

# TOWN PLANNING SCHEME, NAINA NO. 06

## PRELIMINARY SCHEME REPORT







# **SPECIAL PLANNING AUTHORITY, NAINA CIDCO**

## **TOWN PLANNING SCHEME, NAINA NO. 6**

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

### **PRELIMINARY SCHEME REPORT**

Under Section 72 (7) of the M.R. & T.P. Act, 1966

**Abhiraj Girkar**

**Arbitrator**



Sanctioned with modifications as shown in blue colour under Sanction 86 (1) vide Government Notification no. TPS-1224/05/CR-22/24/UD-12 dated 1<sup>st</sup> March, 2024 appeared in Gazette dated 26<sup>th</sup> September, 2024 to 2<sup>nd</sup> October, 2024



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## TOWN PLANNING SCHEME NAINA No. 6

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

### **PRELIMINARY SCHEME** **REPORT – Part A**

#### **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 has now come 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 encompassing about 371.35 sq.km. area.

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 land owners 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.

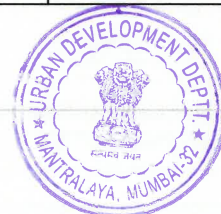
SPA-NAINA has accordingly decided to undertake series of town planning schemes under the said Act covering as far as possible the entire IDP area leaving the densely developed areas and village Gaothans for the effective implementation of the sanctioned IDP. Till date CIDCO has declared 12 town planning schemes, its status as on 25/10/2023 is as follows (Table 1):





*Table 1 Details of various stages of NAINA Town Planning Schemes*

TPS No.	Date of Declaration in Gazette	Area in Ha	Villages	Stage
TPS - 1	08/09/2017	19.12	Akurli, Belavali and Chikhale	Preliminary scheme and Final Scheme sanctioned on 24/07/2022
TPS - 2	08/12/2017	194	Chipale, Devad, Bhokarpada, Vihighar, Sangade and Belavali	Preliminary Scheme sanctioned on 03/11/2021 and Final Scheme sanctioned on 29/11/23.
TPS - 3	10/05/2018	440	Nere, Vihighar, Moho, Koproli and Chipale	Preliminary Scheme sanctioned on 29/11/2022
TPS - 4	21/06/2019	350	Adai, Akurli, Nevali, Shilottar Raichur and Pali devad	Draft Scheme sanctioned on 21/10/2022. Arbitration Process started on 05/04/2023
TPS - 5	28/06/2019	242	Shivkar, Bhokarpada (Chipale), Devad, Vichumbe, Bonshet, Vihighar and Moho	
TPS - 6	08/08/2019	243	Chikhale, Moho, Pali Khurd and Shivkar	
TPS - 7	18/09/2019	215	Devad, Vichumbe, Usarli Khurd, Shivkar and Kolkhe	
TPS - 8	20/12/2022	584	Palikhurd, Chikhale, Belavali, Ambivali, Wangani tarf Waje, Loniwali and Moho	Submitted to DTP for consultation u/s 61(1) on 29/05/2023
TPS - 9	20/12/2022	412	Belavali, Sangade, Chikhale, Kon, Bhingar, Bherle, Loniwali, Wardoli and Borle	Publication u/s 61(1) completed on 05/09/2023
TPS - 10	29/10/2022	405	Shivkar, Chikhale, Kolkhe, Kolkhepeth, Kon, Palaspe and Deravali	Publication u/s 61(1) completed on 05/09/2023
TPS - 11	14/10/2022	590	Deravali, Kudave, Palaspe, Nandgaon, Turmale, Vadavali and Shirdhon	Publication u/s 61(1) completed on 11/10/2023
TPS-12	14/10/2022	504	Kondale, Mahalungi, Chinchavali tarf Waje, Morbe, Ritghar, Umroli, Usarli Budruk and Vakadi	Publication u/s 61(1) completed on 11/10/2023



## **2. NEED OF TOWN PLANNING SCHEME, NAINA NO.6**

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. The core gaothans, padas, already developed pockets at edge and hills slope area were excluded from the scheme area.

With this background, SPA-NAINA had declared its intention for making of Town Planning Scheme 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 is 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 CIDCO 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, 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, or situated 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.

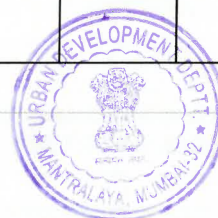
#### **4. THE DRAFT SCHEME BY SPA - NAINA**

##### **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. A notice of declaration of intention and plan showing boundary of TPS is attached as Annexure 1, Annexure 2 and Annexure 3.

*Table 2: Declaration of TPS 06*

<b>Sr. No.</b>	<b>Details</b>	<b>Section</b>	<b>Date</b>
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.
- v. Major part of the identified pocket is virgin lands, hence less constraint for proper planning. This scales out compact neighborhood development in IDP.





Figure 1: Plan Showing Location of IDP and its surroundings

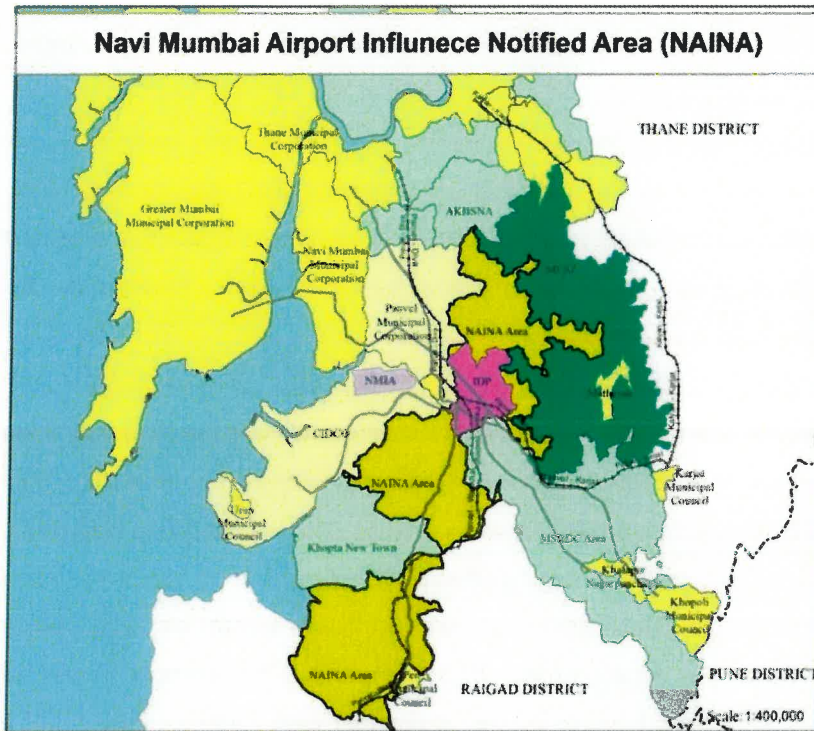
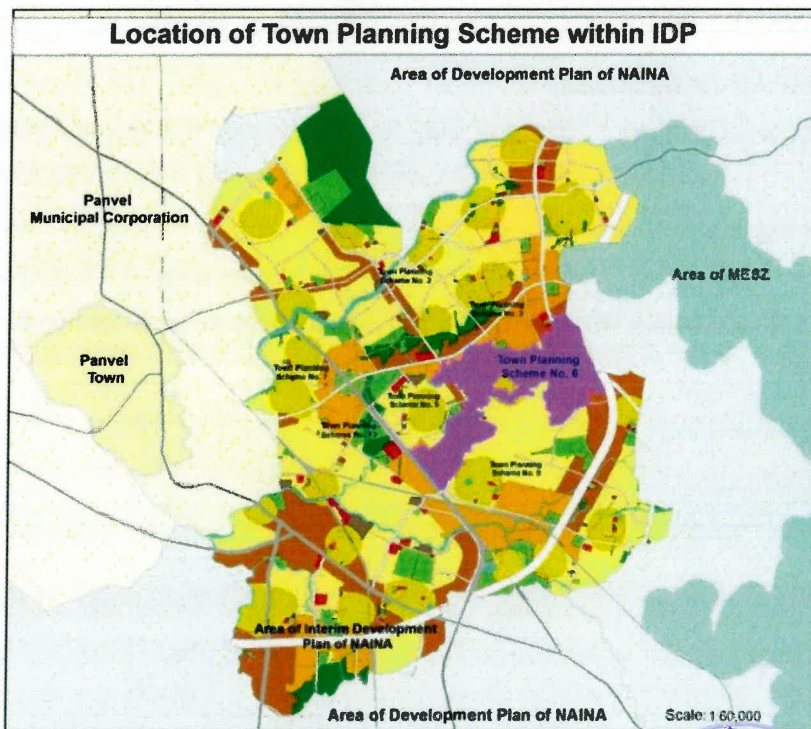


Figure 2: Plan showing the Location of TPS 6 and its surrounding



#### **4.3 COLLECTION OF MEASUREMENT PLANS & CERTIFIED 7/12 EXTRACTS:**

The office of Deputy TILR Panvel and Tahsil office, Panvel were requested to furnish measurement and certified 7/12 extract of all landholders in the TPS 06. On the basis of certified 7/12 received from Tahsil office, Panvel, the list of all landholders included in the scheme was prepared. However, in absence of TILR (measurement plan), maximum possible details of sub-division of survey numbers were collected and the scheme layout was prepared on the base data of IDP of 23 villages/DP and physical survey of scheme provided by the appointed agency (Shidore and Associates).

The area mentioned in the 7/12 extract was considered for preparation of the scheme layout. The irrevocable consents of land owners for aggregating land parcels was also accepted from the willing parties. The Base Map of this Scheme was prepared allotting every ownership-wise holding, specific Original Plot Number (OP No.) was shown in green colour on the Base Map. All the available revenue details such as village gaothans, village boundaries, gut/survey/hissa numbers, existing structures, river flood lines, gas lines, sanctioned layouts etc. were clearly marked on the Base Map. The details of the 7/12 extracts and 8A extracts, details of Government lands and other public lands to the extent possible were compiled by the SPA - NAINA.

#### **4.4 NATURAL AND EXISTING FEATURES UNDER THE SCHEME.-**

##### **4.4.1. 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.





#### 4.4.2. 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.

#### 4.4.3. 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.

#### 4.4.4. 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.

#### 4.4.5. 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.

#### **4.4.6. 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.

#### **4.5 ENGINEERING AND TRANSPORTATION ASPECT:**

##### **4.5.1. 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



#### **4.5.2. 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.

#### **4.6 SPECIAL TREATMENT FOR LANDS FALLING WITHIN THE URBAN VILLAGE ZONE:**

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

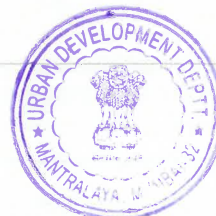
In the TPS 06, at two locations urban village zones are existing. The draft scheme has taken care of such comparatively more valued lands and they have been given appropriate weightage in their valuation for deciding the original plot value and accordingly deciding their compensation.

#### **4.7 RESHAPING & REALIGNMENT OF THE IDP RESERVATIONS IN TPS - 6.**

The Scheme no. 6 comprises Sanctioned IDP reservations for public amenities like School, Playgrounds, Central Park, Public Health Centers, and Daily Bazar etc. The scheme also includes Growth Center reservation and will approach through the 45 m wide spine road. Total scheme area is 243.38 Ha. Within the scheme about 15.91 Ha of lands are non-developable such as water channel and forest. The net developable land is 227.47 ha. The scheme contains 37.78% of the Sanctioned IDP Reservations. The total area under such reservations is 91.24 ha.

In consideration of realignment of water channel, buffer of Gail line etc, the size and shape and location of the reservation were reconstituted. However, the areas of IDP reservations were not reduced. The entry and exit of roads were maintained for contiguity with adjoining areas of the DP/IDP.

For such amendments in sanctioned development plan proposals within scheme area, a separate proposal was forwarded to DTP under section 59(2) for sanction vide CIDCO/ NAINA/TPS-6/ Amendment/ Sec59(2)/ 2020/ SAP-1165 /101 dated 16/06/2020.

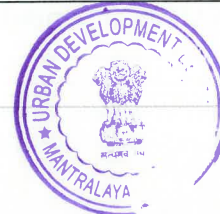


Director Town Planning vide जा. क्र. नैना नरयो क्र. ६/प्र.क्र. ७३/२०/टीपीव्ही-३/१२२१ dated 2/03/2021 has approved the proposal.

The details of Sanctioned IDP Reservation in the scheme, its area in sanctioned Draft Scheme and justification by SPA - NAINA for modification in reservation are mentioned in the Table placed below;

Table 3: Justification for Modification in Reservation of TPS 06

Reservation Type	No	Area As Per Sanctioned Plan (Sq.M.)	Area As Per Tps 06 (Sq.M.)	Justification
<b>Proposed IDP Roads</b>		236410	285195	The up gradation of 35m wide IDP road is widen to 45m in continuation of TPS 2 and TPS 5, up gradation of 20 m wide road is widened to 30m running from west to east and up gradation of 20 m wide road is widen to 27m wide in continuation with TPS 3 and TPS 5, 9m wide road upgraded to 15m wide near to Gaothan. The alignment of the road is slightly modified from a transportation point of view without changing entry and exit locations.
<b>Growth Centre (GC)</b>	206_GC (part)	1085000 (IDP Area), 419860 (TPS-6 Area)	428091	Due to realignment/ channelization of water course/ nallah, area under said reservation is increased to 428091 sq.m.
<b>School (S)</b>	129 _ S	4900	4900	The reservation is rearranged at its location to make it of proper shape keeping the area intact.
	112 _ S	6000	6000.97	The reservation is rearranged at its location to make it in proper shape with a little increase in area.
	113 _ S	4000	7184.97	The reservation is rearranged at its location to make it in proper shape with the increase in area.
	115 _ S	4700 1195 (TPS 6 Area)	1195	The reservation is at its location in TPS-6 keeping the area intact.





Reservation Type	No	Area As Per Sanctioned Plan (Sq.M.)	Area As Per Tps 06 (Sq.M.)	Justification
<b>SCHOOL PLAYGROUND (PG)</b>	125 _ PG	6100	6100	The reservation is rearranged at its location to make it of proper shape keeping the area intact.
	96A_PG (Part)	56000 35600 (TPS 6 Area)	37036.94	The reservation is rearranged at its location to make it of proper shape with the increase in area to 37036.94 sq.m.
	104_PG (Part)	7000 (IDP Area), 5500 (TPS 6 Area)	7141.99	The reservation is rearranged at its location to make it of proper shape with the increase in area up to 7141.99 sq.m.
	106 _ PG	6000	8444.04	The reservation is rearranged at its location with increase in area.
<b>CITY PARK (CP)</b>	96_CP (Part)	116100 103750 (TPS-6 Area)	105620.45	The reservation is rearranged at its location to make it of proper shape with the increase in area up to 105620sq.m.
<b>JOINT FOREST MANAGEMENT</b>	96_CP	128900	128900	In Town Planning Schemes, Forest area is treated as Non Developable, where OP = FP.
<b>PARK (P)</b>	122 _ P	8400	8405.67	The reservation is rearranged at its location to make it of proper shape, giving the two plots, with slight area increase.
<b>DAILY BAZAAR</b>	97 _ DB	1200	1200.39	The reservation is rearranged at its location to make it of proper shape without change in area.
	99 _ DB	1000	1000.63	The reservation is shifted within 50 m. distance after giving final plots to the land owners at its location, making it a proper shape, without change in area.
	118_DB	1100	1358.51	The reservation is rearranged at its location to make it of proper shape with the slight increase in area.
<b>PRIMARY HEALTH</b>	109 _ PHC	1500	1500.14	The reservation is rearranged at its location without alteration in the area.



Reservation Type	No	Area As Per Sanctioned Plan (Sq.M.)	Area As Per Tps 06 (Sq.M.)	Justification
CENTRE (PHC)	127 - PHC	1700	1974.84	The reservation is rearranged at its location to make it of proper shape with the slight increase in area.

#### 4.8 MEETING WITH LAND HOLDERS AND FRAMING OF THE TENTATIVE PROPOSALS:

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

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

In the unprecedented scenario of nationwide lockdown and social distancing in order to prevent the spread of COVID-19 virus, it was decided to conduct the owners meet in digital manner for 11 days i.e. from 24/04/2020 to 04/05/2020 by making available all information through CIDCO's website and providing channel for submission of suggestions and objections through WhatsApp and E-mail as means of communication.

The attendance recorded for the Public Meet was 40% and above, wherein total of 184 final plots were viewed out of 462 Final Plots. After the digital public consultation, around 267 applications were received by the SPA, NAINA from the land owners. The SPA considered 16 out of 40 applications related to layout plan and the draft scheme was modified accordingly.

#### 4.9 PUBLICATION OF DRAFT SCHEME:

Further 1st Consultation was taken from the Director of Town Planning, Maharashtra State, Pune under Section 61 (1) of the said Act and as per rule no 4 (2) of said Rules 1974 vide SPA's submission dated 16/06/2020. The Director Town Planning office (DTP), Pune vide letter no. जा. क्र. नैना नरयो क्र. ६/प्र.क्र. ७३/ २०/टीपीव्ही-३/१२२१ dated 2/03/2021 offered remarks for first consultation and sanctioning of reshaping and realignment of DP reservations of TPS 06. Government in Urban Development Department vide their letter no. TPS-1221/2248/CR-109/21/UD-12 dated 21/10/2022 has permitted to delete the COVID pandemic period from



23/03/2020 to 31/03/2022 while computing the time limits prescribed in the act as per the provision made u/s 148(a) for ongoing town planning schemes.

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 same is attached as Annexure 5.

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.

#### **4.10 RESHAPING AND REALIGNMENT OF THE SANCTIONED IDP RESERVATIONS IN TPS 06 POST PUBLICATION.**

While reviewing the suggestions/ objections post publication of the scheme, changes required to be made in shape and proportion of some plots which lead in revision of fewer adjoining DP reservations, keeping the area more than sanctioned IDP reservation area. Therefore, a proposal for reshaping and realignment of the IDP reservations within scheme boundary under section 59(2) of the act is initiated once again vide letter no. CIDCO/NAINA/TPS 6 Amendment/sec 59(2)/2022/503 dated 08/08/2022. Director Town Planning vide जा. क्र. प्रा.न.र.यो / नरयो क्र.6/ नैना /कलम 68(1) /466 dated 17/10/2022 has approved the proposal.

#### **5. SANCTIONING OF THE DRAFT SCHEME UNDER SECTION 68(2)**

The draft Town Planning Scheme 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 of Sanctioning of Draft TPS-6 is attached as Annexure 6 and the newspaper notice is attached as Annexure 7.

#### **5.1 STATUS OF LAND PARCELS IN THE SANCTIONED DRAFT SCHEME**

There are overall 711 number of land parcels (7/12 extracts) falling in Town Planning Scheme No.6 (TPS-6). Total number of final plots allotted across entitlement is 462 in numbers. This scheme has received total of 09 consent from land owners to amalgamate their land parcels. Further 112 plots amalgamated for the land parcels having same ownership. Balance 341 individual plots are proposed having individual ownership.

The details are enlisted as below;

- Original Plots : 711
- Final Plots : 462
- Final Plot (min. size) : 72 SQ. M.
- Final Plot (max. size) : 78049 SQ. M
- Consent Received : 09 (no. of 7/12 - 44)
- Amalgamation : 112 (no. of 7/12 - 327)
- Individual Plots : 341 (no. of 7/12 -341)

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



## 5.2 LAND USE DISTRIBUTION:

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

Table 4: 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	<b>Area of the TPS-6 as per Drawing</b>	<b>243.38</b>		
3	NON DEVELOPABLE			
4	Area under Forest	12.49		
5	Area under Water Body	3.42		
6	<b>Area (Gross) for TPS-6</b>	<b>227.47</b>		
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	<b>Area (NET) available for scheme preparation</b>	<b>136.23</b>		
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%



Sr. No.	Particulars	Area In Ha.	% on Scheme Layout Area (Excl. Reservation Land)	% on Overall Scheme Area
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.

## 6. ARBITRATION

### 6.1 APPOINTMENT OF ARBITRATOR BY THE GOVT.

The State Government has then 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/C.R.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 TPS-6 is attached as Annexure 8.

### 6.2 ARBITRATION PROCEEDINGS

The Arbitrator has then 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 has been 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 for TPS-6 is attached as Annexure 9 and Annexure 10.

The Arbitrator has observed that the scheme layout has not been demarcated on ground and the final plots have not been measured by the Special Planning Authority i.e. NAINA, CIDCO. The demarcation and measurement work might 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 land owners, 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 land owners have been asked to appear before the Arbitrator on the specified dates and time to submit their say on the proposals of the sanctioned draft scheme and to record minutes of the same. 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 and the copy of 1<sup>st</sup> Arbitrator Hearing is attached as Annexure 11. 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 land owners, who have not attended the above mentioned hearing, the 2<sup>nd</sup> 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 and is attached as Annexure 12. 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. The copy of 2<sup>nd</sup> Arbitrator Hearing Schedule is attached as Annexure 12 for TPS-6. Some of the land owners 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 has heard all the land owners 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 has 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 has 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 10<sup>th</sup> August, 2023 through letter. The SPA, NAINA has also been given hearing on 1/11/2023 after the draft preliminary scheme has been prepared.

**Subdivision of Scheme-** The Arbitrator has then subdivided the sanctioned draft scheme into two parts as i) the Preliminary Scheme and ii) the Final Scheme; as provided in sub-section (3) of Section 72 of the said Act on 29<sup>th</sup> August, 2023 under his order bearing no ARB/TPS-6/GEN/2023/488/1, the same is attached as Annexure 13. The Arbitrator has 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.

## **7. PRELIMINARY SCHEME**

The Arbitrator has studied in detail, the sanctioned Interim Development Plan (IDP) of NAINA, sanctioned Draft Town Planning Scheme, NAINA no. 6, Special Development Control Regulations of the scheme, requests/objections received from the land owners, suggestions of the corporation and Government Departments, existing situation of the scheme area and accordingly prepared the Preliminary Scheme.

### **7.1 THE GENERAL OBJECTIONS/REQUESTS/SUGGESTIONS RECEIVED DURING THE HEARING**

#### **7.1.1. LAND OWNERS:**

1. Their written consent was not taken to include their land in NAINA TPS.



2. The said NAINA TPS is inconsistent with the law and against the interest of the people, therefore raised their objection to include them in the said scheme.
3. Gaothan extension has not been taken into consideration.
4. The ownerships of original plots have been changed after the draft scheme was published and hence the successor owners requested to update their titles.
5. They requested to grant the final plot of a minimum 60-80% of their original land to allot single final plot for their various original plots held in the same ownerships or in the family,
6. To allot final plots covering as far as possible the portions of their original plots i.e anchored final plots.
7. FSI would be granted equivalent to the reduction in areas of the original plots.
8. Since the final plots allotted to them are reduced areas to the extent of 40% of their original plots, the physical areas available for development are very small and may lead to non-utilization of FSI. In such cases, TDR facilities would be allowed to them.
9. Side and rear marginal distances would be relaxed at least in smaller or narrow plots so as to enable them to consume the permissible FSI. and for that premium shall not be charged.
10. Recovery of contribution should be waived considering that 60% land is acquired.
11. The villagers from these villages have also demanded that the land owners included in the scheme would be treated as project affected persons by the CIDCO and they would be given all the benefits available in this respect.
12. Possessions of final plots would be handed over immediately after the sanctioning of the scheme with proper access roads and free of any encumbrances over them,
13. Infrastructure shall be provided early, within a period of two years.

**7.1.2. SPA – NAINA**

SPA - NAINA has also been given hearing on 01/11/23 after the draft preliminary scheme has been prepared. SPA-NAINA under its letter bearing no. CIDCO/NAINA/Arbitrator/TPS-6/2023/889 dated 02/11/2023 and under letter no. CIDCO/NAINA/Arbitrator/TPS-6/2023/989 dated 28.11.2023 has submitted the following main points for consideration.

1. Plots against Government lands shown as public purpose use may be shown as Residential in land use plan.





2. TPS- 6 boundary to be synced with TILR certified boundary of adjoining TPS-3 including water course within TPS- 6 boundary.
3. Part reservation of Growth center 206 \_GC from TPS-3 to be continued in FP 481, 300 and 299.
4. Playground 206A\_PG in TPS-3 to be continued as reservation on north side upto water channel (FP 70B) in TPS-6.
5. Tree belt (FP 71B) along 20 m. wide road shall be removed and channel to be shifted towards road.
6. Modifications required in Special DCR for TPS were submitted to UDD. The same may be incorporated in special DCR of TPS-6
7. It is learnt from the Engineering department that roads of 20 m. and above width will be taken up for implementation in next 5 years for TPS-6. The same timeline may be proposed for infrastructure implementation.
8. To realign proposed water channel towards north of the layout near 60m wide spine road so as to keep the allotted final plots unhindered by the same.
9. For better connectivity within the IDP (TPS 6 & TPS 8) near FP no. 396, road of at least 15m width may be proposed to connect with allotted final plots in adjoining TPS 8.

#### 7.1.3. THE COLLECTOR, RAIGAD DISTRICT

The Tahsildar, under its letter bearing no. उविअ//जमिनबाब//कात-२//नैना टीपीएस सुनावणी//२०२३ dated 10th August, 2023 has submitted following main points for consideration.

- a. No reservation shall be allotted on Government land/ Gurucharan land.
- b. The government lands in Moho and Shivkar villages are essential for Government purpose therefore no reservation shall be allotted on such lands.

## 7.2 MODIFICATIONS MADE IN THE SANCTIONED DRAFT SCHEME BY THE ARBITRATOR

### 7.2.1. TPS 06 BOUNDARY

As per the proposal of the corporation, TPS 06 boundary has been synced with TILR certified boundary of adjoining TPS 03 including water course between both the schemes. The said water course was proposed to be realigned by the corporation towards southern side in TPS 06 area and therefore the area under the said existing



water course is added in the scheme area resulting in the total area of scheme as 244.42 Ha.

### 7.2.2. TRANSPORT NETWORK

Mumbai-Pune Expressway is passing along the west boundary and the proposed Virar-Alibag Multimodal corridor is passing along the East boundary of the scheme. Also 45 m and 60 m wide IDP roads are passing in a north-south direction near the West and East boundary respectively. These roads are connected by East-West running 30m and 27m wide IDP roads. By considering the said arterial roads, the network of sub-arterial and collector roads were proposed in the draft scheme. The layout of the sanctioned draft scheme and the overall road pattern proposed therein are generally well in order from planning point of view and accepted.

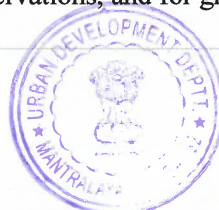
### 7.2.3. IDP RESERVATIONS

In the Preliminary Scheme, all the IDP reservations have been incorporated as per the sanctioned draft scheme with few changes as given hereunder.

1. As per the proposal of the corporation, for continuation of reservation of Growth Centre 206\_GC from TPS-3, FP no 481 in the draft scheme has been included in the Growth Centre.
2. As per the proposal of the corporation, for continuation of reservation of play Ground 206A\_PG from TPS 3, FP no. 70B in the draft scheme has been included in the Layout Open Space.
3. As per the hearing from landowners, due to modification in layout plan, there is a minor change in shape and area of School at 129\_S, 115\_S, Playground at 125\_PG, Primary Health Centre 109\_PHC, Daily Bazaar 97\_DB.

### 7.2.4. FINAL PLOTS TO LAND OWNERS

1. The land owners have been allotted final plots to the extent of 40 % in area of their original land holdings. SPA - NAINA has also allotted the final plots as far as possible accommodating their original holdings i.e. most of the land owners have been allotted the anchored plots. Their demand to allot FPs at least of 50- 60 % in area of their original holdings cannot be fulfilled by the Arbitrator mainly considering that the draft scheme has been prepared by SPA - NAINA on 40:60 concepts and to make any alteration in this will lead to substantial modification to the draft scheme. Secondly, the 60 % land is utilized for IDP and scheme roads, IDP and scheme reservations, and for growth centers which



are necessary to set up a higher level urban center as decided by the State Government through the CIDCO. Thirdly, the land owners (who are stakeholders) are not at loss as they have been permitted to utilize the full potential of their original holdings in terms of FSI. The lands outside the 200 m periphery around village gaothans are at present permissible with the FSI of only 0.20 plus the premium FSI of 0.30. However, due to the inclusion of their lands in the town planning scheme, these land-owners have been allowed to consume base FSI of 1.00 without any premium. Hence, it is appropriate to finalize this scheme on the basis of the 40:60 land share concept.

2. The lands situated within the 200 m from the village gaothans are already allowed FSI of 1.00 and their owners have argued with the point that they have purchased such lands at very high values, but in the scheme, these lands have not been given weightage as required. Now the Government has granted additional FSI of 0.25 for the loss of area of original plots due to their reconstitution into final plots.
3. Some of the land owners have requested to amalgamate their scattered land holdings or to make suitable sub-division of the draft scheme FPs into separate FPs as per their new ownerships or family-wise. This has been considered wherever possible to their satisfaction.
4. The ownership of the original lands are again verified from the updated 7/12 extract and changes in the ownership and tenure of the final plots are made accordingly.
5. In the draft scheme Class I and Class II land are given one final plot. In the preliminary scheme, these Final Plots are subdivided close to each other.
6. The OP No. 92 from village Shivkar and OP No. 118 (Part) from village Shivkar are recorded as Gurcharan Lands in 7/12 extracts which Government Lands.

Now, agricultural activities will not be continued in the scheme area hereinafter and hence, provision of any gurcharan land is not needed. The FP No. 345 and 385 are allotted in lieu of these OPs have been included in Layout Open Space in the name of Government of Maharashtra.





