.0	0.0	0.0	5425240.0	100% Beneficial to the Scheme
92	SPA, NAINA	-		Layout Open Space			0.0	0.0	0.0	398	2877.1	4000	11508440.0	11508440.0	8000.0	23016880.0	23016880.0	11508440.0	11508440.0	11508440.0	0.0	0.0	0.0	11508440.0	100% Beneficial to the Scheme
93	SPA, NAINA	-		Layout Open Space			0.0	0.0	0.0	392	351.1	4000	1404240.0	1404240.0	8000.0	2808480.0	2808480.0	1404240.0	1404240.0	1404240.0	0.0	0.0	0.0	1404240.0	100% Beneficial to the Scheme
94	SPA, NAINA	-		Layout Open Space			0.0	0.0	0.0	39	265.0	4000	1060080.0	1060080.0	9600.0	2544192.0	2544192.0	1060080.0	1060080.0	1484112.0	0.0	0.0	0.0	1060080.0	100% Beneficial to the Scheme
95	SPA, NAINA	-		Layout Open Space			0.0	0.0	0.0	395	4426.7	4000	17706960.0	17706960.0	8000.0	35413920.0	35413920.0	17706960.0	17706960.0	17706960.0	0.0	0.0	0.0	17706960.0	100% Beneficial to the Scheme
96	SPA, NAINA	-		Layout Open Space			0.0	0.0	0.0	50B	2875.7	4000	11502600.0	11502600.0	8000.0	23005200.0	23005200.0	11502600.0	11502600.0	11502600.0	0.0	0.0	0.0	11502600.0	100% Beneficial to the Scheme
97	SPA, NAINA	-		Layout Open Space			0.0	0.0	0.0	405	2170.3	4000	8681080.0	8681080.0	8000.0	17362160.0	17362160.0	8681080.0	8681080.0	8681080.0	0.0	0.0	0.0	8681080.0	100% Beneficial to the Scheme
98	SPA, NAINA	-		Layout Open Space			0.0	0.0	0.0	246	1239.4	4000	4957600.0	4957600.0	8400.0	10410960.0	10410960.0	4957600.0	4957600.0	5453360.0	0.0	0.0	0.0	4957600.0	100% Beneficial to the Scheme
99	SPA, NAINA	-		Layout Open Space			0.0	0.0	0.0	53	1001.6	4000	4006400.0	4006400.0	8000.0	8012800.0	8012800.0	4006400.0	4006400.0	4006400.0	0.0	0.0	0.0	4006400.0	100% Beneficial to the Scheme
100	SPA, NAINA	-		Layout Open Space			0.0	0.0	0.0	426B	385.7	4000	1542720.0	1542720.0	9200.0	3548256.0	3548256.0	1542720.0	1542720.0	2005536.0	0.0	0.0	0.0	1542720.0	100% Beneficial to the Scheme
101	SPA, NAINA	-		Layout Open Space			0.0	0.0	0.0	129	452.0	4000	1807800.0	1807800.0	8000.0	3615600.0	3615600.0	1807800.0	1807800.0	1807800.0	0.0	0.0	0.0	1807800.0	100% Beneficial to the Scheme
102	SPA, NAINA	-		Layout Open Space			0.0	0.0	0.0	240	1414.4	4000	5657720.0	5657720.0	8400.0	11881212.0	11881212.0	5657720.0	5657720.0	6223492.0	0.0	0.0	0.0	5657720.0	100% Beneficial to the Scheme
103	SPA, NAINA	-		Layout Open Space			0.0	0.0	0.0	223B	760.0	4000	3040040.0	3040040.0	8000.0	6080080.0	6080080.0	3040040.0	3040040.0	3040040.0	0.0	0.0	0.0	3040040.0	100% Beneficial to the Scheme
104	SPA, NAINA	-		Layout Open Space			0.0	0.0	0.0	427B	7328.4	4000	29313560.0	29313560.0	8000.0	58627120.0	58627120.0	29313560.0	29313560.0	29313560.0	0.0	0.0	0.0	29313560.0	100% Beneficial to the Scheme
105	SPA, NAINA	-		Layout Open Space			0.0	0.0	0.0	221	58.1	4000	232200.0	232200.0	8000.0	464400.0	464400.0	232200.0	232200.0	232200.0	0.0	0.0	0.0	232200.0	100% Beneficial to the Scheme
106	SPA, NAINA	-		Layout Open Space			0.0	0.0	0.0	218	81.0	4000	323880.0	323880.0	8000.0	647760.0	647760.0	323880.0	323880.0	323880.0	0.0	0.0	0.0	323880.0	100% Beneficial to the Scheme
107	SPA, NAINA	-		Layout Open Space			0.0	0.0	0.0	252	173.1	4000	692520.0	692520.0	8000.0	1385040.0	1385040.0	692520.0	692520.0	692520.0	0.0	0.0	0.0	692520.0	100% Beneficial to the Scheme
108	SPA, NAINA	-		Layout Open Space			0.0	0.0	0.0	119	303.2	4000	1212640.0	1212640.0	9200.0	2789072.0	2789072.0	1212640.0	1212640.0	1576432.0	0.0	0.0	0.0	1212640.0	100% Beneficial to the Scheme
109	SPA, NAINA	-		Layout Open Space			0.0	0.0	0.0	256	278.1	4000	1112280.0	1112280.0	8000.0	2224560.0	2224560.0	1112280.0	1112280.0	1112280.0	0.0	0.0	0.0	1112280.0	100% Beneficial to the Scheme
110	SPA, NAINA	-		Layout Open Space			0.0	0.0	0.0	80	4988.6	4000	19954200.0	19954200.0	8800.0	43899240.0	43899240.0	19954200.0	19954200.0	23945040.0	0.0	0.0	0.0	19954200.0	100% Beneficial to the Scheme
111	SPA, NAINA	-		Layout Open Space			0.0	0.0	0.0	214B	111.0	4000	443840.0	443840.0	8400.0	932064.0	932064.0	443840.0	443840.0	488224.0	0.0	0.0	0.0	443840.0	100% Beneficial to the Scheme
112	SPA, NAINA	-		Layout Open Space			0.0	0.0	0.0	341B	321.4	4000	1285560.0	1285560.0	8000.0	2571120.0	2571120.0	1285560.0	1285560.0	1285560.0	0.0	0.0	0.0	1285560.0	100% Beneficial to the Scheme
113	SPA, NAINA	-		Layout Open Space			0.0	0.0	0.0	111	269.0	4000	1076080.0	1076080.0	9200.0	2474984.0	2474984.0	1076080.0	1076080.0	1398904.0	0.0	0.0	0.0	1076080.0	100% Beneficial to the Scheme
114	SPA, NAINA	-		Layout Open Space			0.0	0.0	0.0	445	2487.1	4000	9948560.0	9948560.0	8000.0	19897120.0	19897120.0	9948560.0	9948560.0	9948560.0	0.0	0.0	0.0	9948560.0	100% Beneficial to the Scheme
115	SPA, NAINA	-		Layout Open Space			0.0	0.0	0.0	532C	917.5	4000	3670080.0	3670080.0	8000.0	7340160.0	7340160.0	3670080.0	3670080.0	3670080.0	0.0	0.0	0.0	3670080.0	100% Beneficial to the Scheme
116	SPA, NAINA	-		Layout Open Space			0.0	0.0	0.0	462	1386.3	4000	5545200.0	5545200.0	8000.0	11090400.0	11090400.0	5545200.0	5545200.0	5545200.0	0.0	0.0	0.0	5545200.0	100% Beneficial to the Scheme
117	SPA, NAINA	-		Layout Open Space			0.0	0.0	0.0	89A	1442.8	4000	5771000.0	5771000.0	8000.0	11542000.0	11542000.0	5771000.0	5771000.0	5771000.0	0.0	0.0	0.0	5771000.0	100% Beneficial to the Scheme
118	SPA, NAINA	-		Layout Open Space			0.0	0.0	0.0	155	5352.5	4000	21410040.0	21410040.0	8800.0	47102088.0	47102088.0	21410040.0	21410040.0	25692048.0	0.0	0.0	0.0	21410040.0	100% Beneficial to the Scheme
119	SPA, NAINA	-		Layout Open Space			0.0	0.0	0.0	327	4022.8	4000	16091280.0	16091280.0	8400.0	33791688.0	33791688.0	16091280.0	16091280.0	17700408.0	0.0	0.0	0.0	16091280.0	100% Beneficial to the Scheme
120	SPA, NAINA	-		Layout Open Space			0.0	0.0	0.0	175	1883.9	4000	7535720.0	7535720.0	8800.0	16578584.0	16578584.0	7535720.0	7535720.0	9042864.0	0.0	0.0	0.0	7535720.0	100% Beneficial to the Scheme
121	SPA, NAINA	-		Layout Open Space			0.0	0.0	0.0	163	1479.6	4000	5918560.0	5918560.0	8000.0	11837120.0	11837120.0	5918560.0	5918560.0	5918560.0	0.0	0.0	0.0	5918560.0	100% Beneficial to the Scheme
122	SPA, NAINA	-		Layout Open Space			0.0	0.0	0.0	290	389.0	4000	1555960.0	1555960.0	9200.0	3578708.0	3578708.0	1555960.0	1555960.0	2022748.0	0.0	0.0	0.0	1555960.0	100% Beneficial to the Scheme
123	SPA, NAINA	-		Layout Open Space			0.0	0.0	0.0	300	2292.2	4000	9168920.0	9168920.0	8800.0	20171624.0	20171624.0	9168920.0	9168920.0	11002704.0	0.0	0.0	0.0	9168920.0	100% Beneficial to the Scheme
124	SPA, NAINA	-		Layout Open Space			0.0	0.0	0.0	487	6864.5	4000	27457920.0	27457920.0	9200.0	63153216.0	63153216.0	27457920.0	27457920.0	35695296.0	0.0	0.0	0.0	27457920.0	100% Beneficial to the Scheme
125	SPA, NAINA	-		Layout Open Space			0.0	0.0	0.0	70B	6719.2	4000	26876680.0	26876680.0	8800.0	59128696.0	59128696.0	26876680.0	26876680.0	32252016.0	0.0	0.0	0.0	26876680.0	100% Beneficial to the Scheme
126	SPA, NAINA	-		Layout Open Space			0.0	0.0	0.0	568	1064.1	4000	4256240.0	4256240.0	8000.0	8512480.0	8512480.0	4256240.0	4256240.0	4256240.0	0.0	0.0	0.0	4256240.0	100% Beneficial to the Scheme
127	SPA, NAINA	-		Layout Open Space			0.0	0.0	0.0	208B	71.9	4000	287560.0	287560.0	8000.0	575120.0	575120.0	287560.0	287560.0	287560.0	0.0	0.0	0.0	287560.0	100% Beneficial to the Scheme
128	SPA, NAINA	-		Sale Plot			0.0	0.0	0.0	379	755.4	10000	7553700.0	7553700.0	20000.0	15107400.0	15107400.0	7553700.0	0.0	7553700.0	7553700.0	3776.9	0.0	3776.9	0% Beneficial to the Scheme
129	SPA, NAINA	-		Sale Plot			0.0	0.0	0.0	416	258.6	10000	2586300.0	2586300.0	22000.0	5689860.0	5689860.0	2586300.0	0.0	3103560.0	3103560.0	1551.8	0.0	1551.8	0% Beneficial to the Scheme

Sr. No	Name of Owner	Survey Details of land			Original Plot					Final Plot								Value in Rs.							Remarks
							Value in Rs.			Value in Rs.															
										Undeveloped					Developed										
		Tenure of land	Survey No.	Types of Amenity /Open space	OP No.	Area (sqm)	Rate of Original Value (Rs/sqm)	Without Reference to Value of Structures	Inclusive of Structures	FP No	Area (sqm)	Rate of Semi Final Value (Rs/sqm)	Without Reference to Value of Structures	Inclusive of Structure	Rate of Final Value (Rs/sqm)	Without reference to structure	Inclusive of Sturtcure	Contribution (+) Compensation (-) (Col. 9c - Col 6c)	Compensation attributed to the cost of the scheme as per Sec. 97 (1) (c & d)	Increment (10b-9b)	Increment attributed to the reciept of the scheme as per Sec. 99 (1) (ii & iii)	Contribution (0.05) of Col. 12 (b)	Addition to (+) or deduction from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	
1	2	3 (a)	3 (b)	3 (c)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11 (a)	11 (b)	12 (a)	12 (b)	13	14	15	16
130	SPA, NAINA	-		Sale Plot			0.0	0.0	0.0	553B	3835.9	10000	38358600.0	38358600.0	20000.0	76717200.0	76717200.0	38358600.0	0.0	38358600.0	38358600.0	19179.3	0.0	19179.3	0% Beneficial to the Scheme
131	SPA, NAINA	-		Sale Plot			0.0	0.0	0.0	332	168.0	10000	1679500.0	1679500.0	21000.0	3526950.0	3526950.0	1679500.0	0.0	1847450.0	1847450.0	923.7	0.0	923.7	0% Beneficial to the Scheme
132	SPA, NAINA	-		Sale Plot			0.0	0.0	0.0	189	209.0	10000	2089700.0	2089700.0	23000.0	4806310.0	4806310.0	2089700.0	0.0	2716610.0	2716610.0	1358.3	0.0	1358.3	0% Beneficial to the Scheme
133	SPA, NAINA	-		Sale Plot			0.0	0.0	0.0	574	48904.2	10000	489041500.0	489041500.0	25000.0	1222603750.0	1222603750.0	489041500.0	0.0	733562250.0	733562250.0	366781.1	0.0	366781.1	0% Beneficial to the Scheme
134	SPA, NAINA	-		Sale Plot			0.0	0.0	0.0	396	101.4	10000	1013800.0	1013800.0	21000.0	2128980.0	2128980.0	1013800.0	0.0	1115180.0	1115180.0	557.6	0.0	557.6	0% Beneficial to the Scheme
Total in Rs.																			**1346705530.0**	**10807470768.0**	**9262743064.0**	**4631371.5**		**1351336901.5**	
Total in Crores																			**134.671**	**1080.747**	**926.274**	**0.463**		**₹ 135.1337**	

Abhiraj Girkar
(Arbitrator)
Town Planning Schem, NAINA no. 06

FINAL TOWN PLANNING SCHEME, NAINA No. 06			
FORM No. 2			
(Under Rule No. 6(vii) of the Maharashtra Town Planning Schemes Rules, 1974)			
FINANCE OF THE SCHEME			
Sr.No.	**Items**	**Amount in Crores**	**Remarks**
a	**Expenses of the Scheme**		
1	Estimated Expenses of Works included in the Scheme (section 59 (b))	671.56	Worked out as given in the Report
2	Compensation to Land Owners as per column 11 of the Form No. 1 (Section 100)	-	
3	Compensation from SPA as per column 11 of the Form No. 1 (Section 97(1) (c & d))	134.67	Share as per percentage of benefit to the residents of the scheme of compensation in Column 11 of form no.1
4	Cost of preparation, publication and submission of the draft Scheme (sections 60 to 68)	0.075	As per Section 97 (1)
5	Legal expenses under section 97 (1) (e) incurred on making and execution of the Scheme	0.025	
6	Compensation in respect of Injurious Affection under section 102	-	No claim for injurious affection is received
7	Compensation under any other sections as per column 14 of Form no. 1	-	
8	Cost of demarcation and measurement in preparing base map including getting it certified from Land Records Department and of the final layout of the Scheme	1.50	As per Section 97 (1)
9	Cost incurred on Arbitration including his salaries in preparing and submitting Preliminary and Final Schemes	0.40	As per Section 97 (1)
10	Expenses to be incurred on Tribunal of Appeals including honorarium, salaries under section 81 (2)	0.10	As per Section 97 (1)
11	Cost of Infrastructure provided area adjacent to the scheme	_	As per Section 97 (1)
a	**Total Costs and Expenses**	**808.3300**	
b	**Receipts in the Scheme**	**Amount in Crores**	
	Total of increment (coloumn 12 & 12 (b) of Form 1)	1,962.24	
	Proportion of increment to be charged under Section 99	0.05 percent	
1	Contribution receivable from land owners as per Column 13 of Form 1	0.51798	Contribution is levied only at 0.05 % of the Increment
2	Contribution receivable from SPA, NAINA as per Column 13 of Form 1 for plots beneficial to the general public	0.4631	Contribution is levied only at 0.05 % of the Increment
b	**Total receipts estimated in the Scheme**	**0.9811**	
c	**Net Cost of the Scheme to Planning Authority (a) -(b)**	**807.3489**	
	Proceeds Obtained by the sale plots	133.0580	
	Proceeds obatined by sale of Growth Centre Plots	1,120.4607	
	Total	**1,253.5188**	

Abhiraj Girkar
(Arbitrator)
Town Planning Schem, NAINA no. 06

FINAL TOWN PLANNING SCHEME, NAINA NO. 06

Part of Villages Chikhale, Moho, Pali Khurd, Shivkar
of Tahsil Panvel, Dist. Raigad

ESTIMATED RATES OF VALUES OF ORIGINAL PLOTS

PLAN (D)

Town Planning Scheme No. 2

Town Planning Scheme No. 3

Town Planning Scheme No. 5

Town Planning Scheme No. 8

Proposed Multi-Modal Corridor

Moho

Mohopada

Shivkar

Integrated Township Project (ITP)

Chikhale

Town Planning Scheme No. 10

Town Planning Scheme No. 8

Town Planning Scheme No. 9

MUMBAI - PUNE EXPRESSWAY

Legend

Boundaries

- IDP Boundary
- Town Planning Scheme (TPS) No. 6 Boundary
- Adjoining TPS Boundary
- Village Boundary
- Gaothan Boundary
- ITP Boundary

Existing Features

- Existing Structures
- GAIL Pipeline
- Urban Village
- 01 Final Plot Number
- Water Body
- YCMP Expressway
- Proposed Multi-Modal Corridor
- IDP Road (Underpass)
- Other Scheme Roads
- Proposed Water Channel

Classification of Semi-Final Values

- 2500 - 4499
- 4500
- 4501 - 5399
- 5400
- 5401 - 6499
- 6500
- 7150
- 7800
- 10000

The Final TOwn Planning Scheme NAINA No. 06 is drawn up by the Arbitrator on 27 September, 2024 as provided under sub-section (7) of section 72 of M.R.&T.P. Act, 1966 vide his Notice No. ARB/ TPS-6/Final-Award/2024/549 dated 27 September 2024

(Abhiraj Girkar)
Arbitrator
Town Planning Scheme, NAINA No. 06

Approved under sub-section (1) of section 86 of M.R.&T.P. Act, 1966 vide Urban Development Department Notification No.

Sheet No. 04/04 Scale - 1:2500

0 25 50 75 100 200 300 400 500 Meters

CIDCO WE MAKE CITIES

SPECIAL PLANNING AUTHORITY
For
NAVI MUMBAI AIRPORT
INFLUENCE NOTIFIED AREA
(NAINA)

NAINA TOWN PLANNING SCHEME, NO. 6

Part of Villages Chikhale, Moho, Pali Khurd, Shivkar
of Tahsil Panvel, Dist. Raigad

ESTIMATED RATES OF SEMI-FINAL VALUES OF FINAL PLOTS

PLAN B

Town Planning Scheme No. 2

Town Planning Scheme No. 3

Town Planning Scheme No. 5

Town Planning Scheme No. 8

Proposed Multi-Modal Corridor

Moho

Mohopada

Shivkar

Integrated Township Project (ITP)

Chikhale

Town Planning Scheme

MUMBAI - PUNE EXPRESSWAY

Town Planning Scheme No. 10

Town Planning Scheme No. 8

Town Planning Scheme No. 9

read with modifications as described in the schedules 'C' & 'D'.

Legend

Boundaries

- IDP Boundary
- Town Planning Scheme (TPS) No. 6 Boundary
- Adjoining TPS Boundary
- Village Boundary
- Gaothan Boundary
- ITP Boundary

Existing Features

- Existing Structures
- GAIL Pipeline
- Urban Village
- 01 Final Plot Number
- Water Body
- YCMP Expressway
- Proposed Multi-Modal Corridor
- IDP Road (Underpass)
- Other Scheme Roads
- Proposed Water Channel

Classification of Semi-Final Values

- 4000
- 4950
- 10000

The Final TOwn Planning Scheme NAINA No. 06 is drawn up by the Arbitrator on 27 September, 2024 as provided under sub-section (7) of section 72 of M.R.&T.P. Act, 1966 vide his Notice No. ARB/ TPS-6/Final-Award/2024/549 dated 27 September 2024

(Abhiraj Girkar)
Arbitrator
NAINA, Town Planning Scheme No. 6

Approved under sub-section (1) of section 86 of M.R.&T.P. Act, 1966 vide Urban Development Department Notification No.

Sheet No. 04/04 Scale - 1:2500

N W E S

0 25 50 75 100 200 300 400 500 Meters

CIDCO WE MAKE CITIES

SPECIAL PLANNING AUTHORITY
For
NAVI MUMBAI AIRPORT
INFLUENCE NOTIFIED AREA
(NAINA)

FINAL TOWN PLANNING SCHEME, NAINA NO. 06

Part of Villages Chikhale, Moho, Pali Khurd, Shivkar
of Tahsil Panvel, Dist. Raigad

ESTIMATED RATES IF FINAL VALUES OF FINAL PLOTS

PLAN (D)

Town Planning Scheme No. 2

Town Planning Scheme No. 3

Town Planning Scheme No. 5

Town Planning Scheme No. 8

Proposed Multi-Modal Corridor

Moho

Mohopada

Shivkar

Chikhale

Integrated Township Project (ITP)

MUMBAI - PUNE EXPRESSWAY

Town Planning Scheme No. 10

Town Planning Scheme No. 8

Town Planning Scheme No. 9

Legend

Boundaries

- IDP Boundary
- Town Planning Scheme (TPS) No. 6 Boundary
- Adjoining TPS Boundary
- Village Boundary
- Gaothan Boundary
- ITP Boundary

Existing Features

- Existing Structures
- GAIL Pipeline
- Urban Village
- 01 Final Plot Number
- Water Body
- YCMP Expressway
- Proposed Multi-Modal Corridor
- IDP Road (Underpass)
- Other Scheme Roads
- Proposed Water Channel

Classification of Semi-Final Values

- 4950
- 8000 - 9000
- 9000 - 10000
- 20000
- 21000
- 22000
- 23000
- 24000
- 25000

The Final TOwn Planning Scheme NAINA No. 06 is drawn up by the Arbitrator on 27 September, 2024 as provided under sub-section (7) of section 72 of M.R.&T.P. Act, 1966 vide his Notice No. ARB/ TPS-6/Final-Award/2024/549 dated 27 September 2024

(Abhiraj Girkar)
Arbitrator
~~Town Planning Scheme, NAINA No. 06~~

Approved under sub-section (1) of section 86 of M.R.&T.P. Act, 1966 vide Urban Development Department Notification No.

Sheet No. 04/04 Scale - 1:2500

0 25 50 75 100 200 300 400 500 Meters

CIDCO WE MAKE CITIES

SPECIAL PLANNING AUTHORITY
For
NAVI MUMBAI AIRPORT
INFLUENCE NOTIFIED AREA
(NAINA)

24. ANNEXURES

Annexure 1: Draft Sanction to the scheme

RNI No. MAHBIL /2012/46121

सत्यमेव जयते

महाराष्ट्र शासन राजपत्र

असाधारण भाग दोन

वर्ष ८, अंक ७८(३)] शुक्रवार, नोव्हेंबर ४, २०२२/कार्तिक १३, शके १९४४ [पृष्ठे ११, किंमत : रुपये १२.००

असाधारण क्रमांक १४०

प्राधिकृत प्रकाशन

शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित

अधिसूचना

महाराष्ट्र प्रादेशिक नियोजन आणि नगररचना अधिनियम १९६६ च्या कलम ६८ च्या उपकलम (२) नुसार

नगररचना परीयोजना क्रमांक ६ (टीपीएस -६)

क्र. सिडको/नैना/ न.र.यो. ६/ प्रा.यो./ २०२२/५६५

२१ ऑक्टोबर, २०२२

ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन आणि नगररचना अधिनियम १९६६ (महा.अधिनियम XXXVII, १९६६) (येथून पुढे उक्त अधिनियम असे निर्देशित करण्यात येईल), च्या कलम ४० च्या उपकलम (१) मधील खंड (ब) द्वारा प्रदान करण्यात आलेल्या अधिकारांचा वापर करून महाराष्ट्र शासनाच्या नगर विकास विभाग (नविवि) ने अधिसूचना क्रमांक टीपीएस-१७१२/४७५/प्र.क्र.-९८/१२/नवि-१२ दिनांक १० जानेवारी, २०१३ व वेळोवेळी झालेल्या सुधारणा अन्वये त्यात नमूद केल्याप्रमाणे, नवी मुंबई विमानतळ प्रभावित अधिसूचित क्षेत्र (नैना), (येथून पुढे उक्त क्षेत्र असे निर्देशित करण्यात येईल) साठी शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित (महाराष्ट्र शासनाच्या मालकीची व नियंत्रणाखालील कंपनी) म्हणजे सिडकोची विशेष नियोजन प्राधिकरण (येथून पुढे वि.नि.प्रा.असे निर्देशित करण्यात येईल) म्हणून नेमणूक केली आहे.

आणि ज्याअर्थी महाराष्ट्र शासनाने अधिसूचना क्र. टीपीएस -१२१५/२४५/ सीआर -३३२/ २०१५/एस.एम./यूडी -१२, दिनांक २७ एप्रिल २०१७ नुसार नैनातील २३ गावांसाठी अंतरिम विकास आराखडा मंजूर केला आहे. आणि अधिसूचना क्र. टीपीएस. १२१५/२४५/ प्र.क्र. ३३२/१६/ई.पी./नवि-१२ दिनांक १ मार्च २०१९ अन्वये अधिनियमाच्या कलम ३१ च्या उपकलम (१) नुसार अंतरिम विकास आराखड्याचा वगळलेले भाग मंजूर केले आहेत.

आणि ज्याअर्थी महाराष्ट्र शासनाने अधिसूचना क्र. टीपीएस -१७१७/ एमआयएस २७५०/सीआर - ९१/२०१९/यूडी -१२, दिनांक १६ सप्टेंबर, २०१९ नुसार नैनातील १५१ गावांसाठी विकास आराखडा मंजूर केला आहे.

आणि ज्याअर्थी, अधिनियमातील कलम ६० च्या उप-कलम (१) नुसार सिडकोच्या संचालक मंडळाने दिनांक १९ जुलै, २०१९ रोजीच्या ठराव क्र. १२२१४ अन्वये मौजे चिखले (भागशः), मौजे मोहो (भागशः), मौजे शिवकर (भागशः) व मौजे पाले खुर्द (भागशः), तालुका पनवेल, जिल्हा रायगड येथे नगररचना परीयोजना क्रमांक ६ (टीपीएस -६) करण्याकरिता त्याचा उद्देश घोषित केला आहे.

(१)

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ६० च्या उप-कलम (२) मध्ये नमूद तरतूदीनुसार टीपीएस -६ करण्याच्या उद्देशाची घोषणा दिनांक ०८ ऑगस्ट, २०१९ रोजीच्या **महाराष्ट्र शासन राजपत्र** असाधारण (भाग -२) मध्ये आणि दिनांक १९ ऑगस्ट, २०१९ रोजीच्या स्थानिक वृत्तपत्रे "कर्नाळा" आणि "एशियन एज" यात प्रकाशित करण्यात आली आहे.

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ६१ च्या उप-कलम (१) नुसार, नियोजन प्राधिकरणाने संचालक, नगर रचना, यांच्याशी सल्लामसलत करून, ज्या योजनेसाठी घोषणा करण्यात आली त्या क्षेत्रासाठी प्रारूप योजना तयार करून घोषणेच्या तारखेपासून नऊ महिन्यांच्या आत किंवा वाढीव कालावधीत अधिकृत **महाराष्ट्र शासन राजपत्रात** नोटीस प्रकाशित करावयाची आहे.

आणि ज्याअर्थी, सह संचालक, नगर रचना, कोकण विभाग यांनी आदेश क्रमांक प्रा.न.र.यो.क्र ६/नैना/कलम ६१(३)/ मुदतवाढ/ सहसंकोवि/२०६० दिनांक ४ मार्च, २०२० अन्वये प्रारूप योजना बनवून प्रकाशित करण्यासाठी तीन महिन्यांचा म्हणजेच दिनांक ०६ ऑगस्ट, २०२० पर्यंतचा वाढीव कालावधी दिलेला आहे.

आणि ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन रचना (सुधारणा) अधिनियम २०२० (सन २०२० चा महाराष्ट्र अधिनियम क्र. १९) द्वारे, उक्त अधिनियमाच्या कलम १४८ (अ) मधील सुधारित तरतुदीनुसार, अधिनियमातलं प्रकरणे दोन, तीन, चार व पाच मधील तरतुदीप्रमाणे, कोणत्याही विकास योजना, प्रादेशिक योजना किंवा योजनांसाठी कालावधी विचारात घेतांना, देशामध्ये किंवा राज्यामध्ये अद्भवणाऱ्या कोणत्याही महामारीच्या किंवा साथीच्या रोजच्या फैलावास किंवा आपत्तीजन्य परिस्थितीस प्रतिबंध करण्याकरिता, भारत सरकारने किंवा, यथास्थिती, राज्य शासनाने केलेल्या कोणत्याही मार्गदर्शक तत्वांच्या किंवा टाळेबंदी उपाययोजनांच्या अंमलबजावणीमुळे, उक्त प्रकरणानुसारची कोणताही कार्यवाही पूर्ण होऊ शकली नसेल तर, असा कालावधी वगळणे आवश्यक आहे.

आणि ज्याअर्थी, कोविड-१९ व्हायरसचा प्रसार व देशभरात टाळेबंदी या परिस्थितीत सदर परियोजनेच्या वेळापत्रकास अनुसरून टीपीएस नियम १९७४ च्या नियम क्र. ४(१) नुसार नगर रचना परियोजना - ६ ची जमीन मालकांची सभा दिनांक २४ एप्रिल, २०२० ते ०४ मे, २०२० दरम्यान डिजिटल पद्धतीने आयोजित केली गेली आणि जमीन मालकांकडून मिळालेल्या सूचनांचा समावेश केल्यानंतर दिनांक १६ जून, २०२० रोजीच्या प्रस्त्वान्वये टीपीएस-६ चा मसुदा उक्त अधिनियमाच्या कलम ६१(१) नुसार आणि टीपीएस नियम १९७४ च्या नियम क्रमांक ४(२) नुसार संचालक, नगर रचना, महाराष्ट्र राज्य यांच्याकडे कलम ५९(२) अन्वये मान्यता व कलम ६१ (१) प्रसिद्धीपूर्व सल्लामसलतीसाठी पाठविण्यात आला.

आणि ज्याअर्थी, संचालक, नगर रचना, महाराष्ट्र राज्य यांनी दिनांक ०२ मार्च, २०२१ रोजीच्या पत्र जा. क्र. नैना नरयो क्र. ६/ प्र.क्र. ७३/ २०/टीपीव्ही-३/१२२१ अन्वये टीपीएस -६ बाबत सल्लामसलत दिली आहे. तसेच प्रा.न.र.यो.क्र ६ बनवताना मंजूर विकास योजनेच्या प्रस्तावांमध्ये झालेल्या बदलांना उक्त अधिनियमाच्या कलम ५९(२) अन्वये मंजुरी दिलेली आहे.

आणि ज्याअर्थी महाराष्ट्र शासनाने उक्त अधिनियमाच्या कलम १५१ च्या उप-कलम (१) नुसार प्रदान करण्यात आलेल्या अधिकारांचा वापर करून दिनांक १३ सप्टेंबर २०१७ रोजीच्या अधिसूचना क्रमांक टीपीएस -१८१७/ ९७३ / सीआर-१०३/१७/ यूडी-१३ अन्वये त्यांच्यातर्फे कलम ६८(२) अंतर्गत वापरण्यात येणारे अधिकार सिडकोचे उपाध्यक्ष व व्यवस्थापकीय संचालक, यांना प्रदान केलेले आहेत.

आणि ज्याअर्थी, प्राप्त झालेल्या सूचनांप्रमाणे आवश्यक बदल समाविष्ट केल्यानंतर, प्रारूप योजना उपाध्यक्ष व व्यवस्थापकीय संचालक यांना उक्त अधिनियमाच्या कलम ६८(१) नुसार दि. २२ जुलै २०२२ रोजी मंजुरीसाठी सादर करण्यात आली.

आणि ज्याअर्थी, परीयोजनेच्या प्रभावी अंमलबजावणीसाठी उक्त अधिनियमाच्या कलम ५९(१)(ख)(iii) अन्वये महाराष्ट्र शासनाने अधिसूचना क्र. टीपीएस-१२१९/२३८२/प्र.क्र.१८६/१९/नवि-१२ दिनांक ३०/१२/२०१९ अन्वये मंजूर अंतरिम विकास योजनेच्या विकास नियंत्रण व प्रोत्साहन नियमावलीच्या काही तरतुदींच्या तहकुबीला मंजुरी दिलेली आहे.

आणि ज्याअर्थी उपा व व्य सं. यांनी दि. ०८ ऑगस्ट २०२२ रोजी उक्त अधिनियमाच्या कलम ६८ च्या उप-कलम (२) नुसार, प्रारूप योजना मंजूर करण्यापूर्वी संचालक, नगर रचना महाराष्ट्र राज्य यांची सल्लामसलत मागितली आहे.

आणि ज्याअर्थी संचालक, नगर रचना महाराष्ट्र राज्य यांनी दि. १७ ऑक्टोबर २०२२ रोजीचे पत्र. जा. क्र. प्रा.न.र.यो / नरयो क्र. ६/ नैना / कलम ६८ (१) /४६६ अन्वये प्रारूप योजनेच्या मंजुरीसाठी सल्ला दिला आहे.

म्हणून, आता या अधिसूचनेद्वारे, दि. १३ सप्टेंबर २०१७ च्या अधिसूचनेअन्वये राज्य सरकारद्वारे मला प्रदान केलेल्या अधिकारांचा वापर करून पनवेल तालुक्यातील रायगड जिल्ह्यातील मौजे नेरे व नेरेपाडा (भाग), विहिघर (भाग), मोहो (भाग), कोप्रोली (भाग),

आणि चिपळे (भाग) येथे एकसंलग्न अशा **प्रारूप नगररचना परीयोजना क्रमांक ६** (टीपीएस -६) त्यासोबतच्या विशेष विकास नियंत्रण नियमावलीसह उक्त अधिनियमाच्या कलम ६८ च्या पोटकलम (२) अन्वये मंजूर करण्यात येत आहे.

उक्त अधिनियमाच्या कलम ६८ च्या उपकलम (३) नुसार मंजूर प्रारूप टीपीएस -६ योजनेची प्रत संबंधित विशेष नियंत्रण नियमावलीसह नैना कार्यालय, ८ वा मजला, टॉवर नं. १०, बेलापूर रेल्वे स्टेशन संकुल, सीबीडी बेलापूर, नवी मुंबई ४००६१४ येथे कार्यालयीन कामकाजाच्या सर्व दिवशी नागरीकांच्या अवलोकनार्थ खुली ठेवण्यात आली आहे. तसेच प्रारूप टीपीएस -६ सिडकोचे संकेतस्थळ https://cidco.maharashtra.gov.in//naina येथेसुद्धा अपलोड केली गेली आहे आणि विहित शुल्क भरल्यानंतर देखील मिळू शकते.

नवी मुंबई,
दिनांक २१ ऑक्टोबर २०२२

डॉ. संजय मुखर्जी,
उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको.

नोंदणीकृत कार्यालय : निर्मल, २ रा मजला, नरीमन पॉइंट, मुंबई ४०००२१.

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

NOTIFICATION

UNDER SECTION 68(2) OF THE MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966

Town Planning Scheme No. 6 (TPS-6)

No. CIDCO/NAINA/TPS-06/Draft Scheme/2022/565

21st October, 2022

WHEREAS, the Government of Maharashtra in exercise of powers conferred under clause (b) of Sub-section (1) of the Section 40 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") declared by Notification, No. TPS -1712/475/CR-98/12/ UD-12: dated 10th January, 2013 and subsequent amendment (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 Navi Mumbai Airport Influence Notified Area (NAINA) (hereinafter referred to as "said notified area") as specified therein.

And whereas, the Government of Maharashtra vide Notification No. TPS-1215/245/CR-332/2015/ SM/UD-12, dated 27th April 2017 has sanctioned the Interim Development Plan (IDP) for the 23 villages of NAINA, and also vide Notification No. No. TPS. 1215/245/C.R. 332/16/EP/UD-12, dated 1st March 2019 has sanctioned the Excluded Parts of the IDP under Section 31(1) of the said Act.

And whereas, the Government of Maharashtra vide Notification No. TPS-1717/MIS-2750/ C.R.91/2019/UD-12, dated 16th September, 2019 has sanctioned the Development Plan (DP) for 151 villages of NAINA u/s 31(1) of the MR & TP Act, 1966.

And whereas, as per sub- Section (1) of Section 60 of the said Act, CIDCO's Board vide Resolution No. 12214, dated 19th July, 2019, had declared its intention 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.

And whereas, a notice about declaration of making TPS-6 as per provision in sub- Section (2) of Section 60 of the Act, has been published in the Extraordinary official *Maharashtra Government Gazette* (part-II) dated 8th August, 2019 and in daily newspapers "Karnala" and "Asian Age" dated 19th August, 2019.

And whereas, as per Section 61 (1) of the said Act, the Planning Authority shall, in consultation with the Director of Town Planning, make a draft scheme for the area in respect of which the declaration was made, and publish a notice in the *Official Gazette* within nine months or within the extended period from the date of the declaration.

And whereas, the Joint Director of Town Planning, Konkan division vide Order No TPS No. 6/ NAINA/Section 61(3)/Time Limit Extension/JDTP-KDN/2060 dated 04th March, 2020 has granted extension of three months' time i.e. up to 6th August, 2020 for making and publication of the said draft scheme.

And whereas, in accordance with the amended provisions of section 148(A) of the said Act, vide the Maharashtra Regional and Town Planning (Amendment) Act, 2020 (Maharashtra Act No. XIX of 2020), in computing the period in relation to any Development Plan, Regional Plan or Scheme under the provisions of Chapter II, III, IV and V of the said Act, the period of periods during which any action could not be completed under the said chapters due to enforcement of any Guidelines or

lockdown measures by the Government of India or the State Government, as the case may be, to prevent the spread of any pandemic or epidemic or disaster situation arising in the country of State shall be excluded;

And whereas, such prescribed time limit is still in existing on excluding the period of lockdown declared due to spread of covid-19 virus in the State of Maharashtra, by the Government from 23rd March 2020.

And whereas, in the wake of unprecedented scenario of COVID-19 Pandemic and Nationwide Lockdown, TPS -6 land owners meet was conducted digitally from 24th April to 4th May, 2020 as per rule No. 4(1) of TPS Rules 1974 by inviting all the land owners to view their land details and the draft layout plan of the scheme on CIDCO's website *www.cidco.maharashtra.gov.in.* After incorporating suggestions received from the owners, consultation as per Section 61 (1) and approval for suitable amendments in Development Plans under section 59(2) was sought vide submission dated 16th June, 2020 from the Director of Town Planning, GoM.

And whereas, the Director of Town Planning vide letter जा. क्र. नैना नरयो क्र. ६/ प्र.क्र. ७३/ २०/टीपीव्ही-३/१२२१ dated 2nd March, 2021 had offered consultation on TPS-6 and also accorded approval for suitable amendment in the sanctioned IDP reservation while making provisions in a draft TPS-6 as per provisions of section 59(2) of the said Act.

And whereas, necessary changes suggested by Director of Town Planning in the consultation have been incorporated in the draft TPS-6.

And whereas, in accordance with provisions of section 61(1) of the said Act, a Notice of making draft TPS-6 had been published in extraordinary official *Maharashtra Government Gazette* (part-II) dated 25 April 2022 and in local newspapers for inviting suggestions/objections within one month of notice in accordance with the provisions of section 67 of the said Act.

And whereas, 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 13th September 2017 had delegated the powers exercisable by it under section 68(2) of the said Act to Managing Director, CIDCO (hereinafter will be referred to as "VC&MD").

And whereas, after incorporating necessary changes as per suggestions received, the draft scheme has been submitted to VC&MD for sanction in accordance with section 68(1) of the Said Act on 22nd July 2022.

And whereas, the Government of Maharashtra vide Notification No. टीपीएस-१२१९/१५२४/प्र.क्र.६४/१९/नवि १२ दिनांक ३०/१२/२०१९ has sanctioned the suspension of certain regulations of Development Control and Promotion Regulations of Interim Development Plan of NAINA corresponding to proposed special DCR of TPS-6 in accordance with section 59(1)(b)(iii) of the Act for the proper carrying out of the scheme.

And whereas, in accordance with sub-section (*2*) of section 68 of the Said Act, VC&MD has sought consultation of Director of Town Planning, Maharashtra State on 08th August, 2022 prior to sanction of Draft Scheme.

And whereas, the Director of Town Planning vide letter No. जा. क्र. प्रा.न.र.यो / नरयो क्र. ६/ नैना / कलम ६८ (१) /४६६ dated 17th October, 2022 had given his consultation for sanction of Draft TPS-6.

Therefore, now in accordance with the powers delegated to me by the State Government vide Notification dated 13th September 2017, the **Draft Town Planning Scheme No. 6 (TPS-6)** at part of Villages Chikhale, Moho, Shivkar and Pali Khurd of Taluka – Panvel, District – Raigad is hereby sanctioned under section 68(2) of the MR&TP Act, 1966 along with corresponding Special Development Control Regulations.

Copy of sanctioned draft TPS-6 along with corresponding special DCRs are made available for inspection by the public during office hours on all working days in the office NAINA, 8th floor, Tower No. 10, Belapur Railway Station Complex, CBD Belapur, Navi Mumbai 400614 in accordance with sub-section (*3*) of section 68 of the Said Act. The same is also uploaded on website of CIDCO i.e. *https://cidco.maharashtra.gov.in//naina* and further can be obtained on payment of prescribed fees.

Navi Mumbai,
Date 21st October 2022.

DR. SANJAY MUKHERJEE,
Vice Chairman& Managing Director, CIDCO.

Regd. Office: Nirmal, 2nd floor, Nariman point, Mumbai 400 021.

Annexure 2: Draft Sanction Newspaper Notification

THE FREE PRESS JOURNAL www.freepressjournal.in MUMBAI THURSDAY | NOVEMBER 10, 2022

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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA Ltd.

शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित

NOTICE

UNDER SECTION 68(2) OF THE MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966
Town Planning Scheme No. 6 (TPS-6)
No. CIDCO/NAINA/TPS-06/Draft Scheme/2022/565
21st October, 2022

WHEREAS, the Government of Maharashtra in exercise of powers conferred under clause (b) of Sub-section (1) of the Section 40 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") declared by Notification, No. TPS-1712/475/CR-98/12/UD-12: dated 10th January, 2013 and subsequent amendment (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 Navi Mumbai Airport Influence Notified Area (NAINA) (hereinafter referred to as "said notified area") as specified therein.

And whereas, the Government of Maharashtra vide Notification No. TPS-1215/245/CR-332/2015/SM/UD-12, dated 27th April 2017 has sanctioned the Interim Development Plan (IDP) for the 23 villages of NAINA, and also vide Notification No. TPS. 1215/245/C.R.332/16/EP/UD-12, dated 1st March 2019 has sanctioned the Excluded Parts of the IDP under Section 31(1) of the said Act.

And whereas, the Government of Maharashtra vide Notification No. TPS-1717/MIS-2750/C.R.91/2019/UD-12, dated 16th September, 2019 has sanctioned the Development Plan (DP) for 151 villages of NAINA u/s 31(1) of the MR & TP Act, 1966.