### 7.3 AREAS ALLOTTED FOR THE PUBLIC PURPOSES, PLANNING AUTHORITY, AND EWS IN THE PRELIMINARY SCHEME

#### A. PARKS, PLAYGROUNDS AND OPEN SPACES

- a. One site of City Park adjoining to the forest area (96\_CP), One site of Park (122\_P), 4 sites of Play Grounds (96A, 125, 104, 106\_PG 3 are adjoining to the school sites) as proposed in the IDP have been incorporated with modifications wherever necessary to fit in the scheme layout, but maintaining their areas and utility values.
- b. The recreational spaces in the form of Open Spaces, Parks, and Playgrounds in addition to those proposed in the IDP are provided in the scheme at different sites having aggregate area of 8.25 Ha. Also under Joint Forest Management Parks are going to be developed on 12.48 Ha Forest Land
- c. The total area under all categories of open space in the scheme is 25.56 Ha and is 10.46 % of the scheme area.

#### B. SOCIAL INFRASTRUCTURE & UTILITY

- a. Three sites for schools (129\_S, 112\_S, 113\_S) as reserved in IDP have been incorporated in this scheme with modifications wherever necessary to fit in the scheme layout but maintaining their areas. The total area under school reservation is 1.98 Ha.
- b. Two sites of the Public Health Centre (109\_PHC, 127\_PHC) have been proposed in the scheme of a total area of 0.35 Ha.
- c. The existing crematoria were included as existing amenities in the draft scheme. In the Preliminary Scheme, this existing crematorium as per 7/12 extract has been designated to their actual use in FPs no. 219. The FPs no. 220 is provided for their extensions. The crematorium as per ELU map near village Mohopada is kept intact by providing layout amenity at FP 251.
- d. The total area under all categories of Social Infrastructure & Utilities is 9.69 Ha and is 3.97 % of the scheme area.

#### C. GROWTH CENTRE

One site of the Growth Centre is situated on the West boundary of the scheme along Mumbai- Pune Expressway. The other Growth Centre site at the northern end of the scheme is located along a 27m wide IDP Road which merges with the Growth Centre site beyond this scheme and is a part of TPS-5. The total area under Growth Centre is



44.82 Ha. and is 18.34% of the scheme area. The SPA, NAINA has considered here that reservations of growth centers are city level reservations and do not fall under the category of section 64 (g-1) of the Act.

***D. PLOTS FOR ECONOMICAL WEAKER SECTION (EWS)***

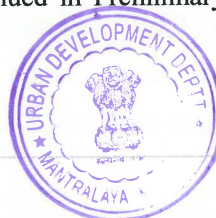
Six sites for EWS/LIG housing have been proposed in this scheme of an aggregate area of 7.52 Ha. and it is 3.08% of the scheme area.

***E. PLOTS FOR SALE TO THE PLANNING AUTHORITY***

Seven sites for Sale Plots have been proposed in this scheme of an aggregate area of 5.42 Ha. and it is 2.22% of the scheme area.

***F. DETAILS OF PRELIMINARY TOWN PLANNING SCHEME NO 06.***

- a. Total area under the scheme is 244.42 Ha.
- b. Generally, all the reconstituted final plots are reduced in areas to the extent of 40 % of their original plot areas.
- c. The scheme area is included in predominant Residential Zone as per the provisions of sanctioned IDP.
- d. The scheme area measures to 244.42 Ha and the lands under roads, social infrastructural sites, sites under open spaces, play grounds, parks etc. shall not admeasure to more than 40% of the scheme area.
- e. The forest lands of the State Government have been maintained even by adding open lands around them. However, some portions have been used to pass the IDP and the scheme roads through them. Hence, the total forest land is reduced.
- f. A natural tributary of Kalundre river is flowing from east to west through the scheme covering about 2 km distance with average width 15 m 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, SPA, NAINA has proposed a channel with its average width of about 15 m, 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 in order to get clear land area for accommodating final plots.
- g. It is observed that in the draft scheme, the FPs in lieu of Gurcharan Lands were proposed for Open Space, which are continued in Preliminary Scheme and allotted to Government of Maharashtra.



- h. Plots against Government lands/ Gram Panchayat lands are proposed for public purpose use for the respective authority.
- i. Though some of the final plots of the draft scheme are amalgamated or deleted wherever required, the remaining final plots are not renumbered serially but their draft scheme numbers are maintained and hence, deleted FP numbers will not now appear in the preliminary scheme. Thus FP numbers 71B, 120, 121, 123, 124, 126, 128, 262, 338, 350, 373, 413, 420, 463, 560 are not now appearing in the preliminary scheme for the reasons stated above. The Final Plots allotted to the land owners and to the SPA, NAINA are as given in Table B appended to the Preliminary Scheme.

#### **7.4 AWARD OF THE PRELIMINARY SCHEME**

The Arbitrator has recorded the minutes of the hearings and has taken decisions in respect of each and every Original Plot as provided under rule No. 13 (4) (5) of the Maharashtra Town Planning Schemes Rules, 1974.

The decisions of the Arbitrator in respect of every reconstitution of original plots into final plots as carried out in the award have been recorded in Table A appended to the award. The allotment of the Final Plots with their respective ownerships, areas and tenures are as recorded in Table B accompanied to the award of this Preliminary Scheme. The Land Records Department shall open the Property Cards as per this Table B for the final plots as provided under Rule no. 18 of the Maharashtra Town Planning Schemes Rules, 1974.

The Common decisions are also taken in respect of all the Final Plots in the Preliminary Scheme as given hereinafter. The period within which the SPA shall carryout works contemplated in the scheme has also been decided as provided under section 72(4) (iv) of the said Act. SPA - NAINA had moved the Urban Development Department to suspend some of the regulations and not to operate them in the scheme area. The State Government, vide letter No. TPS-1718/4354/CR-223/18/UD-12 dated 23-10-2018 has approved the proposal of suspending the Regulations No. 15, 19, 20.3, 20.4, 21, 22.3.1, to 22.3.10 of the DCPR-2017 (now superseded by DCPR-2019) and now they are not applicable in the scheme area. However, these regulations are not deleted by the State Government and suspension is always for a specific period. The Special Development Control and Promotion Regulations to be made applicable within this scheme in addition to the DCPR of NAINA are therefore prescribed as given hereinafter for the proper and efficient implementation of the Scheme.





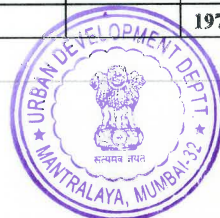
By considering all the issues/points/observations stated above and also after hearing SPA - NAINA on 1<sup>st</sup> November 2023, the layout of the draft scheme has been modified and finalized by the Arbitrator with modifications as stated above. The Preliminary Scheme has been accordingly drawn up 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.

### 7.5 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 5, 6 and 7.

*Table 5: Site wise comparison of IDP Reservations in the sanctioned Draft Scheme and in the Preliminary Scheme*

Sr. No	IDP Reservation			Draft Scheme		Preliminary scheme			Remarks
	Designation	IDP No.	IDP Report Area (Sq. mt)	FP No.	Area (Sq. mt)	FP No.	Area (Sq. mt)	Total Area (Sq. mt)	
A)	IDP Open Space								
1	Play Ground	125_PG	6100	12	6100.98	12	6401.27	6401.27	Reservati on Area is increased
2	Play Ground	96A_PG (Part)	37036.94	27	37036.94	27	37036.90	37036.90	
3	Play Ground	104_PG (Part)	7141.99	55	7141.98	55	7141.99	7141.99	
4	Play Ground	106_PG	8444.04	268	8444.04	268	8444.71	8444.71	
5	City Park	96_CP	105620.45	24A 24B	105621.66	24A 24B	98557.84 7063.83	105621.66	
6	Park	122_P	8405.67	245 A 245B	8405.67	245A 245B	2811.03 5589.64	8400.66	
	Total Area		172749.09		172751.26			173047.19	
B)	IDP School								
1	School	129_S	4900	13	4900.00	13	5267.02	5267.02	Reservati on Area is increased.
2	School	112_S	6000.97	56	6000.97	56	6000.98	6000.98	
3	School	113_S	7184.97	269	7184.97	269	7184.97	7184.97	
4	School	115_S	1195	561	1195.00	561	1344.27	1344.27	As per TPS 3 TILR Boundary & Plan, the reservatio n area is increased.
	Total Area		19280.94		19280.94			19797.23	



**SANCTIONED PRELIMINARY TOWN PLANNING SCHEME NAINA NO. 6**

Sr. No	IDP Reservation			Draft Scheme		Preliminary scheme			Remarks
	Designation	IDP No.	IDP Report Area (Sq. mt)	FP No.	Area (Sq. mt)	FP No.	Area (Sq. mt)	Total Area (Sq. mt)	
C)	IDP Primary Health Centers								
1	Primary Health Centre (PHC)	109_PHC	1500.14	174	1500.14	174	1500.31	1500.31	
2	Primary Health Centre (PHC)	127_PHC	1974.84	375	1974.84	375	1974.41	1974.41	
	Total Area		3474.98		3474.98			3474.72	
D)	IDP Daily Bazar (DB)								
1	Daily Bazar	97_DB	1200.39	122	1200.39	122	1351.86	1351.86	Reservati on Area is increased.
2	Daily Bazar	99_DB	1000.63	192	1000.63	192	1000.63	1000.63	
3	Daily Bazar	118_DB	1358.51	374	1358.51	374	1358.51	1358.51	
	Total Area		3559.53		3559.53			3711.00	
E)	IDP Growth Centres								
1	Growth Centre	206_GC	428091	25	198275.10	25	198275.20	448184.30	
2	Growth Centre	206_GC		67	20047.60	67	20047.61		
3	Growth Centre	206_GC		69	20881.06	69	20881.37		
4	Growth Centre	206_GC		70A	185831.27	70A	186024.14		
5	Growth Centre	206_GC		70B	3064.03	-	-		As per request from SPA, NAINA, FP no. 70B (Growth Centre) in Sanctione d Draft Scheme has been converted into Layout Open Space.
6	Growth Centre	206_GC		-	-	481	22955.97		As per request from SPA, NAINA, FP no. 481 (EWS/LI G Amenity) in Sanctione d Draft Scheme



**SANCTIONED PRELIMINARY TOWN PLANNING SCHEME NAINA NO. 6**

Sr. No	IDP Reservation			Draft Scheme		Preliminary scheme			Remarks
	Designation	IDP No.	IDP Report Area (Sq. mt)	FP No.	Area (Sq. mt)	FP No.	Area (Sq. mt)	Total Area (Sq. mt)	
									has been converted into Growth Centre.
	<b>Total Area</b>		<b>428091</b>		<b>428099.05</b>			<b>448184.30</b>	
<b>F)</b>	<b>Forest</b>								
1	Joint Forest Management	96_CP	128900	23A	73435.94	23A	50653.54	73382.60	
				23B		23B	344.04		
				23C		23C	2771.56		
				23D		23D	19613.45		
				26	51470.56	26	51470.55	51470.55	
	<b>Total Area</b>		<b>128900</b>		<b>124906.50</b>			<b>124853.14</b>	
	Total Area under IDP Reservations		<b>756055.54</b>		<b>752072.26</b>			<b>773067.58</b>	

*Table 6: Site-wise Comparison of Layout Public Users provided in the sanctioned Draft Scheme and Preliminary Plan*

Sr. No.	Public User	Draft Scheme		Preliminary scheme		Remarks
		FP No.	Area (Sq. mt)	FP No.	Area (Sq.mt)	
A)	Open Spaces (O/S) in addition to IDP Sites					
1	Layout Open Space	1	411.56	1	411.57	
2	Layout Open Space	11	1369.50	11	1356.31	
3	Layout Open Space	39	265.02	39	265.02	
4	Layout Open Space	42	5090.23	50B	2875.65	Area is reduced during reconstitution.
5	Layout Open Space	-	-	53	1001.60	Newly proposed during reconstitution.
6	Layout Open Space	-	-	70B	6719.17	As per TPS 3 TILR Boundary & Plan, the 70B 206_GC (Growth Centre) is converted into Layout Open Space
7	Layout Open Space	71B	729.40	-	-	Deleted during aligning the road & channelizing the proposed water channel.
8	Layout Open Space	80	4988.54	80	4988.55	
9	Layout Open Space	89	3649.79	89A	1442.75	Area is reduced during reconstitution.





**SANCTIONED PRELIMINARY TOWN PLANNING SCHEME NAINA NO. 6**

Sr. No.	Public User	Draft Scheme		Preliminary scheme		Remarks
		FP No.	Area (Sq. mt)	FP No.	Area (Sq. mt)	
10	Layout Open Space	108	1639.22	-	-	Deleted during reconstitution.
11	Layout Open Space	-	-	111	269.02	Newly proposed during reconstitution.
12	Layout Open Space	-	-	119	303.16	Newly proposed during reconstitution.
13	Layout Open Space	123	693.24	-	-	Deleted during reconstitution.
14	Layout Open Space	129	448.10	129	451.95	
15	Layout Open Space	155	5362.04	155	5352.51	
16	Layout Open Space	-	-	163	1479.64	Newly proposed during reconstitution.
17	Layout Open Space	170	1644.88	-	-	Deleted during reconstitution.
18	Layout Open Space	-	-	175	1883.93	Newly proposed during reconstitution.
19	Layout Open Space	-	-	208B	71.89	Newly proposed during reconstitution. From Draft Scheme Amenity is converted into Layout Open Spaces.
20	Layout Open Space	-	-	214B	110.96	Newly proposed during reconstitution. From Draft Scheme Amenity is converted into Layout Open Spaces.
21	Layout Open Space	218	131.42	218	80.97	
22	Layout Open Space	221	58.07	221	58.05	
23	Layout Open Space	-	-	223B	760.01	Newly proposed during reconstitution.
24	Layout Open Space	240	1414.23	240	1414.43	
25	Layout Open Space	246	1239.99	246	1239.40	
26	Layout Open Space	252	185.22	252	173.13	
27	Layout Open Space	-	-	256	278.07	Newly proposed during reconstitution.

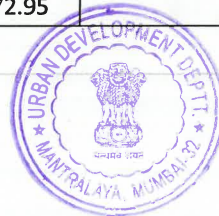


**SANCTIONED PRELIMINARY TOWN PLANNING SCHEME NAINA NO. 6**

Sr. No.	Public User	Draft Scheme		Preliminary scheme		Remarks
		FP No.	Area (Sq. mt)	FP No.	Area (Sq.mt)	
28	Layout Open Space	-	-	290	388.99	Newly proposed during reconstitution. From Draft Scheme Amenity is converted into Layout Open Spaces.
29	Layout Open Space	300	1697.85	300	2292.23	Area is increased during reconstitution.
30	Layout Open Space	310	712.80	-	-	Deleted during reconstitution.
31	Layout Open Space	327	4022.81	327	4022.82	
32	Layout Open Space	342	19.32	341B	321.39	Area is increased during reconstitution.
33	Layout Open Space	-	-	345	8076.56	Assigned in lieu of Gurcharan Land.
34	Layout Open Space	-	-	385	4196.09	Assigned in lieu of Gurcharan Land.
35	Layout Open Space	-	-	392	351.06	Newly proposed during reconstitution.
36	Layout Open Space	395	5416.39	395	4426.74	Area is reduced during reconstitution.
37	Layout Open Space	398	2735.91	398	2877.11	
38	Layout Open Space	-	-	405	2170.27	Newly proposed during reconstitution.
39	Layout Open Space	-	-	426B	385.68	Newly proposed during reconstitution.
40	Layout Open Space	427B	7328.39	427B	7328.39	
41	Layout Open Space	445	2487.14	445	2487.14	
42	Layout Open Space	-	-	462	1386.30	Newly proposed during reconstitution.
43	Layout Open Space	-	-	487	6864.48	In the sanctioned draft scheme Narrow strip of land along the water channel was proposed as EWS. Therefore, it has been converted into Layout Open Space.
44	Layout Open Space	519A	1665.63	-	-	Deleted during reconstitution.
45	Layout Open Space	532A	1050.49	-	-	Deleted during reconstitution.



Sr. No.	Public User	Draft Scheme		Preliminary scheme		Remarks
		FP No.	Area (Sq. mt)	FP No.	Area (Sq. mt)	
46	Layout Open Space	-	-	532C	917.52	Newly proposed during reconstitution.
47	Layout Open Space	560	7777.15	-	-	SPA, NAINA requested to shift the alignment of 20 M wide Layout Road along the boundary of Proposed Multi Modal Corridor, to align it with the TPS - 8. Therefore deleted during reconstitution.
48	Layout Open Space	-	-	568	1064.06	Newly proposed during reconstitution.
<b>Total</b>	<b>Draft O/S - 28 Preliminary O/S - 38</b>		<b>64234.32</b>		<b>82544.57</b>	
<b>B)</b>	<b>Amenities in addition to IDP Sites</b>					
1	Layout Amenity	4	310.18	4	310.18	
2	Layout Amenity	-	-	8	1000.33	Newly proposed during reconstitution.
3	Layout Amenity	10A	109.26	10B	109.27	Amenity is renamed.
4	Layout Amenity	14	1066.81	-	-	Deleted during reconstitution.
5	Layout Amenity	22	245.47	22	237.02	
6	Layout Amenity	32	5569.45	32	5569.46	
7	Layout Amenity	33	1111.25	33	1111.26	
8	Layout Amenity	38	1368.06	38	1368.06	
9	Layout Amenity	41A	537.31	41B	537.31	
10	Layout Amenity	-	-	42	1001.96	Newly proposed during reconstitution.
11	Layout Amenity	45	828.36	-	-	Deleted during reconstitution.
12	Layout Amenity	48	155.10	48	155.56	
13	Layout Amenity	61	317.74	61	317.31	
14	Layout Amenity	63	600.20	63A	600.16	
15	Layout Amenity	63A	210.73	63B	209.88	
16	Layout Amenity	85	809.16	85	808.93	
17	Layout Amenity	91	344.35	-	-	Deleted during reconstitution.
18	Layout Amenity	-	-	89B	626.07	Newly proposed during reconstitution.
19	Layout Amenity	104	499.51	-	-	Deleted during reconstitution.
20	Layout Amenity	116	688.07	-	-	Deleted during reconstitution.
21	Layout Amenity	117	1280.09	-	-	Deleted during reconstitution.
22	Layout Amenity	139A	539.51	139A	572.95	





**SANCTIONED PRELIMINARY TOWN PLANNING SCHEME NAINA NO. 6**

Sr. No.	Public User	Draft Scheme		Preliminary scheme		Remarks
		FP No.	Area (Sq. mt)	FP No.	Area (Sq.mt)	
23	Layout Amenity	148	502.50	148	502.50	
24	Layout Amenity	155A	510.51	-	-	Deleted during reconstitution.
25	Layout Amenity	162	1093.22	162	1053.35	
26	Layout Amenity	-	-	171	2000.13	Newly proposed during reconstitution.
27	Layout Amenity	178	256.52	-	-	Deleted during reconstitution.
28	Layout Amenity	182	439.40	182	1057.17	Area is increased during reconstitution.
29	Layout Amenity	186A	265.26	186	265.26	
30	Layout Amenity	189	208.97	-	-	Converted into Sale Plot.
31	Layout Amenity	201	830.14	201B	854.05	
32	Layout Amenity	208	290.72	208A	290.74	
33	Layout Amenity	209	1155.91	-	-	Deleted during reconstitution.
34	Layout Amenity	210	1298.44	210	1298.54	
35	Layout Amenity	211	932.05	211	1608.03	Area is increased during reconstitution.
36	Layout Amenity	214	443.07	-	-	Deleted during reconstitution.
37	Layout Amenity	215	1886.68	215	959.40	Area is reduced during reconstitution.
38	Layout Amenity	220	574.61	220	574.60	
39	Layout Amenity	232	450.21	232	450.21	
40	Layout Amenity	234	1619.66	234A	1619.66	
41	Layout Amenity	234A	596.06	234B	596.47	
42	Layout Amenity	238	1004.66	238	1009.75	
43	Layout Amenity	244	439.06	244	439.06	
44	Layout Amenity	249	631.39	249	660.19	
45	Layout Amenity	251	741.82	251	652.35	
46	Layout Amenity	256	356.85	-	-	Deleted during reconstitution.
47	Layout Amenity	-	-	255	292.19	Newly proposed during reconstitution.
48	Layout Amenity	262	601.86	-	-	Deleted during reconstitution.
49	Layout Amenity	266	2332.36	266	2101.68	Area is reduced during reconstitution.
50	Layout Amenity	274	1348.57	274	1348.58	
51	Layout Amenity	290	705.29	-	-	Deleted during reconstitution. Converted in Layout Open Space.
52	Layout Amenity	299	3281.01	299	2677.44	Area is reduced during reconstitution.
53	Layout Amenity	-	-	313	246.20	Newly proposed during reconstitution.



Sr. No.	Public User	Draft Scheme		Preliminary scheme		Remarks
		FP No.	Area (Sq. mt)	FP No.	Area (Sq. mt)	
54	Layout Amenity	322	1369.78	322	2563.43	Area is increased during reconstitution.
55	Layout Amenity	332	492.76	-	-	Converted into Sale plot.
56	Layout Amenity	-	-	353B	418.06	Newly proposed during reconstitution.
57	Layout Amenity	358	311.72	358	311.73	
58	Layout Amenity	366	872.26	366	872.25	
59	Layout Amenity	368	500.33	-	-	Deleted during reconstitution.
60	Layout Amenity	371	427.58	370	927.95	Area is increased during reconstitution.
61	Layout Amenity	379	755.37	-	-	Converted into Sale Plot.
62	Layout Amenity	382A	1538.85	382A	1538.85	
63	Layout Amenity	-	-	388	3680.23	Newly proposed during reconstitution.
64	Layout Amenity	392	351.06	-	-	Converted into Layout Open Space.
65	Layout Amenity	396	612.37	-	-	Converted into Sale Plot.
66	Layout Amenity	406	434.67	-	-	Deleted during reconstitution.
67	Layout Amenity	416	258.63	-	-	Converted into Sale Plot.
68	Layout Amenity	-	-	424B	1481.72	Newly proposed during reconstitution.
69	Layout Amenity	426	1103.61	-	-	Converted into Layout Open Spaces, reducing the area during reconstitution.
70	Layout Amenity	427A	4994.04	427A	4994.33	
71	Layout Amenity	429	599.87	429	599.89	
72	Layout Amenity	441	600.58	441	600.30	
73	Layout Amenity	447	534.42	447	534.41	
74	Layout Amenity	462	956.00	-	-	Converted in Layout Open Space.
75	Layout Amenity	-	-	471	442.16	Newly proposed during reconstitution.
76	Layout Amenity	474	469.77	474	469.76	
77	Layout Amenity	-	-	511	1720.75	Newly proposed during reconstitution.
78	Layout Amenity	514	470.43	-	-	Deleted during reconstitution.
79	Layout Amenity	515A	781.34	-	-	Deleted during reconstitution.
80	Layout Amenity	532B	1389.95	532B	1938.31	Area is increased during reconstitution.
81	Layout Amenity	538	736.43	538	736.43	
82	Layout Amenity	542A	538.73	542B	518.49	





Sr. No.	Public User	Draft Scheme		Preliminary scheme		Remarks
		FP No.	Area (Sq. mt)	FP No.	Area (Sq.mt)	
83	Layout Amenity	-	-	548	2827.09	Newly proposed during reconstitution.
84	Layout Amenity	-	-	553A	702.92	Newly proposed during reconstitution.
85	Layout Amenity	-	-	558	473.71	Newly proposed during reconstitution.
86	Layout Amenity	567	136.00	-	-	Deleted during reconstitution.
87	Layout Amenity	577A	1320.01	576	1335.44	
88	Layout Amenity	578	2680.62	578	2680.62	
<b>Total</b>	<b>Draft Layout Amenity - 75 Preliminary Layout Amenity - 67</b>		<b>66624.61</b>		<b>69462.08</b>	
<b>C)</b>	<b>Crematoria</b>					
1	Cemetery	219	520	219	520.38	
<b>Total</b>	<b>Draft Cemetery - 01, Preliminary Cemetery - 01</b>		<b>520</b>		<b>520.38</b>	
<b>D)</b>	<b>EWS/ LIG Housing / Housing of Dis-Housed</b>					
1	EWS/ LIG Housing	132	5467.21	135	5787.30	Area is increased during reconstitution. & FP Number Renamed
2	EWS/ LIG Housing	315	9049.23	308	6536.25	Area is reduced during reconstitution. & FP Number Renamed
3	EWS/ LIG Housing	432	9180.76	432	9180.15	
4	EWS/ LIG Housing	475	34404.07	475	35507.88	Area is increased during reconstitution.
5	EWS/ LIG Housing	481	16188.55	-	-	As per request from SPA, NAINA, FP no. 481 (EWS/LIG Amenity) in Sanctioned Draft Scheme has been converted into Growth Centre.
6	EWS/ LIG Housing	487	6591.04	-	-	Converted into O/S
7	EWS/ LIG Housing	488	12211.79	488	12206.27	





Sr. No.	Public User	Draft Scheme		Preliminary scheme		Remarks
		FP No.	Area (Sq. mt)	FP No.	Area (Sq. mt)	
8	EWS/ LIG Housing	502	5869.02	502	5949.99	Area is increased during reconstitution.
<b>Total</b>	<b>Draft EWS Housing - 8 Preliminary EWS Housing - 6</b>		<b>98961.67</b>		<b>75167.83</b>	
<b>E)</b>	<b>Water Channel and Water Body</b>					
1	Water Channel	68A	3900.93	68A	3900.93	
2	Water Channel	68B	11158.73	68B	11163.60	
3	Water Channel	68C	7035.73	68C	7599.85	Area is increased during reconstitution.
4	Water Channel	68D	4737.85	68D	4618.46	Area is reduced during reconstitution.
5	Water Channel	68E	3898.26	68E	3911.45	Area is increased during reconstitution.
6	Water Body (Lake)	239	3500.00	239	3501.97	
<b>Total</b>	<b>Draft Water Channel - 05 &amp; Water Body - 01 Preliminary Water Channel - 05 &amp; Water Body - 01</b>		<b>34231.49</b>		<b>34696.26</b>	
<b>F)</b>	<b>Public Purpose Lands/ Govt. Lands</b>					
1	Public/ Govt. Land	-	-	134	1640.17	Newly proposed during reconstitution.
2	Public/ Govt. Land	-	-	233	3600.26	Newly proposed during reconstitution.
3	Public/ Govt. Land	-	-	250	1280.01	Newly proposed during reconstitution.
<b>Total</b>	<b>Draft Public/ Govt. Land - 00, Draft Public/ Govt. Land - 03.</b>				<b>6520.44</b>	
<b>G)</b>	<b>Sale Plot</b>					
1	Sale Plot	-	-	189	208.97	Newly proposed during reconstitution.



**SANCTIONED PRELIMINARY TOWN PLANNING SCHEME NAINA NO. 6**

Sr. No.	Public User	Draft Scheme		Preliminary scheme		Remarks
		FP No.	Area (Sq. mt)	FP No.	Area (Sq. mt)	
2	Sale Plot	-	-	332	167.95	Newly proposed during reconstitution.
3	Sale Plot	-	-	379	755.37	Newly proposed during reconstitution.
4	Sale Plot	-	-	396	101.38	Newly proposed during reconstitution.
5	Sale Plot	-	-	416	258.63	Newly proposed during reconstitution.
6	Sale Plot	-	-	553B	3835.86	Newly proposed during reconstitution.
7	Sale Plot	574	48904.13	574	48904.15	
<b>Total</b>	<b>Draft Sale Plot- 01, Preliminary Sale Plot- 07.</b>		<b>48904.13</b>		<b>54232.31</b>	

The section 64 (g-1) prescribes two caps viz. first of 10 % of the scheme area under clause (i) for reserving EWS/LIG housing and housing of the dispossessed persons due to scheme and second of 40 % of the scheme area under clause (ii) for reserving open spaces, social infrastructure, roads and plots for sale for raising the funds for the implementation of the scheme works. Actual percentage of the lands provided for these users in this scheme is well within these caps of 10 % and 40 % mentioned under section 64(g-1) (i) and (ii) of the said Act as can be seen from the Table 7 below.

The Growth Centres, being city-level proposals of the IDP which have been included in the scheme, are not considered under clause (ii) of section 64(g-1) here. It is presumed that the items listed under section 64(g-1) (ii) of the said Act do not include reservations like Growth Centres and would not therefore fall under this clause. This assumption was pleaded in respect of Preliminary Town Planning Schemes, NAINA No. 1 and 2 which has been accepted by the State Government and the said schemes are accordingly sanctioned under section 86(1) of the said Act confirming this assumption.



Table 7: 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					Remarks
		Draft Scheme		Preliminary Scheme			
		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	





Sr. No.	Public Sites and Users	Percentages with Scheme area					Remarks
		Draft Scheme		Preliminary Scheme			
		Area (Sq.m.)	% with Gross Area	Area (Sq.m.)	% with Gross Area	% with Net Area	
E	Total Users as per Section 64 (g-1) (ii)	843544.38	34.66	871033.86	35.64	38.13	Below 40% of 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	

## 8. SUBMISSIONS/ ACCOMPANIMENTS:

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



## **TOWN PLANNING SCHEME, NAINA NO. 6**

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

### **PRELIMINARY SCHEME**

### **GENERAL/ COMMON DECISIONS**

### **PART B**

#### **9. GENERAL / COMMON DECISIONS**

**The following General/Common decisions shall hold good and shall be applicable within the area of the NAINA, Town Planning Scheme No. 6.**

- 1) All the Final Plots have been defined and decided and as settled by the Arbitrator vide sub-section 4 of section 72 of the Maharashtra Regional and Town Planning Act, 1966 and they are as shown on the plans no. 3 and 4 in Red colour and as detailed in Table B of the Preliminary Scheme in force.
- 2) The Ownerships along with their shares and the areas of Final Plots allotted in lieu of Original Plots or allotted to SPA - NAINA shall be as recorded in the Table B. These Final Plots shall be referred to in future with their respective Final Plot Numbers mentioned on the plans no. 3 and 4 as well as in Table B of the Preliminary Scheme in force. Further, where shares in the ownerships are not specifically mentioned, such shares in respect of co-ownerships shall be considered as equal, unless noted otherwise in the remarks column of Table B.
- 3) The Tenures, Ownerships and other rights, if any, in respect of Original Plots, unless otherwise extinguished or specifically mentioned in the decisions, shall have been hereby transferred mutatis mutandis to the corresponding Final Plots. However, tenancy rights, if any, shall be considered as transferred only to the relevant portion of such Final Plots proportionately as they exist in the Original Plots.
- 4) The Tenure as Class I or Class II mentioned in respect of any Final Plot in Table B is on the basis of that recorded by the Revenue Department in the respective 7/12 extract. This Tenure shall stand changed automatically after new tenure is attached subsequently to any Final Plot by the Competent Revenue Officer after following due procedure.
- 5) All rights of mortgagors and mortgagees, if any, existing in the Original Plots are hereby transferred proportionately to the corresponding Final Plots.



**9) Special Development Control and Promotion Regulations**

The Preliminary Town Planning Scheme, NAINA no. 6 has been 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 have been published in the Extra-Ordinary Gazette no. 100, in Part II; dated 01/12/ 2023. These notices have also been published in the local Newspapers, Dainik Kille, Ram Prahar and Newsband dated 12/12/2023. The said notices are attached as Annexure 14 and Annexure 15.

The Preliminary Town Planning Scheme, NAINA no. 6 is thereafter submitted by the Arbitrator to the State Government as provided under sub-section (5) of the Section 72 of the said Act for sanction vide his letter bearing no. ARB/TPS-6/Pre-Sub/2023/521, dated 29<sup>th</sup> December 2023.

  
(Abhiraj Girkar)

**Arbitrator**

**Town Planning Scheme, NAINA No. 6.**



**29<sup>th</sup> December 2023**

The State Government has sanctioned the Preliminary Scheme vide Urban Development Department Notification no. TPS-1224/05/C.R.22/24/UD-12 dated 1<sup>st</sup> March, 2024 under sub-section (1) of Section 86 of the Maharashtra Regional and Town Planning Act, 1966. The Notification is published in the Maharashtra Government Gazette, Part-1 of Kokan Division Supplement dated 26<sup>th</sup> September to 2<sup>nd</sup> October, 2024 on pages no. 86 to 122. The Preliminary Scheme is in force w.e.f. 3<sup>rd</sup> November, 2024.



(Nirmalkumar Chaudhari)

**Deputy Secretary**

**Urban Development Department, GoM**





- 6) All rights of lessors and lessees, if any, in the Original Plots are hereby transferred to the corresponding Final Plots subject to the adjustments in lease rents in proportion with the changes made in their areas.
- 7) The lands for which no final plot numbers are allotted shall vest free of all encumbrances in SPA - NAINA (which are generally the lands under roads/ accesses/lakes/nallas etc.).
- 8) All the rights of passages, right of ways / accesses or of easements, or any right to draw water from any well exists in any original plot if any, existing prior to the date of enforcement of the Preliminary Scheme over any lands / Original Plots included in the Scheme shall hereby stand extinguished. Passages/Accesses to allotted final plots shall be derived only through the Roads provided and constructed in accordance with the Scheme layout in force.
- 9) The owners of the authorized structures in the Original Plots which are affected by new roads or by the road widening or by other Scheme proposals for which no compensation has been specifically allowed in the Scheme are permitted to remove the materials, if any, of the structures or of compound walls, wire fencing, sheds, huts or of any other structures etc. within six month from the date on which the final scheme comes into force provided that they shall fill up at their own cost any hollows created or repair the damages made during such removal of the materials.
- 10) Where any authorized existing compound walls or wire fencings etc. along the boundary of the Original Plots which are affected by the reconstitution of Final Plots or by proposed road widening or by new roads or by any other Scheme proposals and where no compensation for the above has specifically been allowed in the Scheme and in such cases, the materials of such compound walls or of wire fencings are not removed by the concerned owners, then SPA - NAINA shall demolish and remove the affected compound walls or wire fencings. If the owners who are allowed to remove the structures and take away the materials, fail to do so within the specified period or within the extended period, SPA - NAINA shall remove the structures and take away the materials. In such cases, the material so removed shall belong to SPA - NAINA.
- 11) No trees shall be cut down nor any excavation / development shall be carried out by the owner/s within the portion of their Original Plots which are reconstituted to form the Final Plots not allotted to them
- 12) The Final Plots allotted for public purposes in the Scheme shall vest in SPA - NAINA free from all encumbrances w.e.f. the date on which the Preliminary Scheme comes into force.



- SPA - NAINA shall keep all such public sites free of any encroachments and exclusively use for the purposes designated in the scheme.
- 13) The Amenity Plots/Open Spaces provided in the scheme shall be utilized primarily for the benefits of the residents of the scheme.
- 14) The plots provided for the Amenities shall be utilized only for the social infrastructure primarily beneficial to the residents of the scheme such as local level Educational and Medical facilities, Shopping Centres, Retail Markets, Convenience Shopping, Recreation, Parking facilities, Utilities such as Water Supply, Sanitation, Drainage and Electric Supply, Communication etc. The Vice Chairman & Managing Director, CIDCO is authorized to add any user of public nature and utilize any amenity plot for such user which is beneficial to the scheme residents.
- 15) Unless otherwise specified wherever there are two or more owners shown against any serial number in the Table No. B, the net demand under column no. 15 of Form No. 1 in the Final Scheme shall be shared by such persons either in proportion of their shares held in the property or in proportion of the areas held by them in the respective Final Plots.
- 16) Where a Final Plot wholly or partly is sold out or laid out into sub-plots and such sub-plots are sold by the owner/s before making payment of incremental contribution to SPA - NAINA levied to such Final Plot, the purchasers / new owners / successors shall be liable for payment of such incremental contribution levied on such Final Plot in proportion of the areas held by new owners. In case of any dispute in this regard, the decision of the Vice Chairman & Managing Director, CIDCO is final and conclusive and shall remain binding on the respective new owners.
- 17) Development in a Final Plot shall be permitted only after payment of net demand mentioned in column 15 of the Form No.1 of the Final Scheme. This payment of net demand is in addition to development charges prescribed under chapter VI-A of the Maharashtra Regional & Town Planning Act, 1966. The development fund in the form of incremental contribution collected by SPA - NAINA from the owners of the Final Plots shall be deposited in a separate account and shall be utilized for the development of the scheme and to carry out works stipulated in the scheme.
- 18) Provision of infrastructure as listed in sub-clauses (ii-b), (ii-e), (ii-f) & (ii-g) of subsection (1) of section 59 of the act is considered absolutely necessary for the scheme. These lands have already vested in the SPA - NAINA after the sanction of draft scheme u/s 68(2). The



SPA - NAINA shall complete the above listed works in the scheme within a period of five years from the date of coming into force of the preliminary scheme.

- 19) SPA - NAINA shall transfer and hand over the possessions of all the final plots to the owners to whom they are allotted as mentioned in Table B of the Preliminary Scheme within twelve months from the date of coming into force of the preliminary scheme.
- 20) SPA - NAINA shall, within three months from the date of coming into force of the preliminary scheme, forward certified true copy of the Scheme to the concerned Land record Department and get the record of lands changed in accordance with Table B of the sanctioned Preliminary Scheme as provided under Rule 18 of the Maharashtra Town Planning Schemes Rules, 1974.
- 21) SPA - NAINA shall, within three months from the date of coming into force of the preliminary scheme inform the owners of the Final Plots by means of a public notice that on application, they are entitled to get a Certificate of Tenure and Title in respect of their final plots from the Director of Town Planning, Pune in form 7 as provided under rule no. 26 (2) of the Maharashtra Town Planning Schemes Rules, 1974.
- 22) The SPA - NAINA shall immediately fence all the public sites which will be vesting in it under this scheme so as to avoid probable encroachments.
- 23) SPA - NAINA shall develop Gardens, Parks, Play-Grounds and Open Spaces provided in the scheme within a period of five years from the date of coming into force of the preliminary scheme. The priority in this respect shall be decided by the SPA - NAINA considering the pace of development and need of the facility to the scheme residents. Buffer space under GAIL line can be used as open space following all the guidelines as governed by GAIL.
- 24) The FPs provided for housing for EWS/LIG shall be developed by SPA - NAINA within a reasonable time frame considering the need of the facility under its social housing programme.
- 25) SPA - NAINA shall sell FPs provided as sale plots under clause (ii) (D) of the section 64 (g-1) of the MR & TP Act, 1966 in the scheme in the open market for any use including IT/ITES establishments but excepting industrial use, for raising the funds to meet the cost of infrastructure of the Scheme.
- 26) The Growth Centres as proposed in the IDP and accordingly have been incorporated in the Scheme shall be developed by SPA - NAINA as per its programme of implementation of the Growth Centres as a whole.





- 27) The Crematoria existing in the scheme, being used by the villagers, have been maintained in the scheme with 40% of their area. All of them have been provided with adjoining amenity plots for their expansion. SPA - NAINA shall improve and upgrade these Crematoria with modern amenities to the satisfaction of the scheme residents. They shall be protected from river flood wherever needed.
- 28) SPA - NAINA shall, with the prior permission of the Forest Department, develop FPs under forest for social forestry / afforestation.
- 29) SPA - NAINA shall coordinate all the roads which are running further through the areas of adjoining TP schemes as well as the part reservations or public sites provided on the boundary of this scheme with the sites to be provided in such adjoining schemes.
- 30) In case, SPA - NAINA, is unable to complete the works within the time limits prescribed by the Arbitrator, then SPA - NAINA shall approach the State Government under section 111 (1) of the MR & TP Act, 1966 to seek extension in this respect.

  
(Abhiraj Girkar)  
**Arbitrator**

**Town Planning Scheme, NAINA No. 6.**



**29<sup>th</sup> December, 2023**

  
(Nirmalkumar Chaudhari)  
**Deputy Secretary**

**Urban Development Department, GoM**



# TOWN PLANNING SCHEME, NAINA NO. 6

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

## PRELIMINARY SCHEME

### SPECIAL DEVELOPMENT CONTROL REGULATIONS

#### PART C

##### 10. DEVELOPMENT CONTROL AND PROMOTION REGULATION (DCPR)

In addition to DCPR-2019, which are made applicable to the 23 Revenue villages of NAINA under directives given by Government vide no. TPS-1717/2750/ C.R.91/19/UD-12, dated 6/1/2020 under section 37(1AA) read with section 154 of the Maharashtra Regional and Town Planning Act, 1966, SPA-NAINA had proposed the Special Development and Promotion Regulations (Hereinafter referred to as “Special DCR”) for the development of any sort to be carried out in the final plots of the Town Planning Scheme, NAINA No.6.

In case of any conflict between the regulations in DCPR-2019 and the special regulations arises, then the special regulations shall prevail.

##### SPECIAL DEVELOPMENT CONTROL AND PROMOTION REGULATIONS

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 / ~~Development Plan~~ and shall be eligible for development for uses prescribed in Regulation No. 31 of the Sanctioned DCPRs ~~of NAINA -2019~~ ~~Provided that, the final plots fronting on roads having width of 12 m or more shall be permissible for development either under regulations of Predominantly Residential zone or under mixed use zone of the 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 any 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 ~~within the scheme or~~ of adjacent schemes 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 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 instalments 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 DCPRs ~~of NAINA-2019~~.
7. The 10 % Recreational Open Space prescribed under regulation No. 20.3.1 of the DCPRs ~~of NAINA-2019~~ shall not be enforced in developing Final Plot, admeasuring 0.40 ha or more, considering that such Open Spaces are already provided in the form of playgrounds, Parks and open spaces in the scheme in addition to those reserved in the Interim Development Plan for which owners of the ~~original plots have shared their lands~~ final plots have shared their lands from their original plots.
8. The 5 % Amenity Space prescribed under regulation No. 20.3.11 of the ~~sanctioned DCPRs of NAINA – 2019~~ shall not be enforced in developing Final Plots 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~~ final plots have shared their lands from their original plots.
9. The provision of 20 % plots/tenements for EWS / LIG as inclusive housing prescribed under Regulation No. 20.6 of the DCPR-2019 read with Annexure-4 shall not be made applicable for a subdivision 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 plots.

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 of 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.
- $$\text{FSI of Final Plot} = \frac{\text{Area of Original Plot}}{\text{Area of Respective Final Plot}}$$
- Provided that such FSI computed as above shall be permissible to only 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.
- Provide further that, the land parcels eligible for 1.00 FSI as per provisions of 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 the award in 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 mentioned in the Special Regulation No. 11 above permissible in a Final Plot becomes unable to be consumed for maintaining prescribed marginal distances / height restrictions / firefighting requirements or any such statutory restriction, in such cases, the balance FSI over and above FSI consumed may be permitted to be transferred as TDR to any Final Plot situated in Scheme subject to

- i) The provisions of Regulation 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 situated in the adjoining sanctioned preliminary scheme shall be permitted once only and only with prior approval of the Managing Director of the CIDCO and upon his satisfaction that the concerned owner is unable to transfer his development right within the scheme where the TDR has generated.
- iii) The aggregate FSI in a receiving Final Plot shall not exceed 4.00
- iv) The owner transferring the FSI as TDR shall not develop his Final Plot at any time to consume FSI more than that already consumed at the time of issuing the DRC.
- 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 Centre shall be 2.5.
- 15.** The permissible FSI in respect of Final Plots designated to Electric Sub-Station, Daily Bazaar, ESR/GSR, in this 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.
- 17.** The permissible FSI in respect of Final Plots designated to Growth Centers in this scheme shall be 2.5. Provided that the aforesaid FSI may be increases maximum up to



4.00 on payment of FSI Linked premium (FLP) for over and above 2.5 FSI as prescribed in the sanctioned DCPRs of NAINA for every increase of FSI of 0.30.

18. The permissible FSI in respect of Final Plots designated to Schools, College, Education Purpose, Fire Station, Police Station, Community Centre, Hospital, Primary Health Centre and Town Hall shall be 2.5.
19. The Permissible FSI in Final Plots designated to Crematoria shall be 1.00
20. 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 floor or ground plus one upper floor. Such structures shall be at one corner of the respective final plot and shall be used for any use complementary to the designated use.
21. The set-backs from the roads and the side/ rear marginal distances from the boundary of the plot in respect of all structures shall be as follows:

*Table 8: Height and Margin of Buildings*

Area of Plot	Category of Building	Maximum permissible height of the building	Min. Marginal Open Spaces (in m)	
			Side	Rear
40 sq. m. to less than 150 sq. m. *Please refer special note	Row House Type	Up to 15 m	0.0	1.5
	Semi-detached type	Up to 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 sq. m. to less than 450 sq. m.	Semi Detached type	Up to 15 m	1.5	2.25
		Up to 15 m	2.25	2.25
	Detached type	Above 15 m up to 24 m	H/5	H/5
450 sq. m to less than 1000 sq. m.	Detached type	Up to 15 m	3.00	3.00
		Above 15 m up to 24 m	H/5	H/5
		Above 24 m up to 37.5 m	6.00	6.00
1000 sq. m and above	Detached type	Up to 15 m	3.00	3.00





Area of Plot	Category of Building	Maximum permissible height of the building	Min. Marginal Open Spaces (in m)	
			Side	Rear
		Above 15 m up to 24 m	H/5	H/5
		Above 24 m up to 37.5 m	6.00	6.00
		Above 37.5 m up to 60.0 m	H/5 or 9.00 whichever is less	H/5 or 9.00 whichever is less
		Above 60.00 m	12.00	12.00

- Irrespective of height and length of the buildings, the marginal open spaces more than 12.0 M shall not be insisted upon. Long length factors for buildings above 40-meter length shall not be applicable.
  - The provision of dead wall mentioned in sanctioned DCPRs of NAINA shall be applicable
  - 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 up to 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.
  - 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 up to 24 m shall be 4.5m and for above 24 m building height front open space shall be 6.0 m.
  - 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.
- Mechanical/Hydraulic / Stack parking / multi storey parking with or without car lift may be allowed to meet the requirement.
  - 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.

24. Every building or group of buildings together shall be either connected to a Drainage system or be provided with a 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.
25. The service road of the State highways, National Highways, Multi Modal Corridor (MMC) 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 all the above cases for final plots in the Town Planning scheme Ribbon development rules shall not be applicable.
26. 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 12.0 m as maximum. This distance shall also be treated as a means of access/ driveway and no separate setback/ marginal distance shall be insisted from such driveway.
27. 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.
28. 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 & easement right of the plot on which building is proposed.
  - b. Workmanship, soundness of material & structure safety of building.
  - c. Variation in area from recorded areas of building unit.
  - d. Location & boundary of building unit.
  - e. Safety of the user of the building.
  - f. NOC from appropriate authority.
  - g. Structural reports and Structural drawing.

~~29. Removal of Difficulties and Hardships~~

~~If any difficulty arises in giving effect to the sanctioned preliminary or final scheme,~~



~~the VC&MD (CIDCO) may~~

- a) ~~Remove any discrepancy in the boundary of original or of final plot~~
- b) ~~Correct the area in the record as per the actual measurement on site of any original plot or final plot~~
- c) ~~Adjust the shape of original or of final plot and accordingly correct the area as per actual demarcation on site.~~

~~30. Redevelopment of contravening structures included in the Final Plot of Town Planning (TP) Scheme:~~

~~For the redevelopment/reconstruction of contravening structures situated in TP Schemes, additional FSI over and above permissible FSI prescribed under these Regulations shall be admissible as under:~~

~~The tenants residing in contravening structure, which are existed on the date of declaration of Town Planning Scheme and where structures and inhabitants names are appeared in the Legislative Assembly Voter's List of year as notified by the GoM from time to time shall be accommodated by giving alternative accommodation in the development /redevelopment scheme of any final plot in the same Town Planning Scheme, irrespective of their original holding.~~

~~Such tenants shall be granted accommodation at the rate of 27.88 sq. mt. in case of residential / residential cum commercial occupants and in case of commercial occupants, existing area or 20.9 sq. mt. whichever is less, at the price of construction cost as per Ready Reckoner rate of that year.~~

~~For the purpose of this redevelopment scheme, the owner/ developer of the Final Plot shall get further additional FSI to the extent of 50% of the rehabilitation area of the accommodated tenants, provided further that the overall FSI of the Final Plot shall not exceed 4.0.~~

~~Notes: For the purpose of this Regulations the contravening structures shall mean:~~

- i. ~~Structure situated outside the original plot but included fully or partly within the final plot allotted to a person in the TP Scheme.~~
- ii. ~~Structures which are partly included in the final plot allotted to a person and partly included in the roads / sites reserved for public purpose / adjoining final plot.~~
- iii. ~~Structures which are included in the TP Scheme area but situated outside the final plot allotted to a person and are affected by sites reserved for public purpose, provided the Planning Authority has no objection for rehabilitation of such structures.~~
- iv. ~~However, structures included in the common area comprising of original plots and final plots shall not be treated as contravening structures.~~





31. As per regulation no. 6.5.2 of DCR – 2019, in specific cases where a clearly demonstrable hardship is caused, the CEO, may by recording such reasons in writing permit any of the dimensions prescribed by this regulation to be modified provided the relaxation sought does not violate the health safety, fire safety, structural safety and public safety of the inhabitants of the building and the neighborhood and for that premium shall not be charged.


  
Abhiraj Girkar)  
Arbitrator

**Town Planning Scheme, NAINA No. 6**



**29<sup>th</sup> December, 2023.**

The modifications carried out while sanctioning the Preliminary Town Planning Scheme, NAINA No. 06 are shown in blue colour.

  
(Nirmalkumar Chaudhari)  
Deputy Secretary

**Urban Development Department, GoM**



**11. LEGAL FORMALITIES IN TPS-6:**

Table 9: Legal Formalities

No	Section	Actions	Reference	Date
(A)	<b>Draft Scheme by SPA, NAINA</b>			
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)	1 <sup>st</sup> 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)	2 <sup>nd</sup> DTP's Remarks on	जा. क्र. प्रा.न.र.यो / नरयो क्र.6/ नैना /	17/10/2022



**SANCTIONED PRELIMINARY TOWN PLANNING SCHEME NAINA NO. 6**

No	Section	Actions	Reference	Date
	Rule 4(2)	draft scheme and Approval of Suitable Amendments in IDP	कलम ६८(२)/ ४६६	
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>(B) Arbitration Proceedings</b>				
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 1 <sup>st</sup> 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	ARB/TPS-6/GEN/2023/488/1	29/08/2023







**SANCTIONED PRELIMINARY TOWN PLANNING SCHEME NAINA NO. 6**

No	Section	Actions	Reference	Date
		Preliminary and Final schemes		
31		Remarks of SPA, NAINA on hearing to Arbitrator	CIDCO/NAINA/Arbitrator/TPS-6/2023/889 and CIDCO/NAINA/Arbitrator/TPS-6/2023/989	01/11/23 and 28/11/2023
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)	Sanctioning of Preliminary Scheme by State Govt.	TPS-1224/05/CR-22/24/UD-12	01/03/2024
37	86 (2)	Gazette Sanction of Preliminary Scheme	MGG, Part 1, Kokan Division Supplement	26/09/2024 to 02/10/2024

29<sup>th</sup> December, 2023.

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



  
(Nirmalkumar Chaudhari)  
Deputy Secretary  
Urban Development Department, GoM

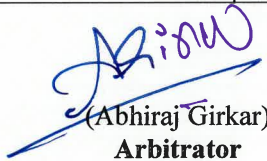


**12. TIMELINES FOLLOWED IN PREPARING TPS-6:**


*Table 10: 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	86 (1)	Sanctioning of Preliminary Scheme by State Govt.	01-03-2024
12	86 (2)	Gazette Publication	26-09-2024 to 02-10-2024

29<sup>th</sup> December, 2023.

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



  
(Nirmalkumar Chaudhari)  
Deputy Secretary  
Urban Development Department, GoM



## TOWN PLANNING SCHEME, NAINA NO. 06

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

## PRELIMINARY SCHEME

(Under Section 72(4) and Rule 13 (5) &amp; (6))

## Table A

## Original Plot-wise Decisions of the Arbitrator

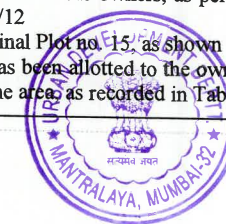
Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
1	Vijaya Sadan Co-Op Housing Society, P.M.P Kurup Chief Promoter, AV Poulosse, P. G. Nair, K. S. Unnithan	Chikhale	137/1/A/1/2/3	Class I	18	1651	2	5212.028	5212.028	They appeared for a hearing on 02.05.2023 and submitted their representation dated 23.06.23. <b>Submission in representation:</b> 1.) Vijaya Sadan Co-op Society was registered on 03.05.1991. Collector, Alibaug sanctioned layout and NA permission on their land bearing survey no. 144/1, 2, 3, 145/1/2/3, 137/1, 146/1, 147/1, Chikhale. 2.) Out of the abovementioned land, only Survey No. 137/1 has been included in the TPS -6 and 5 existing residential buildings are in the said land. 3.) In TPS - 6, 45 M wide road is proposed through the said survey no. 137/1 and thereby affecting the society's land measuring 788 sq. m. Remaining 5212 sq. m. land has been shown under the final plot of TPS - 6 and Rs. 2.92 Crore has been charged as betterment charges. 4.) The society requested to exclude their land from TPS - 6 and for the land under the proposed road, compensation shall be granted in line with the Samrudhhi Highway.	The part area of the society bearing Gut no. 137/1/A/1 to 7 included in the sanctioned draft scheme. It is affected by 45 mt. wide Interim Development Plan (IDP) road and the remaining area has been granted Final Plot No. 2. The objection regarding the contribution amount will be decided in the final scheme.  The sanctioned draft scheme proposal is confirmed, subject to the condition that for any further development, the said Final Plot no. 2 shall be considered in combination with the adjoining land of the society bearing Gut no. 144/1,2,3, 145/1/2/3, 146/1, 147/1, Chikhale.  Final Plot No. 2, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
2		Chikhale	137/1/A/4/6/7		19	1704					
3		Chikhale	137/1/A/5		20	2645					
4		Chikhale	137/1/B		21	6000	3	2400	2400		In the sanctioned draft scheme, Final plot no. 3A has been proposed in their original holding bearing survey no. 137/1/B.  The sanctioned draft scheme proposal is confirmed, subject to change in the final plot no as 3A.  Final Plot No. 3A, as shown in plan no





Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										3.) They do not agree with 60 -40 % ratio of the original holding, and does not wish to include their land in NAINA, TPS -6.	4, has been allotted to the owner(s) and of the area, as recorded in Table B.
5	Dattatreya Damodar Patankar, Satyajit Suresh Patil, Sangeeta Rajendra Patil	Chikhale	137/3	Class I	23	3200	3A	1280	1280	They appeared for a hearing on 30.05.2023 and also submitted their representation. <b>Submission in hearing - 1)</b> Their property bearing survey no. 137/3 is a collector NA plot and they have constructed a residential bungalow therein. <b>2)</b> The said NAINA TPS No. 06 is not accepted by them and requested to delete their original plot no. 23 from the said scheme. <b>3.)</b> Mrs. Sangeeta Rajendra Patil wide Gift Deed dated 2 July 2013, has gifted her share in survey no. 137/3 admeasuring 1200sq. m to Mrs. Kamal Alias Sushma Suresh Patil. Therefore in the ownership record of FP no. 3A, the name of Mrs. Sangeeta Rajendra Patil shall be deleted and the name of Mrs. Kamal Alias Sushma Suresh Patil shall be inserted.	In the sanctioned draft scheme, Final plot no 3B has been proposed in their original holding bearing survey no. 137/3, around their structure. The sanctioned draft scheme proposal is confirmed, subject to change in the name of owners as per the updated 7/12 extract and change in the final plot no as 3B.  Final Plot No. 3B, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
6	P.M.P. Kurup Chief Promoter, Vanshree Co-op-housing Society.	Chikhale	143/2	Class I	48	5400	5	2160	2160	They have neither appeared for hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 5, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
7	Indirabai Prabhakar Behere, Ramchandra Prabhakar Behere,	Chikhale	142/1	Class I	42	5900	6	2360	4240	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed subject to correction in the name of the owners as per the updated 7/12 extract, Final Plot No. 6, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
8	Arvind Prabhakar Behere, Madhuvati Madhusudan Joshi, Vinaya Ashok Kelkar, Supriya Shrikant Soman, Suniti Sadanand Bapat, Vaishali Ashok Velankar	Chikhale	143/1		47	4700		1880			
9	Gramast Devi Parlit Vahivatdar, Dattatreya Damodar Patankar	Chikhale	142/5	Class I	46	3400	7	1360	1360	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 7, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
10	Rehab Housing Pvt. Ltd.	Chikhale	142/3	Class I	44	1000	8	400	1000	They appeared for a hearing on 30.05.2023 and submitted their representation at the time of the hearing and thereafter additional representation on 19/6/2023. Submission 1) Rehab Housing Pvt. Ltd. Own Gut No. 139/2, 138/1A, 142/3, 142/4 in	In the other right column of the 7/12 extract of Gut no 138/1A, it was mentioned as "kulkayada kalam 63a -1 chya tartudis adhin kharedi- vikris pratibandh". Therefore as per their request, their original lands bearing Gut
11		Chikhale	142/4		45	1500		600			

Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										Chikhale and Falguni Patel, who is their family member, owns Gut No. 81/0 in Shivkar Village. Earlier, with the consent letter dated 09.11.2020, they had given consent to provide them with a single final plot in the scheme. However, the company has been allotted Final plots no. 8 & 94 and Falguni Patel has been allocated Final plot no. 568 at different locations, therefore they contended that it will lead to hardship in planning and its financial viability, 2.) Civil Suit No. 675/2011 has been disposed of and accordingly wide mutation no. 3598, the entry of "litigation under civil suit no. 675/2011" in the 7/12 extract of Gut No. 142/3 and 142/4 has been deleted. Also, all the lands are under occupancy class I 3.) Therefore they requested to grant one combined final plot in the joint name of the company and Falguni Patel.	no. 142/3, 142/4, 139/2, and 81 pt are clubbed together and combined Final Plot no.91 has been granted. For Gut no. 138/1A, Final plot no.94 has been granted.  Accordingly Final Plot Nos. 91 & 94, as shown in plan no 4, have been allotted to the owner(s) and of the area, as recorded in Table B.
12	Sitaram Dharma Chaudhary, Govind Dharma Chaudhary, Janardan Dharma Chaudhary, Laxman Dharma Chaudhary, Parvati Nathu Patil, Sitabai Rama Hathmode, Anandi Vasant Kadav	Chikhale	139/3	Class II	30	2000	9	800	800	Shri. Shrinath Sitaram Choudhary and Shri. Rajannath Janardhan Choudhary appeared for a hearing on 25.10.23. Submission in hearing - 1.) They do not accept the allotted Final Plot. 2.) The raised an objection regarding the NAINA TPS Scheme.	The sanctioned draft scheme proposal is confirmed, subject to change in the name of the owners, as per the updated 7/12 extract. Final Plot No. 9, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
13	M/s Deep Jyot Enterprises	Chikhale	142/2	Class I	43	3700	10	1480	1480	They appeared for a hearing on 02.05.2023 and submitted the following points. Submission in hearing- 1.) They accepted the reconstituted final plot as per the draft scheme. 2.) They shall be totally exempted from paying the contribution charges as prescribed in Form 1.	The objection regarding contribution charges will be decided in the final scheme. The sanctioned draft scheme proposal is confirmed, subject to change in the final plot no. as 10A Final Plot no. 10A, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
14	Madhusudan Ganesh Ghangrekar, Padmakar Ganesh Ghangrekar, Amol Shrikar Ghangrekar, Aditya Shrikar Ghangrekar, Amit Sudhakar Ghangrekar, Anoop Sudhakar	Chikhale	141/2	Class I	41	9500	15	3800	3800	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in the name of the owners, as per the updated 7/12 extract. Final Plot no. 15, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.