And whereas, as per sub- Section (1) of Section 60 of the said Act, CIDCO's Board vide Resolution No 12214, dated 19th July, 2019, had declared its intention 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.

And whereas, a notice about declaration of making TPS-6 as per provision in sub- Section (2) of Section 60 of the Act, has been published in the Extraordinary official Maharashtra Government Gazette (part-II) dated 8th August, 2019 and in daily newspapers "Karnala" and "Asian Age" dated 19th August, 2019.

And whereas, as per Section 61 (1) of the said Act, the Planning Authority shall, in consultation with the Director of Town Planning, make a draft scheme for the area in respect of which the declaration was made, and publish a notice in the Official Gazette within nine months or within the extended period from the date of the declaration.

And whereas, the Joint Director of Town Planning, Konkan division vide Order No TPS No. 6/NAINA/Section 61(3)/Time Limit Extension/JDTP-KDN/2060 dated 04th March, 2020 has granted extension of three months' time i.e. up to 6th August, 2020 for making and publication of the said draft scheme.

And whereas, in accordance with the amended provisions of section 148(A) of the said Act, vide the Maharashtra Regional and Town Planning (Amendment) Act, 2020 (Maharashtra Act No. XIX of 2020), in computing the period in relation to any Development Plan, Regional Plan or Scheme under the provisions of Chapter II, III, IV and V of the said Act, the period of periods during which any action could not be completed under the said chapters due to enforcement of any Guidelines or lockdown measures by the Government of India or the State Government, as the case may be, to prevent the spread of any pandemic or epidemic or disaster situation arising in the country of State shall be excluded;

And whereas, such prescribed time limit is still in existing on excluding the period of lockdown declared due to spread of covid-19 virus in the State of Maharashtra, by the Government from 23rd March 2020.

And whereas, in the wake of unprecedented scenario of COVID-19 Pandemic and Nationwide Lockdown, TPS-6 land owners meet was conducted digitally from 24th April to 4th May, 2020 as per rule No. 4(1) of TPS Rules 1974 by inviting all the land owners to view their land details and the draft layout plan of the scheme on CIDCO's website www.cidco.maharashtra.gov.in. After incorporating suggestions received from the owners, consultation as per Section 61 (1) and approval for suitable amendments in Development Plans under section 59(2) was sought vide submission dated 16th June, 2020 from the Director of Town Planning, GoM.

And whereas, the Director of Town Planning vide letter जा. क्र. नैना नरयो क्र. ६/प्र.क्र.७१/२०/टीपीव्ही-३/१२२१ dated 2nd March, 2021 had offered consultation on TPS-6 and also accorded approval for suitable amendment in the sanctioned IDP reservation while making provisions in a draft TPS-6 as per provisions of section 59(2) of the said Act.

And whereas, necessary changes suggested by Director of Town Planning in the consultation have been incorporated in the draft TPS-6.

And whereas, in accordance with provisions of section 61(1) of the said Act, a Notice of making draft TPS-6 had been published in extraordinary official Maharashtra Government Gazette (part-II) dated 25 April 2022 and in local newspapers for inviting suggestions/objections within one month of notice in accordance with the provisions of section 67 of the said Act.

And whereas, 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 13th September 2017 had delegated the powers exercisable by it under section 68(2) of the said Act to Managing Director, CIDCO (hereinafter will be referred to as "VC&MD")

And whereas, after incorporating necessary changes as per suggestions received, the draft scheme has been submitted to VC&MD for sanction in accordance with section 68(1) of the Said Act on 22nd July 2022.

And whereas, the Government of Maharashtra vide Notification No टीपीएस-१२१९/१५२४/प्र.क्र.६४/१९/नवि १२ दिनांक ३०/१२/२०१९ has sanctioned the suspension of certain regulations of Development Control and Promotion Regulations of Interim Development Plan of NAINA corresponding to proposed special DCR of TPS-6 in accordance with section 59(1)(b)(iii) of the Act for the proper carrying out of the scheme.

And whereas, in accordance with sub-section (2) of section 68 of the Said Act, VC&MD has sought consultation of Director of Town Planning, Maharashtra State on 08th August, 2022 prior to sanction of Draft Scheme.

And whereas, the Director of Town Planning vide letter No जा. क्र. प्रा.न.र.यो/नरयो क्र.६/नैना/कलम 68(1) /466 dated 17th October, 2022 had given his consultation for sanction of Draft TPS-6.

Therefore, now in accordance with the powers delegated to me by the State Government vide Notification dated 13th September 2017, the Draft Town Planning Scheme No 6 (TPS-6) at part of Villages Chikhale, Moho, Shivkar and Pali Khurd of Taluka – Panvel, District – Raigad is hereby sanctioned under section 68(2) of the MR&TP Act, 1966 along with corresponding Special Development Control Regulations.

Copy of sanctioned draft TPS-6 along with corresponding special DCRs are made available for inspection by the public during office hours on all working days in the office NAINA, 8th floor, Tower No 10, Belapur Railway Station Complex, CBD Belapur, Navi Mumbai 400614 in accordance with sub-section (3) of section 68 of the Said Act. The same is also uploaded on website of CIDCO i.e. https://cidco.maharashtra.gov.in//naina and further can be obtained on payment of prescribed fees.

सूचना

महाराष्ट्र प्रादेशिक नियोजन आणि नगररचना अधिनियम १९६६ च्या कलम ६८ च्या उपकलम (२) नुसार
नगररचना परीयोजना क्रमांक ६ (टीपीएस –६)
क्र. सिडको/नैना/न.र.यो. ६/प्रा.यो./२०२२/५६५
२१ ऑक्टोबर, २०२२

[illegible]

NAINA TOWN PLANNING SCHEME NO. 6
SPECIAL DEVELOPMENT CONTROL REGULATIONS

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.

   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 Gaothan), 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;

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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	Row houses type	**Upto** 15 M	0.0	1.5
*Pls refer Special Note	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**
		Above 60.00 M	12.00	12.00

(Where H = Height of the building above ground level).

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.
b) The provision of dead wall mentioned in sanctioned DCPRs of NAINA shall be applicable.
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.

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.
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.

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 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

Vice Chairman & Managing Director, CIDCO

Place : Navi Mumbai
Date : 21/10/2022
Regd. Office : Nirmal, 2nd floor, Nariman point, Mumbai-400021. **Dr. Sanjay Mukherjee Vice Chairman& Managing Director, CIDCO**

स्थळ : नवी मुंबई
दिनांक : २१/१०/२०२२
नोंदणीकृत कार्यालय : निर्मल, २ रा मजला, नरीमन पॉइंट, मुंबई ४०००२१.

डॉ. संजय मुखर्जी
उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको

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रायगड, नवी मुंबई, ठाणे, रत्नागिरी, सिंधुदुर्ग | आर. एन. आय. रजि. क्र. ४९९६३/७७ MH/MR/RGD/RNP-16/2018-21 (31-12-2022)
▸▸ गुरूवार, दि. १० नोव्हेंबर २०२२ ५

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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA Ltd.
शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित

NOTICE

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And whereas, the Director of Town Planning vide letter **जा. क्र. नैना नरयो क्र. ६/प्र.क्र.७३/२०/टीपीव्ही–३/१२२१** dated 2nd March, 2021 had offered consultation on TPS-6 and also accorded approval for suitable amendment in the sanctioned IDP reservation while making provisions in a draft TPS-6 as per provisions of section 59(2) of the said Act.

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And whereas, 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 13th September 2017 had delegated the powers exercisable by it under section 68(2) of the said Act to Managing Director, CIDCO (hereinafter will be referred to as "VC&MD")

And whereas, after incorporating necessary changes as per suggestions received, the draft scheme has been submitted to VC&MD for sanction in accordance with section 68(1) of the Said Act on 22nd July 2022.

And whereas, the Government of Maharashtra vide Notification No **टीपीएस–१२१९/१५२४/प्र.क्र.६४/१९/नवि १२ दिनांक** ३०/१२/२०१९ has sanctioned the suspension of certain regulations of Development Control and Promotion Regulations of Interim Development Plan of NAINA corresponding to proposed special DCR of TPS-6 in accordance with section 59(1)(b)(iii) of the Act for the proper carrying out of the scheme.

And whereas, in accordance with sub-section (2) of section 68 of the Said Act, VC&MD has sought consultation of Director of Town Planning, Maharashtra State on 08th August, 2022 prior to sanction of Draft Scheme.

And whereas, the Director of Town Planning vide letter No **जा. क्र. प्रा.न.र.यो/नरयो क्र.६/नैना/कलम** 68(1) /466 dated 17th October, 2022 had given his consultation for sanction of Draft TPS-6.

Therefore, now in accordance with the powers delegated to me by the State Government vide Notification dated 13th September 2017, the Draft Town Planning Scheme No 6 (TPS-6) at part of Villages Chikhale, Moho, Shivkar and Pali Khurd of Taluka – Panvel, District – Raigad is hereby sanctioned under section 68(2) of the MR&TP Act, 1966 along with corresponding Special Development Control Regulations.

Copy of sanctioned draft TPS-6 along with corresponding special DCRs are made available for inspection by the public during office hours on all working days in the office NAINA, 8th floor, Tower No 10, Belapur Railway Station Complex, CBD Belapur, Navi Mumbai 400614 in accordance with sub-section (3) of section 68 of the Said Act. The same is also uploaded on website of CIDCO i.e. https://cidco.maharashtra.gov.in//naina and further can be obtained on payment of prescribed fees.

सूचना

महाराष्ट्र प्रादेशिक नियोजन आणि नगररचना अधिनियम १९६६ च्या कलम ६८ च्या उपकलम (२) नुसार
नगररचना परीयोजना क्रमांक ६ (टीपीएस –६)
क्र. सिडको/नैना/न.र.यो. ६/प्रा.यो./२०२२/५६५
२१ ऑक्टोबर, २०२२

ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन आणि नगररचना अधिनियम १९६६ (महा.अधिनियम XXXVII, १९६६) (येथून पुढे उक्त अधिनियम असे निर्देशित करण्यात येईल), च्या कलम ४० च्या उपकलम (१) मधील खंड (ब) द्वारा प्रदान करण्यात आलेल्या अधिकारांचा वापर करून महाराष्ट्र शासनाच्या नगर विकास विभाग (नविवि) ने अधिसूचना क्रमांक टीपीएस–१७१२/४७५/प्र.क्र.–९८/१२/नवि–१२ दिनांक १० जानेवारी, २०१३ व वेळोवेळी झालेल्या सुधारणा अन्वये त्यात नमूद केल्याप्रमाणे, नवी मुंबई विमानतळ प्रभावित अधिसूचित क्षेत्र (नैना), (येथून पुढे उक्त क्षेत्र असे निर्देशित करण्यात येईल) साठी शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित (महाराष्ट्र शासनाच्या मालकीची व नियंत्रणाखालील कंपनी) म्हणजे सिडकोची विशेष नियोजन प्राधिकरण (येथून पुढे वि.नि.प्रा. असे निर्देशित करण्यात येईल) म्हणून नेमणूक केली आहे.

आणि ज्याअर्थी महाराष्ट्र शासनाने अधिसूचना क्र. टीपीएस –१२१५/२४५/सीआर–३३२/२०१५/एस.एम./यूडी–१२, दिनांक २७ एप्रिल २०१७ नुसार नैनातील २३ गावांसाठी अंतरिम विकास आराखडा मंजूर केला आहे. आणि अधिसूचना क्र. टीपीएस. १२१५/२४५/प्र.क्र. ३३२/१६/ई.पी./नवि–१२ दिनांक १ मार्च २०१९ अन्वये अधिनियमाच्या कलम ३१ च्या उपकलम (१) नुसार अंतरिम विकास आराखड्याचा वगळलेले भाग मंजूर केले आहेत.

आणि ज्याअर्थी महाराष्ट्र शासनाने अधिसूचना क्र. टीपीएस –१७१७/एमआयएस २७५०/सीआर–९१/२०१९/यूडी–१२, दिनांक १६ सप्टेंबर, २०१९ नुसार नैनातील १५१ गावांसाठी विकास आराखडा मंजूर केला आहे.

आणि ज्याअर्थी, अधिनियमातील कलम ६० च्या उप–कलम (१) नुसार सिडकोच्या संचालक मंडळाने दिनांक १९ जुलै, २०१९ रोजीच्या ठराव क्र. १२२१४ अन्वये मौजे चिखले (भागशः), मौजे मोहो (भागशः), मौजे शिवकर (भागशः) व मौजे पाले खुर्द (भागशः), तालुका पनवेल, जिल्हा रायगड येथे नगररचना परीयोजना क्रमांक ६ (टीपीएस–६) करण्याकरिता त्याचा उद्देश घोषित केला आहे.

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ६० च्या उप–कलम (२) मध्ये नमूद तरतूदीनुसार टीपीएस–६ करण्याच्या उद्देशाची घोषणा दिनांक ०८ ऑगस्ट, २०१९ रोजीच्या महाराष्ट्र शासन राजपत्र असाधारण (भाग–२) मध्ये आणि दिनांक १९ ऑगस्ट, २०१९ रोजीच्या स्थानिक वृत्तपत्रे "कर्नाळा" आणि "एशियन एज" यात प्रकाशित करण्यात आली आहे.

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ६१ च्या उप–कलम (१) नुसार, नियोजन प्राधिकरणाने संचालक, नगर रचना, यांच्याशी सल्लामसलत करून, ज्या योजनेसाठी घोषणा करण्यात आली त्या क्षेत्रासाठी प्रारूप योजना तयार करून घोषणेच्या तारखेपासून नऊ महिन्यांच्या आत किंवा वाढीव कालावधीत अधिकृत महाराष्ट्र शासन राजपत्रात नोटीस प्रकाशित करावयाची आहे.

आणि ज्याअर्थी, सह संचालक, नगर रचना, कोकण विभाग यांनी आदेश क्रमांक प्रा.न.र.यो.क्र ६/नैना/कलम६१(३)/मुदतवाढ/सहसंकोवि/२०६० दिनांक ४ मार्च, २०२० अन्वये प्रारूप योजना बनवून प्रकाशित करण्यासाठी तीन महिन्यांचा म्हणजेच दिनांक ०६ ऑगस्ट, २०२० पर्यंतचा वाढीव कालावधी दिलेला आहे.

आणि ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन रचना (सुधारणा) अधिनियम २०२० (सन २०२० चा महाराष्ट्र अधिनियम क्र. १९) द्वारे, उक्त अधिनियमाच्या कलम १४८ (अ) मधील सुधारित तरतुदीनुसार, अधिनियमातील प्रकरणे दोन, तीन, चार व पाच मधील तरतुदींप्रमाणे, कोणत्याही विकास योजना, प्रादेशिक योजना किंवा योजनांसाठी कालावधी विचारात घेतांना, देशामध्ये किंवा राज्यामध्ये उद्‌भवणाऱ्या कोणत्याही महामारीच्या किंवा साथीच्या रोगाच्या फैलावास किंवा आपत्तीजन्य परिस्थितीस प्रतिबंध करण्याकरिता, भारत सरकारने किंवा, यथास्थिती, राज्य शासनाने केलेल्या कोणत्याही मार्गदर्शक तत्वांच्या किंवा टाळेबंदी उपाययोजनांच्या अंमलबजावणीमुळे, उक्त प्रकरणानुसारची कोणतीही कार्यवाही पूर्ण होऊ शकली नसेल तर, असा कालावधी वगळणे आवश्यक आहे.

आणि ज्याअर्थी, कोविड–१९ व्हायरसचा प्रसार व देशभरात टाळेबंदी या परिस्थितीत सदर परियोजनेच्या वेळापत्रकास अनुसरून टीपीएस नियम १९७४ च्या नियम क्र. ४(१) नुसार नगर रचना परियोजना–६ ची जमीन मालकांची सभा दिनांक २४ एप्रिल, २०२० ते ०४ मे, २०२० दरम्यान डिजिटल पद्धतीने आयोजित केली गेली आणि जमीन मालकांकडून मिळालेल्या सूचनांचा समावेश केल्यानंतर दिनांक १६ जून, २०२० रोजीच्या प्रस्तावान्वये टीपीएस–६ चा मसुदा उक्त अधिनियमाच्या कलम ६१(१) नुसार आणि टीपीएस नियम १९७४ च्या नियम क्रमांक ४(२) नुसार संचालक, नगर रचना, महाराष्ट्र राज्य यांच्याकडे कलम ५९(२) अन्वये मान्यता व कलम ६१ (१) प्रसिद्धीपूर्व सल्लामसलतीसाठी पाठविण्यात आला.

आणि ज्याअर्थी, संचालक, नगर रचना, महाराष्ट्र राज्य यांनी दिनांक ०२ मार्च, २०२१ रोजीच्या पत्र जा. क्र. नैना नरयो क्र. ६/प्र.क्र. ७३/२०/टीपीव्ही ३/१२२१ अन्वये टीपीएस ६ बाबत सल्लामसलत दिली आहे, तसेच प्रा.न.र.यो.क्र ६ बनवताना मंजूर विकास योजनेच्या प्रस्तावांमध्ये झालेल्या बदलांना उक्त अधिनियमाच्या कलम ५९(२) अन्वये मंजुरी दिलेली आहे.

आणि ज्याअर्थी महाराष्ट्र शासनाने उक्त अधिनियमाच्या कलम १५१ च्या उप–कलम (१) नुसार प्रदान करण्यात आलेल्या अधिकारांचा वापर करून दिनांक १३ सप्टेंबर २०१७ रोजीच्या अधिसूचना क्रमांक टीपीएस–१८१७/९७३/सीआर–१०३/१७/यूडी–१३ अन्वये त्यांच्यातर्फे कलम ६८(२) अंतर्गत वापरण्यात येणारे अधिकार सिडकोचे उपाध्यक्ष व व्यवस्थापकीय संचालक, यांना प्रदान केलेले आहेत.

आणि ज्याअर्थी, प्राप्त झालेल्या सूचनांप्रमाणे आवश्यक बदल समाविष्ट केल्यानंतर, प्रारूप योजना उपाध्यक्ष व व्यवस्थापकीय संचालक यांना उक्त अधिनियमाच्या कलम ६८(१) नुसार दि. २२ जुलै २०२२ रोजी मंजुरीसाठी सादर करण्यात आली.

आणि ज्याअर्थी, परियोजनेच्या प्रभावी अंमलबजावणीसाठी उक्त अधिनियमाच्या कलम ५९(१)(ख)(iii) अन्वये महाराष्ट्र शासनाने अधिसूचना क्र. टीपीएस–१२१९/२३८२/प्र.क्र.१८६/१९/नवि–१२ दिनांक ३०/१२/२०१९ अन्वये मंजूर अंतरिम विकास योजनेच्या विकास नियंत्रण व प्रोत्साहन नियमावलीच्या काही तरतुदींच्या तहकुबीला मंजूरी दिलेली आहे.

आणि ज्याअर्थी उपा व व्य सं. यांनी दि. ०८ ऑगस्ट २०२२ रोजी उक्त अधिनियमाच्या कलम ६८ च्या उप–कलम (२) नुसार, प्रारूप योजना मंजूर करण्यापूर्वी संचालक, नगर रचना महाराष्ट्र राज्य यांची सल्लामसलत मागितली आहे.

आणि ज्याअर्थी संचालक, नगर रचना महाराष्ट्र राज्य यांनी दि. १७ ऑक्टोबर २०२२ रोजीचे पत्र, जा. क्र. प्रा.न.र.यो/नरयो क्र. ६/नैना/कलम ६८(१)/४६६ अन्वये प्रारूप योजनेच्या मंजूरीसाठी सल्ला दिला आहे.

म्हणून, आता या अधिसूचनेद्वारे, दि. १३ सप्टेंबर २०१७ च्या अधिसूचनेअन्वये राज्य सरकारद्वारे मला प्रदान केलेल्या अधिकारांचा वापर करून पनवेल तालुक्यातील रायगड जिल्ह्यातील मौजे नेरे व नेरेपाडा (भाग), विहिघर (भाग), मोहो (भाग), कोप्रोली (भाग), आणि चिपळे (भाग) येथे एकत्रित अशा **प्रारूप नगररचना परीयोजना क्रमांक** ६ (टीपीएस–६) त्यासोबतच्या विशेष विकास नियंत्रण नियमावलीसह उक्त अधिनियमाच्या कलम ६८ च्या पोटकलम (२) अन्वये मंजूर करण्यात येत आहे.

उक्त अधिनियमाच्या कलम ६८ च्या उपकलम (३) नुसार मंजूर प्रारूप टीपीएस–६ योजनेची प्रत संबंधित विशेष नियंत्रण नियमावलीसह नैना कार्यालय, ८ वा मजला, टॉवर नं. १०, बेलापूर रेल्वे स्टेशन संकुल, सी.बी.डी. बेलापूर, नवी मुंबई ४००६१४ येथे कार्यालयीन कामकाजाच्या सर्व दिवशी नागरीकांच्या अवलोकनार्थ खुली ठेवण्यात आली आहे, तसेच प्रारूप टीपीएस–६ सिडकोचे संकेतस्थळ https://cidco.maharashtra.gov.in//naina येथेसुद्धा अपलोड केली गेली आहे आणि विहित शुल्क भरल्यानंतर देखील मिळू शकते.

NAINA TOWN PLANNING SCHEME NO. 6
SPECIAL DEVELOPMENT CONTROL REGULATIONS

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.

   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 Gaothan), 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;

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(पान ६ वर)

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▶▶गुरुवार दि. १० नोव्हेंबर २०२२
६

पान १ वरून

अलिबाग-रोहा रस्ता

प्रवेद संस्था निर्माण झाला आहे. या रस्त्याचे काम अखाल ठेकेदाराने घेतले. वरा कंत्राटदाराला कोकाण विभागाकडून १८ कोटी आगावू रक्कम देखील देण्यात आली होती. एण हा रस्ता चाचाक पडला आहे. याकडे ना लोकप्रतिनिधीने लक्ष आहे ना अधिकाऱ्यांचे. आगाऊ रक्कम घेऊन गायब झालेल्या कंत्राटदारामुळे अधिकारी देखील अडचणीत आले आहेत. सरर काम देतांना एक महिन्यात काम सुरु करण्यात आले नाही तर पुन्हा ही रक्कमधारी आर होती. एण आज खो होत आहत तरी कारणा सुरुवातच झाली नसून कंत्राटदार गायब झाला आहे. प्रत्यक्षात या रस्त्याचे जेजर अखाल वापरीने घेतले असताना वाहते पाण्याचे काम वेगळ्याच कंत्राटदाराला देण्यात आल्याचे चूत आहे. त्यामुळे नक्की गायमार्ग ठेकेदार कोण असा प्रश्न उपस्थित केला जात आहे.अलिबाग-रोहा मुख्य रस्त्याच्या प्रवास कामाचे प्रवासी यांच्या समाजकांकडे बांधकाम विभागाचे लक्ष वेधून सदर समस्येचे निराकरणाची वेळोवेळी निवेदने देण्यात आली आहेत. अलिबाग-रोहा रस्त्यासाठी १५० कोटी रकमेचा निधी उपलब्ध होऊन, कंत्राट कालावधी उलटून गेला आहे. मात्र या रस्त्याचा कामाला अद्यापही मुरुवात झालेली नाही. सद्यःस्थितीत हा रस्ता खड्डेमय झाला आहे. त्यामळे पूर्वीचे साधारणही झाले आहे. खलिणाऱ्या नागरीकांना रोजी लक्ष वर्ष या समस्यना सीट यावे लागत आहे. याकुळेच नेही अनेक वर्ष या रस्त्याचा अनेक लहान-मोठे अपघात झाले आहेत. शिक्षण आणि रोजगार या दोन महत्वा उद्देशाने कर, मिनाडा, शिवा, गोटासाकल अथवा दुचाकी-तीचाकी-चारचाकी वाहनांच्या सहाय्याने प्रवास करावे अनेक नागरीक आहेत. यातही विद्यार्थी आणि जेष्ठ यांची संख्या अधिक आहे. या पार्श्वभूमीवर कलम, कर्डेकुल गणपीत, महिला विद्यार्थी यातयाने अलिबाग रोचे कामानिमित्त व रैतीन कामानाही यावे लागत असल्याने या नादुरुस्त रस्त्यामुळे त्यांच्या आरोग्यावर मोठा परिणाम होत आहे. तर्वच या रस्त्याकरता प्रवासी जीव मुठीत घेवून प्रवास करीत आहे.

रस्त्याच अतिक्रमण-रोहा मुख्य रस्त्याचे काम रखडलेल्या अवस्थेतच असूनठेकेदाराला कारणे दाखवा नोटीस बजावण्यात आली आहे. त्या रोचनेचा या रस्त्याचे साउद बाइवायचे आदेशित त्यानी हो तेव्हे नाव्हा याइवायचे पत्र हा रस्ता एकदाचा पूरा करावा आणि अपेक्षा असतांना व्यक्त केली जात आहे.

रायगडात रंगीत तालीम

तालुक्यातील ७३, गागपात तालुक्यातील १९, गुरुड तालुक्यातील पान, म्हसळा तालुक्यातील १३, रोहा तालुक्यातील पाच, श्रीवर्धन तालुक्यातील १२, सुधागड तालुक्यातील १४ या ग्रामपचायतीचा समावेश आहे. संध्या जिल्हा परिषद आणि पंचायत समितीच्या निवडणुका लांबणीवर पडल्या आहेत, जैविकरचा काळात याही निवडणुकांचा कार्यक्रम जाहिर होण्याची शक्यता आहे. त्यापूर्वी १५ तालुक्यातील या २४८ ग्रामपचायतीच्या निवडणुका जाहिर झाल्याने ही जिल्हा परिषद आणि पंचायत समिती निवडणुकांचे रंगीत तालीम असल्याचे या निवडणुका पहात असल्याचे बोलले जात आहे.

राज्यात पुन्हा रणधुमाळी

सरपचपदाच्या सार्वजनिक निवडणुकांसाठी १८ डिसेंबर रोची मतदान होणार आहे. त्यासाठी सर्वपक्ष हेतवणी आजपासून आचारसंहिता लागू. झाली असून २० डिसेंबर २०२२ रोजी सलभोजनी होईल. अशी घोषणा राज्य निवडणूक आयुक्त यू.पी. एस. मदान यांनी येथे केली.

निवडणूक कार्यक्रम -२८ नोव्हेंबर ते २ डिसेंबर - अर्ज दाखल करणे, ५ डिसेंबर - नामनिर्देशनमाघारी छानगी, ७ डिसेंबर - अर्ज माघारी , १८ डिसेंबर - मतदान, २० डिसेंबर - मतमोजणी

महामार्गासाठी मानवी साखळी

अनवय भारत राजगगन, जिल्हा पचयत समतिने गठीत कुरवाणी, माती अन्वय अभय आणे, विजय भोकट, अनित पोठे आदी उपस्थित होते. सर प्रवासर उपस्थित तहसी, हिसबीस रोहा तालुका प्रमुख समीर शेडगे, रोहा सिटीजन फोरमने अध्यक्ष निलीमपत्र, आगव देण्यकुल आदीसह विविध पगसामिक संघटनांनी चाकरी उपस्थित राहन आंदोलनात पाठिंबा दिला. तसच्या ११ वाजेच्या सोडया संडले पावभर व नवारिक आंदोलन स्थळी जमा झाले. वाकेडो पोलिसांचे मोठी कुमक बोलवण्यात आली होती. शाडेअभरा वाजता महामार्गावर रानची गाखळी करण्यात आली. अभी तासने महामार्गाने प्रकरण मंत्रालय स्तावर घेतीकर हे रोहा तहसीलदार कविता जाधव यांच्यासमक्ष आदोलनाची सागता झाली. पोरगेकिरणाचे कायवाहक अधिकाऱ्यांनी माहिती दिली. येत्या एक महिन्यात रस्ता सुरिक्षित करण्याचे आश्वासन अधिकाऱ्यांनी दिले. पाव त्यांच्याकडून समाधानकारक उत्तरे न मिळाल्याने पानिपगार बैठक घेण्यात ठरले. सर्वच पुढील एक महिन्यात महामार्ग दुरुस्त करण्याचे अन्यथेत्रिव पाकळी अधिकाऱ्यांना देण्यात आले. गागण्यांचे निवेदन दिलयानंतर या आदोलनाची सांगता झाली.

प्राण्यांची कातडी चित्रांची तस्करी

कर्टेन्सची तपासणी केली असता, कागदोयांची फरशूत वस्तू असल्याची नोंद असताना प्रत्यक्षात मात्र दुर्मिळ वन्यजीची तस्करी करण्यात येत असल्याची बाब समोर आली आहे. वेगवेगळ्या पोशाख दर्शवा आफिकेतून आलेल्या एका कंटेनरमधून क्रेझाची काकडी, आलेले पोल्यावर आणि दुर्मिळ वस्तांकडी, होती नाहित, लॅपबटोसारख्या वन्यप्रजिद्ध शिल्कमासंबंधे ३८ दुर्मिळ चित्रे, असा कंटेनरमधील देखव तस्कार करण्यात आला आहे. या कोमवारी हाणीन किमी फर्टांच्या १७७ मेट्रिक टनाच्या कंटेनरच्या तपासणीत ३ कोटी रुपये मूल्याचे ३२ मेट्रिक टन वेक्टहटन फळ आढळले.

संजय राऊत सुटले

वाबधार हे मुख्य आरोपी अद्यहाही त्यांना अटक केली नही असो या प्रकरणात संजय राऊत हे मुख्य सुत्रधार असल्याचे ईडीकडून सांगण्यात येत होते. तसेच प्रवीण राऊत यांनी जे कार्ड केले हे संजय राउत यांच्या महागप्रमुख येतो असल्याचे ईडीचे म्हणणे आहे. याच आता न्यायालयने या दोघांना केलेली अटक ही अर्थिक असल्याचे साणितले आहे.

तालडीने निकाल देण्याच नकार

संजय राउत यांच्या जामीनाला विशेष कण्णासाठी ईडीने मुंबई उच्च न्यायालयात याचिका दाखल केली खरी, पण न्यायालयने ताताडीने सुनावणी करण्यास नकार दिला मुख्यही याक सुनावणी होणार आहे. संजय राउत, प्रविण राउत यांची अटक बाबतेतिर ईडी हे ईडीने पठ्ठू द्यावे, असे उच्च न्यायालयने म्हटले आहे.

महाडमध्ये घराला आग

सुरेश महादेव गांधी (वय ५६) या ज्येष्ठेलेच्या होत्या. त्यांना बाहेर पडण्याचा कोणताही मार्ग न सापडल्याने धूर ७ आणीच्या ज्वाळ लागल्याचे त्या गोंधेा जखमी झाल्या. नंतर त्यांच्याबर नवी मुंबईतील ऐवली या ठिकाणी वर्ग हॉस्पिटल मध्ये उपचार सुरू आहे.

इमारतीच्या रस्त्यांची चोरी?

स्टेन्सच्या चाकुसी समोर साठेआठ फूट त्याच चाकुच्या मागच्या बाजूस अर्धोच फूट रुंदीका हरितच्या चाकुने सेरक्षण रीत घालवे लक्षवेधे होते. परंतु ती न घालल्यागुळे समोर तीन मीटरचा रस्ता उपलब्ध होत आहे. मात्र, रांगिका हरितच्या चाकुने संरक्षण भिंत घालल्याम या रस्त्यांची रुंदी निश्चितच कमी होईल. तर ब्रोज त्याच्या मागच्या साईडला सरकारी दप्तखान्याच्या चाकुने ३.१९ मीटर रस्त्यांची आपल्यक्षता होती त्या ठिकाणी देखील साठेआठ फूट रुंदीचा रस्ता आहे. ज्या वेळेला साप्रिम कोर्ट बांधण्याचे ठरले त्यावेळेला या झमातीच्या संघेसवाली (फळभाऱ्याच्या) मालं घेवन येणाऱ्या गाडधा निश्चला येतील अशा विचाराने या झमातीची डिझाईन केली होती. परंतु त्या वेळेला झमात पुर्ण झाली त्या वेळेला मात्र आराडबझात डिसकारे स्ते गाथ्य झाल्याने निर्दलिस आले आहेत. हे रस्ते कुणी चोरी ते केले नाहीत ना? असा सवाल चाजी मलेट गाडे पालक करत आहेत. येती तीन ते चार महिने डरहून येने ती अत्यतगाच्या भाजी विक्रेत्यांचा आपले गाळे उपलब्ध दिलेली नसोी चाजी विक्रेत्यांनी व्यवसाय करन गाडयांच्या निवेदा मागण्या आहेत. त्यातच आज अडामधे आपला रस्ता सस्त्याने गाळे पालक आपला व्यवसाय सुरु करत नाहीत. त्यांच्या कुटुंबावर उपासमारीची वेळ आलेली आहे. त्याकेळेला कुणा झातीतून गाळे पालकांना बाहेर काढायचे त्यावेळेला त्यांच्याकीक तत्कालीन सनाधारी व प्रशासकीय अधिकारी गोड गोड बोलले. पाच, आज या चाजी विक्रेत्यांवर उपासमारीची वेळ आली आहे. त्याकडून कुणीही त्याचा विचार करत नाहीत.

मुख्याधिकारी यांच्याकडे गाथ्य झालेल्या सदरील रस्त्याबाबत विचारणा केली असता त्यांनी साणितले की, संबंधित अधिकाऱ्याकडून सर्व माहिती घेवन आपल्याला माहिती देतो. परंतु, आकागणका माहिती दिलेली नाही. त्यामुळे अधिकारी वर्ग सुरुवात माहिती देण्या चालढकल का करत नाहीत ना? असा प्रश्न निर्माण होत आहे. रजिकरण आळत या झमातीमध्ये मुळ आराखड्यात झालेले फेरबदल व गायब झालेला रस्ता याबाबत जयरिल याचिका दाखल झाल्याचय कुणाला नवल वाटू नये?

पान ५ वरून

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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 permisible 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	Row houses type	Upto 15 M	0.0	1.5
*Pls refer Special Note	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
		Above 60.00 M	12.00	12.00

(Where H = Height of the building above ground level).

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.
b) The provision of dead wall mentioned in sanctioned DCPRs of NAINA shall be applicable.
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.

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.
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.

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 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

Vice Chairman &
Managing Director, CIDCO

Place : Navi Mumbai
Date : 21/10/2022
Regd. Office : Nirmal, 2nd floor, Nariman point, Mumbai-400021. Vice Chairman& Managing Director, CIDCO
Dr. Sanjay Mukherjee

ठिकाण : नवी मुंबई
दिनांक : २१/१०/२०२२
नोंदणीकृत कार्यालय : निर्मल, २ रा मजला, नरीमन पॉइंट, मुंबई ४०००२१.
डॉ. संजय मुखर्जी
उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको

CIN - U99999 MH 1970 SGC-014574
www.cidco.maharashtra.gov.in
CIDCO/PR/324/2022-23

Annexure 3: Appointment of the Arbitrator by Government

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, 4th Floor, Main Building, Mumbai 400 032, dated 2nd December 2022.

NOTIFICATION

No. TPS-1222/2152/C.R.148/22/UD-12.—Whereas, the Draft Town Planning Scheme No. 6 of villages Nere and Nerepada (pt), Vihighar (pt), Moho (pt), Koproli (pt) and Chiple (pt) Taluka Panvel has been sanctioned by the Vice Chairman and Managing Director, CIDCO *vide* Notification No.CIDCO/NAINA/TPS-6/Draft Scheme/2022/565, dated the 21st October 2022, under sub-section (*2*) of the section 68 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as " the said Act ") as per the powers delegated under section 15(1) by the Government in Urban Development Department *vide* Notification No. TPS-1817/973 /C.R.103/17/UD-13, dated 13th September 2017 of the said Act and has published in *Government Gazette*, dated 4th November 2022 (hereinafter referred to as " the said Draft Scheme ") ;

And whereas, as per the provisions of section 72(*1*) of the said Act, it is necessary to appoint an Arbitrator, within one month from the date on which the said Draft Scheme is published in the *Government Gazette* ;

And whereas, Shri Abhiraj Girkar, Retired Joint Director of Town Planning has given his consent to act as an Arbitrator for the said Draft Scheme.

Now therefore, in exercise of the powers conferred by sub-section (*1*) of section 72 of the said Act, read with Rule No. 11 of the Maharashtra Town Planning Scheme Rules, 1974, the Government of Maharashtra hereby, appoints Shri Abhiraj Girkar, Retired Joint Director of Town Planning as an Arbitrator for the said Draft Scheme with immediate effect. Their salary and allowances will be as per the Government Order No. MISC-2715/C.R.100/13, dated 17th December 2016 and further directs the CIDCO to extend all reasonable assistance to the Arbitrator and also provide him with an independent office and other necessary perks to carry out duties cast upon him in the time bound manner and bear the cost on such items ;

By order and in the name of the Governor of Maharashtra,

P. M. SHINDE,
Section Officer.

Annexure 4: Commencement of duty by the Arbitrator

RNI No. MAHBIL /2012/46121

सत्यमेव जयते

महाराष्ट्र शासन राजपत्र

असाधारण भाग दोन

वर्ष ९, अंक २६(३)] मंगळवार, एप्रिल २५, २०२३/वैशाख ५, शके १९४५ [पृष्ठे ३, किंमत : रुपये १२.००

असाधारण क्रमांक ४१

प्राधिकृत प्रकाशन

लवाद, नैना नगररचना परियोजना क्रमांक ६

[चिखले(भाग), मोहो(भाग), शिवकर(भाग) व पाली खुर्द (भाग)]

जाहीर सूचना

क्रमांक लवाद /नरयो-६/साधारण/२०२३/०७

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ (सन १९६६ चा महाराष्ट्र अधिनियम क्र. ३७) च्या कलम ६८ (२) मधील तरतुदीनुसार प्रारुप नगररचना योजना सिडको नैना क्र. ६ ही योजना उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको यांचेकडील अधिसूचना क्रमांक सिडको/नैना/टीपीएस-६/प्रा.यो./२०२२/५६५, दिनांक २१ ऑक्टोबर २०२२ प्रमाणे मंजूर केली आहे. उक्त अधिसूचना ही **महाराष्ट्र शासन राजपत्रात** असाधारण भाग-२ मध्ये दिनांक ४ नोव्हेंबर २०२२ रोजी प्रसिद्ध झालेली आहे.

उपनिर्दिष्ट नगररचना योजनेतील सर्व संबंधितांना या सूचनेद्वारा जाहीर करण्यात येते की, कलम ७२ मधील तरतुदीप्रमाणे, प्रारूप नगररचना योजना नैना क्र. ६ ला अंतिम स्वरूप देण्यासाठी निम्नस्वाक्षरीकार यांची लवाद म्हणून नगरविकास विभाग, महाराष्ट्र शासन यांचेकडील कलम ७२(१) खालील अधिसूचना क्र.टीपीएस-१२२२/२१५२/प्र.क्र. १४८/२२/नवि-२२, दिनांक २ डिसेंबर २०२२ अन्वये नियुक्ती केली असून सदरहू अधिसूचना दिनांक २३-२९ मार्च २०२३ रोजीचे **महाराष्ट्र शासन राजपत्र,** कोकण विभाग पुरवणी, पान क्र. ५-६ यावर प्रसिद्ध झालेली आहे.

तसेच सर्व हितसंबंधितांना, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ च्या कलम ७२ मधील तरतुदीनुसार आणि त्याअंतर्गत केलेल्या महाराष्ट्र नगररचना योजना नियम, १९७४ च्या नियम १३ नुसार, या सूचनेद्वारे जाहीर कळविण्यात येते की, आज दिनांक ५ एप्रिल २०२३ रोजी नियुक्त लवाद यांनी वरील योजने संदर्भात लवादीय कामकाजास सुरुवात केली आहे आणि या योजनेमुळे बाधित झालेल्या जमीन धारकांना प्रत्यक्ष हजर राहून आपले म्हणणे मांडण्यासाठी यथावकाश फॉर्म क्र. ४ मधील लेखी सूचनेद्वारे त्यांचेकडून कळविण्यात येणार आहे.

वरील प्रमाणे योजना तयार केल्यामुळे, ज्या जमीन धारकांच्या कोणत्याही मिळकती बाधित (Injuriously Affected) होतील आणि त्यामुळे कलम १०२ प्रमाणे यासंदर्भात मोबदला देय असेल त्यांनी निम्नस्वाक्षरीकार यांचेकडे, सदरहू नोटीस **महाराष्ट्र शासन राजपत्रात** प्रसिद्ध झाल्याच्या तारखेपासून ६० दिवसांच्या आत, त्यांची मागणी दाखल करणे आवश्यक राहील.

तसेच याद्वारे जाहीर करण्यात येते की, वरील शासन मंजूर प्रारूप योजना अंतिम करण्यासंदर्भात, अधिनियमांच्या कलम ७२ मधील तरतुदींप्रमाणे कार्यवाही करताना, या योजनेची प्रथमतः प्राथमिक न.र.यो. आणि अंतिम न.र.यो. याप्रमाणे उपविभागणी करून तद्नंतर पुढील वैधानिक कार्यवाही करण्यात येणार आहे.

नैना कार्यालय, टॉवर नं. १०, सातवा मजला,
बेलापूर रेल्वे स्टेशन संकुल, सीबीडी
बेलापूर, नवी मुंबई ४०० ६१४,
दिनांक ५ एप्रिल २०२३.

अभिराज गिरकर,
लवाद,
नगररचना परियोजना क्रमांक ६ (नैना)
[चिखले(भाग), मोहो(भाग), शिवकर(भाग) व पाली खुर्द(भाग)].

OFFICE OF THE ARBITRATOR, TOWN PLANNING SCHEME No. 6, NAINA

[Chikhale (pt.), Moho (pt.), Shivkar (pt.) and Pali Khurd (pt.)]

Public Notice

(Under Rule No. 13 of the Maharashtra Town Planning Schemes Rules, 1974)

No. ARB/TPS-6/GEN/2023/07

The Draft Town Planning Scheme No.6, NAINA at villages [Chikhale (pt.), Moho (pt.), Shivkar (pt.) and Pali Khurd (pt.)] of Taluka Panvel, District Raigad has been sanctioned by the Vice Chairman & Managing Director, CIDCO under sub-section (*2*) of Section 68 of the Maharashtra Regional & Town Planning Act, 1966(hereafter referred to as "the said Act") *vide* Notification No. CIDCO/ NAINA/TPS-6/Draft Scheme/2022/565, dated 21st October 2022, in exercise of the powers delegated to him by Urban Development Department *vide* Notification No.TPS-1817/973/C.R.103/17/UD-13, dated13th September, 2017. The said Notification is published in *Maharashtra Government Gazette*, Extraordinary, Part-II, dated 4th November, 2022.

The Government of Maharashtra in Urban Development Department has appointed Shri Abhiraj Girkar, Retired Joint Director of Town Planning as the Arbitrator for the said sanctioned Draft Scheme *vide* Notification No.TPS-1222/2152/CR-148/22/UD-12, dated 2nd December, 2022 under sub-section (*1*) of Section 72 of the said Act. This Notification has been appeared in the *Maharashtra Government Gazette*, Konkan Division supplement, Part –I, dated 23rd-29th March, 2023 on page No. 5-6.

I, the undersigned therefore in accordance with Rule No.13 of Maharashtra Town Planning Schemes Rules 1974, declare by this Notice that, I have commenced the duties as Arbitrator for Town Planning Scheme No. 6 of NAINA [(Chikhale (pt.), Moho (pt.), Shivkar (pt.) and Pali Khurd (pt.)] from 5th April, 2023.

All the owners of the lands included in this Town Planning Scheme will be served with special notice in form No. 4 to submit their suggestions or objections in respect of proposals of the sanctioned draft Town Planning Scheme in due course.