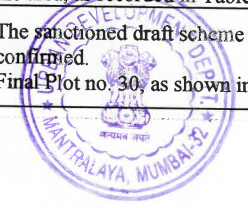


Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
	Ghangrekar, Madhavi Sudhakar Ghangrekar										
15	Arvind Shriram Aru, Pramod Rajaram Lad, Vishwas Rajaram Dudhgaonkar, Chandrakant Janakuram Gawli, Surekha Jaywant Dhamal, Ravikant Madhukar Jadhav, Eknath Shridhar Dhuri, Krishna Dattaram Koyande, Chandrakant Sopanrao Jadhav, Asha Lakshman Gaikwad	Chikhale	140/5	Class I	38	1500	16	600	600	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 16, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
16	Gargee Sunil Chauhan, Sunil Shantaram Chauhan	Chikhale	137/4	Class I	24	1100	17	440	440	They appeared for a hearing on 16.05.2023 and submitted their representation. 1) <b>Submission in representation:</b> The NAINA project is not accepted by them and therefore requested to delete their land bearing survey no. 137/4, Chikhale from NAINA TPS No. 06. 2) <b>Submission during the hearing:</b> The existing house in their original land shall be retained for them.	The applicant was informed to submit the document regarding the sanctioned permission of their existing house. They, wide letter dated 15.11.2023 informed that they had taken the permission from Chikhale Grampanchayat on 13.11.1997 and completed their structure in 2005. As per section 18 of MR & TP Act, any development in respect of any land situated in sanctioned Regional Plan area, shall require prior permission of the Collector of the District. The applicant has not submitted the sanctioned development permission of the Collector, Raigad. The sanctioned draft scheme proposal is confirmed. Final Plot no. 17, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
17	Eknath Undrya Gaykar, Kana Undrya Gaykar, Gunabai Balaram Patil, Sunita Dashrath Batale, Vanita Undrya Gaykar, Manjubai Undrya Gaykar	Chikhale	130/2	Class II	6	600	18	240	240	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed subject to change in the name of the owners, as per the updated 7/12 extract. Final Plot no. 18, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
18	Lakshmibai Balu Mhatre, Bhavna Bhaskar Mhatre, Bhavika Bhaskar Mhatre,	Chikhale	141/1/B	Class II	40	3760	19	1504	1504	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in the name of the owners, as per the updated





Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
	Dhanashri Bhaskar Mhatre, Jayashree Gajanan Patil, Sheela Kisan Chorghhe, Pratibha Surendra Patil, Sr.No.3 and 4 Guardian Mother Bhavna										7/12 extract. Final Plot no. 19, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
19	Balaram Dharma Patil, Bhagwan Dharma Patil	Chikhale	141/1/A	Class I	39	7740	20	3096	3096	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 20, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
20	Baby Gajanan Mhatre	Chikhale	139/5	Class I	32	1000	21	400	400	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 21, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
21	Protect Forest	Shivkar	55	सरकार	76	80900	23A, 23B, 23C, 23D	73435.94	73435.94	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in the area as per the boundary measurement. Final Plot nos. 23A, 23B, 23C & 23D, as shown in plan no 4, have been allotted to the owner(s) and of the area, as recorded in Table B.
22	Protect Forest	Shivkar	59	सरकार	81	48000	26	51470.56 3	51470.563	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot nos. 26, as shown in plan no 4, have been allotted to the owner(s) and of the area, as recorded in Table B..
23	Namdev Rama Tupe, Kathor Rama Tupe, Tukaram Rama Tupe, Nirmala Balu Patil, Shanti Shalik Mali, Dharmi Gotiram Dhavale, Yamuna Dharma Thombare	Shivkar	53	Class II	73	7540	28	3016	3016	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 28, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
24	Janardan Parshuram Pathe, Santosh Parshuram Pathe	Moho	105/4	Class I	517	5000	29	2000	2000	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed subject to change in the name of the owners, as per the updated 7/12 extract. Final Plot No. 29, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
25	Ramesh Aatmaram Dhavale, Pundalik Aatmaram Dhavale	Shivkar	43	Class II	59	3970	30	1588	1588	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 30, as shown in plan no 4,



Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
26	Grand Developers tarfe Partner, Ismail Javed Patel, Javed Mustafa Patel, Fakari Hasamvala, Sandeep Raghunath Dige	Moho	105/3	Class I	516	2500	31	1000	1680	They appeared for a hearing on 12.06.2023 <b>Submission in hearing:</b> 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 60% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3) The contribution amount as per form no. 1 is not accepted and shall be waived off. 4) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	By considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 60% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, new regulation has been proposed. The sanctioned draft scheme proposal is confirmed. Final Plot no. 31, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
27	Javed M. Patel, Ismail J. Patel, Fakari A. Hasamvala	Moho	107/3		524	1700		680			
28	Jhumarlal Motilal Bhalgat	Moho	109/4/2	Class I	528	1500	34	600	600	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 34, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
29	Maruti Aalya Patil	Moho	105/2	Class I	515	2500	35	1000	1000	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 35, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
30	Padmakar Dhau Dhavale, Sadashiv Dhau Dhavale, Bhalchandra Dhau Dhavale	Moho	107/5	Class II	526	3600	36	1440	1440	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 36, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
31	Shankar Kalu Mhatre	Moho	107/4	Class II	525	3200	37	1280	3588	Smt. Kavita Pundalik Mhatre appeared for hearing on 23.06.2023 and submitted their representation. <b>Submission in representation and during the hearing:</b> 1.) Their written consent was not taken to include their land in the NAINA Scheme. 2.) The NAINA project is not accepted by them and therefore requested to delete their land bearing survey no. 107/4, 118/2/1, 125/1/C, Moho from NAINA TPS No. 06.	In the sanctioned draft scheme, Final plot no 37 has been proposed in part of their original holding bearing Gut no. 107/4 and adjoining lands. Their original land bearing Gut No. 118/2/1 is Class I and and Gut No. 107/4 & 125/1/C are Class II lands. Therefore the proposed Final Plot No. 37 has been divided and Final Plot No. 37A has been granted to Gut No. 118/2/1 and Final Plot No. 37B has been granted to 107/4 & 125/1/C.
32		Moho	118/2/1	Class I	587	3050		1220			
33		Moho	125/1/C	Class II	618	2720		1088			





Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
34	Kusum Shivram Popeta, Bebi Baraku Patil.	Moho	6/1	Class I	153	1400	40	560	2200	They have neither appeared for a hearing nor submitted any representation.	Final Plots no. 37A and 37B, as shown in plan no 4, have been allotted to the owner(s) and of the area, as recorded in Table B.
35		Moho	105/5		518	4100		1640			The sanctioned draft scheme proposal is confirmed. Final Plot no. 40, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
36	Kisan Nau More, Pandurang Balaram More	Moho	105/6	Class I	519	3000	41	1200	1200	They have not appeared for a hearing and submitted representation on 27.06.2023. <b>Submission in representation:</b> 1.) Their written consent was not taken to include their land in the NAINA TPS Scheme. 2.) The said NAINA TPS is inconsistent with the law and against the interest of the people, therefore raised their objection to include them in the said scheme.	The sanctioned draft scheme proposal is confirmed, subject to change in the name of the owners as per the updated 7/12 extract and change in the final plot no as 41A. Final Plot no. 41A, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
37	Vaishali Vishvanath Mhatre	Moho	106/1	Class I	520	4900	43	1960	1960	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 43, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
38	Shailendra Hanmant Bhand	Moho	106/3/B	Class I	523	2100	44	840	840	Shri. Dharmesh Shah appeared for the hearing on behalf of Shri. Shailendra Bhand on 27.06.2023 and submitted the representation also. <b>Submission:</b> 1.) They have been given FP no. 44 against their open plot bearing Survey No. 106/3/B. However, the said FP has an old existing residential structure of Shri. Shankar Ganu Mhatre. Instead Shri. Mhatre has been given an open plot bearing FP no. 405 instead of their original land no. 106/3/A and other. 2.) They requested to grant Final Plot of minimum of 50% of their original holding and it shall be granted in adjoining reserved Final Plot no. 45. 3.) They shall be exempted from paying the contribution charges as prescribed in Form I.  <b>Submission during the combined hearing of FP 44 and FP 405:</b> i.) Gut No. 106/3/B, Moho is owned by Shri. Shailendra Bhand and in lieu of that FP 44 has been proposed.	By considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 50% of the original land can not be considered. The objection regarding the contribution amount will be decided in the final scheme.  The layout of the scheme has been revised and reconstituted Final Plot No. 45, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.





Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										However, in place of FP 44, there are 3 residential structures of Shri. Shankar Ganu Mhatre (Proposed owner of FP 405). Therefore Shri. Shailendra Bhand has requested that FP 44 be granted to Shri. Shankar Ganu Mhatre and they shall be granted FP 45 which is reserved for amenity space.	
39	Gavkari Panch Moho	Moho	42	Class II	250	6000	46, 472	2400	6760	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plots no. 46 & 472, as shown in plan no 4, have been allotted to the owner(s) and of the area, as recorded in Table B.
40		Moho	91/2	Class II	488	7200		2880			
41		Moho	103/4	Class II	506	700		280			
42		Moho	106/2	Class II	521	3000		1200			
43	Aalya Bendu Mhatre, Baban Bendu Mhatre, Balaram Bendu Mhatre, Gouri Bendu Mhatre	Moho	110/5	Class II	533	5900	47	2360	2360	They have not appeared for a hearing and submitted their representation on 27.06.2023. <b>Submission in representation:</b> 1) Their written consent was not taken to include their land in NAINA TPS. 2) The said NAINA TPS is inconsistent with the law and against the interest of the people. Therefore objected to including their land in the said scheme.	In the sanctioned draft scheme, Final plot no 47 was proposed in part of their original holding bearing survey no. 110/5 and adjoining land.  The sanctioned draft scheme proposal is confirmed. Final Plot no. 47, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
44	Baban Bandu Mhatre	Moho	104/3	Class I	511	300	49	120	120	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in the Final Plot no. as 49A. Final Plot no. 49A, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
45	Savita Baliram Mhatre, Akshay Baliram Mhatre, Ajay Baliram Mhatre, Ankit Baliram Mhatre	Moho	104/5/2	Class I	514	1800	50	720	720	They have neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised for planning requirement and revised reconstituted Final Plot no. 50A, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
46	Jijabai Tukaram Pate, Bhikaji Tukaram Pate, Baburao Tukaram Pate	Moho	53/2	Class I	306	2100	51, 212	840	11560	They appeared for a hearing on 14.06.2023 and submitted the representation. <b>Submission:</b> 1.) The original lands were owned by their Grandmother Jijabai Tukaram Pathe and after her demise, it got transferred in the name of their father Shri. Bhikaji Tukaram Pathe & Baburao Tukaram Pathe. 2.) They use their land for cultivation	In the sanctioned draft scheme, Final plot no 51 was proposed in part of their original holding bearing Gut no. 104/1 & 104/2 and adjoining land. Also final plot no. 212 was proposed in part of their original holding bearing Gut no. 53/2. The sanctioned draft scheme proposal is confirmed, subject to change in the name of owners, as per their request and
47		Moho	69/4	Class II	394	4300		1720			
48		Moho	104/1	Class II	509	7900		3160			
49		Moho	104/2	Class I	510	3200		1280			
50		Moho	104/4	Class II	512	3600		1440			
51		Moho	136/1	Class I	676	7800		3120			

Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										purposes and therefore objected to including it in NAINA TPS no. 06. 3.) The said NAINA TPS is inconsistent with the law and also against the interest of the people and therefore raised their objection to include their land in the said scheme.	updated 7/12 extract. Final Plots no. 51 & 212, as shown in plan no 4, have been allotted to the owner(s) and of the area, as recorded in Table B.
52	Namdev Shankar Patil	Moho	102/4	Class II	502	200	52	80	80	They have neither appeared for a hearing nor submitted any representation.	The shape of the Final Plot No. 52 is modified to rectangular shape and slightly shifted downward. Final Plot No. 52, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
53	Y. Venkat Reddy, Rameshkumar Choudhari, Arunkumar Choudhari	Moho	103/5/B	Class I	508	3760	53	1504	1504	<p>The joint hearing of Shri. Yampalla Reddy, Shri. Arunkumar Chaudhari, Bharat Sahakar CHS was organised on 20/07/2023 and 08/08/23.</p> <p>A) Yampalla Reddy submitted a presentation dated 03.08.23</p> <p>1. Final Plot No. 53 is allotted to him along with Arunkumar Chaudhary and Rameshkumar Chaudhary against original survey no. 103/5/B.</p> <p>2. He obtained NA permission and constructed tenements &amp; 3 shops in an area measuring 1900 sq. mt.</p> <p>3. He sold 300 sq. mt. out of 1800 sq. mt owned by him in the original property-wide registered deed of conveyance dated 21.04.16 to Arunkumar Chaudhary and thereafter 1500 sq. mt wide registered deed of conveyance to Rameshkumar Chaudhary.</p> <p>4. It was never agreed between him and the tenement holders to form a society and to transfer the entire original property in favor of society.</p> <p>5. He prayed a) to grant a separate final plot against an 1800 sq. mt. area owned by Arunkumar &amp; Rameshkumar Chaudhary. b) to grant a separate final plot area measuring 1900 sq. mt to Bharat Sahakar CHS.</p> <p>B) Shri. Arunkumar Chaudhary &amp; Shri. Rameshkumar Chaudhary submitted a presentation dated. 03.08.2023.</p> <p>1. They submitted the same points as of Shri. Yampalla Reddy.</p>	<p>1.) The Collector, Raigad wide order dated 13/7/2001 had granted NA and Building Permission under section 44 of Maharashtra Land Revenue Act of 1966 for residential use in the original land bearing Gut No. 103/5/B measuring 3760 sq. mt. As per the sanctioned building plan, the net area of the plot is 3389 sq. mt. and the sanctioned built-up area was 332.4 sq. mt. Also, Group Grampanchayat Vangani tarf Waje had granted them building permission to construct 48 rooms on the said land.</p> <p>2.) Shri. Yampalla Venkat Reddy, wide registered deed of Conveyance dated 21 April 2016 had conveyed 300 sq. mt. of land in the original gut no. 103/5/B to Shri. Arunkumar Chaudhary. Also by registered deed of Conveyance dated 21 April, 2016 had conveyed 1500 sq. mt. of land in the said original land to Shri. Rameshkumar Chaudhary.</p> <p>3) In the sanctioned draft TPS-6, Final plot no. 53, area- 1504 sq.mt. was proposed in lieu of Gut no. 103/5/B, area- 3760 sq.mt. in part area of Gut no. 103/5/B. Final plot no. 54 was proposed in lieu of Gut no. 103/5/A, 103/3, &amp; 129/6 in remaining part of Gut no 103/5/B, which is occupied by existing building of the society.</p> <p>4.) Therefore by considering that the original land bearing no. 103/5/B is NA land and the Collector had granted NA</p>

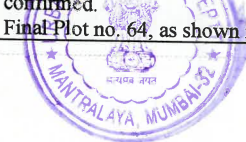


Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										<p>2. They prayed to grant them a separate final plot against 1800 sq. mt. in lieu of a conveyance deed executed by Mr. Reddy in their favor.</p> <p>C) Chairman &amp; Secretary, Bharat CHS Ltd. submitted a presentation dated 08.08.23</p> <p>1. The Bharat CHS Ltd. is a registered Cooperative housing society registered in 2017. It has 48 members and is situated in the village Moho, Taluka-Panvel in survey no. 103/B, Hissa no. 5B/1 admeasuring 3700 sq. mt.</p> <p>2. Mr. Yampalla Reddy had played fraud on the members and executed the sale deed in respect of the above plot with Mr. Arunkumar Chaudhary and Mr. Rameshkumar Chaudhary, but the possession of the plot is with members of the society.</p> <p>3. They are in the process of finalising the conveyance deed in favor of the society and also filed a civil suit for the cancellation of the sale deed.</p> <p>4. They requested not to issue any rights/alternative plots/development permission against the said land to Mr Yampalla Reddy, Arunkumar Chaudhary &amp; Rameshkumar Chaudhary, as the land belongs to them.</p>	<p>and Building Permission, 3376 sq. m. has been granted as the Final Plot. no.54 , by covering the existing building of the society in the Gut no. 103/5/B. However the society has not done the conveyance of Gut no. 103/5/B in their favor and by registered deed of conveyance, 1800 sq.mt land out of Gut no 103/5/B was transferred in the name of Shri. Arunkumar Chaudhary &amp; Shri. Rameshkumar Chaudhary. Therefore as per updated 7/12 extract, the names of owners in sanctioned draft scheme are maintained. Final Plot no. 54, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.</p>
54		Moho	103/3		505	2720		1088			<p>In the sanctioned draft scheme, for their original lands bearing Gut no. 103/3, 103/5/A, 129/6 Final Plot no. 54 was proposed, and for their lands bearing Gut no. 103/1, 103/2, 110/1, 129/4, 129/5 Final Plot no. 125 was proposed. However, Final Plot no. 54 was proposed on the existing building in Gut no. 103/5/B. Therefore for their all lands, a combined Final plot no. 125 has been allotted, by increasing the size of the earlier proposed FP no. 125 in the sanctioned draft Final Plot no. 125, as shown in plan no</p>
55		Moho	103/5/A		507	3670		1468			
56	Abdul Rehman Solanki	Moho	129/6	Class I	654	800	54	320	2876	<p>They have neither appeared for a hearing nor submitted any representation.</p>	

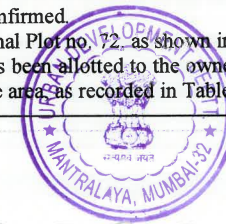




Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
											4, has been allotted to the owner(s) and of the area, as recorded in Table B.
57	Anita Abhay Deshapande, Vilas Madanlal Khothari	Moho	110/3	Class I	531	2800	57	1120	1120	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 57, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
58	Rukmini Pandurang Shelke, Vinayak Pandurang Shelke, Kailas Pandurang Shelae, Latipha Pandurang Shelke, Surekha Pandurang Shelke,	Moho	110/2	Class I	530	2900	58	1160	1960	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 58, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
59		Moho	136/2B		678	2000		800			
60		Moho	111/4/B	Class I	538	1600	59	640	1480	Shri. Vaibhav Narayan Chorghe and Shri. Pratik Koparkar on behalf of Ratan Jaydev Koparkar, appeared for hearing on 25.07.23. Submission in hearing: 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 60% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3) The contribution amount as per form no. 1 is not accepted and shall be waived off. 4) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 60% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, new regulation has been proposed. The sanctioned draft scheme proposal is confirmed. Final Plot no. 59 has been allotted as shown in plan no. 4 to the owner(s) and of the area as recorded in Table B.
61	Laxmi Maruti Kadav, Ratan Jaydev Koparkar, Vaibhav Narayan Chorghe, Nisha Narayan Chorghe	Moho	116/4		576	2100		840			
62	Rupesh Krishna Kadav	Moho	111/4/A	Class I	537	3110	60	1244	1244	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 60, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
63	Joma Changa Mali, Mahadev Changa Mali, Dvarkabai Janardan Patil, Dhakalibai Changa Mali	Moho	111/5	Class II	539	2300	62	920	920	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in the name of the owners, as per the updated 7/12 extract. Final Plot No. 62, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
64	Ganya Kamlu Mhatre, Bhagi Tukaram Bhopi, Subhadra Baliram Mhatre,	Moho	111/2	Class II	535	4500	64	1800	1800	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 64, as shown in plan no 4,

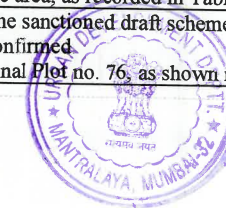


Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
	Rajesh Baliram Mhatre, Santosh Baliram Mhatre, Smita Laxman Tandel, Janabai Namdev Mhatre, Yashvant Namdev Mhatre, Malati Namdev Mhatre, Arati parshuran Kedari.										has been allotted to the owner(s) and of the area, as recorded in Table B.
65	Joma Changu Mali	Moho	112/6	Class I	544	2800	65	1120	1120	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 65 as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
66	Dhau Hiru Patil, Changibai Kisna Bhalekar, Janabai Namdev Patil, Pandurang Namdev Patil, Balaram Namdev Patil, Baliram Namdev Patil, Krishna Namdev Patil, Santosh Namdev Patil, Surekha Kathod Tupe, Sunita Nana Patil, Shaila Subhash Mhatre	Moho	60/2	Class II	342	700	66	280	1928	They appeared for a hearing on 23.06.2023 and submitted the representation dated 23.06.2023.  <b>Submission:</b> 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 60% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3) The contribution amount as per form no. 1 is not accepted and shall be waived off. 4) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. 3.) They shall be granted the compensation for Tabela and Trees in their original holding. Also, they shall be granted the certificate of Project Affected Person. 4.) They stated that they are willing to be involved in the scheme only if their above requests are accepted, otherwise the scheme is not accepted by them.	By considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 60% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, new regulation has been proposed.  Their original land bearing Gut No. 112/4 is Class I and and Gut No. 60/2 & 66/5 are Class II lands. Therefore the proposed Final Plot No. 66 has been divided and Final Plot No. 66A has been granted to Gut No. 112/4 and Final Plot No. 66B has been granted to 60/2 & 66/5. Also, as per updated 7/12 extracts the name of the owners have been corrected.  Final Plots no. 66A and 66B, as shown in plan no 4 has been allotted to the owner(s) and of the area, as recorded in Table B.
67		Moho	66/5	Class II	380	600		240			
68		Moho	112/4	Class I	543	3520		1408			
69	Janardan Balu Mhatre	Moho	115/3	Class I	565	3500	72	1400	1400	They have submitted representation dated on 10.08.2023. <b>Submission in Representation:</b> 1) The decision to use 60 % of their original land by CIDCO and allot the remaining 40% of land to them is no acceptable to them. 2)	The sanctioned draft scheme proposal is confirmed. Final Plot no. 72, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.





Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										There is no public purpose in NAINA TPS and to include them in the said scheme without their consent and levying contribution charges is itself against natural law. 3) If any land is required for public purposes, it shall be acquired under the LARR Act. 4) Accordingly they requested to exclude their original land from said TPS-6.	
70	Maymun Ismail Sheikh, Amina Shahfajal Sheikh, Rijvana Siraj Sheikh, Banu Maksud Khan, Bibi Ahmed Sheikh Shaيدا Gana Pinjari, Ramjana Ahmed Sheikh, Muskan Barkat Sheikh, Rafik Ahmed Sheikh, Chandra Mojamali Sheikh	Moho	111/1	Class II	534	2100	73	840	840	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 73, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
71	Vasant Manaji Bhadra, Gita Raghunath Nerulkar, Nirabai Pundalik Patil	Moho	115/4	Class I	566	2200	74	880	880	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 74, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
72	Govind R. Jaydhara	Moho	115/1	Class I	563	8200	75	3280	6640	They appeared for a hearing on 30.05.2023, Submission: 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 60% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3) The contribution amount as per form no. 1 is not accepted and shall be waived off. 4) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. 5.) The ownership mentioned in form no. 1 shall be corrected as follows: Govind R. Jaidhara.	By considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 60% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, new regulation has been proposed.  The sanctioned draft scheme proposal is confirmed, subject to the correction in the name of the owner as per their request. Final Plot no. 75, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
73		Moho	115/2		564	1600		640			
74		Moho	115/5		567	1300		520			
75		Moho	117/1		580	5500		2200			
76	Dhaya Hari Phadke, Gopal Hari Phadke,	Moho	113/6	Class I	550	200	76	80	80	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 76, as shown in plan no 4,

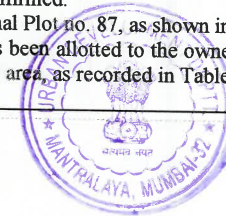




Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06										Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 06	
1	2	3A	3B	3C	4	5	6	7	8	9	10
	Valkya Gopal Phadke, Mahadev Hari Phadke										has been allotted to the owner(s) and of the area, as recorded in Table B.
77	Motiram Dhondur Patil	Moho	116/1	Class I	569	2400	77	960	960	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 77, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
78	Pundalik Zimagya Patil	Moho	115/6	Class I	568	1600	78	640	640	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 78, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
79	Mainabai Janardan Mhatre, Jagubai Anant Khutarkar, Hareshvar Balaram urf Bama Patil, Sanjay Balaram urf Bama Patil	Moho	111/3	Class II	536	1700	79	680	680	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in the name of the owners, as per the updated 7/12 extract. Final Plot no. 79, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
80	Mahadev Ananta Mhatre, Jayram Ananta Mhatre, Narayan Ananta Mhatre, Janabai Nama Kharke, Barka Gana Patil, Gomibai Shalik Patil	Moho	116/2/A	Class II	570	1750	81	700	700	They appeared for a hearing on 26.06.23 and submitted their representation dated 22.06.23. <b>Submission during Hearing:</b> 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 60% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3) The contribution amount as per form no. 1 is not accepted and shall be waived off. 4) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. <b>Submission in Representation:</b> 1.) Their written consent was not taken to include their land in NAINA TPS. 2.) The said NAINA TPS is inconsistent with the law and against the interest of the people, therefore raised their objection to include them in the said scheme.	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 60% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, new regulation has been proposed.  The sanctioned draft scheme proposal is confirmed. Final Plot no. 81, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.



Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
81	Laxman Chahu Mhaskar	Moho	124/1	Class I	608	2500	82	1000	1000	They have neither appeared for hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 82, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
82	Baby Shalikgram Phadke, Subhash Shalikgram Phadke, Sujata Digambar Khandakale, Ganu Narayan Phadke, Bhagwan Narayan Phadke, Siddharth Narayan Phadke, Vasant Narayan Phadke, Ranjna Ram Jambhulkar, Laxmi Madan Patil	Moho	113/2	Class I	546	2700	83	1080	1080	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 83, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
83	Devkabei Namdev Phadke, Parshuram Namdev Phadke, Raghunath Namdev Phadke, Naresh Namdev Phadke, Nirabai Sandeep Jadhav, Shevanti Gurunath Patil	Moho	113/4	Class I	548	2900	84	1160	1160	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 84, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
84	Vasant Manaji Bhadra	Moho	117/2	Class I	581	2200	86	880	3800	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 86, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
85		Moho	117/3		582	2700		1080			
86		Moho	117/5		584	2400		960			
87		Moho	124/4		611	1100		440			
88		Moho	125/3		621	500		200			
89		Moho	125/4/A		622	600		240			
90		Moho	124/6A		613	2470		988			
91		Moho	124/6B		614	2730		1092			
92	Kundlik Sitaram Patil, Bhaskar Tulshiram Patil, Bhanudas Tulshiram Patil	Moho	128/1/B	Class I	639	2400	87	960	3040	They appeared for a hearing on 15.06.23 and submitted their representation dated 15.06.23. <b>Submission during Hearing:</b> 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 60% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3) The contribution amount as per form no. 1 is not accepted and shall be waived off. 4) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 60% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, new regulation has been proposed. The sanctioned draft scheme proposal is confirmed. Final Plot no. 87, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.