Those owners or interested persons of the lands included in the Town Planning Scheme No.6, who have been injuriously affected by making of this scheme are hereby informed that they shall be entitled to make a claim of compensation as per Section 102 of the Maharashtra Regional & Town Planning Act, 1966, before the undersigned within a period of 60 days from the date of appearing this Notice in the *Maharashtra Government Gazette*.

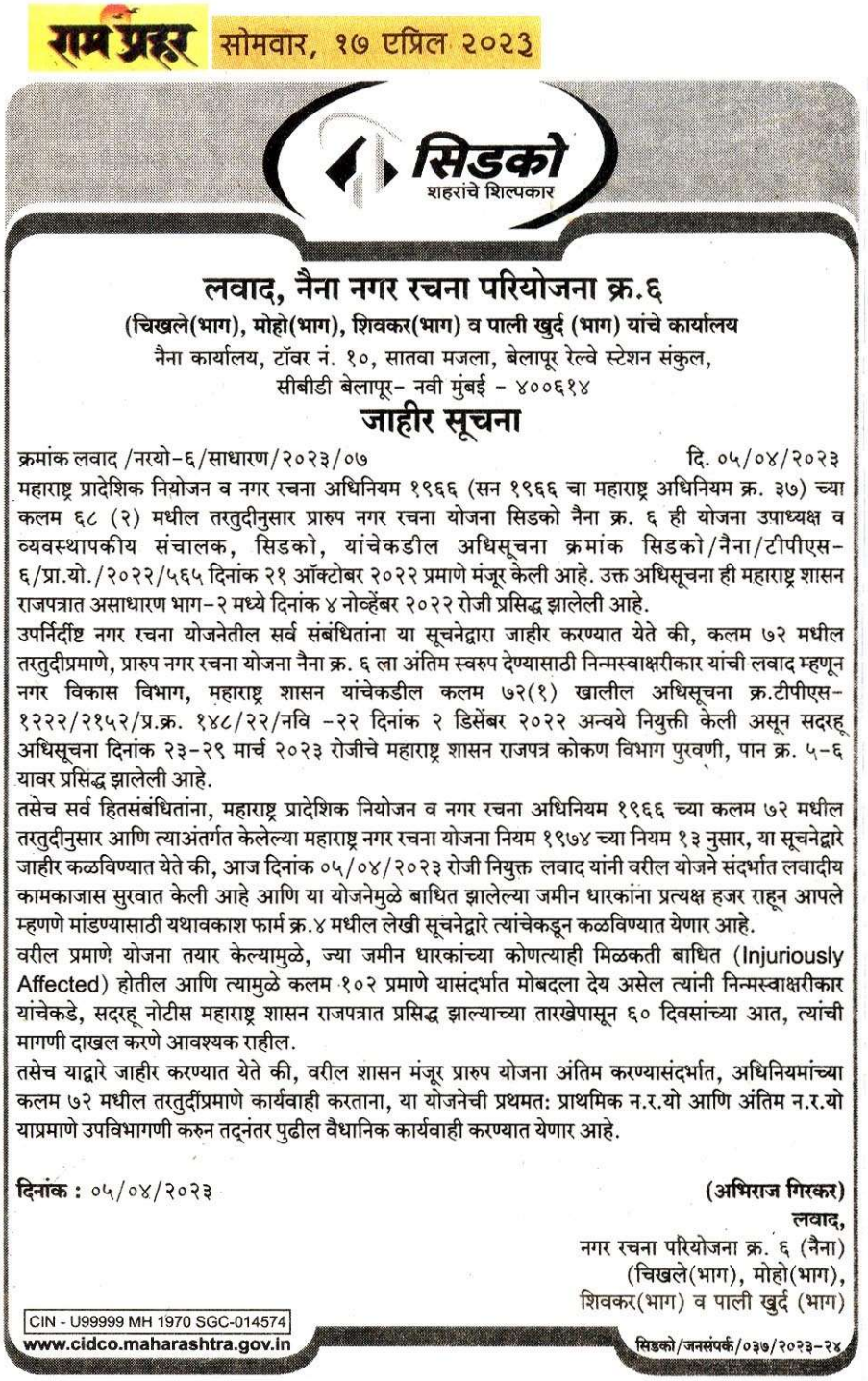
It is hereby declared that the said draft Town Planning Scheme No.6 shall be sub-divided in to a preliminary scheme and final scheme as per the provision under Section 72 of the said act and processed further.

Place: NAINA Office, 7th Floor, Tower No. 10,
Belapur Railway Station Complex,
C.B.D. Belapur, 400 614,
Date: 5th April, 2023.

ABHIRAJ GIRKAR,
Arbitrator,
Town Planning Scheme No. 6 NAINA,
[Chikhale (pt.), Moho (pt.), Shivkar (pt.) and Pali Khurd (pt.)].

ON BEHALF OF GOVERNMENT PRINTING, STATIONERY AND PUBLICATION, PRINTED AND PUBLISHED BY DIRECTOR, RUPENDRA DINESH MORE, PRINTED AT GOVERNMENT CENTRAL PRESS, 21-A, NETAJI SUBHASH ROAD, CHARNI ROAD, MUMBAI 400 004 AND PUBLISHED AT DIRECTORATE OF GOVERNMENT PRINTING, STATIONERY AND PUBLICATIONS, 21-A, NETAJI SUBHASH ROAD, CHARNI ROAD, MUMBAI 400 004. EDITOR : DIRECTOR, RUPENDRA DINESH MORE.

Annexure 5: Notice of Commencement of duty by the Arbitrator in Newspaper



राम प्रहर सोमवार, १७ एप्रिल २०२३

सिडको
शहरांचे शिल्पकार

लवाद, नैना नगर रचना परियोजना क्र.६

(चिखले(भाग), मोहो(भाग), शिवकर(भाग) व पाली खुर्द (भाग) यांचे कार्यालय

नैना कार्यालय, टॉवर नं. १०, सातवा मजला, बेलापूर रेल्वे स्टेशन संकुल,
सीबीडी बेलापूर- नवी मुंबई - ४००६१४

जाहीर सूचना

क्रमांक लवाद /नरयो-६/साधारण/२०२३/०७ दि. ०५/०४/२०२३

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ (सन १९६६ चा महाराष्ट्र अधिनियम क्र. ३७) च्या कलम ६८ (२) मधील तरतुदीनुसार प्रारुप नगर रचना योजना सिडको नैना क्र. ६ ही योजना उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको, यांचेकडील अधिसूचना क्रमांक सिडको/नैना/टीपीएस-६/प्रा.यो./२०२२/५६५ दिनांक २१ ऑक्टोबर २०२२ प्रमाणे मंजूर केली आहे. उक्त अधिसूचना ही महाराष्ट्र शासन राजपत्रात असाधारण भाग-२ मध्ये दिनांक ४ नोव्हेंबर २०२२ रोजी प्रसिद्ध झालेली आहे.

उपर्निर्दीष्ट नगर रचना योजनेतील सर्व संबंधितांना या सूचनेद्वारा जाहीर करण्यात येते की, कलम ७२ मधील तरतुदीप्रमाणे, प्रारुप नगर रचना योजना नैना क्र. ६ ला अंतिम स्वरुप देण्यासाठी निम्नस्वाक्षरीकार यांची लवाद म्हणून नगर विकास विभाग, महाराष्ट्र शासन यांचेकडील कलम ७२(१) खालील अधिसूचना क्र.टीपीएस-१२२२/२१५२/प्र.क्र. १४८/२२/नवि -२२ दिनांक २ डिसेंबर २०२२ अन्वये नियुक्ती केली असून सदरह् अधिसूचना दिनांक २३-२९ मार्च २०२३ रोजीचे महाराष्ट्र शासन राजपत्र कोकण विभाग पुरवणी, पान क्र. ५-६ यावर प्रसिद्ध झालेली आहे.

तसेच सर्व हितसंबंधितांना, महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ च्या कलम ७२ मधील तरतुदीनुसार आणि त्याअंतर्गत केलेल्या महाराष्ट्र नगर रचना योजना नियम १९७४ च्या नियम १३ नुसार, या सूचनेद्वारे जाहीर कळविण्यात येते की, आज दिनांक ०५/०४/२०२३ रोजी नियुक्त लवाद यांनी वरील योजने संदर्भात लवादीय कामकाजास सुरवात केली आहे आणि या योजनेमुळे बाधित झालेल्या जमीन धारकांना प्रत्यक्ष हजर राहून आपले म्हणणे मांडण्यासाठी यथावकाश फार्म क्र.४ मधील लेखी सूचनेद्वारे त्यांचेकडून कळविण्यात येणार आहे.

वरील प्रमाणे योजना तयार केल्यामुळे, ज्या जमीन धारकांच्या कोणत्याही मिळकती बाधित (Injuriously Affected) होतील आणि त्यामुळे कलम १०२ प्रमाणे यासंदर्भात मोबदला देय असेल त्यांनी निम्नस्वाक्षरीकार यांचेकडे, सदरहू नोटीस महाराष्ट्र शासन राजपत्रात प्रसिद्ध झाल्याच्या तारखेपासून ६० दिवसांच्या आत, त्यांची मागणी दाखल करणे आवश्यक राहील.

तसेच याद्वारे जाहीर करण्यात येते की, वरील शासन मंजूर प्रारुप योजना अंतिम करण्यासंदर्भात, अधिनियमांच्या कलम ७२ मधील तरतुदींप्रमाणे कार्यवाही करताना, या योजनेची प्रथमत: प्राथमिक न.र.यो आणि अंतिम न.र.यो याप्रमाणे उपविभागणी करुन तद्नंतर पुढील वैधानिक कार्यवाही करण्यात येणार आहे.

दिनांक : ०५/०४/२०२३

(अभिराज गिरकर)
लवाद,
नगर रचना परियोजना क्र. ६ (नैना)
(चिखले(भाग), मोहो(भाग),
शिवकर(भाग) व पाली खुर्द (भाग)

CIN - U99999 MH 1970 SGC-014574
www.cidco.maharashtra.gov.in

सिडको/जनसंपर्क/०३७/२०२३-२४

MUMBAI I MONDAY | APRIL 17, 2023 www.freepressjournal.in

CIDCO
WE MAKE CITIES

OFFICE OF THE ARBITRATOR, TOWN PLANNING SCHEME NO. 6, NAINA
(Chikhale (pt), Moho (pt), Shivkar (pt) and Pali Khurd (pt))

Public Notice

(Under rule no.13 of the Maharashtra Town Planning Schemes Rules, 1974)

No. ARB/TPS-6/GEN/2023/07 Date: 05/04/2023

The Draft Town Planning Scheme No.6, NAINA at villages (Chikhale (pt), Moho (pt), Shivkar (pt) and Pali Khurd (pt)) of Taluka-Panvel, District Raigad has been sanctioned by the Vice Chairman & Managing Director, CIDCO under sub-section (2) of Section 68 of the Maharashtra Regional & Town Planning Act, 1966(hereafter referred to as "the said Act") *vide* Notification No. CIDCO/NAINA/TPS-6/Draft Scheme/2022/565 dated 21st October 2022, in exercise of the powers delegated to him by Urban Development Department vide Notification No.TPS-1817/973/C.R.103/17/UD-13, dated13th September, 2017. The said Notification is published in *Maharashtra Government Gazette*, Extraordinary, Part-II dated 4th November, 2022.

The Government of Maharashtra in Urban Development Department has appointed Shri Abhiraj Girkar, Retired Joint Director of Town Planning as the Arbitrator for the said sanctioned Draft Scheme vide Notification No.TPS-1222/2152/CR-148/22/UD-12 dated 2nd December, 2022 under sub-section (1) of Section 72 of the said Act. This Notification has been appeared in the Maharashtra Government Gazette, Konkan Division supplement, Part –I, dated 23rd -29th March, 2023 on page No. 5-6.

I, the undersigned therefore in accordance with Rule No.13 of Maharashtra Town Planning Schemes Rules 1974, declare by this Notice that, I have commenced the duties as Arbitrator for Town Planning Scheme No.6 of NAINA (Chikhale (pt), Moho (pt), Shivkar (pt) and Pali Khurd (pt)) from 5th April, 2023.

All the owners of the lands included in this Town Planning Scheme will be served with special notice in form No.4 to submit their suggestions or objections in respect of proposals of the sanctioned draft Town Planning Scheme in due course.

Those owners or interested persons of the lands included in the Town Planning Scheme No.6, who have been injuriously affected by making of this scheme are hereby informed that they shall be entitled to make a claim of compensation as per Section 102 of the Maharashtra Regional & Town Planning Act, 1966, before the undersigned within a period of 60 days from the date of appearing this Notice in the *Maharashtra Government Gazette*.

It is hereby declared that the said draft Town Planning Scheme No.6 shall be sub-divided in to a preliminary scheme and final scheme as per the provision under Section 72 of the said act and processed further.

Dated: 5th April, 2023
Place: NAINA Office, 7th floor, Tower No. 10,
Belapur Railway Station Complex,
C.B.D. Belapur- 400 614.

(Abhiraj Girkar)
Arbitrator
Town Planning Scheme No. 6 NAINA
(Chikhale (pt), Moho (pt),
Shivkar (pt) and Pali Khurd (pt))

CIN - U99999 MH 1970 SGC-014574
www.cidco.maharashtra.gov.in

CIDCO/PR/037/2023-24

Annexure 6: Subdivision of the Scheme u/s 72 (3)

Office of Arbitrator

NAINA Town Planning Scheme – 6,

Chikhale (pt), Moho (pt), Shivkar (pt), Pali Khurd (pt)

CIDCO, NAINA Office, Tower No.10, 7th Floor, Belapur Railway Station Complex, CBD Belapur, Navi Mumbai – 400614

ARB/TPS-6/GEN/2023/488/1 Date: 29/08/2023

M.R. &T.P. Act, 1966

(Under sub-section (3) of section 72)

Order

The draft Town Planning Scheme, NAINA No. 6 (Chikhale, Moho, Pali Khurd and Shivkar) has been sanctioned under section 68(2) of the Maharashtra Regional and Town Planning Act, 1966 vide notification no. CIDCO/NAINA/TPS-6/Draft Scheme/2022/565 dated 21st October 2022, by the Vice Chairman and Managing Director, CIDCO under the powers conferred on him vide Urban Development Department Notification No. TPS/1817/973/CR-103/17/UD-13 dated 13th September, 2017.

Further, the undersigned has been appointed under section 72(1) of the said Act as the Arbitrator for carrying out the duties in respect of the said sanctioned draft Town Planning Scheme vide Urban Development Department Notification No. TPS- 1222/2152/C.R-148/22/UD-12 dated. 02nd December, 2022.

Accordingly, the undersigned has commenced the duties in respect of the said Town Planning Scheme w.e.f. 05th April, 2023 and has served special notices in the prescribed Form No. 4 upon all the land owners and has given hearing and recorded minutes as required under rule 13 of the Maharashtra Town Planning Schemes Rules, 1974.

Now, I, the undersigned as Arbitrator subdivide the sanctioned draft Town Planning Scheme, NAINA No. 6 (Chikhale, Moho, Pali Khurd and Shivkar) into Preliminary Scheme and Final Scheme as provided under sub-section (3) of section 72 of the Maharashtra Regional and Town Planning Act, 1966 on 29th August, 2023.

(Abhiraj Girkar)
Arbitrator,
NAINA, Town Planning Scheme No. 6
(Chikhale, Moho, Pali Khurd and Shivkar)

Annexure 7: Drawn up of the Preliminary Scheme u/s 72 (7)

RNI No. MAHBIL /2012/46121

सत्यमेव जयते

महाराष्ट्र शासन राजपत्र

असाधारण भाग दोन

वर्ष ९, अंक ७३(३)] शुक्रवार, डिसेंबर १, २०२३/अग्रहायण १०, शके १९४५ [पृष्ठे ४, किंमत : रुपये १२.००

असाधारण क्रमांक १००

प्राधिकृत प्रकाशन

प्रारंभिक नगररचना परियोजना नैना क्र. ६

[चिखले (भाग), मोहो (भाग), पाली खुर्द (भाग), शिवकर (भाग)]

ता. पनवेल, जिल्हा रायगड.

जाहीर सूचना

[महाराष्ट्र नगररचना परियोजना नियम १९७४ च्या नियम क्र. १३ (९) सहित महाराष्ट्र प्रादेशिक नियोजन नगररचना अधिनियम, १९६६च्या कलम ७२ (७) अन्वये]

क्रमांक लवाद/नरयो- ६/ नैना /प्रारंभिक/ निवाडा/ २०२३/ ५१०

ज्याअर्थी, प्रारुप नगररचना परियोजना नैना क्र. ६, [चिखले (भाग), मोहो (भाग), पाली खुर्द (भाग), शिवकर (भाग)] ता. पनवेल, जिल्हा रायगड, ही उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको, यांनी नगरविकास विभाग, अधिसूचना क्र. टीपीएस/१८१७/९७३/ प्र.क्र. १०३/१७/नवि-१३, दिनांक १३/०९/२०१७ अन्वये त्यांना प्राप्त झालेल्या अधिकाराचा वापर करून महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ च्या कलम ६८ च्या पोट-कलम (२) अन्वये त्यांची अधिसूचना क्र.सिडको/नैना/टीपीएस-६/प्रा. यो./२०२२/५६५, दिनांक २१/१०/२०२२ प्रमाणे मंजूर केली आहे. उक्त अधिसूचना ही **महाराष्ट्र शासन राजपत्रात** असाधारण भाग- २ मधील पृष्ठ क्र १ ते ६ वर दिनांक ०४ नोव्हेंबर २०२२ रोजी प्रसिध्द झालेली आहे ;

आणि ज्याअर्थी, शासनाच्या नगरविकास विभागाने श्री. अभिराज गिरकर, निवृत्त सह संचालक, नगररचना यांची नेमणूक उक्त अधिनियमांच्या पोट-कलम (१) कलम ७२ प्रमाणे उक्त मंजूर प्रारुप परियोजनेसाठी लवाद म्हणून अधिसूचना क्र.टीपीएस-१२२२/२१५२/ प्र. क्र. १४८/२२/नवि-१२, दिनांक ०२ डिसेंबर, २०२२ अन्वये केली आहे व सदर अधिसूचना ही **महाराष्ट्र शासन राजपत्र** भाग - १ मध्ये दिनांक २३- २९ मार्च, २०२३ रोजी प्रसिद्ध केली आहे ;

आणि ज्याअर्थी, महाराष्ट्र नगररचना परियोजना नियम क्र. १९७४ च्या नियम क्र. १३ (१) अन्वये दिनांक ०५ एप्रिल, २०२३ रोजी सूचना प्रसिद्ध करून नगररचना परियोजना नैना क्र. ६, [चिखले (भाग), मोहो (भाग), पाली खुर्द (भाग), शिवकर (भाग)] ता. पनवेल, जिल्हा रायगड, करिता लवाद म्हणून कर्तव्ये पार पाडण्याचे काम दिनांक ०५ एप्रिल, २०२३ पासून सुरू करण्यात आले आहे ;

आणि ज्याअर्थी, विहित केलेल्या नमुना क्रमांक ४ मधील विशेष सूचना उक्त नगररचना परियोजनेमध्ये समाविष्ट झालेल्या सर्व जमीन मालकांना देण्यात आलेल्या असून त्यांची या संदर्भातील सुनावणी पूर्ण करून त्याबाबतची टिपणे नोंदविण्यात आलेली आहेत ;

आणि ज्याअर्थी, नगररचना परियोजना नैना क्र. ६, [चिखले (भाग), मोहो (भाग), पाली खुर्द (भाग), शिवकर (भाग)], ता. पनवेल, जिल्हा रायगड, हीची उक्त अधिनियमांच्या पोट-कलम (३) कलम ७२ नुसार दिनांक २९ ऑगस्ट, २०२३ रोजीचे नोटीस क्र. लवाद/नरयो- ६/ सर्वसाधारण/ २०२३/४८८/१ अन्वये प्रारंभिक योजना व अंतिम योजना अशी उपविभागणी करण्यात आलेली आहे ;

आणि ज्याअर्थी, उक्त नियमांमधील नियम क्र. १३ प्रमाणे सर्व कार्यवाही पूर्ण करून उक्त अधिनियमांच्या कलम ७२ च्या पोट-कलम (४) मधील कर्तव्ये पार पाडण्यात आलेली आहेत.

त्याअर्थी, निम्नस्वाक्षरीकार नगररचना परियोजना नैना क्र. ६, [चिखले (भाग), मोहो (भाग), पाली खुर्द (भाग), शिवकर (भाग)], ता. पनवेल, जिल्हा रायगड, या योजनेचे लवाद म्हणून उक्त अधिनियमांच्या कलम ७२ च्या पोट-कलम (७) प्रमाणे तसेच उक्त नियमांचा नियम क्र. १३(९) प्रमाणे ही परियोजना दिनांक ३० नोव्हेंबर, २०२३ रोजी तयार करण्यात आली आहे असे जाहीर करीत आहेत.

ही प्राथमिक परियोजना निम्नस्वाक्षरीकार लवाद यांच्याकडून तयार करण्यात आल्यानंतर जनतेच्या तसेच या परियोजनेत समाविष्ट झालेल्या जमिनींच्या मालकांच्या अवलोकनार्थ लवादांच्या व नैनाच्या कार्यालयात कार्यालयीन कामकाजाच्या वेळेत नैना कार्यालय, टॉवर नं. १०, सातवा मजला, बेलापूर रेल्वे स्टेशन, सीबीडी बेलापूर, नवी मुंबई ४००६१४ येथे प्रसिध्द करण्यात आली आहे.

दिनांकः ३०/११/२०२३,

पत्ता-ः नैना कार्यालय, टॉवर नं. १०, सातवा मजला, बेलापूर रेल्वे स्टेशन, सी.बी.डी. बेलापूर, नवी मुंबई ४०० ६१४.

अभिराज गिरकर,
लवाद,
नगररचना परियोजना, नैना क्र. ६.

PRELIMINARY NAINA TOWN PLANNING SCHEME, NO. 6

[Chikhale (pt), Moho (pt), Pali Khurd (pt), Shivkar(pt) of Tahsil Panvel, Dist. Raigad]

Public Notice

[under Section 72(7) of the Maharashtra Regional and Town Planning Act, 1966]

[read with Rule 13(9) of the Maharashtra Town Planning Schemes Rules, 1974]

No. ARB/TPS-6/Award/2023/510

WHEREAS, the Draft Town Planning Scheme, No. 6 (TPS- 6) [Chikhale (pt), Moho (pt), Pali Khurd (pt), Shivkar(pt) of Tahsil Panvel, Dist. Raigad, was sanctioned by the Vice Chairman & Managing Director, CIDCO under sub-section (*2*) of section 68 of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter, referred to as the 'said Act') *vide* Notification No. CIDCO/ NAINA/ TPS-6/ Draft Scheme/ 2022/ 565; dated 21st October 2022, in exercise of the powers delegated to him by the Urban Development Department *vide* its Notification No.TPS-1817/973/CR-103/17/UD-13, dated 13th September, 2017. The said Notification was published in *Maharashtra Government Gazette*, Extraordinary; Part-II, dated 4th November 2022 on pages No. 1 to 6 ;

And whereas, the Government of Maharashtra in Urban Development Department has appointed Shri Abhiraj Girkar, retired Joint Director of Town Planning as the Arbitrator for the said sanctioned Draft Scheme *vide* Notification No. TPS-1222/2152/C.R.148/22/UD-12, dated 2nd December 2022, which was published in *Maharashtra Government Gazette* Part – I dated 23-29 March 2023 under sub-section (*1*) of Section 72 of the said Act ;

And whereas, the Arbitrator, in accordance with Rule No. 13 (1) of Maharashtra Town Planning Schemes Rules, 1974 (hereinafter referred to as the 'said Rules'), has declared under his notice dated 5th April 2023 that, he has commenced the duties as Arbitrator in respect of the NAINA Town Planning Scheme, No. 6 [Chikhale (pt), Moho (pt), Pali Khurd (pt), Shivkar(pt) of Tahsil Panvel, Dist. Raigad, with effect from 5th April 2023 ;

And whereas, the special notices in the prescribed form No. 4 have been served to each and every owner of the lands included in the said scheme & their hearings with recording minutes thereof in this respect have been completed ;

And whereas, the NAINA Town Planning Scheme, No. 6 [Chikhale (pt), Moho (pt), Pali Khurd (pt), Shivkar(pt) of Tahsil Panvel, Dist. Raigad, has been sub-divided by the Arbitrator under his notice bearing No. ARB/TPS-6/GEN/2023/488/1, dated 29th August 2023 into Preliminary Scheme & Final Scheme as provided under sub-section (*3*) of section 72 of the said Act ;

And whereas, the Arbitrator has followed the procedure, prescribed in Rule No. 13 of the said Rules, and has carried out the duties laid down in sub-section (*4*) of section 72 of the said Act.

Now, therefore, the undersigned as Arbitrator hereby declares that the Preliminary NAINA Town Planning Scheme, No. 6 [Chikhale (pt), Moho (pt), Pali Khurd (pt), Shivkar(pt) of Tahsil Panvel, Dist. Raigad, has been drawn up by him on 30th November, 2023 as provided under sub-section (7) of Section 72 of the said Act read with rule 13 (9) of the said Rules.

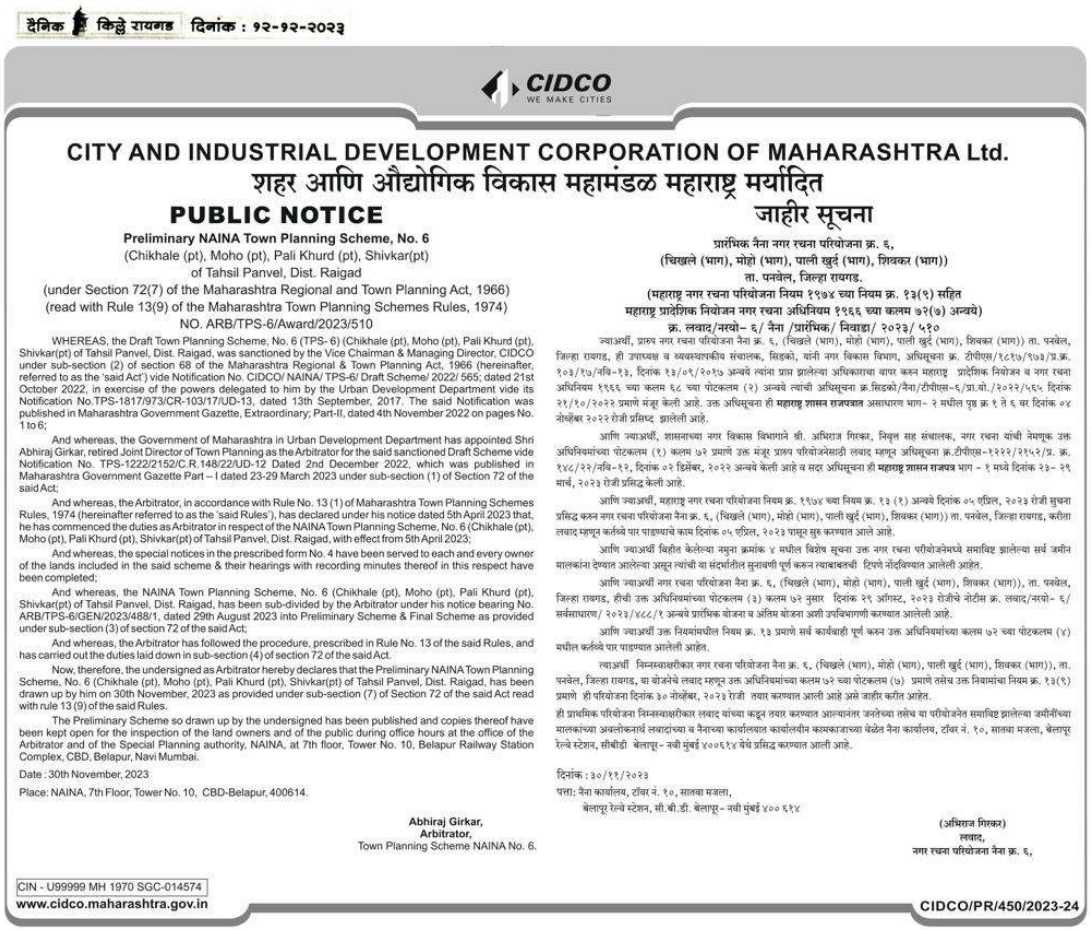
The Preliminary Scheme so drawn up by the undersigned has been published and copies thereof have been kept open for the inspection of the land owners and of the public during office hours at the office of the Arbitrator and of the Special Planning authority, NAINA, at 7th floor, Tower No. 10, Belapur Railway Station Complex, CBD, Belapur, Navi Mumbai.

Date : 30th November, 2023,
Place : NAINA, 7th Floor, Tower No. 10,
CBD-Belapur 400 614.

ABHIRAJ GIRKAR,
Arbitrator,
Town Planning Scheme, NAINA No. 6.

ON BEHALF OF GOVERNMENT PRINTING, STATIONERY AND PUBLICATION, PRINTED AND PUBLISHED BY DIRECTOR, RUPENDRA DINESH MORE, PRINTED AT GOVERNMENT CENTRAL PRESS, 21-A, NETAJI SUBHASH ROAD, CHARNI ROAD, MUMBAI 400 004 AND PUBLISHED AT DIRECTORATE OF GOVERNMENT PRINTING, STATIONERY AND PUBLICATIONS, 21-A, NETAJI SUBHASH ROAD, CHARNI ROAD, MUMBAI 400 004. EDITOR : DIRECTOR, RUPENDRA DINESH MORE.

Annexure 8: Preliminary Scheme drawn up by the Arbitrator Newspaper Notice



दैनिक किल्ले रायगड दिनांक : १२-१२-२०२३

CIDCO
WE MAKE CITIES

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA Ltd.

शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित

PUBLIC NOTICE

Preliminary NAINA Town Planning Scheme, No. 6
(Chikhale (pt), Moho (pt), Pali Khurd (pt), Shivkar(pt)
of Tahsil Panvel, Dist. Raigad
(under Section 72(7) of the Maharashtra Regional and Town Planning Act, 1966)
(read with Rule 13(9) of the Maharashtra Town Planning Schemes Rules, 1974)
NO. ARB/TPS-6/Award/2023/510

WHEREAS, the Draft Town Planning Scheme, No. 6 (TPS- 6) (Chikhale (pt), Moho (pt), Pali Khurd (pt), Shivkar(pt) of Tahsil Panvel, Dist. Raigad, was sanctioned by the Vice Chairman & Managing Director, CIDCO under sub-section (2) of section 68 of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter, referred to as the 'said Act') vide Notification No. CIDCO/ NAINA/ TPS-6/ Draft Scheme/ 2022/ 565; dated 21st October 2022, in exercise of the powers delegated to him by the Urban Development Department vide its Notification No.TPS-1817/973/CR-103/17/UD-13, dated 13th September, 2017. The said Notification was published in Maharashtra Government Gazette, Extraordinary; Part-II, dated 4th November 2022 on pages No. 1 to 6;

And whereas, the Government of Maharashtra in Urban Development Department has appointed Shri Abhiraj Girkar, retired Joint Director of Town Planning as the Arbitrator for the said sanctioned Draft Scheme vide Notification No. TPS-1222/2152/C.R.148/22/UD-12 Dated 2nd December 2022, which was published in Maharashtra Government Gazette Part – I dated 23-29 March 2023 under sub-section (1) of Section 72 of the said Act;

And whereas, the Arbitrator, in accordance with Rule No. 13 (1) of Maharashtra Town Planning Schemes Rules, 1974 (hereinafter referred to as the 'said Rules'), has declared under his notice dated 5th April 2023 that, he has commenced the duties as Arbitrator in respect of the NAINA Town Planning Scheme, No. 6 (Chikhale (pt), Moho (pt), Pali Khurd (pt), Shivkar(pt) of Tahsil Panvel, Dist. Raigad, with effect from 5th April 2023;

And whereas, the special notices in the prescribed form No. 4 have been served to each and every owner of the lands included in the said scheme & their hearings with recording minutes thereof in this respect have been completed;

And whereas, the NAINA Town Planning Scheme, No. 6 (Chikhale (pt), Moho (pt), Pali Khurd (pt), Shivkar(pt) of Tahsil Panvel, Dist. Raigad, has been sub-divided by the Arbitrator under his notice bearing No. ARB/TPS-6/GEN/2023/488/1, dated 29th August 2023 into Preliminary Scheme & Final Scheme as provided under sub-section (3) of section 72 of the said Act;

And whereas, the Arbitrator has followed the procedure, prescribed in Rule No. 13 of the said Rules, and has carried out the duties laid down in sub-section (4) of section 72 of the said Act.

Now, therefore, the undersigned as Arbitrator hereby declares that the Preliminary NAINA Town Planning Scheme, No. 6 (Chikhale (pt), Moho (pt), Pali Khurd (pt), Shivkar(pt) of Tahsil Panvel, Dist. Raigad, has been drawn up by him on 30th November, 2023 as provided under sub-section (7) of Section 72 of the said Act read with rule 13 (9) of the said Rules.

The Preliminary Scheme so drawn up by the undersigned has been published and copies thereof have been kept open for the inspection of the land owners and of the public during office hours at the office of the Arbitrator and of the Special Planning authority, NAINA, at 7th floor, Tower No. 10, Belapur Railway Station Complex, CBD, Belapur, Navi Mumbai.

Date : 30th November, 2023

Place: NAINA, 7th Floor, Tower No. 10, CBD-Belapur, 400614.

Abhiraj Girkar,
Arbitrator,
Town Planning Scheme NAINA No. 6.

जाहीर सूचना

प्रारंभिक नैना नगर रचना परियोजना क्र. ६,
(चिखले (भाग), मोहो (भाग), पाली खुर्द (भाग), शिवकर (भाग))
ता. पनवेल, जिल्हा रायगड.
(महाराष्ट्र नगर रचना परियोजना नियम १९७४ च्या नियम क्र. १३(९) सहित
महाराष्ट्र प्रादेशिक नियोजन नगर रचना अधिनियम १९६६ च्या कलम ७२(७) अन्वये)
क्र. लवाद/नरयो- ६/ नैना /प्रारंभिक/ निवाडा/ २०२३/ ५१०

ज्याअर्थी, प्रारुप नगर रचना परियोजना नैना क्र. ६, (चिखले (भाग), मोहो (भाग), पाली खुर्द (भाग), शिवकर (भाग)) ता. पनवेल, जिल्हा रायगड, ही उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको, यांनी नगर विकास विभाग, अधिसूचना क्र. टीपीएस/१८१७/९७३/प्र.क्र. १०३/१७/नवि-१३, दिनांक १३/०९/२०१७ अन्वये त्यांना प्राप्त झालेल्या अधिकाराचा वापर करुन महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ च्या कलम ६८ च्या पोटकलम (२) अन्वये त्यांची अधिसूचना क्र.सिडको/नैना/टीपीएस-६/प्रा.यो./२०२२/५६५ दिनांक २१/१०/२०२२ प्रमाणे मंजूर केली आहे. उक्त अधिसूचना ही **महाराष्ट्र शासन राजपत्रात** असाधारण भाग- २ मधील पृष्ठ क्र.१ ते ६ वर दिनांक ०४ नोव्हेंबर २०२२ रोजी प्रसिध्द झालेली आहे.

आणि ज्याअर्थी, शासनाच्या नगर विकास विभागाने श्री. अभिराज गिरकर, निवृत्त सह संचालक, नगर रचना यांची नेमणूक उक्त अधिनियमांच्या पोटकलम (१) कलम ७२ प्रमाणे उक्त मंजूर प्रारुप परियोजनेसाठी लवाद म्हणून अधिसूचना क्र.टीपीएस-१२२२/२१५२/प्र. क्र. १४८/२२/नवि-१२, दिनांक ०२ डिसेंबर, २०२२ अन्वये केली आहे व सदर अधिसूचना ही **महाराष्ट्र शासन राजपत्र** भाग - १ मध्ये दिनांक २३- २९ मार्च, २०२३ रोजी प्रसिद्ध केली आहे.

आणि ज्याअर्थी, महाराष्ट्र नगर रचना परियोजना नियम क्र. १९७४ च्या नियम क्र. १३ (१) अन्वये दिनांक ०५ एप्रिल, २०२३ रोजी सुचना प्रसिद्ध करुन नगर रचना परियोजना नैना क्र. ६, (चिखले (भाग), मोहो (भाग), पाली खुर्द (भाग), शिवकर (भाग)) ता. पनवेल, जिल्हा रायगड, करीता लवाद म्हणून कर्तव्ये पार पाडण्याचे काम दिनांक ०५ एप्रिल, २०२३ पासून सुरु करण्यात आले आहे.

आणि ज्याअर्थी विहीत केलेल्या नमुना क्रमांक ४ मधील विशेष सूचना उक्त नगर रचना परीयोजनेमध्ये समाविष्ट झालेल्या सर्व जमीन मालकांना देण्यात आलेल्या असून त्यांची या संदर्भातील सुनावणी पूर्ण करुन त्याबाबतची टिपणे नोंदविण्यात आलेली आहेत.

आणि ज्याअर्थी नगर रचना परियोजना नैना क्र. ६, (चिखले (भाग), मोहो (भाग), पाली खुर्द (भाग), शिवकर (भाग)), ता. पनवेल, जिल्हा रायगड, हीची उक्त अधिनियमांच्या पोटकलम (३) कलम ७२ नुसार दिनांक २९ ऑगस्ट, २०२३ रोजीचे नोटीस क्र. लवाद/नरयो- ६/ सर्वसाधारण/ २०२३/४८८/१ अन्वये प्रारंभिक योजना व अंतिम योजना अशी उपविभागणी करण्यात आलेली आहे.

आणि ज्याअर्थी उक्त नियमांमधील नियम क्र. १३ प्रमाणे सर्व कार्यवाही पूर्ण करुन उक्त अधिनियमांच्या कलम ७२ च्या पोटकलम (४) मधील कर्तव्ये पार पाडण्यात आलेली आहेत.

त्याअर्थी निम्नस्वाक्षरीकार नगर रचना परियोजना नैना क्र. ६, (चिखले (भाग), मोहो (भाग), पाली खुर्द (भाग), शिवकर (भाग)), ता. पनवेल, जिल्हा रायगड, चा योजनेचे लवाद म्हणून उक्त अधिनियमांच्या कलम ७२ च्या पोटकलम (७) प्रमाणे तसेच उक्त नियमांचा नियम क्र. १३(९) प्रमाणे ही परियोजना दिनांक ३० नोव्हेंबर, २०२३ रोजी तयार करण्यात आली आहे असे जाहीर करीत आहेत.

ही प्राथमिक परियोजना निम्नस्वाक्षरीकार लवाद यांच्या कडुन तयार करण्यात आल्यानंतर जनतेच्या तसेच या परीयोजनेत समाविष्ट झालेल्या जमीनींच्या मालकांच्या अवलोकनार्थ लवादांच्या व नैनाच्या कार्यालयात कार्यालयीन कामकाजाच्या वेळेत नैना कार्यालय, टॉवर नं. १०, सातवा मजला, बेलापूर रेल्वे स्टेशन, सीबीडी बेलापूर- नवी मुंबई ४००६१४ येथे प्रसिद्ध करण्यात आली आहे.

दिनांक : ३०/११/२०२३
पत्ता: नैना कार्यालय, टॉवर नं. १०, सातवा मजला,
बेलापूर रेल्वे स्टेशन, सी.बी.डी. बेलापूर- नवी मुंबई ४०० ६१४

(अभिराज गिरकर)
लवाद,
नगर रचना परियोजना नैना क्र. ६,

CIN - U99999 MH 1970 SGC-014574
www.cidco.maharashtra.gov.in
CIDCO/PR/450/2023-24

Annexure 9: Sanction of Preliminary Scheme

नगरविकास विभाग

चौथा मजला. मुख्य इमारत, मंत्रालय, मुंबई, ४०० ०३२, दिनांक १ मार्च २०२४

अधिसूचना

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६.

क्रमांक टीपीएस-१२२४/०५/प्र.क्र.२२/२४/नवि-१२.—ज्याअर्थी, प्रारुप नगररचना परियोजना नैना क्र. ६, [मौजे चिखले (भाग), मोहो (भाग), पालीखुर्द (भाग), शिवकर (भाग) तालुका पनवेल, जिल्हा रायगड] (यापुढे ज्याचा उल्लेख " उक्त प्रारूप परियोजना " असा करण्यात आला आहे), उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको यांना शासनाने महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख " उक्त अधिनियम " असा करण्यात आला आहे) चे कलम १५१ (१) मधील तरतुदीनुसार प्रदान केलेल्या अधिकारात उक्त अधिनियमाच्या कलम ६८ उप-कलम (२) मधील तरतुदीनुसार अधिसूचना क्रमांक सिडको/नैना/टीपीएस-६/प्रा. यो./५६५, दिनांक २१ ऑक्टोंबर २०२२ अन्वये मंजूर केली आहे ;

आणि ज्याअर्थी, शासनाच्या नगर विकास विभागाने अधिसूचना क्रमांक टीपीएस-१२२२/२१५२/प्र.क्र.१४८/२२/नवि-१२, दिनांक २ डिसेंबर २०२२ अन्वये श्री. अभिराज गिरकर, निवृत्त सह संचालक, नगररचना यांची उक्त अधिनियमांच्या कलम ७२ च्या पोट-कलम (१) मधील तरतुदीनुसार उक्त मंजूर प्रारुप परियोजनेसाठी लवाद म्हणून नेमणूक केली आहे. (यापुढे ज्याचा उल्लेख " उक्त लवाद " असा करण्यात आला आहे) ;

आणि ज्याअर्थी, उक्त लवाद यांनी विहित केलेली कार्यवाही करून उक्त परियोजनेची पोट विभागणी प्राथमिक परियोजना व अंतिम परियोजना अशी उक्त अधिनियमाचे पोट-कलम (३) कलम ७२ अन्वये केली आहे ;

आणि ज्याअर्थी, उक्त लवाद यांनी उक्त परियोजनेसंदर्भात आवश्यक ती वैधानिक कार्यवाही पूर्ण करून आणि उक्त परियोजना अंतिम करून, प्राथमिक नगररचना परियोजना नैना क्र. ६, [मौजे चिखले (भाग), मोहो (भाग), पालीखुर्द (भाग), शिवकर (भाग) तालुका पनवेल, जिल्हा रायगड] उक्त अधिनियमाच्या कलम ७२ चे उप-कलम (५) मधील तरतुदीनुसार दिनांक २९ डिसेंबर २०२३ च्या पत्रान्वये शासनास मंजुरीकरिता सादर केली असून ती शासनास दिनांक ०२ जानेवारी २०२४ रोजी प्राप्त झाली आहे. (यापुढे ज्याचा उल्लेख " उक्त प्राथमिक नगररचना परियोजना " असा करण्यात आला आहे) ;

आणि ज्याअर्थी, आवश्यक ती चौकशी केल्यानंतर व संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचा सल्ला घेतल्यानंतर प्राथमिक नगररचना परियोजना नैना क्र. ६, [मौजे चिखले (भाग), मोहो (भाग), पालीखुर्द (भाग), शिवकर (भाग) तालुका पनवेल, जिल्हा रायगड] काही बदलांसह मंजूर करणे आवश्यक आहे, असे शासनाचे मत झाले आहे ;

आता त्याअर्थी, उक्तअधिनियमाच्या कलम ८६ चे उप-कलम (१) (क) अन्वये प्रदत्त असलेल्या अधिकारांचा वापर करून शासन, प्राथमिक नगररचना परियोजना नैना क्र. ६, [मौजे चिखले (भाग), मोहो (भाग), पालीखुर्द (भाग), शिवकर (भाग) तालुका पनवेल, जिल्हा रायगड] यासोबत जोडलेल्या परिशिष्ट-१, २ (अंतिम भूखंडांबाबत), परिशिष्ट-३ (नगररचना परियोजना नैना क्र. ६ च्या विशेष विकास नियंत्रण व प्रोत्साहन नियमावलीबाबत) मध्ये नमूद केल्यानुसार काही बदलांसह मंजूर करीत आहे.