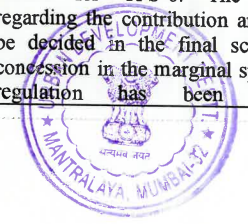


Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										Submission in Representation: 1.) Their written consent was not taken to include their land in NAINA TPS. 2.) The said NAINA TPS is inconsistent with the law and against the interest of the people, therefore raised their objection to include them in the said scheme.	
93	Laxmibai Hiru Mhatre	Moho	128/1/A	Class I	638	2400	88	960	960	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in the name of the owners, as per the updated 7/12 extract. Final Plot no. 88, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
94	Tukaram Hari Patil, Shyam Hari Patil	Moho	2/6	Class I	136	200	90	80	1240	They have not appeared for a hearing. Shri. Shyam Hari Patil and Shri. Mayur Tukaram Patil submitted representation dated 03.07.2023, Submission in representation: 1.) Their written consent was not taken to include their land in NAINA TPS. 2.) The said NAINA TPS is inconsistent with the law and against the interest of the people, therefore raised their objection to include them in the said scheme. Smt. Vanita Tukaram Patil, Shri. Mayur Tukaram Patil, Smt. Dhanashri Kiran Bhopi, Smt. Namrata Subhash Naik, Smt. Dharati Tukaram Patil submitted representation dated on 03.07.2023, Submission in representation: 1.) Their written consent was not taken to include their land in NAINA TPS. 2.) The said NAINA TPS is inconsistent with the law and against the interest of the people, therefore raised their objection to include them in the said scheme.	In the sanctioned draft scheme, Final plot no 90 has been granted in part of their original holdings bearing survey no. 128/2 & 128/3. The location of Final Plot No. 90 has been slightly shifted upward on the same road and as per the updated 7/12 extract, the names of the owners have been changed. Final Plot no. 90 has been allotted, as shown in plan no. 4, to the owner(s) and of the area as recorded in Table B.
95		Moho	128/2		640	1400		560			
96		Moho	128/3		641	1500		600			
97	Dnyanu Bhimrao Mane	Moho	132/3	Class I	666	1000	92	400	400	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 92, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
98	Dharma Kathor Thakur	Moho	132/5	Class I	668	2100	93	840	840	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 93, as shown in plan no 4,

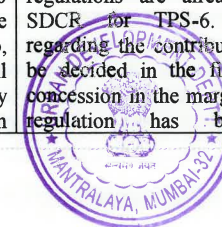




Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
99		Chikhale	138/1A		25	3300		1320			has been allotted to the owner(s) and of the area, as recorded in Table B.
100	M/s Rihhab Housing Pvt. Ltd.	Chikhale	139/2	Class I	29	2700	94	1080	2400	<p>They appeared for a hearing on 30.05.2023 and submitted their representation at the time of the hearing and thereafter additional representation on 19/6/2023.</p> <p><b>Submission 1)</b> Rehab Housing Pvt. Ltd. Own Gut No. 139/2, 138/1A, 142/3, 142/4 in Chikhale and Falguni Patel, who is their family member, owns Gut No. 81/0 in Shivkar Village. Earlier, with the consent letter dated 09.11.2020, they had given consent to provide them with a single final plot in the scheme. However the company has been allotted final plots no. 8 &amp; 94 and Falguni Patel has been allocated Final Plot no. 568 at different locations, therefore they contended that it will lead to hardship in planning and its financial viability, 2.) Civil Suit No. 675/2011 has been disposed of and accordingly wide mutation no. 3598, the entry of "litigation under civil suit no. 675/2011" in the 7/12 extract of Gut No. 142/3 and 142/4 has been deleted. Also, all the lands are under occupancy class I 3.) Therefore they requested to grant one combined final plot in the joint name of the company and Falguni Patel.</p>	<p>In the other right column of the 7/12 extract of Gut no 138/1A, it was mentioned as "kulkayada kalam 63a -1 chya tartudis adhin kharedi- vikris pratibandh". Therefore as per their request, their original lands bearing Gut no. 142/3, 142/4, 139/2, and 81 pt are clubbed together and combined Final Plot no.91 has been granted. For Gut no. 138/1A, Final plot no.94 has been granted.</p> <p>Accordingly Final Plot Nos. 91 &amp; 94, as shown in plan no 4, have been allotted to the owner(s) and of the area, as recorded in Table B.</p>
101	Rohidas Tukaram Mhatre	Moho	128/5	Class I	643	2300	95	920	920	<p>They have neither appeared for a hearing nor submitted any representation.</p>	<p>The sanctioned draft scheme proposal is confirmed, subject to change in the name of the owners, as per the updated 7/12 extract. Final Plot No. 95, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.</p>
102	Narayan Hari Patankar	Moho	128/6/B	Class I	645	800	96	320	320	<p>Shri. Padmakar Chandu Patil appeared for a hearing on 20.06.23</p> <p><b>Submission in Hearing:</b> 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 60% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any</p>	<p>Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 60% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, new regulation has been proposed.</p>



Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										<p>plot. 3) The contribution amount as per form no. 1 is not accepted and shall be waived off.</p> <p>4) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. 5.) As per the order dated 06.07.2021 of Additional Tahsildar and Land Tenancy Authority Panvel, mutation entry number 2552, was approved. Accordingly, the name of the original owner of Gut No. 128/6/B Village Moho, Shri. Narayan Hari Patankar has been canceled and the following names are included as the occupier class II of Gut Number 128/6/B: i.) Aambibai Gopal Phadke, ii.) Padmakar Chindu Patil, iii.) Mahadu Chindu Patil, iv.) Manda Mafa Alias Mahendra Patil, v.) Vaibhav Mafa alias Mahendra Patil, vi.) Vaishali Sanjay Koparkar, vii.) Satish Mafa alias Mahendra Patil.</p> <p><b>Submission in Representation:</b> 1.) Their written consent was not taken to include their land in NAINA TPS. 2.) The said NAINA TPS is inconsistent with the law and against the interest of the people, therefore raised their objection to include them in the said scheme.</p>	<p>The sanctioned draft scheme proposal is confirmed, subject to change in the name of owners, as per their request and updated 7/12 extract. Final Plot no. 96 has been allotted, as shown in plan no. 4, to the owner(s) and of the area as recorded in Table B.</p>
103	Narayan Hari Patankar	Moho	128/6/C	Class I	646	750	97	300	300	They have neither appeared for a hearing nor submitted any representation.	<p>The sanctioned draft scheme proposal is confirmed, subject to change in the name of the owners, as per the updated 7/12 extract. Final Plot No. 97, as shown in plan no.4, has been allotted to the owner(s) and of the area as recorded in Table B.</p>
104	Viraj Sandeep Mhatre, Shantanu Sandeep Mhatre	Moho	126/2	Class I	625	600	98	240	240	<p>They appeared for a hearing on 04.05.23. <b>Submission during Hearing:</b> 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 60% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3) The contribution amount as per form</p>	<p>Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 60% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, new regulation has been proposed.</p>



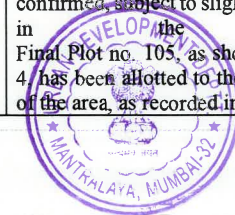


Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										no. 1 is not accepted and shall be waived off. 4) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 98, as shown in plan no. 4, has been allotted to the owner(s) and of the area as recorded in Table B.
105	Narayan Shivram Patil, Lata Chandrakant Uandge, Ravindra Shamrav Ghure	Moho	128/4	Class I	642	3320	99	1328	1328	They submitted their representation on 08.05.23, <b>Submission:</b> 1.) Mrs. Lata Chandrakant Uandge Stated that she owns lands at five different locations in village Moho in joint ownership with others. However, they have been granted Final Plot no. 99, 112,127,308,335 at various locations. Therefore they requested to allot them the combined final plot on a road of larger width for better planning and for consumption of FSI. 2.) In the calculation of betterment charges, the commercial exploitation of plots available to NAINA and income to be generated against that is not taken into consideration, therefore requested to give a setback of income to be generated against these commercial plots. 3.) In the case of TPS planning, the land area of 40% is adequate for common amenities, and the balance of 60% land is to be handed over back to the owner. Thereafter All the partners of M/s Rainbow Developers, Ambadas Shinde, Madhuri Arvind Shinde, Lata Undage and Ravindra Ghure has submitted notariesed consent for considering their original land parcels in joint ownership and to provide them a single Final Plot.	All the partners of M/s Rainbow Developers, Ambadas Shinde, Madhuri Arvind Shinde, Lata Undage and Ravindra Ghure has submitted notarised consent for considering their original land parcels in joint ownership and to provide them a single Final Plot. Accordingly, single Final Plot No. 127 has been granted for their original lands bearing 100/4, 102/1A, 1B, 1C, 1E, 1F, 129/3, 130/2, 130/3, 130/7, 131/1, 131/6, and 44/5 (FP No. 112, 127 and 308 in the draft sanctioned scheme.) Their original land bearing no. 128/4 is co-owned by Shri. Narayan Patil and therefore its final plot no. 99 is retained. Also, original land bearing 59/6 is co-owned by Shekhar Namdev Bhujbal & Sandhya Shekhar Bhujbal and therefore its final plot no. 335 is retained. Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 60% of the original land can not be considered. The objection regarding the contribution amount will be decided in the final scheme.
106	Radhabai Baliram Patil, Shantaram Baliram Patil	Moho	117/6	Class II	585	3300	100	1320	1840	They have neither appeared for a hearing nor submitted any representation.	Final Plot no. 99 has been allotted as shown in plan no. 4 to the owner(s) and of the area as recorded in Table B.
107		Moho	128/8		648	1300		520			The sanctioned draft scheme proposal is confirmed, subject to change in the name of the owners, as per the updated 7/12 extract. Final Plot No. 100, as shown in plan no.4, has been allotted to the owner(s) and of the area as recorded in Table B.
108	Balya Hasu Patil	Moho	116/3/C	Class I	575	400	101	160	660	They have neither appeared for a hearing nor submitted any representation.	In the sanctioned draft scheme, as the original lands bearing Gut no. 116/3/C
109		Moho	128/6/A	Class II	644	1250		500			

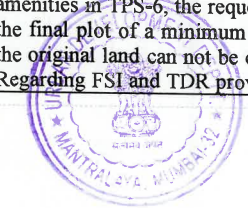




Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
											and 128/6/A are of the same ownership, a combined final plot no. 101 was granted. Now as per the updated 7/12 extract, the ownership of Gut no. 116/3/C has been changed. Therefore separate final plots no. 101 A & 101B are allotted for Gut no. 128/6/A and 116/3/C respectively.  Final Plot No. 101A & 101B, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
110	Bhagwan Shankar Mhatre	Moho	116/2/B	Class I	571	1050	102	420	420	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 102, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
111	Ballal Vishnu Patankar	Moho	116/2/C	Class I	572	900	104	360	360	Shri. Tukaram Rambhau Mhatre appeared for a hearing on 13.06.23. Submission during Hearing: 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 60% area of their original land. 2.) The contribution amount as per form no. 1 is not accepted and shall be waived off. 3.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. 4.) As per the order dated 12.06.2017 of Additional Tahsildar and Land Tenancy Authority Panvel mutation entry number 2519, was approved. Accordingly, the name of the original owner of Gut No. 116/2/C Village Moho, Shri. Ballal Vishnu Patankar has been canceled and the following name is included as the occupier class II of Gut Number 116/2/C: Shri. Tukaram Rambhau Mhatre.	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 60% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, new regulation has been proposed.  The sanctioned draft scheme proposal is confirmed, subject to change in the name of owners, as per their request and updated 7/12 extract. Final Plot No. 103, as shown in plan No. 4, has been allotted to the owner(s) and of the area as recorded in Table B.
112	Jitendra Dattatray Shelke, Jivika Dattatray Shelke, Kavita Ravindra Patil, Savita Vishwas Bhoir, Yogita Jagan Phadke,	Moho	116/5	Class II	577	2300	105	920	920	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to slight modification in the shape. Final Plot no. 105, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.

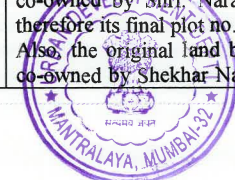


Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
	Lalita Santosh Patil, Bebi Dattatraya Shelke										
113	Baban Aalya Patil, Haribhau Aalya Patil, Nandabai Ramdas Patil, Barkibai Suresh Mhatre, Pushpa Sadu Patil, Gunvanti Aalya Patil, Bamibai Aalya Patil	Moho	116/3/B	Class I	574	250	106	100	100	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 106, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
114		Moho	116/3/A		573	250		100		They appeared for a hearing on 22.06.23. <b>Submission during Hearing:</b> 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 80% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3) The contribution amount as per form no. 1 is not accepted and shall be waived off. 4) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	
115	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	Moho	121/6/C	Class I	602	1390	107	556	656		The sanctioned draft scheme propopsal is confirmed, subject to slight modification in the shape. Final Plot no. 107, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
116	Aambi Bandu Bhopi, Pandurang Ganu Mhatre, Devkabai Rajaram Patil, Vandna Namdev Patil, Changuna Ganu Mhatre, Gangubai Ganu Mhatre, Kisan Dharama Patil, Alka Maruti Bhalekar, Kamal Sakharan Patil, Suman Namdev Dhavale, Rakesh Prakash Patil, Dinesh Prakash Patil, Kamla Maruti Joshi, Vithabai Janrdhan Patil, Sandeep Narayan Gawade, Dhulaji Lakshman Pandhare	Moho	129/1	Class II	649	5100	109	2040	2040	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in the number of the final plot. Final Plot no. 108, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
117	Vasant Manaji Bhadra, Sanjay Budhaji Kadav, Ramesh Budhaji Kadav	Moho	118/2/2	Class I	588	6150	110	2460	2460	They appeared for a hearing on 20.06.23. <b>Submission during Hearing:</b> 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 80% area	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 80% of the original land can not be considered. Regarding FSI and TDR provisions, the



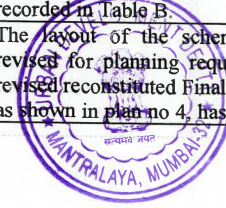


Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3) The contribution amount as per form no. 1 is not accepted and shall be waived off. 4) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. 5.) There are three sub-holders of survey no. 118/2/2: a.) Vasant Manaji Bhadra - 1600 sq. m. b.) Sanjay Bhudhaji Kadav - 2250 sq. m. c.) Ramesh Bhudhaji Kadav - 2300 sq. m. and therefore requested to grant independent final plots for all three subholders. 4.) In the holding of Shri. Ramesh Bhudhaji Kadav, a temporary farmhouse of 1342 sq. ft., 20 trees, and one well exists.	regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, new regulation has been proposed. As they are sub-holders of Gut no. 118/2/2, the request to grant an independent final plot to each of them can not be considered.
118	Sakharam Shankar Mhatre, Taibai Aappa Mhatre, Aappa Balaram Mhatre	Moho	131/2	Class I	659	500	111	200	200	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in the name of owners, as per their request and updated 7/12 extract. Also the number of the final plot has been changed. Final Plot no. 110, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
119	Lata Chandrakant Undage, Ravindra Shamrao Ghure	Moho	131/1	Class I	658	1500	112	600	600	They have submitted their representation on 08.05.23, Submission: 1.) Mrs. Lata Chandrakant Undage Stated that she owns lands at five different locations in village Moho in joint ownership with others. However, they have been granted Final Plot no. 99, 112,127,308,335 at various locations. Therefore they requested to allot them the combined final plot on a road of larger width for better planning and for consumption of FSI. 2.) In the calculation of betterment charges, the commercial exploitation of plots available to NAINA and income to be generated against that is not taken into consideration, therefore requested to give a setback of income to be generated against these commercial plots. 3.) In the case of TPS	All the partners of M/s Rainbow Developers, Ambadas Shinde, Madhuri Arvind Shinde, Lata Undage, and Ravindra Ghure have submitted notarised consent for considering their original land parcels in joint ownership and to provide them a single Final Plot. Accordingly, single Final Plot No. 127 has been granted for their original lands bearing 100/4, 102/1A, 1B, 1C, 1E, 1F, 129/3, 130/2, 130/3, 130/7, 131/1, 131/6, and 44/5 (FP No. 112, 127 and 308 in the draft sanctioned scheme.) Their original land bearing no. 128/4 is co-owned by Shri. Narayan Patil and therefore its final plot no. 99 is retained. Also, the original land bearing 59/6 is co-owned by Shekhar Namdev Bhujbal

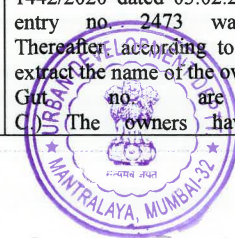




Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										<p>planning, the land area of 40% is adequate for common amenities, and the balance of 60% land is to be handed over back to the owner. Thereafter All the partners of M/s Rainbow Developers, Ambadas Shinde, Madhuri Arvind Shinde, Lata Undage and Ravindra Ghure has submitted notarised consent for considering their original land parcels in joint ownership and to provide them a single Final Plot.</p>	<p>&amp; Sandhya Shekhar Bhujbal, and therefore its final plot no. 335 is retained. Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 60% of the original land can not be considered. The objection regarding the contribution amount will be decided in the final scheme. Final Plot no. 127 has been allotted as shown in plan no. 4 to the owner(s) and of the area as recorded in Table B.</p>
120	Savita Anant Patil, Bhushan Anant Patil, Shantaram Chintu Patil, Dharma Chintu Patil, Bhagwan Chintu Patil, Gangabai Chintu Patil, Sr.no. 2 Gaurdian Savita	Chikhale	136/2	Class I	15	1000	113	400	400	They have neither appeared for a hearing nor submitted any representation.	<p>In the Sanctioned Interim Development Plan, their original land bearing Gut no. 136/2 was affected by the reservation of Growth Centre and therefore they were granted Final Plot No. 113 in Moho Village.</p> <p>The layout of the scheme has been revised for planning requirements and revised reconstituted Final Plot No. 14, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.</p>
121	Jankibai Sitaram Patil, Arun Sitaram Patil, Sunanda Dattatray Patil, Mahadibai Ambaji Thakur, Padma Joma Patil, Chetan Joma Patil, Daivik Joma Patil, Tejaswi Bhanudas Patil	Shivkar	80(P)	Class II	111	1010	114	404	404	They have neither appeared for a hearing nor submitted any representation.	<p>The layout of the scheme has been revised for planning requirements and revised reconstituted Final Plot no. 112, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.</p>
122	Ambo Bamma Tople, Hira Bama Tople	Shivkar	52	Class I	72	1500	115	600	600	They have neither appeared for a hearing nor submitted any representation.	<p>As per updated 7/12 extract, the name of the owners have been changed. The layout of the scheme has been revised for planning requirements and revised reconstituted Final Plot no. 113, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.</p>
123	Dilip Hiru Mhatre, Tukaram Dattatrey Patil, Pandhrinath Dattatrey Patil, Phashibai Dattatrey Patil,	Moho	129/2	Class II	650	4500	118	1800	1800	They have neither appeared for a hearing nor submitted any representation.	<p>The layout of the scheme has been revised for planning requirements and revised reconstituted Final Plot no. 115, as shown in plan no 4, has been allotted</p>

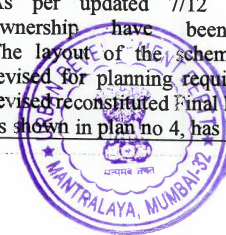


Sr. No.	Proposal of Sactioned Draft Towa Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
	Lilabai Dattatreya Patil, Shantabai Dattatreya Patil, Shantaram Dattatreya Patil, Sugandha Pandurang Patil, Surdas Dattatreya Patil, Surekha Haribhau Kurangale, Sangita Laxman Pavnekar										to the owner(s) and of the area, as recorded in Table B.
124	Ganesh Damu Shelke	Moho	120/5	Class I	593	3100	119	1240	1240	They appeared for a hearing on 21.06.23. <b>Submission during Hearing:</b> 1.) They have three lands at Moho bearing Gut no. 120/5, 81/1/A, and 81/1/B and have been given Final plots no. 119 and 390 at different locations. They requested to grant a combined square-shaped final plot for their total holding at the place of Final Plot no. 390. Also, they requested to grant a Final Plot of a minimum of 60% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3) The contribution amount as per form no. 1 is not accepted and shall be waived off. 4) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 80% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, new regulation has been proposed. As per their request, their three lands bearing Gut No. 120/5, 81/1/A, & 81/1/B are clubbed together (Final Plot no. 119 & 390 in sanction draft scheme), and combined Final Plot no 116 is allotted.  Final Plot No. 116, as shown in plan No. 4, has been allotted to the owner(s) and of the area as recorded in Table B.
125	Nama Padu Kadav, Ananta Padu Kadav, Raibai Ragho Kadav, Hiraman Ragho Kadav, Prakash Ragho Kadav, Gulabbai Ananta Rodpalkar, Yamunabai Ashok Gaikar, Krishna Bai Ragho Kadav, Janabai Ragho Kadav, Sitabai Rambhau Kadav, Suresh Rambhau Kadav, Yashwant Rambhau Kadav, Durga Narayan Phulore, Kunda Avinash Mhatre	Moho	1/2	Class I	129	500	120	200	3876	They appeared for hearing and submitted their notarised stamped consent letter dated 20/10/2023. It was mentioned that they had distributed their lands between themselves and it was registered wide mutation entry no. 2473, as follows: 1) Hiranman Ragho Kadav & Prakash Ragho Kadav- Gut nos-5/4-14 gunthe, 116/6B-10 gunthe, 68/1/B- 6.70 gunthe, 65/3, - 6 gunthe, 58/5- 13 gunthe. 2) Suresh Rambhau Kadav & Yashwant Rambhau Kadav- Gut nos. 123/6- 22 gunthe, 1/2- 5 gunthe, 5/4- 14 gunthe, 68/1A- 6.30 gunthe. 3) Nama Padu Kadav- Gut no. 5/4- 14 gunthe, 58/5- 16 gunthe, 126/1- 11 gunthe. 4) Nirabai Kadav, Sarita Patil & Surekha	A.) In the sanctioned Draft TPS - 6, 1.) Final Plot no. 120 was proposed for Gut no. 1/2, 65/3, 68/1/A, 116/6/B, 121/3, 123/6, Moho. 2.) Final Plot no. 172 & 263 were proposed for Gut no. 5/4, 58/5, Moho. 3.) Final Plot no. 179 was proposed for Gut no. 126/1, Moho. 4.) Final Plot no. 461 was proposed for Gut no. 68/1/B, Moho. B.) As per registered distribution deed 1442/2020 dated 03.02.2020, mutation entry no. 2473 was registered. Thereafter, according to updated 7/12 extract the name of the owners of above Gut no. are changed. C.) The owners have submitted
126		Moho	65/3		365	600		240			
127		Moho	68/1/A		385	630		252			
128		Moho	116/6/B		579	1060		424			
129		Moho	121/3		596	3200		1280			
130		Moho	123/6		607	3700		1480			





Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										Mhatre- Gut Nos. 123/6- 15 gunthe, 121/3- 32 gunthe, 41/5- 11 gunthe. Accordingly they requested to grant separate final plots as per their individual's holdings.	<p>notarised stamped consent letter dated 20.10.20223 and accordingly requested to grant separate final plot as per their holdings.</p> <p>D.) According to their consent letter and updated 7/12 extract, the layout of the scheme has been revised and revised reconstituted final plots are allotted as follows;</p> <p>i.) For Gut no. 5/4, 116/6/B, 68/1/B, 65/3, 58/5, Moho Village total area 4900 sq. m. of Hiranman Ragho Kadav &amp; Prakash Ragho Kadav, Final Plot no. 341 A has been allotted on their existing structure in Gut no. 58.</p> <p>ii.) For Gut no. 123/6, 1/2, 5/4, 68/1/A, Moho Village total area 4730 sq. mt. of Suresh Rambhau Kadav &amp; Yashwant Rambhau Kadav, Final Plot no. 310 has been allotted.</p> <p>iii.) For Gut no. 5/4, 58/5, 126/1, Moho Village total area 4100 sq. m. of Nama Padu Kadav, Final Plot no. 263 has been allotted.</p> <p>iv.) For Gut no. 123/6 &amp; 121/3 total area 4700 sq. m. of Nirabai Anant Kadav, Sarita Balkrishna Patil and Surekha Sunil Mhatre Final Plot no. 118 has been allotted.</p> <p>The area is recorded in Table B.</p>
131	Ananta Shankar Mhatre, Rajiv Pramod Parab	Moho	116/6/A	Class I	578	1040	121	416	416	They have neither appeared for a hearing nor submitted any representation.	<p>As per updated 7/12 extract, the ownership have been changed.</p> <p>The layout of the scheme has been revised for planning requirements and revised reconstituted Final Plot no. 104, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.</p>
132	Savlaram Mahadu Phadke, Manubai Dashrath Patil, Padubai Mahadu Phadke	Moho	113/3	Class I	547	3000	124	1200	1200	They have neither appeared for a hearing nor submitted any representation.	<p>As per updated 7/12 extract, the ownership have been changed.</p> <p>The layout of the scheme has been revised for planning requirements and revised reconstituted Final Plot no. 49B, as shown in plan no 4, has been allotted</p>

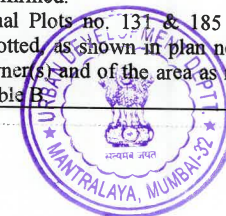




Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
											to the owner(s) and of the area, as recorded in Table B.
133	Abdul Rahman Ismail Solanki	Moho	103/1	Class I	503	2000	125	800	4772	They have neither appeared for a hearing nor submitted any representation.	In the sanctioned draft scheme, for their original lands bearing Gut no. 103/3, 103/5/A, 129/6 Final Plot no. 54 was proposed, and for their lands bearing Gut no. 103/1, 103/2, 110/1, 129/4, 129/5 Final Plot no. 125 was proposed. However, Final Plot no. 54 was proposed on the existing building in Gut no. 103/5/B. Therefore for their all lands, a combined Final plot no. 125 has been allotted, by increasing the size of the earlier allotted FP no. 125 in the sanctioned draft scheme. Final Plot no. 125, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
134		Moho	103/2		504	2830		1132			
135		Moho	110/1		529	2400		960			
136		Moho	129/4		652	3000		1200			
137		Moho	129/5		653	1700		680			
138	Ananta Joma More, Kavita Eknath Patil, Kanibai Joma More, Sunanda Aambo More, Pandharinath Aambo More, Namdev Aambo More, Nivrutti Aambo More	Moho	110/4	Class II	532	6000	126	2400	2400	They have not appeared for a hearing and submitted representation dated 07.07.2023. <b>Submission in Representation:</b> 1.) Their written consent was not taken to include their land in NAINA TPS. 2.) The said NAINA TPS is inconsistent with the law and against the interest of the people, therefore raised their objection to include them in the said scheme.	As per updated 7/12 extract, the ownership have been changed. The layout of the scheme has been revised for planning requirements and revised reconstituted Final Plot no. 114, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
139	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	Moho	100/4	Class I	492	3100	127	1240	7280	They have submitted their representation on 08.05.23, <b>Submission:</b> 1.) Mrs. Lata Chandrakant Undage Stated that she owns lands at five different locations in village Moho in joint ownership with others. However, they have been granted Final Plot no. 99, 112,127,308,335 at various locations. Therefore they requested to allot them the combined final plot on a road of larger width for better planning and for consumption of FSI. 2.) In the calculation of betterment charges, the commercial exploitation of plots available to NAINA and income to be generated against that is not taken into consideration, therefore requested to give a setback of income to be generated against	All the partners of M/s Rainbow Developers, Ambadas Shinde, Madhuri Arvind Shinde, Lata Undage, and Ravindra Ghure have submitted notarised consent for considering their original land parcels in joint ownership and to provide them a single Final Plot. Accordingly, single Final Plot No. 127 has been granted for their original lands bearing 100/4, 102/1A, 1B, 1C, 1E, 1F, 129/3, 130/2, 130/3, 130/7, 131/1, 131/6, and 44/5 (FP No. 112, 127 and 308 in the draft sanctioned scheme.) Their original land bearing no. 128/4 is co-owned by Shri. Narayan Patil and therefore its final plot no. 99 is retained. Also, the original land bearing 59/6 is
140		Moho	102/1/A		493	3900		1560			
141		Moho	102/1/B		494	1330		532			
142		Moho	102/1/C		495	2580		1032			
143		Moho	102/1/E		497	680		272			
144		Moho	102/1/F		498	930		372			
145		Moho	129/3		651	1100		440			
146		Moho	130/2		655	600		240			
147		Moho	130/3		656	780		312			
148		Moho	130/7		657	1200		480			
149		Moho	131/6		663	2000		800			

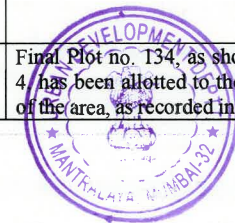


Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										these commercial plots. 3.) In the case of TPS planning, the land area of 40% is adequate for common amenities, and the balance of 60% land is to be handed over back to the owner. Thereafter All the partners of M/s Rainbow Developers, Ambadas Shinde, Madhuri Arvind Shinde, Lata Undage and Ravindra Ghure has submitted notarised consent for considering their original land parcels in joint ownership and to provide them a single Final Plot.	co-owned by Shekhar Namdev Bhujbal & Sandhya Shekhar Bhujbal, and therefore its final plot no. 335 is retained. Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 60% of the original land can not be considered. The objection regarding the contribution amount will be decided in the final scheme. Final Plot no. 127 has been allotted as shown in plan no. 4 to the owner(s) and of the area as recorded in Table B.
150	Vinayak Pandurang Shelke, Kailas Pandurang Shelke	Moho	102/1/D	Class II	496	580	128	232	232	They have neither appeared for a hearing nor submitted any representation.	Their original land bearing 102/1/D and 109/4/1 are clubbed together and combined final plot no. 138 has been granted. Final Plot no. 138, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
151	Moreshwar Bama Patil, Bhau Bama Patil, Anant Bama Patil, Gunabai Changdev Keni	Shivkar	72	Class I	96	3520	130	1408	1408	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 130, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
152		Moho	2/2/1'		131	1210		484			
153	Sunil Kisan Patil, Vilas Kisan Patil, Ganesh Kisan Patil, Aruna Dyaneshwar Paradhi	Moho	102/2	Class I	499	3400	131, 186	1360	1844	Shri. Vilas Kisan Patil appeared for a hearing on 14.06.23 on behalf of Sunil Kisan Patil, Ganesh Kisan Patil, and Aruna Dnyaneshwar Pardhi. <b>Submission during Hearing:</b> 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 60% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3) The contribution amount as per form no. 1 is not accepted and shall be waived off. 4) By considering the development of the High Rise Building, concession in the	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 60% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, new regulation has been proposed. The sanctioned draft scheme proposal is confirmed. Final Plots no. 131 & 185 have been allotted as shown in plan no. 4, to the owner(s) and of the area as recorded in Table B.





Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										marginal space shall be granted and for that, the premium shall not be charged.	
154	Shubhash Shankar Kadav	Moho	131/3	Class I	660	2010	133A	804	804	They have neither appeared for hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in the final plot number. Final Plot No. 132, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
155		Moho	131/4		661	1910		764		Shri. Harishchandra Budhaji Kadav, Shri. Bhavesh Vaman Kadav, Mrs. Kunda Vaman Kadav, and Mrs. Arti Harshad Dhumal appeared for a hearing on 21.06.23 on behalf of Bhudhaji Nama Kadav. <b>Submission during Hearing:</b> 1.) They have not accepted the final plot as per the sanctioned draft TPS. Gut No. 131/4 and 131/5 of Moho Village were earlier owned by Shri. Bhudhaji Nama Kadav. After his demise, Gut No. 131/4 was transferred in the name of Kunda Vaman Kadav, Bhavesh Vaman Kadav, and Aarti Harshad Dhumal, wide mutation entry no. 2647. Also, Gut No. 131/5 was transferred in the name of Harishchandra Bhudhaji Kadav wide mutation entry no. 2622. Accordingly, they requested to grant separate final plots for Gut No. 131/4 and 131/5. 2.) The contribution amount as per form no. 1 is not accepted and shall be waived off. 3.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. 4.) The land holding of Gut no. 131/5 is fertile and is used for cultivation, it has the following fruitful trees: 41 Mango, 2 Coconut, 3 Guava, 2 Chickoo, 2 Ramfal, 1 Sitafal, 2 Limbu, 1 Kaju and 5 Shekat. It also has an open well and two borewells that supply water to the two villages (Moho and Moho-pada in its vicinity). Also, Gut No. 131/4 has 8 Kalam trees. Their survival is dependent on their income and therefore requested compensation for the same.	In the sanctioned draft scheme, Final plot no 133 was granted in lieu of their original holdings bearing Gut no. 131/4 & 131/5 in part of the same and adjoining lands. Now ownership has been changed. Therefore, as per their request, separate final plots no. 133 A & 133 B have been granted for Gut no. 131/5, & 131/4 respectively. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, new regulation has been proposed.
156	Budhaji Nama Kadav	Moho	131/5	Class I	662	2400	133	960	1724		Also, as per their request and updated 7/12 extracts the name of owners have been changed.
157	Maharashtra State Government	Moho	114/4/A	सरकार	558	2600	134	1040	1640	They have neither appeared for a hearing nor submitted any representation.	Final Plots No. 133A and 133B have been allotted, as shown in plan no. 4, to the owner(s) and of the area as recorded in Table B.
158		Moho	114/6/A		561	1500		600			

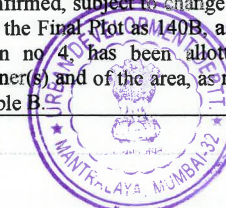




Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
											been included in public/semi-public users.
159	Joma Shankar Mhatre	Moho	132/4	Class I	667	1300	135	520	520	They have neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised for planning requirements and revised reconstituted Final Plot no. 139 B, as shown in plan no 4, has been allotted, to the owner(s) and of the area, as recorded in Table B.
160	Lahu Janu Patil	Moho	64/5/B	Class II	361	2400	136	960	2952	Shri. Sanjay Lahu Patil appeared for a hearing on 31.07.23. Submission during the hearing: 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 60% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3) The contribution amount as per form no. 1 is not accepted and shall be waived off. 4) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. 5.) The ownership details are incorrect and need an updation. Original lands bearing survey No. 133/1, 133/4, 64/5/B of Village Moho, Taluka - Panvel were earlier in the name of Shri. Lahu Janya Patil, after their demise the ownership was transferred in the names of their heirs as follows: i.) Arun Lahu Patil, ii.) Chandrakala Shashikant Mhatre, iii.) Gangaram Lahu Patil, iv.) Sanjay Lahu Patil, v.) Fashi Lahu Patil, vi.) Sadhana Santosh Jitekar, vii.) Sima Lahu Patil.	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 60% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, new regulation has been proposed.
161		Moho	133/4'		672	3880		1552			
162		Moho	134/1		674	1100		440			
163	Lahu Janya Patil, Shankar Janya Patil, Bayjubai Changdev Waghmare, Bhagi Janu Patil	Moho	133/1	Class I	670	2020	137	808	808	Shri. Sanjay Lahu Patil appeared for a hearing on 31.07.23. Submission during the hearing: 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 60% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also,	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 60% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For



Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										<p>unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3) The contribution amount as per form no. 1 is not accepted and shall be waived off. 4) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. 5.) The ownership details are incorrect and need an updation. Original lands bearing survey No. 133/1, 133/4, 64/5/B of Village Moho, Taluka - Panvel were earlier in the name of Shri. Lahu Janya Patil, after their demise the ownership was transferred in the names of their heirs as follows: i.) Arun Lahu Patil, ii.) Chandrakala Shashikant Mhatre, iii.) Gangaram Lahu Patil, iv.) Sanjay Lahu Patil, v.) Fashi Lahu Patil, vi.) Sadhana Santosh Jitekar, vii.) Sima Lahu Patil.</p>	<p>concession in the marginal spaces, new regulation has been proposed.</p> <p>The sanctioned draft scheme proposal is confirmed, subject to change in the name of owners, as per their request and updated 7/12 extract. Final Plot No. 137, as shown in plan No. 4, has been allotted to the owner(s) and of the area as recorded in Table B.</p>
164	Vinayak Pandurang Shelke, Kailas Pandurang Shelke	Moho	109/4/1	Class II	527	2300	138	920	920	They have neither appeared for a hearing nor submitted any representation.	<p>Their original land bearing 102/1/D and 109/4/1 are clubbed together and combined final plot no. 138 has been granted.</p> <p>Final Plot no. 138, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.</p>
165	Balaram Savlaram Patil, Anita Anant Patil, Baburav Savlaram Patil, Namdev Savlaram Patil	Moho	133/5'	Class II	673	200	139	80	80	They have neither appeared for a hearing nor submitted any representation.	<p>The layout of the scheme has been revised for planning requirement and revised reconstituted Final Plot no. 180, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.</p>
166	Tarabai Sudam Patil, Shevanta Gaju Phadke, Suman Mohan Thakur, Sunita Kailas Dhamanaskar, Sunil Shankar Kadav, Subhash Shankar Kadav, Lilabai Shankar Kadav	Moho	50/5	Class I	289	1000	140	400	400	They have neither appeared for a hearing nor submitted any representation.	<p>The sanctioned draft scheme proposal is confirmed, subject to change in the name of owners as per the updated 7/12 extract, Final Plot no. 140A, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.</p>
167	Sunil Shankar Kadav	Moho	132/1	Class I	664	1600	140A	640	640	They have neither appeared for a hearing nor submitted any representation.	<p>The sanctioned draft scheme proposal is confirmed, subject to change in number of the Final Plot as 140B, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.</p>



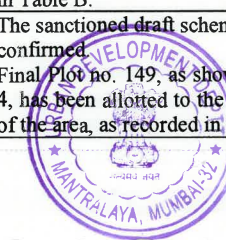


Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
168	Pandurang Balam More, Kashinath Balam More, Ramchandra Balam More	Moho	127/1/B	Class II	631	2730	141	1092	1092	They have not appeared for a hearing and submitted representation dated 27.06.2023. <b>Submission in Representation:</b> 1.) Their written consent was not taken to include their land in NAINA TPS. 2.) The said NAINA TPS is inconsistent with the law and against the interest of the people, therefore raised their objection to include them in the said scheme. 3.) Gaothan extension has not been taken into consideration.	In the sanctioned draft scheme, Final plot no. 141 has been granted in part of their original holding bearing Gut no. 127. The sanctioned draft scheme proposal is confirmed. Final Plot no. 141, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
169	Raghunath Nana More, Janardhan Nana More	Moho	127/1/A	Class II	630	1710	142	684	684	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 142, as shown in plan no 4, has been allotted, subject to change in the name of owners as per the updated 7/12 extract and of the area, as recorded in Table B.
170	Vimlabai Sudam Kadav, Rajaram Sudam Kadav, Arun Sudam Kadav, Mina Sudam Kadav, Sunita Sudam Kadav	Moho	114/1/2	Class II	554	4000	143	1600	1600	Shri. Arun Sudam Kadav and shri. Omkar Rajaram Kadav appeared for a hearing on 22.06.23 & 26.06.23. <b>Submission during Hearing:</b> 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 80% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3) The contribution amount as per form no. 1 is not accepted and shall be waived off. 4) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. 5.) The ownership details as per form no. 1 is incorrect and need an updation. Ms. Vimlabai Sudam Kadav and Ms. Sunita Sudam Kadav have relinquished their rights in Gut No. 114/1/2. Accordingly wide Mutation entry no. 2608, their names have been canceled, and the following owners' names are retained. i.) Rajaram Sudam Kadav, ii.) Arun Sudam Kadav, iii.) Ms. Meena Sudam Kadav. Accordingly, they requested to correct the ownership record in TPS -6. 6.) The land is	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 80% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, new regulation has been proposed. The sanctioned draft scheme proposal is confirmed, subject to change in the name of owners, as per their request and updated 7/12 extract. Final Plot No. 143, as shown in plan No. 4, has been allotted to the owner(s) and of the area as recorded in Table B.





Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										fertile and is been used for cultivation purposes. It has 50 mango trees and 1 Jamun tree on which their livelihood depends and therefore requested for its compensation.	
171	Namdev Posha Mhatre	Moho	125/1/A	Class II	616	1880	144	752	752	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 144, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
172	Vasant Manaji Bhadra	Moho	125/1/D	Class II	619	690	145	276	276	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 145, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
173	Laxman Chahu Mhaskar, Sulochna Ramdas Mhaskar, Abhijit Ramdas Mhaskar, Atish Ramdas Mhaskar, Ashvini Prabhakar Mhatre, Aruna Ramdas Mhaskar	Moho	87/2/A	Class II	472	1500	146	600	3040	They have neither appeared for a hearing nor submitted any representation.	Their original land bearing Gut No. 125/2 is Class I land and Gut No.87/2/A is Class II land. Therefore the proposed Final Plot No. 146 has been divided and Final Plot No. 146A has been granted to Gut No. 125/2 and Final Plot No. 146B has been granted to 87/2/A. Also, as per updated 7/12 extracts the name of the owners have been corrected. Final Plots no. 146A and 146B, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
174		Moho	125/2	Class I	620	6100		2440			
175	Ganu Joma Bhagat, Bamibai Narayan Patil	Moho	112/1	Class I	540	3200	147	1280	2920	They have neither appeared for a hearing nor submitted any representation.	Their original land bearing Gut No. 112/1 is Class I land and Gut No.112/2 &112/3 are Class II lands. Therefore the proposed Final Plot No. 147 has been divided and Final Plot No. 147A has been granted to Gut No. 112/1 and Final Plot No. 147B has been granted to 112/2 &112/3. Also, as per updated 7/12 extracts the name of the owners have been corrected. Final Plots no. 147A and 147B, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
176		Moho	112/2	Class II	541	400		160			
177		Moho	112/3	Class II	542	3700		1480			
178	Lakhman Govabhai Bhatesara, Vishwas Laxman Bhagat	Moho	124/3	Class I	610	1200	149	480	480	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 149, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.



Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
179	Dattatray Parshuram Patil, Laxmibai Aambo Shendage, Sitabai Shantaram Patil, Nirmala Bama Patil, Ramdas Kalu Patil, Ganpat Kalu Patil, Shantaram Kalu Patil, Bhau Kalu Patil, Gajanan Kalu Patil, Atmaram Sudam Patil, Ram Sudam Patil, Kalpana Namdev Bhagat, Sindhu Somvary Shisave, Sitabai Ram Gatade, Aasha Shankar Mokal, Yamunabai Sudam Patil, Anita Kundalik Phulore, Baram Gajanan Patil, Dnyaneshwar Gajanan Patil, Bharati Baban Patil, Prajyoti Prakash Mhatre, Kavita Prakash Thakur, Pramila Navnit Mali, Dinesh Baban Patil, Atul Baban Patil	Moho	126/5	Class I	629	3640	150	1456	1456	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 150, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
180	Kundalik Sitaram Patil, Damu Sudam Patil, Bhanudas Tulshiram Patil, Bhaskar Tulshiram Patil, Sadu Dagdu Patil	Moho	127/2	Class II	634	3700	151	1480	1480	They appeared for a hearing on 15.06.23 and submitted their representation dated 15.06.23. <b>Submission during Hearing:</b> 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 60% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3) The contribution amount as per form no. 1 is not accepted and shall be waived off. 4) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. <b>Submission in Representation:</b> 1.) Their written consent was not taken to include their land in NAINA TPS. 2.) The said NAINA TPS is inconsistent with the law and against the interest of the people, therefore raised	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 60% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, new regulation has been proposed.  The sanctioned draft scheme proposal is confirmed, subject to change in the name of owners as per the updated 7/12 extract. Final Plot No. 151, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.



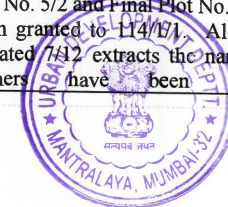


Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										their objection to include them in the said scheme.	
181	Rajendra Mahadev Patil	Moho	127/3/2	Class I	636	1000	152	400	400	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 152, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
182		Moho	45/4		260	2900		1160		Mrs. Sunita Sudhakar Mahajan appeared for a hearing on 09.05.23. Submission during Hearing: 1.) As per proposed draft TPS. 6, a final plot no 153 was proposed against owners combined land bearing Gut no. 45/4, 47/5/B & 127/4 of village Moho. Out of that, lands bearing Gut no. 45/4 & 47/5/B of village Moho were purchased by them by deed of conveyance and accordingly the ownership of lands were transferred in their name in Land and Revenue record. Accordingly, they requested to change the ownership names in respect of final plot no. 153 (pt). 2) As per para 15 of the conveyance deed, out of the proposed Final plot no. 153, a south side portion of the proposed Final plot no. 153 was agreed to be given to smt. Sunita Mahajan against land bearing Gut no. 45/4 & 47/5/B of village Moho. As per the boundaries defined in the conveyance deed, a corner plot facing 20 mt & 27 mt. out of proposed FP no. 153 was agreed to be given to them. Accordingly, they requested to allocate an appropriate sized final plot no 153 as proposed in sanctioned draft TPS no. 6, of appropriate area to them as per agreement/deed of conveyance with the earlier owners instead of proposed odd shaped Final Plot no. 153 A and to change the ownership of land. 3.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4) The contribution amount as per form no. 1 is not accepted and shall be waived off. 5) By considering the development of the High Rise Building, concession in the marginal	Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, new regulation has been proposed. As per the registered sale deed 21/05/2021, between Smt Sunita Mahajan and Shri. Dnyaneshwar Kadav & other 5, Gut no. 45/4 & 47/5/B of village Moho were purchased by smt. Sunita Mahajan and as per clause 15 of the sale deed, it was agreed to allocate southern side of proposed Final plot no. 153 in the draft scheme no. 6, on the junction of 20 mt. and 27 mt. wide roads, to smt. Sunita Mahajan. Accordingly the layout of the scheme has been revised and Final plot no. 153B, as shown in plan No. 4, has been allotted, subject to change in the name of owners as per the updated 7/12 extract and of the area as recorded in Table B.
183	Jijabai Tukaram Pathe, Dnyaneshwar Balaram Kadav, Vandana Mahadev Pawar, Nanda Ramdas Pardhi, Eknath Balaram Kadav	Moho	47/5/B	Class I	274	2200	153A	880	2040		

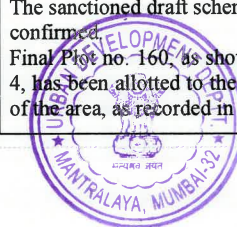




Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										space shall be granted and for that, the premium shall not be charged.	
184	Jijabai Tukaram Pathe, Dnyaneshwar Balam Kadav, Vandana Mahadev Pawar, Nanda Ramdas Pardhi, Eknath Balam Kadav	Moho	127/4	Class I	637	5200	153	2080	2080	They appeared for a hearing on 14.06.2023 and submitted the representation also. <b>Submission during the hearing:</b> 1.) The land holding belonged to their Grandmother Jijabai Tukaram Pathe and after her demise, it got transferred in the name of their father Bhikaji Tukaram Pathe & Baburao Tukaram Pathe. They use the land for cultivation purposes. NAINA Project is not accepted. <b>Submission in representation:</b> 1.) The NAINA project is not accepted by them and therefore requested to delete their land bearing survey no. 127/4, Moho from NAINA TPS No. 06.	As per the registered sale deed 21/05/2021, between Smt Sunita Mahajan and Shri. Dnyaneshwar Kadav & other 5, Gut no. 45/4 & 47/5/B of village Moho were purchased by smt. Sunita Mahajan and as per clause 15 of the sale deed, it was agreed to allocate southern side of proposed Final plot no. 153 in the draft scheme no. 6, on the junction of 20 mt. and 27 mt. wide roads, to smt. Sunita Mahajan. Accordingly the layout of the scheme has been revised and Final plot no. 153A, as shown in plan No. 4, has been allotted and of the area as recorded in Table B.
185	Jaydas Maruti Patil Dattatray Maruti Patil Sangita Ramesh Patil Hira Rajesh Dare Nira Maruti Patil Taibai Maruti Patil Umabai Maruti Patil	Moho	127/1/D	Class II	633	4000	154	1600	1600	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 154, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
186	Vasant Nama Kadav	Moho	5/2	Class I	149	1300	156	520	2120	Shri. Hanuman Vasant Kadav appeared for a hearing and submitted their representation on 23.06.2023. <b>Submission during the hearing:</b> 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 60% area of their original land. 2.) They requested to allow the consumption of 3.00 FSI on their final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3) The contribution amount as per form no. 1 is not accepted and shall be waived off. 4) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. 5.) They have stable and trees on their land, for which they requested to give compensation. Also, requested for Project Affected People	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 60% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, new regulation has been proposed.
187		Moho	114/1/1	Class II	553	4000		1600		5.) They have stable and trees on their land, for which they requested to give compensation. Also, requested for Project Affected People	Their original land bearing Gut No. 5/2 is Class I land and Gut No.114/1/1 is Class II land. Therefore the proposed Final Plot No. 156 has been divided and Final Plot No. 156A has been granted to Gut No. 5/2 and Final Plot No. 156B has been granted to 114/1/1. Also, as per updated 7/12 extracts the name of the owners have been corrected.



Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										certificate. <b>Submission in Representation:</b> 1.) Their written consent was not taken to include their land in NAINA TPS. 2.) The said NAINA TPS is inconsistent with the law and against the interest of the people, therefore raised their objection to include them in the said scheme.	Final Plots No. 156A & 156B, as shown in plan No. 4, has been allotted to the owner(s) and of the area as recorded in Table B.
188	Jitendra Janardan Topale, Jayvant Janardan Topale	Moho	126/4/1	Class I	627	3900	157	1560	1560	Shri. Jitendra Janardan Tople appeared for a hearing on 14.06.2023. <b>Submission in Hearing:</b> 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 60% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3) The contribution amount as per form no. 1 is not accepted and shall be waived off. 4) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 60% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, new regulation has been proposed.  The sanctioned draft scheme proposal is confirmed. Final Plot No. 157, as shown in plan No. 4, has been allotted to the owner(s) and of the area as recorded in Table B.
189	Nirmala Baliram Kadav, Anant Baliram Kadav, Shailja Madhukar Choudhari, Vanita Janardhan Shelke, Savita Baliram Kadav	Moho	126/4/2	Class II	628	3800	158	1520	1520	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in the name of owners as per the updated 7/12 extract Final Plot no. 158, as shown in plan no 4, has been allotted to the owner(s) and of the area as recorded in Table B.
190	Vivek Dnyaneshwar Patil	Shivkar	44/2	Class I	61	1920	159	768	1812	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 159, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
191		Shivkar	44/3		62	510		204			
192		Shivkar	50		70	1000		400			
193		Shivkar	51		71	1100		440			
194	Sant Krupa Housing Society Tarfe Chief Promoter Vijay Dharma Jamsutkar.	Moho	6/3/A	Class I	157	4000	160	1600	1600	They have not appeared for a hearing and submitted representation on 04.05.2023. <b>Submission in Representation:</b> 1.) The contribution amount as per Form-1 is not accepted and concession shall be provided for the same. 2.) Demarcation of the plot and development of physical infrastructure shall be completed as soon as possible.	The objection regarding the contribution amount will be decided in the final scheme. The sanctioned draft scheme proposal is confirmed. Final Plot no. 160, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.





Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
195	Harishchandra Chandar Patil	Moho	6/3/B/1	Class I	158	1700	161	680	680	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 161, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
196	Prakash Gajanan Pote	Moho	6/3/B/2	Class I	159	2900		1160		They appeared for a hearing on 10.05.2023, <b>Submission during the hearing:</b> 1.) They do not accept the location of the Final Plot in the sanctioned draft TPS. During the Land Owner's meeting, they were allotted two different plots out of which one was having a frontage of 27M wide road, situated at the corner. (Earlier Final Plot No. 162). However, in the sanctioned draft TPS they were allotted a combined plot which has a frontage of 15M wide road. They requested to allot them the plot which has a frontage of 27M wide road and in place of FP No. 162 which was their earlier demarcated location. 2.) Also, requested to grant the final plot of a minimum of 60% area of their original land. 3.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4) The contribution amount as per form no. 1 is not accepted and shall be waived off. 4) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 60% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, new regulation has been proposed. The layout of the scheme has been revised for planning requirements and revised reconstituted Final Plot no. 164, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
197	Akash Prakash Pote, Sidhesh Vishwas Pote, Pratik Prakash Pote	Moho	27/1/E	Class II	165	3600	163	1440	2600		
198		Moho	5/1		148	2100		840		Shri. Janardan Tukaram Ghogare appeared for a hearing on 23.06.2023. <b>Submission in hearing:</b> 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 60% area of their original land. 2.) They requested to allow the consumption of 3.00 FSI on their final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3) The contribution amount as per form no. 1 is not accepted and shall be waived off. 4) By considering the development of the High	
199	Janardan Tukaram Ghogare, Dilip Tukaram Ghogare, Sunita Ganu Ghogare, Suraj Ganu Ghogare, Swapnil Ganu Ghogare, Guardian Mother Sunita Ganu Ghogare.	Moho	38/6	Class I	226	1500	164	600	1440		As per their request separate Final Plot no. 172 has been allotted for the land





Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										<p>Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. 5.) They have their home (wada) and trees in their place for which they requested to give compensation. Also, requested for Project Affected People certificate.</p> <p><b>Submission in Representation:</b> 1.) Their written consent was not taken to include their land in NAINA TPS. 2.) The said NAINA TPS is inconsistent with the law and against the interest of the people, therefore raised their objection to include them in the said scheme.</p> <p>Shri. Ritesh Nama Mhatre appeared for a hearing on 14.07.23.</p> <p><b>Submission in hearing:</b> 1.) Land bearing survey no. 38/6 was purchased by Shri. Amar Nama Mhatre and Shri. Ritesh Nama Mhatre from Shri. Janardan Ghogare and 5 others, thus requesting to allot a separate final plot for survey no. 38/6, adjacent to a road. Also, requested to grant the final plot of a minimum of 60% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3) The contribution amount as per form no. 1 is not accepted and shall be waived off. 4) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.</p>	<p>bearing Gut no. 5/1 and Final Plot no. 452 has been allotted for Gut no. 38/6. Also, as per their request and updated 7/12 extracts the name of the owners have been changed.</p> <p>Final Plots No. 172 and 452, as shown in plan No. 4, has been allotted to the owner(s) and of the area as recorded in Table B.</p>
200	Vimal Sudam Kadav, Rajaram Sudam Kadav, Arun Sudam Kadav, Mina Sudam Kadav, Sunita Santosh Patil.	Moho	5/3	Class I	150	1200	165	480	480	<p>Smt. Nilam Rajdev Khataavkar appeared for a hearing on 09.08.23.</p> <p><b>Submission in hearing:</b> 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 60% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall</p>	<p>Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 60% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, new</p>

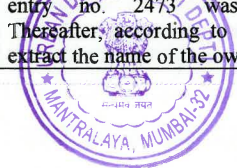


Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										be permitted to be transferred as TDR on any plot. 3) The contribution amount as per form no. 1 is not accepted and shall be waived off. 4) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. 2.) The ownership details in form -1, are incorrect and need an updation, Survey No. 5/3 was purchased by Smt. Nilam Rajdev Khatavkar from Shri. Vimal Sudam Kadav and 4 others.	regulation has been proposed. The sanctioned draft scheme proposal is confirmed, subject to change in the name of owners, as per their request and updated 7/12 extract. Final Plot No. 165, as shown in plan No. 4, has been allotted to the owner(s) and of the area as recorded in Table B.
201	Fashibai Dattaterey Patil	Moho	3/5	Class I	142	4100	166	1640	1640	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 166, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
202	Mathura Gajanan Patil, Dnyaneshwar Gajanan Patil, Balaram Gajanan Patil, Gulab Pundalik Fullore	Moho	3/1/A	Class I	137	2320	167	928	928	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 167, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
203		Moho	5/5		152	2200		880		Shri. Santosh Shankar Kadav appeared for a hearing on 15.06.2023. Submission during the hearing: 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 60% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3) The contribution amount as per form no. 1 is not accepted and shall be waived off. 4) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. 5.) The land ownership is incorrect, the survey no. 5/5 and 57/1 of Village Moho, Taluka Panvel were in the name of their father Shankar Goma Kadav, and after their demise, it got transferred in the name of their heir, Shri. Santosh Shankar Kadav. Accordingly requested to correct the ownership title.	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 60% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, new regulation has been proposed. The sanctioned draft scheme proposal is confirmed, subject to change in the name of owners, as per their request and updated 7/12 extract. Final Plot No. 168, as shown in plan No. 4, has been allotted to the owner(s) and of the area as recorded in Table B.
204	Shankar Goma Kadav	Moho	57/1	Class I	320	900	168	360	1240		





Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
205	Shankar Goma Kadav	Moho	56/3	Class I	313	300	169	120	120	Shri. Santosh Shankar Kadav appeared for a hearing on 15.06.2023. Submission during the hearing: 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 60% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3) The contribution amount as per form no. 1 is not accepted and shall be waived off. 4) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. 5.) The land ownership is incorrect, the survey no. 5/5 and 57/1 of Village Moho, Taluka Panvel were in the name of their father Shankar Goma Kadav, and after their demise, and it got transferred in the name of their heir, Shri. Santosh Shankar Kadav. Accordingly requested to correct the ownership title.	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 80% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, new regulation has been proposed. The sanctioned draft scheme proposal is confirmed, subject to change in the name of owners, as per their request and updated 7/12 extract. Final Plot No. 169, as shown in plan No. 4, has been allotted to the owner(s) and of the area as recorded in Table B.
206	Chandar Balya Pathe	Moho	118/1	Class II	586	5700	171	2280	2280	They have neither appeared for hearing nor submitted any representation.	The layout of the scheme has been revised for planning requirements and revised reconstituted Final Plot no. 170, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
207	Nama Padu Kadav, Ananta Padu Kadav, Mahadi Rambhau Gaikar, Raibai Ragho Kadav, Hiranman Ragho Kadav, Prakash Ragho Kadav, Gulabbai Ananta Rodpalkar, Yamunabai Ashok Gaykar, Krushnabai Ragho Kadav, Janabai Ragho Kadav, Sitabai Rambhau Kadav, Suresh Rambhau Kadav, Yashwant Rambhau Kadav, Durga Narayan Fulare, Kunda Avinash Mhatre.	Moho	5/4	Class I	151	4200	172, 263	1680	2840	They have not appeared for a hearing and submitted representation dated 28.06.2023. Submission in Representation: 1.) Their written consent was not taken to include their land in NAINA TPS. 2) The said NAINA TPS is inconsistent with the law and against the interest of the people, therefore raised their objection to including them in the said scheme.	A.) In the sanctioned Draft TPS - 6, 1.) Final Plot no. 120 was proposed for Gut no. 1/2, 65/3, 68/1/A, 116/6/B, 121/3, 123/6, Moho. 2.) Final Plot no. 172 & 263 were proposed for Gut no. 5/4, 58/5, Moho. 3.) Final Plot no. 179 was proposed for Gut no. 126/1, Moho. 4.) Final Plot no. 461 was proposed for Gut no. 68/1/B, Moho. B.) As per registered distribution deed 1442/2020 dated 03.02.2020, mutation entry no. 2473 was registered. Thereafter, according to updated 7/12 extract the name of the owners of above





Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
208	Nama Padu Kadav, Ananta Padu Kadav, Raibai Ragho Kadav, Hiraman Ragho Kadav, Prakash Ragho Kadav, Gulababai Ananta Rodpalkar, Yamunabai Ashok Gaikar, Krishnabai Ragho Kadav, Janabai Ragho Kadav, Sitabai Rambhau Kadav, Suresh Rambhau Kadav, Yashwant Rambhau Kadav, Durga Narayan Fulore, Kunda Avinash Mhatre, Mahadibai Rambhau Gayakar	Moho	58/5		333	2900		1160			<p>Gut no. are changed.</p> <p>C.) The owners have submitted notarised stamped consent letter dated 20.10.20223 and accordingly requested to grant separate final plot as per their holdings.</p> <p>D.) According to their consent letter and updated 7/12 extract, the layout of the scheme has been revised and revised reconstituted final plots are allotted as follows;</p> <p>i.) For Gut no. 5/4, 116/6/B, 68/1/B, 65/3, 58/5, Moho Village total area 4900 sq. m. of Hiranman Ragho Kadav &amp; Prakash Ragho Kadav, Final Plot no. 341 A has been allotted on their existing structure in Gut no. 58.</p> <p>ii.) For Gut no. 123/6, 1/2, 5/4, 68/1/A, Moho Village total area 4730 sq. mt. of Suresh Rambhau Kadav &amp; Yashwant Rambhau Kadav, Final Plot no. 310 has been allotted.</p> <p>iii.) For Gut no. 5/4, 58/5, 126/1, Moho Village total area 4100 sq. m. of Nama Padu Kadav, Final Plot no. 263 has been allotted.</p> <p>iv.) For Gut no. 123/6 &amp; 121/3 total area 4700 sq. m. of Nirabai Anant Kadav, Sarita Balkrishna Patil and Surekha Sunil Mhatre Final Plot no. 118 has been allotted.</p> <p>The area is recorded in Table B.</p>
209	Arun Dhondur Patil	Moho	6/4	Class I	160	5700	173	2280	2280	<p>They appeared for a hearing and submitted representation on 15.06.2023</p> <p><b>Submission during the hearing:</b> 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 60% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3) The contribution amount as per form no. 1 is not</p>	<p>Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 60% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, new regulation has been proposed.</p> <p>The sanctioned draft scheme proposal is</p>



Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										accepted and shall be waived off. 4) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. <b>Submission in representation:</b> 1.) Their written consent was not taken to include their land in NAINA TPS. 2.) The said NAINA TPS is inconsistent with the law and against the interest of the people, therefore raised their objection to include them in the said scheme.	confirmed, subject to change in the name of owners, as per their request and updated 7/12 extract. Final Plot No. 173, as shown in plan No. 4, has been allotted to the owner(s) and of the area as recorded in Table B.
210		Moho	3/3		140	2200		880			Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 80% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, new regulation has been proposed.
211	Baliram Dunkur Patil, Pundalik Dunkur Patil	Moho	3/4	Class II	141	500	175	200	1080	<p>Shri. Shantaram Pundalik Patil appeared for a hearing on 23.06.2023</p> <p><b>Submission in hearing:</b> 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 60% area of their original land. 2.) They requested to allow the consumption of 3.00 FSI on their final plot Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3) The contribution amount as per form no. 1 is not accepted and shall be waived off. 4) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. 5.) Gut no. 3/3, 3/4, 52/2, 52/6, 53/3, 57/6, and 127/1/C of Village Moho, Tal- Panvel were in combined ownership of Shri. Baliram Dunkur Patil and Pundalik Dinkar Patil. Thereafter the lands were separated and Gut No. 52/2 and 3/3 were allotted in the ownership of Shri. Pundalik Dinkar Patil and therefore requested to grant separate Final Plot for Gut No. 52/2 and 3/3. 6.) They have stable and trees on their land, for which they requested to give compensation. Also, requested for Project Affected People certificate.</p>	<p>1.) As per updated 7/12 extract Gut no. 3/3 &amp; 52/2 are now owned by Shri. Pundalik Dinkar Patil and therefore as per their request separate Final Plot no. 202, as shown in plan No. 4, has been allotted to the owner(s) and of the area as recorded in Table B.</p> <p>2.) As per updated 7/12 extract Gut no. 52/6, 53/3, 57/6, 7/1 are now owned by Shri. Baliram Dunkur Patil and therefore separate Final Plot no. 285, as shown in plan No. 4, has been allotted to the owner(s) and of the area as recorded in Table B.</p> <p>3.) As per updated 7/12 extract Gut no. 3/4 is now owned by Janaradhan Nana More and Naresh Baburao Patil and therefore separate Final Plot no. 201A as shown in plan No. 4, has been allotted to the owner(s) and of the area as recorded</p>



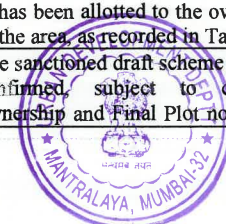


Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
											in Table B. 4.) As per updated 7/12 extract Gut no.127/1/C is now owned by Jitendra Yugraj Jain, Mahavir Basantilal Surana, Vipul Kamal Parekh and therefore separate Final Plot no. 213, as shown in plan No. 4, has been allotted to the owner(s) and of the area as recorded in Table B.
212	Shantaram Dhondu Patil, Chandrabhaga Dinkar Bhagat, Bebi Harishchandra Bhagat	Moho	3/2	Class II	139	2800	176	1120	1120	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 176, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
213	Sulochana Ramdas Patil, Mohan Ramdas Patil,	Moho	3/1/B	Class I	138	2480	177	992	1152	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 177, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
214	Yashwant Ramdas Patil, Bharat Ramdas Patil, Minakshi Motiram Mhatre	Moho	60/3/2		344	400		160			
215	Ananta Padu Kadav, Nama Padu Kadav, Raibai Ragho Kadav, Hiraman Ragho Kadav, Prakash Ragho Kadav, Gulabbai Ananta Rodpalkar, Yamunabai Ashok Gaikar, KrishnaBai Ragho Kadav, Janabai Ragho Kadav, Sitabai Rambhau Kadav, Suresh Rambhau Kadav, Yashwant Rambhau Kadav, Durga Narayan Phulare, Kunda Avinash Mhatre	Moho	126/1	Class I	624	1100	179	440	440	They have neither appeared for a hearing nor submitted any representation.	A.) In the sanctioned Draft TPS - 6, 1.) Final Plot no. 120 was proposed for Gut no. 1/2, 65/3, 68/1/A, 116/6/B, 121/3, 123/6, Moho. 2.) Final Plot no. 172 & 263 were proposed for Gut no. 5/4, 58/5, Moho. 3.) Final Plot no. 179 was proposed for Gut no. 126/1, Moho. 4.) Final Plot no. 461 was proposed for Gut no. 68/1/B, Moho. B.) As per registered distribution deed 1442/2020 dated 03.02.2020, mutation entry no. 2473 was registered. Thereafter, according to updated 7/12 extract the name of the owners of above Gut no. are changed. C.) The owners have submitted notarised stamped consent letter dated 20.10.20223 and accordingly requested to grant separate final plot as per their holdings. D.) According to their consent letter and updated 7/12 extract, the layout of the scheme has been revised and revised reconstituted final plots are allotted as follows.

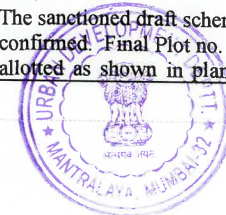




Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
											<p>i.) For Gut no. 5/4, 116/6/B, 68/1/B, 65/3, 58/5, Moho Village total area 4900 sq. m. of Hiranman Ragho Kadav &amp; Prakash Ragho Kadav, Final Plot no. 341 A has been allotted on their existing structure in Gut no. 58.</p> <p>ii.) For Gut no. 123/6, 1/2, 5/4, 68/1/A, Moho Village total area 4730 sq. mt. of Suresh Rambhau Kadav &amp; Yashwant Rambhau Kadav, Final Plot no. 310 has been allotted.</p> <p>iii.) For Gut no. 5/4, 58/5, 126/1, Moho Village total area 4100 sq. m. of Nama Padu Kadav, Final Plot no. 263 has been allotted.</p> <p>iv.) For Gut no. 123/6 &amp; 121/3 total area 4700 sq. m. of Nirabai Anant Kadav, Sarita Balkrishna Patil and Surekha Sunil Mhatre Final Plot no. 118 has been allotted.</p> <p>The area is recorded in Table B.</p>
216	Ramchandra Gharu Patil, Kashinath Gharu Patil, Pandurang Gharu Patil, Indu Ramkrushna Kharke	Chikhale	133/3(P)	Class II	10	270	180	108	108	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in Final Plot no. 179, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
217	Balaram Charu Patil, Ganesh Charu Patil, Sunita Narayan Choudhary, Baby Padmakar Usatkar, Pratima Prakash Patil	Shivkar	90/2(P)	Class II	114	180	181	72	72	They have not appeared for a hearing and submitted representation dated 15.06.2023. <b>Submission in representation:</b> 1.) Their written consent was not taken to include their land in NAINA TPS. 2.) The proportion of land being taken by NAINA, CIDCO is not accepted. 3.) The said NAINA TPS is against their interest and, therefore raised their objection to include them in the said scheme. 4.) Gaothan extension shall be considered.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 181, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
218	Devkabai Janardan Patil	Moho	126/3	Class I	626	1100	183	440	440	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 178, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
219	Ganu Balu Patil, Janabai	Moho	3/6	Class I	143	2500	184, 565	1000	3680	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in ownership and Final Plot no. as 183 &
220	Kashinath Bhopi, Sagunabai	Moho	50/6	Class II	290	400		160			
221	Sitaram Shelke, Goma	Moho	53/5	Class II	309	1800		720			

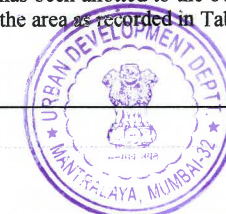


Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
222	Dharma Patil, Balaram Dharma Patil, Hanuman Dharma Patil, Bhagwan Dharma Patil, Vanita Sawalaram Patil, Sushila Haribhau Patil, Arun, Tukaram Shelke, Dnyaneshvar Tukaram Shelke, Sopan Tukaram Shelke, Gitabai Jayvant Wajekar, Surekha Haribhau Kurangale, Surdas Dattatreya Patil, Sugandha Pandurang Patil, Shantaram Dattatreya Patil, Shantabai Dattatreya Patil, Lilabai Dattatreya Patil, Fashibai Dattatreya Patil, Tukaram Dattatreya Patil, Pandharinath Dattatreya Patil, Sangita Laxman Pavaneekar.	Moho	138/1	Class I	681	4500		1800			565. Final Plot no. 183 & 565, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
223	Aanandi Dhamba Dhavale, Ambaji Dhamba Dhavale, Pandurang Dhamba Dhavale, Balaram Dhamba Dhavale, Mahadev Dhamba Dhavale, Tarabai Kana Patil, Bhuribai Keshav Gawade, Anjana Hasu Tare, Santosh Hasu Tare	Shivkar	26/3	Class II	52	1640	185	656	656	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in Final Plot no. 184, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
224	Janardan Changa Patil	Moho	2/2/2	Class I	132	1200	187	480	480	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 187, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
225	Dhamba Dharma Patil, Padubai Ladku Tupe, Balaram Charu Patil, Ganesh Charu Patil, Sunita Narayan Chaudhari, Baby Padmakar Usatkar, Pratibha Prakash Patil	Shivkar	44/4	Class II	63	2070	188	828	828	They have not appeared for a hearing and submitted representation dated 15.06.2023, submission in representation: 1.) Their written consent was not taken to include their land in NAINA TPS. 2.) The proportion of land being taken by NAINA, CIDCO is not accepted. 3.) The said NAINA TPS is against their interest and, therefore raised their	Their original land bearing Gut no. 44/4 is affected by IDP reservations of the City park and playground. They have been granted the final plot on a 15 mt wide road. The sanctioned draft scheme proposal is confirmed. Final Plot no. 188 has been allotted as shown in plan no. 4 to the





Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										objection to include them in the said scheme. 4.) Gaothan extension shall be considered.	owner(s) and of the area as recorded in Table B.
226	Ananta Kashinath Patil, Sunil Kashinath Patil, Dashrath Kashinath Patil, Ganesh Bhagwan Patil, Umesh Bhagwan Patil, Bhupesh Bhagwan Patil	Moho	51/1/5/4	Class I	294	4800	190	1920	1920	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 190, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
227	Jija Tukaram Pathe, Dnyaneshwar Balaram Kadav, Vandana Mahadev Pawar, Nanda Ramdas Pardhi, Eknath Balaram Kadav	Moho	51/2	Class I	295	400	191	160	560	They appeared for a hearing on 14.06.2023 and submitted the representation also. <b>Submission during the hearing:</b> 1.) The land holding belonged to their Grandmother Jijabai Tukaram Pathe and after her demise, it got transferred in the name of Bhikaji Tukaram Pathe & Baburao Tukaram Pathe. They use their land for cultivation purposes. NAINA Project is not accepted. <b>Submission in representation:</b> 1.) The NAINA project is not accepted by them and therefore requested to delete their land bearing survey no. 51/2 Moho from NAINA TPS No. 06.	The sanctioned draft scheme proposal is confirmed, subject to change in ownership as verified from the updated 7/12 extract. Final Plot no. 191, as shown in plan no. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
228		Moho	127/3/1	Class II	635	1000		400		1.) The NAINA project is not accepted by them and therefore requested to delete their land bearing survey no. 51/2 Moho from NAINA TPS No. 06.	
229	Kundalik Sitaram Patil, Bhaskar Tulshiram Patil, Bhanudas Tulshiram Patil	Moho	51/3	Class I	296	400	193	160	160	They appeared for a hearing on 15.06.23 and submitted their representation dated 15.06.23. <b>Submission during Hearing:</b> 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS, however, requested to grant the final plot of a minimum of 60% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3.) The contribution amount as per form no. 1 is not accepted and shall be waived. 4.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. <b>Submission in Representation:</b> 1.) Their written consent was not taken to include their land in NAINA TPS. 2.) The said NAINA TPS is inconsistent with the law and against the interest of the people, therefore raised	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 80% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, new regulation has been proposed.  The sanctioned draft scheme proposal is confirmed. Final Plot No. 193, as shown in plan No. 4, has been allotted to the owner(s) and of the area as recorded in Table B.





Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										their objection to include them in the said scheme.	
230	Eknath Ramdas Patil	Moho	51/4	Class I	297	500	194	200	200	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 194, as shown in plan no 4, has been allotted to the owner(s) and of the area as recorded in Table B.
231	Shankar Janu Patil	Moho	114/4/B	Class II	559	2500	195	1000	1000	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 195, as shown in plan no 4, has been allotted to the owner(s) and of the area as recorded in Table B.
232	Deviche Deol Vahi., Dinkar Dhau Patil	Moho	51/6	Class I	298	400	196	160	160	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 196, as shown in plan no 4, has been allotted to the owner(s) and of the area as recorded in Table B.
233	Shankar Janu Patil	Moho	52/1/A	Class II	299	2290	197	916	1556	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 197, as shown in plan no 4, has been allotted to the owner(s) and of the area as recorded in Table B.
234		Moho	100/1		489	1600		640			
235	Pandurang Namdev Patil, Baliram Namdev Patil, Balaram Namdev Patil, Krushna Namdev Patil, Santosh Namdev Patil	Moho	52/1/B	Class II	300	3210	198	1284	1284	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 198, as shown in plan no 4, has been allotted, subject to change in the name of owners as per the updated 7/12 extract and of the area as recorded in Table B.
236	Janardan Nana More	Moho	125/4/B	Class I	623	400	199	160	160	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 199, as shown in plan no 4, has been allotted to the owner(s) and of the area as recorded in Table B.
237	Mahadev Goma Tople, Ramabai Chandrakant Tople, Ashok Chandrakant Tople, Kishore Chandrakant Tople, Kiran Chandrakant Tople	Shivkar	79/4(P)	Class II	110	330	200	132	132	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 200, as shown in plan no 4, has been allotted, subject to change in the name of owners as per the updated 7/12 extract and of the area as recorded in Table B.
238	Baliram Dunkur Patil, Pundalik Dunkur Patil	Moho	52/2	Class II	301	4900	202	1960	3064	Shri. Shantaram Punalik Patil appeared for a hearing on 23.06.2023. Submission in hearing: 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 80% of the original land can not be considered. Regarding FSI and TDR provisions, the
239		Moho	52/6		305	400		160			
240		Moho	53/3		307	400		160			
241		Moho	57/6		326	500		200			
242		Moho	127/1/C		632	1460		584			

Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										<p>grant the final plot of a minimum of 60% area of their original land. 2.) They requested to allow the consumption of 3.00 FSI on their final plot and if some area remains unutilisable avail them TDR in lieu of the same. 3.) The survey no. 3/3, 3/4, 52/2, 52/6, 53/3, 57/6, and 127/1/C of Village Moho, Tal-Panvel were in combined ownership of Shri. Baliram Dunkar Patil and Pundalik Dinkar Patil. Thereafter the lands were separated and Gut No. 52/2 and 3/3 were allotted in the ownership of Shri. Pundalik Dinkar Patil and therefore requested to grant separate Final Plot for Gut No. 52/2 and 3/3. 4.) The contribution amount as per form no. 1 is not accepted and shall be waived off. 5.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. 6.) They have stable and trees on their land, for which they requested to give compensation. Also, requested for Project Affected People certificate.</p> <p>Shri. Kunal Krushna Patil appeared for a hearing and submitted representation on 15.06.2023.</p> <p><b>Submission in hearing:</b> 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 60% area of their original land. 2.) The ownership details as per form -1, are incorrect/ needs an updation. Survey No. 52/6, 53/3, and 57/6 of village Moho were earlier in the combined ownership of Shri. Baliram Dunkur Patil and Shri. Pundalik Dunkur Patil, however Shri. Pundalik Dunkur Patil has relinquished their right from the respective survey no. wide mutation entry no. 2555 and therefore the Final Plot No. 202 shall be allotted in the name of Shri. Baliram Dunkur Patil. Also Shri. Baliram Dunkur Patil has relinquished his rights in survey no. 52/2 and 127/1/C and it remains in the name of Shri. Pundalik</p>	<p>regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, new regulation has been proposed</p> <p>1.) As per updated 7/12 extract Gut no. 3/3 &amp; 52/2 are now owned by Shri. Pundalik Dinkar Patil and therefore as per their request separate Final Plot no. 202, as shown in plan No. 4, has been allotted to the owner(s) and of the area as recorded in Table B.</p> <p>2.) As per updated 7/12 extract Gut no. 52/6, 53/3, 57/6, 7/1 are now owned by Shri. Baliram Dunkar Patil and therefore separate Final Plot no. 285, as shown in plan No. 4, has been allotted to the owner(s) and of the area as recorded in Table B.</p> <p>3.) As per updated 7/12 extract Gut no. 3/4 is now owned by Janaradhan Nana More and Naresh Baburao Patil and therefore separate Final Plot no. 201A as shown in plan No. 4, has been allotted to the owner(s) and of the area as recorded in Table B.</p> <p>4.) As per updated 7/12 extract Gut no. 127/1/C is now owned by Jitendra Yugraj Jain, Mahavir Basantilal Surana, Vipul Kamal Parekh and therefore separate Final Plot no. 213, as shown in plan No. 4, has been allotted to the owner(s) and of the area as recorded in Table B.</p>





Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										Dunkur Patil only. Submission in representation: 1.) Their written consent was not taken to include their land in NAINA TPS. 2.) The said NAINA TPS is against their interest and, therefore raised their objection to include them in the said scheme.	
243	Pundlik Valaku kadav, Namdev Valaku kadav, Vitthal Valaku kadav, Indu Jethya Patil, Dhakali Valaku kadav	Moho	2/1	Class I	130	500	203	200	3840	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 203, as shown in plan no 4, has been allotted, subject to change in the name of owners as per the updated 7/12 extract and of the area as recorded in Table B.
244		Moho	2/5		135	1000		400			
245		Moho	52/4		303	2500		1000			
246		Moho	67/1/1		382	4000		1600			
247		Moho	68/3		388	1600		640			
248	Gajanan Govinda Patil, Kundalik Govinda Patil, Sundar Motiram Bhopi, Janabai Shivaji Patil	Moho	51/1/1	Class I	291	1200	204	480	480	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 204, as shown in plan no 4, has been allotted, subject to change in the name of owners as per the updated 7/12 extract and of the area as recorded in Table B.
249	Dilip Balam Patil, Bharat Balam Patil, Kunda Balam Patil, Anusaya Balam Patil	Moho	51/1/3	Class I	293	400	205	160	160	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 205, as shown in plan no 4, has been allotted, subject to change in the name of owners as per the updated 7/12 extract and of the area as recorded in Table B.
250	Shankar Janu Patil	Moho	114/6/B	Class II	562	1500	206	600	600	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 206, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
251	Revubai Rama Kadav	Moho	123/4	Class I	605	1000	207	400	400	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed., subject to change in Final Plot no. 207B, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
252	Malati Balam Kadav, Sangita Balam Kadav, Saya Ankush Kadav, Nitin Ankush Kadav, Akshay Ankush Kadav, Vishal Ankush Kadav, Dhananjay Lahu Kadav	Moho	123/3	Class I	604	800	213	320	320	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to slight change in location. Final Plot no. 214A, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.



Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
253	Shantaram Dhondur Patil	Moho	128/7	Class II	647	1900	216	760	760	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 216, as shown in plan no 4, has been allotted, subject to change in the name of owners as per the updated 7/12 extract and of the area as recorded in Table B.
254	Bhau Posha Mhatre, Lilabai Pundalik Kadav, Kanchan Hiranman Kadav, Jayram Ananta Mhatre, Pandurang Namdev Patil, Budhaji Rambhau Mhatre, Sunita Ganesh Ghongre, Dhanshree Maya Patil	Moho	56/6/A (P)	Class I	316	900	217	1589.18	1589.18	They have not appeared for a hearing. Shri. Machhindra Jayram Mhatre, Smt. Lilabai Pundalik Kadav, Smt. Vanita Pandurang Kadav, Smt. Kanchan Hiranman Kadav submitted representations on 26.06.23. <b>Submission in representation:</b> 1.) Their written consent was not taken to include their land in NAINA TPS. 2.) The said NAINA TPS is inconsistent with the law and against the interest of the people, therefore raised their objection to include them in the said scheme.	The owners of Gut no. 56/6/A submitted representation dated 08.09.2023 and notarised affidavit. It is stated that survey no. 56/6 has three hissas 56/6/A, 56/6/B and 56/6/C. Their hissa no. 56/6/A is situated along the west boundary of 56/6 and it is adjoining to gaathan. Their RCC residential houses are existing there for last 45 to 50 years. According they request to delete the said Sutvey no. 56/6/A from TPS- 6. In sanctioned draft TPS- 6, the said gut no. 56/6/A, adjoining to Moho Gaathan, was not included in the TPS area. The layout of the scheme has been revised for planning requirement and revised reconstituted Final Plot no. 217A & 217B for Gut no. 56/6/B & 56/6/C respectively, as shown in plan no 4, has been allotted, subject to change in the name of owners as per the updated 7/12 extract and of the area, as recorded in Table B.
255	Baliram Dunkur Patil, Pundalik Dunkur Patil	Moho	56/6/B (P)	Class I	317	1500				Shri. Kunal Krushna Patil appeared for a hearing on 15.06.2023. <b>Submission in hearing:</b> 1.) They have not accepted the location of the Final Plot in the sanctioned draft TPS. Survey no. 56/6/A comprise of structures of Shri. Bhau Posha Mhatre and other 7 and survey no. 56/6/C comprises of house of Shri. Shantaram Patil. Therefore, they requested to grant separate final plot for their Gut no. 56/6/B. Also requested to grant the final plot of minimum 60% area of their original land. 2.) The ownership details as per form -1, are incorrect/ needs an updation. The Survey No. 56/6/B of village Moho were earlier in the combined ownership of Shri. Baliram Dunkur Patil and Shri. Pundalik Dunkur Patil, however Shri. Pundalik Dunkur Patil has waived their right from the respective survey no. wide mutation entry no. 2555 thus the Final Plot No. 217 shall be only in the name of Shri. Baliram Dunkur Patil. 3.) The contribution amount as per form no. 1 is not accepted and shall be waived off. 4.) By considering the development of High Rise Building, concession in the marginal space shall be granted and for that the premium	





Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										shall not be charged. <b>Joint Hearing of all the land holders of Gut no. 56/6/A, B.C was conducted on 08.09.23</b> <b>Submission in the hearing:</b> 1.) The measurement plan showing boundaries of three hissas in Gut no. 56/6 is not available with them. In general gut no. 56/6/A is on the western boundary of Gut no. 56/6 and there is 9 residential houses are existing since last 40 to 50 years. Gut no. 56/6/B is situated between 56/6/A & 56/6/C and therein Poultry farm is existed. Gut no. 56/6/C is on the eastern boundary of Gut no. 56/6 and therein 2 houses are existed. 2.) They requested to delete all their land from the TPS -6.	
256	Shantaram Dhondu Patil	Moho	56/6/C' (P)	Class II	318	2600				They have not appeared for hearing and submitted representation dated on 26.06.2023. <b>Submission in hearing:</b> 1.) Their written consent were not taken to include their land in NAINA TPS. 2.) The said NAINA TPS is inconsistent with the law and against the interest of the people, therefore raised their objection to include them in the said scheme.	
257	Cemetery	Moho	55	सरकार	310	1300	219	520	520	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 219, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
258	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	Shivkar	90/1(P)	Class II	113	2750	222	1100	1100	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 222, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
259	Budhaji Rambhau Mhatre	Moho	89/1	Class I	476	4000	223	1600	1600	They have neither appeared for a hearing nor submitted any representation.	As per updated 7/12 extract, the area of Gut no. 89/1 is 2100 sq. mt. According, the layout of the scheme has been revised for planning requirement and revised reconstituted Final Plot no. 223A, as shown in plan no 4, has been



Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
											allotted to the owner(s) and of the area, as recorded in Table B.
260	Ragho Changa Patil	Moho	89/5	Class I	482	2900	224	1160	1160	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 224, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
261	Dinkar Tukaram Mhatre, Namdev Tukaram Mhatre, Janabai Maya Mhatre, Santosh Maya Mhatre, Raghunath Maya Mhatre, Jaydas Maya Mhatre, Kishori Kishor Gharat	Moho	89/3/2	Class I	479	1600	225	640	1760	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in the name of owners as per the updated 7/12 extract. Final Plot no. 225, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
262		Moho	89/4/1		480	2800		1120			
263	Shankar Kamlu Pathe	Moho	90/1	Class II	484	4500	227	1800	1800	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 227, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
264	Sanjay Gajanan Patankar, Raghunath Chandar Gharat, Nitin Shashikant Povale	Moho	89/6'	Class I	483	2000	229, 231	800	7260	Shri. Sanjay Gajanan Patkar appeared for a hearing on 12.05.2023. <b>Submission in hearing:</b> 1.) They have not accepted the location of the Final Plot in the sanctioned draft TPS. They earlier requested CIDCO to grant a combined square-shaped final plot on a bigger road by amalgamating Final Plot No. 229 and 231. Also, requested to grant the final plot of a minimum of 50% area of their original land. 2.) The ownership details as per form -1 shall be grammatically corrected as Sanjay Gajanan Patkar. 3.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4.) The contribution amount as per form no. 1 is not accepted and shall be waived. 5.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 50% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, new regulation has been proposed.  The sanctioned draft scheme proposal is confirmed. Final Plots No. 229, 231 as shown in plan No. 4, have been allotted to the owner(s) and of the area, as recorded in Table B.
265	Sanjay Gajanan Patkar, Raghunath Chandar Gharat	Moho	90/2/B		486	9450		3780			
266	Sharad Mahadev Dhope, Sanjay Gajanan Patkar, Raghunath Chander Gharat, Sharad Mahadev Dhope	Chikhale	140/3B		36B	6700		2680			

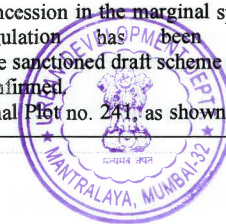




Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
267	Bamibai Posha Mhatre, Bhau Posha Mhatre, Yamibai Hiru Gadkari, Duklibai Govind Patil, Shakun Janardan Phadke, Soni Kundlik 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.	Moho	77/2/1	Class II	444	4200	230	1680	2340	Shri. Narendra alias Narayan Kisan Mhatre and Bhau Posha Mhatre appeared for a hearing on 21.06.2023 and 22.06.2023. <b>Submission in hearing:</b> 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 60% area of their original land. 2.) FSI of 2.5 shall be granted on their final plot. 3.) The contribution amount as per form no. 1 is not accepted and shall be waived. 4.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. 5.) They shall be granted priority as Project Affected Persons for jobs in The Navi Mumbai International Airport Project. 6.) Their status as farmers shall be retained and they shall be granted compensation for the trees that existed therein.	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 50% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, new regulation has been proposed.  The sanctioned draft scheme proposal is confirmed. Final Plot No. 230, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
268		Moho	90/2/A		485	1650		660			
269	Gavkari Panch Inam	Moho	91/1	Class II	487	9000	233	3600	3600	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 233, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B. It has been included in public/semi-public users.
270	Maruti Pama Phadke	Moho	100/3	Class I	491	3100	235	1240	1240	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 235, as shown in plan no 4, has been allotted, subject to change in the name of owners as per the updated 7/12 extract and of the area, as recorded in Table B.
271	Gana Govind Topale	Shivkar	78/3	Class II	106	4660	236	1864	1864	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 236, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
272	Vishvanath Pandurang Patil, Anjani Dhanaji Chorghe, Vaishali Santosh Mhatre, Pratik Tukaram Mhatre, Yuvraj Tukaram Mhatre,	Moho	100/2	Class I	490	9100	237	3640	3640	Shri. Vishvanath Pandurang Patil appeared for a hearing on 12.05.23. <b>Submission during Hearing:</b> 1.) They have not accepted the location of the Final Plot in the sanctioned draft TPS. Their house exists	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 50% of the original land can not be considered. Regarding FSI and TDR provisions, the