२. उक्त मंजूर करण्यात आलेली प्राथमिक नगररचना परियोजना नैना क्र. ६, [मौजे चिखले (भाग), मोहो (भाग), पालीखुर्द (भाग), शिवकर (भाग) तालुका पनवेल, जिल्हा रायगड] ही उक्त अधिनियमाच्या कलम ८६ (२) (ख) नुसार, सदरची अधिसूचना **शासन राजपत्रात** प्रसिद्ध झाल्याच्या दिनांकापासून एक महिन्याच्या कालावधीनंतर अंमलात येईल.

३. मंजूर प्राथमिक नगररचना परियोजना नैना क्र. ६, [मौजे चिखले (भाग), मोहो (भाग), पालीखुर्द (भाग), शिवकर (भाग) तालुका पनवेल, जिल्हा रायगड] मंजुरीची अधिसूचना खालील कार्यालयामध्ये कामकाजाच्या दिवशी कार्यालयातील वेळेत एक महिन्याच्या कालावधीकरिता आम जनतेच्या अवलोकनार्थ उपलब्ध राहील.

(१) व्यवस्थापकीय संचालक, सिडको, सिडको भवन, सीबीडी, बेलापूर, नवी मुंबई.

(२) लवाद, नगररचना परियोजना नैना क्र. ६, [मौजे चिखले (भाग), मोहो (भाग), पालीखुर्द (भाग), शिवकर (भाग) तालुका पनवेल, जिल्हा रायगड] यांचे कार्यालय, सीबीडी, बेलापुर, नवी मुंबई.

(३) सहसंचालक, नगररचना, कोकण विभाग, कोकण भवन, नवी मुंबई.

(४) सहायक संचालक, नगररचना, रायगड-अलिबाग शाखा, रायगड.

४. सदरची अधिसूचना ही शासनाच्या *www.maharashtra.gov.in* या वेबसाईटवरदेखील उपलब्ध करण्यात यावी.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, 4th Floor, Main Building, Mumbai 400 032, dated 1st March, 2024

NOTIFICATION

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS-1224/05/C.R. 22/24/UD-12.—Whereas, the Draft Town Planning Scheme, NAINA No. 6 [Villages Chikhale (pt.) Moho (pt.), Pali Khurd (pt.), Shivkar (pt.), Tal. Panvel, Dist. Raigad] (hereinafter referred to as " the said Draft Scheme ") has been sanctioned by the Vice Chairman and Managing Director, CIDCO as per the powers delegated under section 151(*1*) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as " the said Act ") under sub-section (*2*) of the Section 68 of the said Act *vide* Notification No. CIDCO/NAINA/TPS-06/Draft Scheme/565, dated 21st October 2022 ;

And whereas, the Government of Maharashtra in Urban Development Department has appointed Shri Abhiraj Girkar, Retired Joint Director of Town Planning as the Arbitrator (hereinafter referred to as " the said Arbitrator ") for the said sanctioned Draft Scheme *vide* Notification No. TPS-1222/2152/C.R.148/22 /UD-12, dated 2nd December, 2022 under sub-section (*1*) of section 72 of the said Act ;

And whereas, the said Arbitrator after following the prescribed procedure has subdivided the said Scheme into Preliminary Scheme and the Final Scheme as provided under sub-section (*3*) of section 72 of the said Act ;

And Whereas, the said Arbitrator after following the prescribed legal procedure and finalizing the said Draft Scheme, has submitted Preliminary Town Planning Scheme, NAINA No. 6 [Villages Chikhale (pt.) Moho (pt.), Pali Khurd (pt.), Shivkar (pt.), Tal. Panvel, Dist. Raigad] to the Government for sanction under sub-section (*5*) of section 72 of the said Act, *vide* letter, dated 29th December 2023 for approval, which has been received by the Government on 2nd January, 2024 (hereinafter referred to as " the said Preliminary Town Planning Scheme ") ;

And whereas, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the State Government is of the opinion that it is necessary to sanction the said Preliminary Town Planning Scheme, NAINA No. 6, [Villages Chikhale (pt.) Moho (pt.), Pali Khurd (pt.), Shivkar (pt.), Tal. Panvel, Dist. Raigad] with some changes.

Now therefore, in exercise of the powers conferred under sub-section (*1*) of section 86 of the said Act, the State Government hereby sanctions the Preliminary Town Planning Scheme, NAINA No. 6 [Villages Chikhale (pt.) Moho (pt.), Pali Khurd (pt.), Shivkar (pt.), Tal. Panvel, Dist. Raigad] with some changes as described in the schedule-I, II (regarding Final Plots), schedule-III (regarding Special Development Control and Promotion Regulations of the Preliminary Town Planning Scheme NAINA No.6).

2. The said sanctioned Preliminary Town Planning Scheme, NAINA No. 7 [Villages Devad (pt.), Vichumbe (pt.), Usarli Khurd (pt.), Kolkhe (pt.) (New-Kolkhe Peth) and Shivkar (pt.), Tal. Panvel, Dist. Raigad] shall come into force after one month from the date of publication of this Notification in the *Maharashtra Government Gazettee* as per section 86(*2*)(*b*) of the said Act.

3. This Notification of sanctioning the Preliminary Town Planning Scheme, NAINA No. 6 [Villages Chikhale (pt.) Moho (pt.), Pali Khurd (pt.), Shivkar (pt.), Tal. Panvel, Dist. Raigad] shall be available for inspection of General public during working hours on all working days for the period of one month in the following Offices : —

(1) Managing Director, City and Industrial Development Corporation Ltd. Belapur, Navi Mumbai.

(2) Office of Arbitrator, Town Planning Scheme, NAINA No. 6 [Villages Chikhale (pt.) Moho (pt.), Pali Khurd (pt.), Shivkar (pt.), Tal. Panvel, Dist. Raigad] 8th Floor, Tower-10, Belapur Railway Station Complex, Belapur, Navi Mumbai.

(3) Joint Director of Town Planning, Konkan Division, Konkan Bhavan, CBD, Belapur, Navi Mumbai.

(4) Assistant Director of Town Planning, Raigad- Alibaug Branch, Raigad.

4. This Notification shall also be made available on the Government Website *www.maharashtra.gov.in.*

Annexure 10: Gazette publication for drawing up Final Town Planning Scheme no. 6

RNI No. MAHBIL /2012/46121

सत्यमेव जयते

महाराष्ट्र शासन राजपत्र

असाधारण भाग दोन

वर्ष १०, अंक ६२] शुक्रवार, सप्टेंबर २७, २०२४/आश्विन ५, शके १९४६ [पृष्ठे ४, किंमत : रुपये १२.००

असाधारण क्रमांक ९७

प्राधिकृत प्रकाशन

अंतिम नगररचना परियोजना नैना क्र. ६,

[चिखले (भाग), मोहो (भाग), पाली खुर्द (भाग), शिवकर (भाग), ता. पनवेल, जिल्हा रायगड यांचे कार्यालय]

जाहीर सूचना

क्र. लवाद/नरयो-६/अंतिम निवाडा/२०२४/५४९

[(महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ च्या कलम ७२(७) सहित
महाराष्ट्र नगररचना परियोजना नियम १९७४ च्या नियम क्र. १३(९) अन्वये]

ज्याअर्थी, प्रारुप नगररचना परियोजना नैना क्र. ६, [चिखले (भाग), मोहो (भाग), पाली खुर्द (भाग), शिवकर (भाग), ता. पनवेल, जिल्हा रायगड], ही उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको, यांनी नगरविकास विभाग, अधिसूचना क्र. टीपीएस/१८१७/९७३/ प्र.क्र. १०३/१७/नवि-१३, दिनांक १३/०९/२०१७ अन्वये त्यांना प्राप्त झालेल्या अधिकाराचा वापर करून महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ (यापुढे " उक्त अधिनियम " असा उल्लेख करण्यात आलेला आहे) च्या कलम ६८ च्या पोट-कलम (२) अन्वये त्यांची अधिसूचना क्र.सिडको/नैना/टीपीएस-६/प्रा.यो./२०२२/५६५ दिनांक २१/१०/२०२२ प्रमाणे मंजूर केली आहे. उक्त अधिसूचना ही **महाराष्ट्र शासन राजपत्रात** असाधारण भाग-२ मधील पृष्ठ क्र १ ते ६ वर दिनांक ०४ नोव्हेंबर २०२२ रोजी प्रसिद्ध झालेली आहे;

आणि ज्याअर्थी, शासनाच्या नगरविकास विभागाने श्री. अभिराज गिरकर, निवृत्त सह संचालक, नगररचना यांची नेमणूक उक्त अधिनियमांच्या पोट-कलम (१) कलम ७२ प्रमाणे उक्त मंजूर प्रारुप परियोजनेसाठी लवाद म्हणून अधिसूचना क्र.टीपीएस-१२२२/२१५२/ प्र. क्र. १४८/२२/नवि-१२, दिनांक २ डिसेंबर, २०२२ अन्वये केली आहे व सदर अधिसूचना ही **महाराष्ट्र शासन राजपत्र** भाग-१ मध्ये दिनांक २३-२९ मार्च, २०२३ रोजी प्रसिद्ध केली आहे;

आणि ज्याअर्थी, महाराष्ट्र नगररचना परियोजना नियम क्र. १९७४ च्या नियम क्र. १३ (१) अन्वये दिनांक ५ एप्रिल, २०२३ रोजी सूचना प्रसिद्ध करून नगररचना परियोजना नैना क्र. ६, [चिखले (भाग), मोहो (भाग), पाली खुर्द (भाग), शिवकर (भाग), ता. पनवेल, जिल्हा रायगड], करीता लवाद म्हणून कर्तव्ये पार पाडण्याचे काम दिनांक ५ एप्रिल, २०२३ पासून सुरु करण्यात आले आहे.

(१)

आणि ज्याअर्थी नगररचना परियोजना नैना क्र. ६, [चिखले (भाग), मोहो (भाग), पाली खुर्द (भाग), शिवकर (भाग), ता. पनवेल, जिल्हा रायगड], हीची उक्त अधिनियमांच्या पोट-कलम (३) कलम ७२ नुसार दिनांक २९ ऑगस्ट, २०२३ रोजीचे नोटीस क्र. लवाद/नरयो- ६/ सर्वसाधारण/ २०२३/४८८/१ अन्वये प्रारंभिक योजना व अंतिम योजना अशी उप विभागणी करण्यात आलेली आहे;

आणि ज्याअर्थी, लवाद यांनी परियोजनेसंदर्भात आवश्यक ती वैधानिक कार्यवाही पूर्ण करून आणि उक्त परियोजना अंतिम करून, उक्त परियोजना नैना क्र ०६ [चिखले (भाग), मोहो (भाग), पाली खुर्द (भाग), शिवकर (भाग), ता. पनवेल, जिल्हा रायगड], उक्त अधिनियमाच्या कलम ७२(५) मधील तरतुदींनुसार शासनास मंजुरीसाठी सादर केली होती ;

आणि ज्याअर्थी, राज्य शासनाने उक्त अधिनियमाच्या कलम ८६(१) अनुसार, अधिसूचना क्र टीपीएस/१२२४/०५/प्र. क्र. २२/२४/ नवि -१२ दिनांक १ मार्च २०२४ अन्वये प्राथमिक नगररचना परियोजना क्र. ०६ [(चिखले (भाग), मोहो (भाग), पाली खुर्द (भाग), शिवकर (भाग), ता. पनवेल, जिल्हा रायगड], ही अधिसूचनेसोबत जोडलेल्या परिशिष्ट क्र. १, २, आणि ३ मध्ये नमूद केल्यानुसार काही बदलांसह मंजूर केलेली आहे. सदर अधिसूचना ही **महाराष्ट्र शासन राजपत्रात** दिनांक २६ सप्टेंबर २०२४ रोजी प्रसिद्ध झालेली आहे;

आणि ज्याअर्थी उक्त नियमांमधील नियम क्र. १३ प्रमाणे सर्व कार्यवाही पूर्ण करून उक्त अधिनियमांच्या कलम ७२ च्या पोट-कलम (६) मधील कर्तव्ये पार पाडण्यात आलेली आहेत.

त्याअर्थी निम्नस्वाक्षरीकार अंतिम नगररचना परियोजना नैना क्र. ६, [चिखले (भाग), मोहो (भाग), पाली खुर्द (भाग), शिवकर (भाग), ता. पनवेल, जिल्हा रायगड], ता. पनवेल, जिल्हा रायगड, या योजनेचे लवाद म्हणून उक्त अधिनियमांच्या कलम ७२ च्या पोट-कलम (७) प्रमाणे तसेच उक्त नियामांचा नियम क्र. १३(९) प्रमाणे ही परियोजना दिनांक २७ सप्टेंबर २०२४ रोजी तयार करण्यात आली आहे असे जाहीर करीत आहेत.

ही अंतिम परियोजना निम्नस्वाक्षरीकार लवाद यांच्याकडून तयार करण्यात आल्यानंतर जनतेच्या तसेच या परीयोजनेत समाविष्ट झालेल्या जमिनींच्या मालकांच्या अवलोकनार्थ लवादांच्या व नैनाच्या कार्यालयात कार्यालयीन कामकाजाच्या वेळेत नैना कार्यालय, टॉवर नं. १०, सातवा मजला, बेलापूर रेल्वे स्टेशन, सीबीडी बेलापूर, नवी मुंबई ४०० ६१४ येथे ठेवण्यात आलेल्या आहेत. ही सूचना सिडकोच्या संकेतस्थळावर सुद्धा उपलब्ध राहील. (*https://cidco.maharashtra.gov.in*).

अभिराज गिरकर,

लवाद,
नैना नगररचना परियोजना क्र. ६, [चिखले (भाग),
मोहो (भाग), पाली खुर्द (भाग), शिवकर (भाग)].

दिनांक २७ सप्टेंबर २०२४,
पत्ता : नैना कार्यालय, टॉवर नं. १०,
सातवा मजला, बेलापूर रेल्वे स्टेशन,
सी.बी.डी. बेलापूर, नवी मुंबई ४० ० ६१४.

FINAL NAINA TOWN PLANNING SCHEME, NO. 6

[Chikhale (pt), Moho (pt), Pali Khurd (pt), Shivkar (pt)
of Tahsil Panvel, Dist. Raigad]

PUBLIC NOTICE

No. ARB/TPS- 6/Final Award/2024/549

[Under Section 72(7) of the Maharashtra Regional and Town Planning Act, 1966

read with Rule 13(9) of the Maharashtra Town Planning Schemes Rules. 1974]

Whereas, the Draft Town Planning Scheme, No. 6 (TPS- 6) [Chikhale (pt), Moho (pt), Pali Khurd (pt), Shivkar(pt) of Tahsil Panvel, Dist. Raigad], was sanctioned by the Vice Chairman and Managing Director, CIDCO under sub-section (*2*) of section 68 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter, referred to as the 'said Act') *vide* Notification No. CIDCO/ NAINA/ TPS-6/ Draft Scheme/ 2022/ 565 ; dated 21st October 2022, in exercise of the powers delegated to him by the Urban Development Department *vide* its Notification No.TPS-1817/973/CR-103/17/UD-13, dated 13th September, 2017. The said Notification was published in *Maharashtra Government Gazette*, Extraordinary; Part-II, dated 4th November 2022 on pages No. 1 to 6 ;

And whereas, the Government of Maharashtra in Urban Development Department had appointed Shri Abhiraj Girkar, retired Joint Director of Town Planning as the Arbitrator for the said sanctioned Draft Scheme *vide* Notification No. TPS-1222/2152/C.R.148/22/UD-12 Dated 2nd December 2022, which was published in *Maharashtra Government Gazette* Part – I dated 23-29 March 2023 under sub-section (*1*) of Section 72 of the said Act;

And whereas, the Arbitrator, in accordance with Rule No. 13 (1) of Maharashtra Town Planning Schemes Rules, 1974 (hereinafter referred to as the 'said Rules'), has declared under his notice dated 5th April 2023 that, he has commenced the duties as Arbitrator in respect of the NAINA Town Planning Scheme, No. 6 [Chikhale (pt), Moho (pt), Pali Khurd (pt), Shivkar(pt) of Tahsil Panvel, Dist. Raigad], with effect from 5th April 2023;

And whereas, the NAINA Town Planning Scheme, No. 6 [Chikhale (pt), Moho (pt), Pali Khurd (pt), Shivkar (pt) of Tahsil Panvel, Dist. Raigad], was sub-divided by the Arbitrator under his notice bearing No. ARB/TPS-6/GEN/2023/488/1, dated 29th August 2023 into Preliminary Scheme and Final Scheme as provided under sub-section (*3*) of section 72 of the said Act;

And whereas, the Arbitrator after following the prescribed legal procedure had drawn up the Preliminary NAINA Town Planning Scheme No. 6 [Chikhale (pt), Moho (pt), Pali Khurd (pt), Shivkar(pt) of Tahsil Panvel, Dist. Raigad], on 29th December 2023 and submitted to the Government for sanction under Section 72(5) of the said Act;

And whereas, the State Government under Section 86(1) of the said Act, *vide* Notification No. TPS/1224/05/CR/22/24/UD-12 dated 1st March 2024 has sanctioned the Preliminary Town Planning Scheme NAINA No 06. [Chikhale (pt), Moho (pt), Pali Khurd (pt), Shivkar(pt), Taluka Panvel, Dist. Raigad] with some changes as described in Schedules I, II and III of the Notification. The said Notification was published in *Maharashtra Government Gazette* dated 26th September 2024.

And whereas, the Arbitrator has followed the procedure, prescribed in Rule No. 13 of the said Rules, and has carried out the duties laid down in sub-section (*6*) of section 72 of the said Act;

Now, therefore, the undersigned as Arbitrator hereby declares that the Final NAINA Town Planning Scheme, No. 6 [Chikhale (pt), Moho (pt), Pali Khurd (pt), Shivkar(pt) of Tahsil Panvel, Dist. Raigad], has been drawn up by him on 27th September 2024 as provided under sub-section (*7*) of Section 72 of the said Act read with rule 13 (9) of the said Rules.

The Final Scheme so drawn up by the undersigned has been published and copies thereof have been kept open for the inspection of the land owners and of the public during office hours at the office of the Arbitrator and of the Special Planning authority, NAINA, at 7th floor, Tower No. 10, Belapur Railway Station Complex, CBD, Belapur, Navi Mumbai. This shall also be made available on website of CIDCO (*https://cidco.maharashtra.gov.in*).

ABHIJIT GIRKAR,

Date : 27th September 2024,
Place: NAINA, 7th Floor, Tower No. 10,
CBD-Belapur, 400 614.

Arbitrator,
NAINA Town Planning Scheme No. 6.
[Chikhale (pt), Moho (pt), Pali Khurd (pt),
Shivkar(pt)].

ON BEHALF OF GOVERNMENT PRINTING, STATIONERY AND PUBLICATION, PRINTED AND PUBLISHED BY DIRECTOR, RUPENDRA DINESH MORE, PRINTED AT GOVERNMENT CENTRAL PRESS, 21-A, NETAJI SUBHASH ROAD, CHARNI ROAD, MUMBAI 400 004 AND PUBLISHED AT DIRECTORATE OF GOVERNMENT PRINTING, STATIONERY AND PUBLICATIONS, 21-A, NETAJI SUBHASH ROAD, CHARNI ROAD, MUMBAI 400 004. EDITOR : DIRECTOR, RUPENDRA DINESH MORE.

Annexure 11: Publication of notice in Newspaper

दैनिक रायगड नगरी मंगळवार, दि.१ ऑक्टोबर २०२४

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PUBLIC NOTICE

Final NAINA Town Planning Scheme, No. 6
(Chikhale (pt), Moho (pt), Pali Khurd (pt), Shivkar(pt) of Tahsil Panvel, Dist. Raigad

(Under Section 72(7) of the Maharashtra Regional &Town Planning Act, 1966 read with Rule 13(9) of the Maharashtra Town Planning Schemes Rules. 1974)
No. ARB/TPS- 6/Final Award/2024/549

WHEREAS, the Draft Town Planning Scheme, No. 6 (TPS- 6) (Chikhale (pt), Moho (pt), Pali Khurd (pt), Shivkar(pt) of Tahsil Panvel, Dist. Raigad), was sanctioned by the Vice Chairman & Managing Director, CIDCO under sub-section (2) of section 68 of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter, referred to as the 'said Act') vide Notification No. CIDCO/ NAINA/ TPS-6/ Draft Scheme/ 2022/ 565; dated 21st October 2022, in exercise of the powers delegated to him by the Urban Development Department vide its Notification No.TPS-1817/973/CR-103/17/UD-13, dated 13th September, 2017. The said Notification was published in *Maharashtra Government Gazette*, Extraordinary; Part-II, dated 4th November 2022 on pages No. 1 to 6.

And whereas, the Government of Maharashtra in Urban Development Department had appointed Shri. Abhiraj Girkar, retired Joint Director of Town Planning as the Arbitrator for the said sanctioned Draft Scheme vide Notification No. TPS-1222/2152/C.R.148/22/UD-12 Dated 2nd December 2022, which was published in Maharashtra Government Gazette Part – I dated 23-29 March 2023 under sub-section (1) of Section 72 of the said Act.

And whereas, the Arbitrator, in accordance with Rule No. 13 (1) of Maharashtra Town Planning Schemes Rules, 1974 (hereinafter referred to as the 'said Rules'), has declared under his notice dated 5th April 2023 that, he has commenced the duties as Arbitrator in respect of the NAINA Town Planning Scheme, No. 6 (Chikhale (pt), Moho (pt), Pali Khurd (pt), Shivkar(pt) of Tahsil Panvel, Dist. Raigad), with effect from 5th April 2023.

And whereas, the NAINA Town Planning Scheme, No. 6 (Chikhale (pt), Moho (pt), Pali Khurd (pt), Shivkar (pt) of Tahsil Panvel, Dist. Raigad), was sub-divided by the Arbitrator under his notice bearing No. ARB/TPS-6/GEN/2023/488/1, dated 29th August 2023 into Preliminary Scheme & Final Scheme as provided under sub-section (3) of section 72 of the said Act.

And whereas, the Arbitrator after following the prescribed legal procedure had drawn up the Preliminary NAINA Town Planning Scheme No. 6 (Chikhale (pt), Moho (pt), Pali Khurd (pt), Shivkar(pt) of Tahsil Panvel, Dist. Raigad), on 29th December 2023 and submitted to the Government for sanction under Section 72(5) of the said Act.

And whereas, the State Government under Section 86(1) of the said Act, vide Notification No. TPS/1224/05/CR/22/24/UD-12 dated 1st March 2024 has sanctioned the Preliminary Town Planning Scheme NAINA no 06. (Chikhale (pt), Moho (pt), Pali Khurd (pt), Shivkar(pt), Taluka Panvel. Dist. Raigad) with some changes as described in Schedules I, II and III of the Notification. The said Notification was published in Maharashtra Government Gazette dated 26th September 2024.

And whereas, the Arbitrator has followed the procedure, prescribed in Rule No. 13 of the said Rules, and has carried out the duties laid down in sub-section (6) of section 72 of the said Act.

Now, therefore, the undersigned as Arbitrator hereby declares that the Final NAINA Town Planning Scheme, No. 6 (Chikhale (pt), Moho (pt), Pali Khurd (pt), Shivkar(pt) of Tahsil Panvel, Dist. Raigad), has been drawn up by him on 27th September 2024 as provided under sub-section (7) of Section 72 of the said Act read with rule 13 (9) of the said Rules.

The Final Scheme so drawn up by the undersigned has been published and copies thereof have been kept open for the inspection of the land owners and of the public during office hours at the office of the Arbitrator and of the Special Planning authority, NAINA, at 7th floor, Tower No. 10, Belapur Railway Station Complex, CBD Belapur, Navi Mumbai. This shall also be made available on website of CIDCO (https://cidco.maharashtra.gov.in).

Date : 27th September 2024
Place : NAINA Office, 7th floor, Tower No. 10, Belapur Railway Station Complex, C.B.D. Belapur- 400 614.

(Abhiraj Girkar)
Arbitrator
NAINA Town Planning Scheme No. 6.
(Chikhale (pt), Moho (pt), Pali Khurd (pt), Shivkar(pt)

जाहीर सूचना

अंतिम नगर रचना परियोजना नैना क्र. ६,
(चिखले (भाग), मोहो (भाग), पाली खुर्द (भाग), शिवकर (भाग) ता. पनवेल, जिल्हा रायगड.)

((महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ च्या कलम ७२(७) सहित महाराष्ट्र नगर रचना परियोजना नियम १९७४ च्या नियम क्र. १३(९) अन्वये)
क्र. लवाद/नरयो-६/अंतिम निवाडा/२०२४/५४९

ज्याअर्थी, प्रारुप नगर रचना परियोजना नैना क्र. ६, (चिखले (भाग), मोहो (भाग), पाली खुर्द (भाग), शिवकर (भाग) ता. पनवेल, जिल्हा रायगड), ही उपाध्यक्ष तथा व्यवस्थापकीय संचालक, सिडको, यांनी नगर विकास विभाग, अधिसूचना क्र. टीपीएस/१८१७/९७३/प्र.क्र. १०३/१७/नवि-१३, दिनांक १३/०९/२०१७ अन्वये त्यांना प्राप्त झालेल्या अधिकाराचा वापर करुन महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ (यापुढे उक्त अधिनियम असा उल्लेख करण्यात आलेला आहे) च्या कलम ६८ च्या पोटकलम (२) अन्वये त्यांची अधिसूचना क्र.सिडको/नैना/टीपीएस-६/प्रा.यो./२०२२/५६५ दिनांक २१/१०/२०२२ प्रमाणे मंजूर केली आहे. उक्त अधिसूचना ही महाराष्ट्र शासन राजपत्रात असाधारण भाग- २ मधील पृष्ठ क्र १ ते ६ वर दिनांक ०४ नोव्हेंबर २०२२ रोजी प्रसिध्द झालेली आहे.

आणि ज्याअर्थी, शासनाच्या नगर विकास विभागाने श्री. अभिराज गिरकर, निवृत्त सह संचालक, नगर रचना यांची नेमणूक उक्त अधिनियमांच्या पोटकलम (१) कलम ७२ प्रमाणे उक्त मंजूर प्रारुप परियोजनेसाठी लवाद म्हणून अधिसूचना क्र.टीपीएस-१२२२/२१५२/प्र. क्र. १४८/२२/नवि-१२, दिनांक ०२ डिसेंबर, २०२२ अन्वये केली आहे व सदर अधिसूचना ही महाराष्ट्र शासन राजपत्र भाग - १ मध्ये दिनांक २३- २९ मार्च, २०२३ रोजी प्रसिद्ध केली आहे.

आणि ज्याअर्थी, महाराष्ट्र नगर रचना परियोजना नियम क्र. १९७४ च्या नियम क्र. १३ (१) अन्वये दिनांक ०५ एप्रिल, २०२३ रोजी सुचना प्रसिद्ध करुन नगर रचना परियोजना नैना क्र. ६, (चिखले (भाग), मोहो (भाग), पाली खुर्द (भाग), शिवकर (भाग) ता. पनवेल, जिल्हा रायगड), करीता लवाद म्हणून कर्तव्ये पार पाडण्याचे काम दिनांक ०५ एप्रिल, २०२३ पासून सुरु करण्यात आले आहे.

आणि ज्याअर्थी नगर रचना परियोजना नैना क्र. ६, (चिखले (भाग), मोहो (भाग), पाली खुर्द (भाग), शिवकर (भाग), ता. पनवेल, जिल्हा रायगड), हीची उक्त अधिनियमांच्या पोटकलम (३) कलम ७२ नुसार दिनांक २९ ऑगस्ट, २०२३ रोजीचे नोटीस क्र. लवाद/नरयो- ६/ सर्वसाधारण/ २०२३/४८८/१ अन्वये प्रारंभिक योजना व अंतिम योजना अशी उपविभागणी करण्यात आलेली आहे.

आणि ज्याअर्थी, लवाद यांनी परियोजनेसंदर्भात आवश्यक ती वैधानिक कार्यवाही पूर्ण करुन आणि उक्त परियोजना अंतिम करुन, उक्त परियोजना नैना क्र ०६ (चिखले (भाग), मोहो (भाग), पाली खुर्द (भाग), शिवकर (भाग) ता. पनवेल, जिल्हा रायगड), उक्त अधिनियमाच्या कलम ७२(५) मधील तरतुदींनुसार शासनास मंजुरीसाठी सादर केली होती.

आणि ज्याअर्थी, राज्य शासनाने उक्त अधिनियमाच्या कलम ८६(१) अनुसार, अधिसूचना क्र टीपीएस/१२२४/०५/प्र. क्र. २२/२४/नवि -१२ दिनांक १ मार्च २०२४ अन्वये प्राथमिक नगर रचना परियोजना क्र ०६ (चिखले (भाग), मोहो (भाग), पाली खुर्द (भाग), शिवकर (भाग) ता. पनवेल, जिल्हा रायगड), हि अधिसूचनेसोबत जोडलेल्या परिशिष्ट क्र १, २, आणि ३ मध्ये नमूद केल्यानुसार काही बदलांसह मंजूर केलेली आहे. सदर अधिसूचना हि महाराष्ट्र शासन राजपत्रात दिनांक २६ सप्टेंबर २०२४ रोजी प्रसिद्ध झालेली आहे.

आणि ज्याअर्थी उक्त नियमांमधील नियम क्र. १३ प्रमाणे सर्व कार्यवाही पूर्ण करुन उक्त अधिनियमांच्या कलम ७२ च्या पोटकलम (६) मधील कर्तव्ये पार पाडण्यात आलेली आहेत.

त्याअर्थी निम्नस्वाक्षरीकार अंतिम नगर रचना परियोजना नैना क्र. ६, (चिखले (भाग), मोहो (भाग), पाली खुर्द (भाग), शिवकर (भाग) ता. पनवेल, जिल्हा रायगड), ता. पनवेल, जिल्हा रायगड, या योजनेचे लवाद म्हणून उक्त अधिनियमाच्या कलम ७२ च्या पोटकलम (७) प्रमाणे तसेच उक्त नियमांचा नियम क्र. १३(९) प्रमाण ही परियोजना दिनांक २७ सप्टेंबर २०२४ रोजी तयार करण्यात आली आहे असे जाहीर करीत आहेत.

ही अंतिम परियोजना निम्नस्वाक्षरीकार लवाद यांच्या कडून तयार करण्यात आल्यानंतर जनतेच्या तसेच या परीयोजनेत समाविष्ट झालेल्या जमीनींच्या मालकांच्या अवलोकनार्थ लवादांच्या व नैनाच्या कार्यालयात कार्यालयीन कामकाजाच्या वेळेत नैना कार्यालय, टॉवर नं. १०, सातवा मजला, बेलापूर रेल्वे स्टेशन, सीबीडी बेलापूर- नवी मुंबई ४००६१४ येथे ठेवण्यात आलेल्या आहेत. ही सुचना सिडकोच्या संकेतस्थळावर सुद्धा उपलब्ध राहील. (https://cidco.maharashtra.gov.in).

दिनांक- १२ सप्टेंबर २०२४
पत्ता : नैना कार्यालय, टॉवर नं. १०,
सातवा मजला, बेलापूर रेल्वे स्टेशन,
सीबीडी बेलापूर- नवी मुंबई - ४००६१४

(अभिराज गिरकर)
लवाद
नैना नगर रचना परियोजना क्र. ६
(चिखले (भाग), मोहो (भाग), पाली खुर्द (भाग), शिवकर (भाग))

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PUBLIC NOTICE

Final NAINA Town Planning Scheme, No. 6
(Chikhale (pt), Moho (pt), Pali Khurd (pt), Shivkar(pt) of Tahsil Panvel, Dist. Raigad
(Under Section 72(7) of the Maharashtra Regional &Town Planning Act, 1966 read with Rule 13(9) of the Maharashtra Town Planning Schemes Rules. 1974)
No. ARB/TPS- 6/Final Award/2024/549

WHEREAS, the Draft Town Planning Scheme, No. 6 (TPS- 6) (Chikhale (pt), Moho (pt), Pali Khurd (pt), Shivkar(pt) of Tahsil Panvel, Dist. Raigad), was sanctioned by the Vice Chairman & Managing Director, CIDCO under sub-section (2) of section 68 of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter, referred to as the 'said Act') vide Notification No. CIDCO/ NAINA/ TPS-6/ Draft Scheme/ 2022/ 565; dated 21st October 2022, in exercise of the powers delegated to him by the Urban Development Department vide its Notification No.TPS-1817/973/CR-103/17/UD-13, dated 13th September, 2017. The said Notification was published in *Maharashtra Government Gazette*, Extraordinary; Part-II, dated 4th November 2022 on pages No. 1 to 6.

And whereas, the Government of Maharashtra in Urban Development Department had appointed Shri. Abhiraj Girkar, retired Joint Director of Town Planning as the Arbitrator for the said sanctioned Draft Scheme vide Notification No. TPS-1222/2152/C.R.148/22/UD-12 Dated 2nd December 2022, which was published in Maharashtra Government Gazette Part – I dated 23-29 March 2023 under sub-section (1) of Section 72 of the said Act.

And whereas, the Arbitrator, in accordance with Rule No. 13 (1) of Maharashtra Town Planning Schemes Rules, 1974 (hereinafter referred to as the 'said Rules'), has declared under his notice dated 5th April 2023 that, he has commenced the duties as Arbitrator in respect of the NAINA Town Planning Scheme, No. 6 (Chikhale (pt), Moho (pt), Pali Khurd (pt), Shivkar(pt) of Tahsil Panvel, Dist. Raigad), with effect from 5th April 2023.

And whereas, the NAINA Town Planning Scheme, No. 6 (Chikhale (pt), Moho (pt), Pali Khurd (pt), Shivkar (pt) of Tahsil Panvel, Dist. Raigad), was sub-divided by the Arbitrator under his notice bearing No. ARB/TPS-6/GEN/2023/488/1, dated 29th August 2023 into Preliminary Scheme & Final Scheme as provided under sub-section (3) of section 72 of the said Act.

And whereas, the Arbitrator after following the prescribed legal procedure had drawn up the Preliminary NAINA Town Planning Scheme No. 6 (Chikhale (pt), Moho (pt), Pali Khurd (pt), Shivkar(pt) of Tahsil Panvel, Dist. Raigad), on 29th December 2023 and submitted to the Government for sanction under Section 72(5) of the said Act.

And whereas, the State Government under Section 86(1) of the said Act, vide Notification No. TPS/1224/05/CR/22/24/UD-12 dated 1st March 2024 has sanctioned the Preliminary Town Planning Scheme NAINA no 06. (Chikhale (pt), Moho (pt), Pali Khurd (pt), Shivkar(pt), Taluka Panvel. Dist. Raigad) with some changes as described in Schedules I, II and III of the Notification. The said Notification was published in Maharashtra Government Gazette dated 26th September 2024.

And whereas, the Arbitrator has followed the procedure, prescribed in Rule No. 13 of the said Rules, and has carried out the duties laid down in sub-section (6) of section 72 of the said Act.

Now, therefore, the undersigned as Arbitrator hereby declares that the Final NAINA Town Planning Scheme, No. 6 (Chikhale (pt), Moho (pt), Pali Khurd (pt), Shivkar(pt) of Tahsil Panvel, Dist. Raigad), has been drawn up by him on 27th September 2024 as provided under sub-section (7) of Section 72 of the said Act read with rule 13 (9) of the said Rules.

The Final Scheme so drawn up by the undersigned has been published and copies thereof have been kept open for the inspection of the land owners and of the public during office hours at the office of the Arbitrator and of the Special Planning authority, NAINA, at 7th floor, Tower No. 10, Belapur Railway Station Complex, CBD Belapur, Navi Mumbai. This shall also be made available on website of CIDCO (https://cidco.maharashtra.gov.in).

Date : 27th September 2024
Place : NAINA Office, 7th floor, Tower No. 10, Belapur Railway Station Complex, C.B.D. Belapur- 400 614.

(Abhiraj Girkar)
Arbitrator
NAINA Town Planning Scheme No. 6.
(Chikhale (pt), Moho (pt), Pali Khurd (pt), Shivkar(pt)

जाहीर सूचना

अंतिम नगर रचना परियोजना नैना क्र. ६,
(चिखले (भाग), मोहो (भाग), पाली खुर्द (भाग), शिवकर (भाग) ता. पनवेल, जिल्हा रायगड.)
((महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ च्या कलम ७२(७) सहित महाराष्ट्र नगर रचना परियोजना नियम १९७४ च्या नियम क्र. १३(९) अन्वये)
क्र. लवाद/नरयो-६/अंतिम निवाडा/२०२४/५४९

ज्याअर्थी, प्रारुप नगर रचना परियोजना नैना क्र. ६, (चिखले (भाग), मोहो (भाग), पाली खुर्द (भाग), शिवकर (भाग) ता. पनवेल, जिल्हा रायगड), ही उपाध्यक्ष तथा व्यवस्थापकीय संचालक, सिडको, यांनी नगर विकास विभाग, अधिसूचना क्र. टीपीएस/१८१७/९७३/प्र.क्र. १०३/१७/नवि-१३, दिनांक १३/०९/२०१७ अन्वये त्यांना प्राप्त झालेल्या अधिकाराचा वापर करुन महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ (यापुढे उक्त अधिनियम असा उल्लेख करण्यात आलेला आहे) च्या कलम ६८ च्या पोटकलम (२) अन्वये त्यांची अधिसूचना क्र.सिडको/नैना/टीपीएस-६/प्रा.यो./२०२३/५६५ दिनांक २१/१०/२०२२ प्रमाणे मंजूर केली आहे. उक्त अधिसूचना ही महाराष्ट्र शासन राजपत्रात असाधारण भाग- २ मधील पृष्ठ क्र १ ते ६ वर दिनांक ०४ नोव्हेंबर २०२२ रोजी प्रसिध्द झालेली आहे.

आणि ज्याअर्थी, शासनाच्या नगर विकास विभागाने श्री. अभिराज गिरकर, निवृत्त सह संचालक, नगर रचना यांची नेमणूक उक्त अधिनियमांच्या पोटकलम (१) कलम ७२ प्रमाणे उक्त मंजूर प्रारुप परियोजनेसाठी लवाद म्हणून अधिसूचना क्र.टीपीएस-१२२२/२१५२/प्र. क्र. १४८/२२/नवि-१२, दिनांक ०२ डिसेंबर, २०२२ अन्वये केली आहे व सदर अधिसूचना ही महाराष्ट्र शासन राजपत्र भाग - १ मध्ये दिनांक २३- २९ मार्च, २०२३ रोजी प्रसिद्ध केली आहे.

आणि ज्याअर्थी, महाराष्ट्र नगर रचना परियोजना नियम क्र. १९७४ च्या नियम क्र. १३ (१) अन्वये दिनांक ०५ एप्रिल, २०२३ रोजी सूचना प्रसिद्ध करुन नगर रचना परियोजना नैना क्र. ६, (चिखले (भाग), मोहो (भाग), पाली खुर्द (भाग), शिवकर (भाग) ता. पनवेल, जिल्हा रायगड), करीता लवाद म्हणून कर्तव्ये पार पाडण्याचे काम दिनांक ०५ एप्रिल, २०२३ पासून सुरु करण्यात आले आहे.

आणि ज्याअर्थी नगर रचना परियोजना नैना क्र. ६, (चिखले (भाग), मोहो (भाग), पाली खुर्द (भाग), शिवकर (भाग), ता. पनवेल, जिल्हा रायगड), हीची उक्त अधिनियमांच्या पोटकलम (३) कलम ७२ नुसार दिनांक २९ ऑगस्ट, २०२३ रोजीचे नोटीस क्र. लवाद/नरयो- ६/ सर्वसाधारण/ २०२३/४८८/१ अन्वये प्रारंभिक योजना व अंतिम योजना अशी उपविभागणी करण्यात आलेली आहे.

आणि ज्याअर्थी, लवाद यांनी परियोजनेसंदर्भात आवश्यक ती वैधानिक कार्यवाही पूर्ण करुन आणि उक्त परियोजना अंतिम करुन, उक्त परियोजना नैना क्र ०६ (चिखले (भाग), मोहो (भाग), पाली खुर्द (भाग), शिवकर (भाग) ता. पनवेल, जिल्हा रायगड), उक्त अधिनियमाच्या कलम ७२(५) मधील तरतुदींनुसार शासनास मंजुरीसाठी सादर केली होती.

आणि ज्याअर्थी, राज्य शासनाने उक्त अधिनियमाच्या कलम ८६(१) अनुसार, अधिसूचना क्र टीपीएस/१२२४/०५/प्र. क्र. २२/२४/नवि -१२ दिनांक १ मार्च २०२४ अन्वये प्राथमिक नगर रचना परियोजना क्र ०६ (चिखले (भाग), मोहो (भाग), पाली खुर्द (भाग), शिवकर (भाग) ता. पनवेल, जिल्हा रायगड), हि अधिसूचनेसोबत जोडलेल्या परिशिष्ट क्र १, २, आणि ३ मध्ये नमूद केल्यानुसार काही बदलांसह मंजूर केलेली आहे. सदर अधिसूचना हि महाराष्ट्र शासन राजपत्रात दिनांक २६ सप्टेंबर २०२४ रोजी प्रसिद्ध झालेली आहे.

आणि ज्याअर्थी उक्त नियमांमधील नियम क्र. १३ प्रमाणे सर्व कार्यवाही पूर्ण करुन उक्त अधिनियमांच्या कलम ७२ च्या पोटकलम (६) मधील कर्तव्ये पार पाडण्यात आलेली आहेत.

त्याअर्थी निम्नस्वाक्षरीकार अंतिम नगर रचना परियोजना नैना क्र. ६, (चिखले (भाग), मोहो (भाग), पाली खुर्द (भाग), शिवकर (भाग) ता. पनवेल, जिल्हा रायगड), ता. पनवेल, जिल्हा रायगड, या योजनेचे लवाद म्हणून उक्त अधिनियमांच्या कलम ७२ च्या पोटकलम (७) प्रमाणे तसेच उक्त नियमांचा नियम क्र. १३(९) प्रमाण ही परियोजना दिनांक २७ सप्टेंबर २०२४ रोजी तयार करण्यात आली आहे असे जाहीर करीत आहेत.

ही अंतिम परियोजना निम्नस्वाक्षरीकार लवाद यांच्या कडून तयार करण्यात आल्यानंतर जनतेच्या तसेच या परीयोजनेत समाविष्ट झालेल्या जमीनींच्या मालकांच्या अवलोकनार्थ लवादांच्या व नैनाच्या कार्यालयात कार्यालयीन कामकाजाच्या वेळेत नैना कार्यालय, टॉवर नं. १०, सातवा मजला, बेलापूर रेल्वे स्टेशन, सीबीडी बेलापूर- नवी मुंबई ४००६१४ येथे ठेवण्यात आलेल्या आहेत. ही सुचना सिडकोच्या संकेतस्थळावर सुद्धा उपलब्ध राहील. (https://cidco.maharashtra.gov.in).

दिनांक- १२ सप्टेंबर २०२४
पत्ता : नैना कार्यालय, टॉवर नं. १०, सातवा मजला, बेलापूर रेल्वे स्टेशन, सीबीडी बेलापूर- नवी मुंबई - ४००६१४

(अभिराज गिरकर)
लवाद
नैना नगर रचना परियोजना क्र. ६
(चिखले (भाग), मोहो (भाग), पाली खुर्द (भाग), शिवकर (भाग))

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