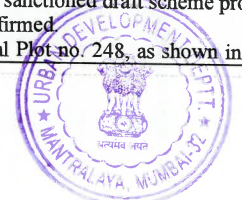


Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
	sr. no. 3 Soloni Tukaram Mhatre's Guardian Father Tukaram Namdev Mhatre									on the east side of the 8-meter wide existing road, adjoining Moho Lake, and therefore requested to grant them the final plot adjoining their house. Also, requested to grant the final plot of a minimum of 60% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3.) The contribution amount as per form no. 1 is not accepted and shall be waived. 4.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, new regulation has been proposed. The sanctioned draft scheme proposal is confirmed. Final Plot No. 237, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
273	Group Grampanchayat Chikhale	Moho	135/0	Class I	675	3500	239	3500	3500	They have neither appeared for a hearing nor submitted any representation.	The Gut No. 135/0 is a Government Land assigned to Group Grampanchayat Chikhale on certain conditions. Accordingly, Final Plot no. 239 is allotted to "Govt. of Maharashtra" and in their other rights it is mentioned that "given to Group Grampanchayat Chikhale on certain condition." Final Plot no. 239, as shown in plan no 4, has been allotted to the owner(s) and of the area as recorded in Table B.
274	Y. Vekant Reddy	Moho	102/3/2	Class I	501	3650	241	1460	1460	They appeared for a hearing on 08.08.23. <b>Submission in hearing:</b> 1.) As per sanctioned draft TPS they have been allotted the Final Plot no. 241 which is solely in the ownership of Shri. Yampalla Venkat Reddy and the Final Plot no. 243 which is in combined ownership of Shri. Namdeo Posha Mhatre and and Shri. Yampalla Venkat Reddy. Therefore, they requested to allot them the Final Plot by combining final plot no. 241 and their their share in final plot no.243. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3.) The contribution amount as per form no. 1 is not accepted and shall be waived. 3.) By considering the development of the High	Gut no. 102/3/1 is Class II land & jointly owned by Namdeo Posha Mhatre and Yampalla Venkat Reddy. Gut no. 102/3/2 is class I land and owned by Yampalla Venkat Reddy. Therefore, they request to amalgamate Gut no. 102/3/2 & their share in Gut no. 102/3/1 cannot be acceded. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, new regulation has been proposed. The sanctioned draft scheme proposal is confirmed. Final Plot no. 241, as shown in plan no

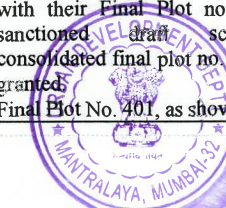




Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	4, has been allotted to the owner(s) and of the area, as recorded in Table B.
275	Vishnu Parshuram Chaudhari	Shivkar	58/2	Class II	80	4200	242	1680	1680	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 242, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
276	Namdev Posha Mhatre, Yampalla Venkat Reddy	Moho	102/3/1	Class II	500	3700	243	1480	1480	Shri. Yampalla Venkat Reddy appeared for a hearing on 08.08.23. Submission in hearing: 1.) As per sanctioned draft TPS they have been allotted the Final Plot no. 241 which is solely in the ownership of Shri. Yampalla Venkat Reddy and the Final Plot no. 243 which is in combined ownership of Shri. Namdeo Posha Mhatre and and Shri. Yampalla Venkat Reddy. Therefore, they requested to allot them the Final Plot by combining final plot no. 241 and their their share in final plot no.243. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3.) The contribution amount as per form no. 1 is not accepted and shall be waived. 3.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	Gut no. 102/3/1 is Class II land & jointly owned by Namdeo Posha Mhatre and Yampalla Venkat Reddy. Gut no. 102/3/2 is class I land and owned by Yampalla Venkat Reddy. Therefore, they request to amalgamate Gut no. 102/3/2 & their share in Gut no. 102/3/1 cannot be acceded. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, new regulation has been proposed. The sanctioned draft scheme proposal is confirmed. Final Plot no. 243, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
277	Dunkur Tukaram Mhatre,	Moho	6/2/A	Class I	154	3270	247	1308	5588	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 247, as shown in plan no 4, has been allotted, subject to change in the name of owners as per the updated 7/12 extract and of the area, as recorded in Table B.
278	Namdev Tukaram Mhatre,	Moho	41/8	Class I	249	1200		480			
279	Chandrabhaga Shankar	Moho	44/4	Class I	255	2100		840			
280	Mhatre,	Moho	46/3	Class I	266	1800		720			
281	Chahu Shankar Mhatre,	Moho	53/4	Class II	308	1600		640			
282	Ram Shankar Mhatre,	Moho	89/3/1	Class I	478	1600		640			
283	Joma Shankar Mhatre, Janabai Maya Mhatre, Santosh Maya Mhatre, Raghunath Maya Mhatre, Jaydas Maya Mhatre, Kishori Kishor Gharat	Moho	89/4/2	Class I	481	2400		960			
284	Baliram Dundhya Mhatre,	Moho	89/2	Class II	477	2500	248	1000	5044	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 248, as shown in plan no
285	Sudam Dundhya Mhatre,	Moho	118/2/3		589	6000		2400			
286	Kunda Aambo Mhatre,	Moho	125/1/B		617	4110		1644			



Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
	Kailas Aambo Mhatre, Machhindra Aambo Mhatre, Sima Aambo Mhatre, Sarika Aambo Mhatre										4, has been allotted to the owner(s) and of the area as recorded in Table B.
287	Shri. Shankar Deul Vahi., Madhukar Ballal Joshi, Sudhir Ballal Joshi	Moho	62	Class I	355	3200	250	1280	1280	They have neither appeared for a hearing nor submitted any representation.	Final Plot no. 250, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B. It has been included in public/semi-public users.
288	Sachin Nagraj Chhajed, Harshad Savjee Dhanani, Suresh Karsanbhai Jadav, Kailash Karsanbhai Jadav, Alice Francis, Sina Mathew	Moho	56/7	Class I	319	4800	253	1920	1920	They have neither appeared for a hearing nor submitted any representation.	In the sanctioned draft Scheme Gut No. 56/7, Moho was owned by Sachin Chhajed and other five. Now as per updated 7/12 extract Gut no. 56/7 is subdivided into 56/7/A and 56/7/B. Therefore size of Final Plot no. 253 has been reduced and allotted for Gut no 56/7/B. Also, in draft scheme Final Plot No. 257 was granted inlieu of Gut no. 57/2 to Sachin Chhajed and other three. Now as per updated 7/12 extract, Sachin Chhajed and other three own both Gut no. 56/7/A and 57/2 and therefore combined final plot 257 has been allotted to them by increasing the size of proposed final plot no. 257 in the draft scheme. Final Plot no. 253, as shown in plan no 4, has been allotted to the owner(s) and of the area as recorded in Table B.
289	Prakash Ganpat Waghe	Moho	56/5	Class I	315	300	254	120	120	They have neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised for planning requirement and revised reconstituted Final Plot no. 254, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
290	Bama Ganpat Dhawale	Shivkar	75/1	Class II	99	860	255	344	344	They have neither appeared for a hearing nor submitted any representation.	As per updated 7/12 extract Gut no. 78/2 & 75/1, Shivkar are now totally owned by M/s Valuable Property Pvt. Ltd. Director Narendra Hete. Therefore, Gut no. 75/1 & 78/2 are clubbed together with their Final Plot no. 413 in the sanctioned draft scheme and consolidated final plot no. 401 has been granted. Final Plot No. 401, as shown in plan No.





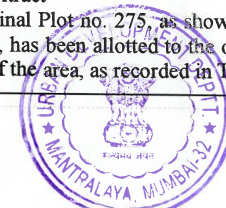
Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
											4, has been allotted to the owner(s) and of the area, as recorded in Table B.
291	Sachin Nagraj Chhajed, Harshad Savjee Dhanani, Suresh Karsanbhai Jadav, Kailash Karsanbhai Jadav	Moho	57/2	Class I	321	2600	257	1040	1040	They have neither appeared for a hearing nor submitted any representation.	In the sanctioned draft Scheme Gut No. 56/7, Moho was owned by Sachin Chhajed and other five. Now as per updated 7/12 extract Gut no. 56/7 is subdivided into 56/7/A and 56/7/B. Now as per updated 7/12 extract, Sachin Chhajed and other three own both Gut no. 56/7/A and 57/2 and therefore combined final plot 257 has been allotted to them by increasing the size of proposed final plot no. 257 in the draft scheme. Final Plot no. 257, as shown in plan no 4, has been allotted to the owner(s) and of the area as recorded in Table B.
292	Dharma Kanya dhavale	Shivkar	320/2	Class II	128	810	258	324	324	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 258, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
293		Moho	38/2	Class II	220	500		200			
294	Muktabai Balam Bhoir, Trimbak Balam Bhoir, Raghunath Balam Bhoir, Arun Balam Bhoir, Gurunath Balam Bhoir, Suman Baburao Patil, Madhuri Trimbak Gharat	Moho	57/4/A	Class I	323	380	259	152	352	They have neither appeared for a hearing nor submitted any representation.	In the sanctioned draft Scheme Gut No. 38/2 and 57/4/A, Moho were owned by Muktabai Balam Bhoir and other six. Now as per updated 7/12 extract Gut no. 38/2 is owned by Raghunath Balam Bhoir and 57/4/A is owned by Arun Balam Bhoir. Therefore, Proposed Final Plot no. 259 in draft scheme is subdivided and Final Plots no. 259A is allotted for Gut no. 57/4/A and 259B is allotted for 38/2. Final Plots no. 259A and 259B, as shown in plan no 4, have been allotted to the owner(s) and of the area as recorded in Table B.
295	Aambo Gana Dhawale	Moho	57/4/B	Class I	324	420	260	168	168	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 260, as shown in plan no 4, has been allotted to the owner(s) and of the area as recorded in Table B.
296	Anna Khanderao Gayakwad, Nitin Raosaheb Kolape, Pandurang Shankar	Moho	56/4	Class II	314	2300	261	920	920	Shri. Nitin Ravsaheb Kolpe appeared for a hearing on 16.06.2023. Submission in hearing: 1.) They have accepted the location of the Final Plot in the	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 60% of the original land can not be considered.



Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
	Padalkar, Prasad Pramod Shende, Rajkumar Dhanraj Jadhav, Rajesh Hanmant Popale, Varsha Satish Kalambe, Vinod Dattatreya Kale, Virudev Narayan Gorad, Shankar Popat Gayakwad, Shrutika Vikram Pawar, Suchita Ananda Khandekar, Sudhir Pandurang Kadam, Sanjay Anand Nanhe									sanctioned draft TPS, however, requested to grant the final plot of a minimum of 60% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3.) The contribution amount as per form no. 1 is not accepted and shall be waived. 4.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. 5.) The ownership details in form-1 are correct, however, the following grammatical corrections shall be done: i.) Anna Khanderao Gaikwad ii.) Nitin Ravsaheb Kolpe iii.) Birudev Narayan Gorad iv.) Shankar Popat Gaikwad v.) Shrutika Vikram Pawar	Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, new regulation has been proposed.  The sanctioned draft scheme proposal is confirmed, subject to correction in the name of the owners, as per their request. Final Plot no. 261, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
297	Aaditya Ambo Phadke, Baby Shalikgram Phadke, Subhash Shalikgram Phadke, Sujata Digambar Khandakale, Ganu Narayan Phadke, Bhagwan Narayan Phadke, Siddharth Narayan Phadke, Vasant Narayan Phadke, Ranjna Ram Jambhulkar, Laxmi Madan Patil	Moho	113/1	Class I	545	7300	264	2920	2920	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 264, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
298	Tukaram Kalu Bhoir	Moho	61/1	Class II	350	3700	265	1480	1480	They have neither appeared for a hearing nor submitted any representation..	The sanctioned draft scheme proposal is confirmed. Final Plot no. 265, as shown in plan no 4, has been allotted, subject to change in the name of owners as per the updated 7/12 extract and of the area, as recorded in Table B.
299		Moho	61/4		353	200		80		Shri. Dasharath Ambo Patil appeared for a hearing on 18.07.23.	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 70% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection
300	Dasharath Ambo Patil, Ananta Ambo Patil, Subhash Ambo Patil	Moho	61/5	Class II	354	6600	267	2640	2720	Submission in hearing: 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS, however, requested to grant the final plot of a minimum of 70% area of their original land. 2.) Permissible 1.00	



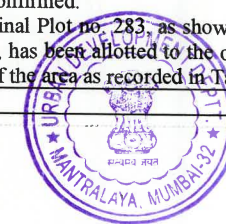
Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3.) The contribution amount as per form no. 1 is not accepted and shall be waived. 4.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, new regulation has been proposed. The sanctioned draft scheme proposal is confirmed. Final Plot No. 267, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
301	Valkya Gopal Phadke	Moho	113/5	Class I	549	2300	270	920	920	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 270, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
302	Shri Jayprakash Denial, Shri Deepak Ganpat Koli, Shri Prakash Shridhar Tavde, Shri Raju Lalchandra Baye, Shri Vishvanath Lalchandra Baye	Moho	121/1	Class I	594	900	271	360	680	Shri. Deepak Ganpat Koli, Shri. Hemant Hiraji Patil, Shri. Prasad Hiraji Gharat appeared for a hearing on 16.06.2023. Submission in hearing: 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS, however, requested to grant the final plot of a minimum of 60% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3.) The contribution amount as per form no. 1 is not accepted and shall be waived. 4.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 60% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, new regulation has been proposed. The sanctioned draft scheme proposal is confirmed. Final Plot No. 271, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
303	Shri Deepak Ganpat Koli, Deepak Babu Mhatre, Prasad Hiraji Gharat, Suryakant Narayan Bhandari, Sankesh Bama Patil, Hemant Hiraji Patil	Moho	124/2		609	800		320			
304	Ram Shankar Mhatre	Moho	121/6/A	Class I	600	1850	272	740	740	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 272, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
305	Dattatreya Balu Patil, Ganesh Balu Patil, Janabai Kashinath Bhopi, Sagunabai Sitaram Shelke, Ramdas Narayan Patil, Vasant Narayan Patil, Anandibai Narayan Patil, Rajaram Kalu Patil,	Moho	122	Class I	603	13100	275	5240	5240	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in the name of owners as per the updated 7/12 extract Final Plot no. 275, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.



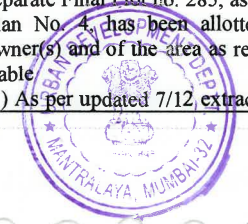
Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
	Baliram Kalu Patil, Mathura Gajanan Patil, Dnyaneshwar Gajanan Patil, Balaram Gajanan Patil, Gulab Pundalik Fulore										
306	Balkrushna Rama Patil, Madhukar Rama Patil, Ananta Rama Patil, Bebibai Tukaram Khutale, Tukaram Hari Patil, Sham Hari Patil.	Moho	4/3	Class I	146	6900	276	2760	2760	They have not appeared for a hearing. Shri. Shyam Hari Patil, Smt. Vanita Tukaram Patil, Shri. Mayur Tukaram Patil, Smt. Dhanashri Kiran Bhopi, Smt. Namrata Subhash Naik, Smt. Dharati Tukaram Patil, Shri. Balkrushna Rama Patil, Shri. Madhukar Rama Patil, Shri. Ananata Rama Patil, Smt. Bebibai Tukaram Patil submitted representation dated 03.07.2023. <b>Submission in representation:</b> 1.) Their written consent was not taken to include their land in NAINA TPS. 2.) The said NAINA TPS is inconsistent with the law and against the interest of the people, therefore raised their objection to include them in the said scheme.	In the sanctioned draft scheme, Final plot no 276 has been granted in part of their original holdings bearing Gut no. 4/3 and adjoining lands. The sanctioned draft scheme proposal is confirmed, subject to change in the name of owners as per the updated 7/12 extract Final Plot no. 276, as shown in plan no. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
307	Ramakrishna Eknath Kadav, Sachin Eknath Kadav, Shrikrishna Eknath Kadav	Moho	50/3	Class I	287	3900	277	1560	1560	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 277, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
308	Sadu Dagadu Patil, Kundalik Sitaram Patil, Bhaskar Tulsiram Patil, Bhanudas Tulsiram Patil	Moho	50/1	Class I	285	4400	278, 207A	1760	2120	They appeared for a hearing on 15.06.23 and submitted their representation dated 15.06.23. <b>Submission during Hearing:</b> 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS, however, requested to grant the final plot of a minimum of 60% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3.) The contribution amount as per form no. 1 is not accepted and shall be waived. 4.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. <b>Submission in Representation:</b> 1.) Their written consent was not taken to include their	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 60% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, new regulation has been proposed.
309	Sadu Dagadu Patil, Kundalik Sitaram Patil, Bhaskar Tulshiram Patil, Bhanudas Tulshiram Patil	Moho	51/1/2		292	900		360		2.) The said NAINA TPS is inconsistent with the law and against the interest of the people, therefore raised their objection to include them in the said scheme.	The sanctioned draft scheme proposal is confirmed. Final Plots No. 278 & 207A, as shown in plan No. 4, have been allotted to the owner(s) and of the area, as recorded in Table B.



Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										land in NAINA TPS. 2.) The said NAINA TPS is inconsistent with the law and against the interest of the people, therefore raised their objection to include them in the said scheme.	
310		Moho	50/2	Class I	286	3800		1520			
311	Baburao Laxman Patil, Eknath Laxman Patil, Yamubai Dinkar Hared, Anantibai Jayram Bhagat, Barkibai Gangaram Dhavale, Jaya Lakshman Patil	Moho	59/4	Class II	338	530	279	212	1732	They have not appeared for a hearing and Shri. Eknath Laxman Patil and Shri. Baburao Laxman Patil submitted representation dated 03.07.2023. <b>Submission in representation:</b> 1.) Their written consent was not taken to include their land in NAINA TPS. 2.) The said NAINA TPS is inconsistent with the law and against the interest of the people, therefore raised their objection to include them in the said scheme.	In the sanctioned draft scheme, Final plot no 279 has been granted in part of their original holdings bearing Gut no. 50/2 and adjoining lands.  Their original land bearing Gut No. 50/2 is Class I land and Gut No.59/4 is Class II land. Therefore the proposed Final Plot No. 279 has been divided and Final Plot No. 279A has been granted to Gut No. 50/2 and Final Plot No. 279B has been granted to 59/4. Also, as per updated 7/12 extracts the name of the owners have been corrected. Final Plots no. 279A and 279B, as shown in plan no. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
312	Sambhaji Laxman Ghorpade, Dnyaneshwar Sitaram Devkar	Moho	124/5	Class I	612	2000	280	800	800	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 280, as shown in plan no 4, has been allotted to the owner(s) and of the area as recorded in Table B.
313	Revubai Rama Kadav	Moho	50/4	Class I	288	2000	281	800	800	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in the name of owners as per the updated 7/12 extract Final Plot no. 281, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
314	Rukmini Pandurang Shelke, Vinayak Pandurang Shelke, Kailas Pandurang Shelke, Latifa Pandurang Shelke, Surekha Pandurang Shelke	Moho	49/4	Class II	284	2400	282	960	960	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 282, as shown in plan no 4, has been allotted to the owner(s) and of the area as recorded in Table B.
315		Chikhale	136/3		16	1800		720			
316	Surekha Sudhir Kulkarni, Sukhiya Sudhir Kulkarni	Chikhale	136/4	Class I	17	800	283	320	1040	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 283, as shown in plan no 4, has been allotted to the owner(s) and of the area as recorded in Table B.
317		Moho	4/1	Class I	144	3600	284	1440	2200		



Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
318		Moho	4/2		145	600		240			
319	Gajanan Govind Patil, Kundalik Govind Patil, Sundarabai Motiram Bhopi, Janabai Shivaji Patil	Moho	45/2		258	1300		520		They have neither appeared for a hearing nor submitted any representation.	Now as per updated 7/12 extract the ownership has been changed as follows; 1.) Gut no. 4/1 - Gajanan Govind Patil. 2.) Gut no. 4/2 - Sundarabai Motiram Bhopi, Janabai Shivaji Patil. 3.) Gut no. 45/2 - Kundalik Govind Patil. Therefore, Proposed Final Plot no. 284 in the draft scheme has been subdivided and 1.) Final Plot no. 284A has been allotted for Gut no. 4/1. 2.) Final Plot no. 284B has been allotted for Gut no. 45/2. 3.) Final Plot no. 284C has been allotted for Gut no. 4/2. Final Plots no. 284A, 284B, 284C as shown in plan no 4, have been allotted to the owner(s) and of the area, as recorded in Table B.
320	Baliram Dunkur Patil, Pundalik Dunkur Patil	Moho	7/1	Class II	396	5500	285	2200	2200	Shri. Kunal Krushna Pat appeared for a hearing on 15.06.2023. Submission in hearing: 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS, however, requested to grant the final plot of a minimum of 60% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3.) The contribution amount as per form no. 1 is not accepted and shall be waived. 4.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. 5.) The ownership details as per form -1, are incorrect and need an updation. The Survey No. 7/1 of village Moho was earlier in the combined ownership of Shri. Baliram Dunkur Patil and Shri. Pundalik Dunkur Patil, however Shri. Pundalik Dunkur Patil has relinquished their rights from the respective survey no. wide mutation entry no. 2555 and therefore requested to grant Final Plot No. 202 in the name of Shri. Baliram Dunkur Patil. Submission in representation: 1.) Their	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 80% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, new regulation has been proposed.  1.) As per updated 7/12 extract Gut no. 3/3 & 52/2 are now owned by Shri. Pundalik Dinkar Patil and therefore as per their request separate Final Plot no. 202, as shown in plan No. 4, has been allotted to the owner(s) and of the area as recorded in Table B.  2.) As per updated 7/12 extract Gut no. 52/6, 53/3, 57/6, 7/1 are now owned by Shri. Baliram Dunkur Patil and therefore separate Final Plot no. 285, as shown in plan No. 4, has been allotted to the owner(s) and of the area as recorded in Table B.  3.) As per updated 7/12 extract Gut no.

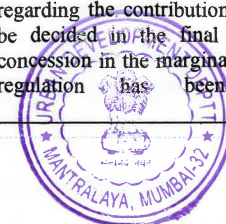




Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										written consent was not taken to include their land in NAINA TPS. 2.) The said NAINA TPS is inconsistent with the law and against the interest of the people, therefore raised their objection to include them in the said scheme.	3/4 is now owned by Janaradhan Nana More and Naresh Baburao Patil and therefore separate Final Plot no. 201A as shown in plan No. 4, has been allotted to the owner(s) and of the area as recorded in Table B. 4.) As per updated 7/12 extract Gut no.127/1/C is now owned by Jitendra Yugraj Jain, Mahavir Basantilal Surana, Vipul Kamal Parekh and therefore separate Final Plot no. 213, as shown in plan No. 4, has been allotted to the owner(s) and of the area as recorded in Table B.
321	Raja Kalu Patil, Baliram Kalu Patil	Moho	7/3	Class II	399	6100	286	2440	2440	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 286, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
322	Surdas Balaram Patil	Moho	57/5	Class I	325	1100	287	440	1248	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 287, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
323		Moho	7/2A		397	2020		808			
324	Vishnu Hari Thosar	Moho	6/2/C	Class I	156	2420	288	968	968	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 288, as shown in plan no 4, has been allotted, subject to change in the name of owners as per the updated 7/12 extract and of the area, as recorded in Table B.
325	Bhalchandra Balu Mhatre	Moho	6/2/B	Class I	155	2210	289	884	884	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 289, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
326	Rajaram Ragho Patil, Maruti Ragho Patil, Harishchandra Ragho Patil, Gomibai Shalik Patil, Navnath Shalik Patil, Jija Shalik Patil, Sugandha Shalik Patil	Moho	7/2B	Class II	398	4180	291	1672	4652	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 291, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
327		Moho	48/3		279	4100		1640			
328		Moho	73/2/D		422	3350		1340			
329		Moho	2/3 (P)	Class I	133	1015.71*		406.28			
330	Mahadev Vina Kadav, Parshuram Vina Kadav	Moho	48/1	Class I	276	7700	292	3080	5246.28	They have neither appeared for a hearing nor submitted any representation.	Their original land bearing Gut No. 48/1, 52/3, 123/5 is Class I lands and Gut No. 2/3 (P) & 52/5 is Class II lands.
331		Moho	52/3	Class I	302	1900		760			

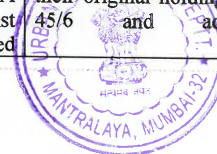


Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
332		Moho	52/5	Class II	304	800		320			Therefore, the proposed Final Plot No. 292 has been divided and Final Plot No. 292A has been granted to Gut No. 48/1, 52/3 & 123/5 and Final Plot No. 292B has been granted to 2/3 (P) & 52/5 Also, as per updated 7/12 extracts the name of the owners have been corrected. Final Plots no. 292A & 292B as shown in plan no 4, have been allotted to the owner(s) and of the area, as recorded in Table B.
333		Moho	123/5	Class I	606	1700		680			
334	Vijay Sakharam Dange, Rajesh Shankarlal Kothari.	Moho	47/3	Class I	271	4700	293	1880	1880	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 293, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
335	Vasant Narayan Patil, Rajaram Kalu Patil, Baliram Kalu Patil, Dattatrey Balu Patil, Ganu Urf Ganesh Balu Patil, Janabai Kashinath Bhopi, Sagunabai Sitaram Shelke, 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	Moho	47/4	Class I	272	7800	294	3120	3120	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 294, as shown in plan no 4, has been allotted, subject to change in the name of owners as per the updated 7/12 extract and of the area, as recorded in Table B.
336		Moho	47/2		270	1700		680		Shri. Yatin Sadashiv Tandel, Shri. Viraj Sandeep Mhatre, Shri. Shantanu Sandeep Mhatre appeared for a hearing on 17.05.2023. Submission in hearing: 1.) Gut No. 47/2 and 124/7 of Moho Village were owned by Shri. Umesh Bhagwan Patil and 2 others and in lieu of this land, Final Plot No. 295 has been proposed in the scheme. Now Gut No. 47/2 has been purchased by Yatin Sadashiv Tandel and 2 others from Shri. Umesh Patil and 2 others wide registered purchased deed no. 2708 dated 3.3.2022 and accordingly, the	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 60% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, new regulation has been proposed.
337	Umesh Bhagwan Patil, Ganesh Bhagwan Patil, Bhupesh Bhagwan Patil.	Moho	124/7	Class I	615	1300	295	520	1200		





Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										names have been changed in the 7/12 extract, therefore they requested to bifurcate Final Plot No. 295 and to grant separate final plots for Gut No. 47/2 and 124/7. Also requested to grant the final plot of a minimum 60% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3.) The contribution amount as per form no. 1 is not accepted and shall be waived. 4.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	As per their request, Final Plot no. 295 has been bifurcated. For Gut no. 47/2, Final Plot no. 295A has been granted and for Gut no. 124/7, Final plot no. 295 B has been granted. Also as per their request and updated 7/12 extract, the name of owners have been changed.  Final Plots No. 295 A & 295 B, as shown in plan No. 4, have been allotted to the owner(s) and of the area, as recorded in Table B.
338	Akshay Ashok Phadke, Devyani Ashok Phadke, Omkar Ashok Phadke	Moho	47/1/2	Class I	269	2800	296	1120	1120	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 296, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
339	Arun Namdev Phadke	Moho	47/1/1	Class I	268	2700	297	1080	1080	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 297, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
340	Sachin Dharma Joshi, Swapnil Dharma Joshi,	Moho	48/2/B	Class I	278	1290	298	516	716	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 298, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
341		Moho	121/4		597	500		200			
342	Maya Narayan Shelke, Nama Narayan Shelke, Eknath Narayan Shelke, Bharat Narayan Shelke, Ganesh Narayan Shelke, Santosh Narayan Shelke, Laxmibai Rajendra Patil, Sangeeta Pundilak Phadke, Gita Nivrutti Karavkar, Mai Narayan Shelke.	Moho	45/5	Class II	261	8000	301	3200	3200	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to slight modification in shape and location. Final Plot no. 302, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
343	Pandurang Sitaram Pathe, Bamubai Sitaram Pathe, Kusum Dharma, Sitabai Sitaram Pathe	Moho	45/6	Class I	262	4000	302	1600	2800	Shri. Pandurang Sitaram Pathe appeared for a hearing on 16.06.2023. <b>Submission in hearing:</b> 1.) The said NAINA TPS is inconsistent with the law and against the interest of the people, therefore raised	In the sanctioned draft scheme, Final plot no 302 has been granted in part of their original holdings bearing Gut no. 45/6 and adjoining lands.
344		Moho	74/3	Class II	427	2700		1080			
345		Moho	76/1	Class I	438	300		120			

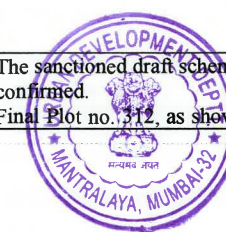


Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										their objection to include them in the said scheme.	The layout of the scheme has been revised for planning requirements and revised Final Plot no. 301 has been allotted to them. Their original land bearing Gut No. 45/6, 76/1 is Class I lands and Gut No. 74/3 is Class II land thus Final Plot no. 301 has been divided and Final Plot No. 301A has been granted to Gut No. 74/3 and Final Plot No. 301B has been granted to 45/6, 76/1. Also, as per updated 7/12 extracts the name of the owners have been corrected.  Final Plot no. 301A and 301B, as shown in plan no. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
346	Kisan Dharma Patil, Alka Maruti Bhalekar, Kamal Sakham Patil, Suman Namdev Dhawale, Rakesh Prakash Patil, Dinesh Prakash Patil	Moho	47/5/A	Class I	273	1450	303	580	580	They have neither appeared for a hearing nor submitted any representation..	The sanctioned draft scheme proposal is confirmed. Final Plot no. 303, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
347	Ganesh Kana Pathe	Moho	46/1/A	Class I	263	2900	304	1160	1160	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 304, as shown in plan no 4, has been allotted, subject to change in the name of owners as per the updated 7/12 extract and of the area, as recorded in Table B.
348	Sandhya Shekhar Bhujbal, Balaram Kaluram Pathe	Moho	46/1/B	Class I	264	2500	305	1000	1000	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 305, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
349	Ganu Balu Patil	Moho	44/1	Class I	252	3000	306	1200	4240	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 306, as shown in plan no 4, has been allotted, subject to change in the name of owners as per the updated 7/12 extract and of the area, as recorded in Table B.
350		Moho	44/2		253	1900		760			
351		Moho	59/3		337	2400		960			
352		Moho	119/2		591	3300		1320			
353	Goma Govind Mhatre	Moho	44/3	Class II	254	1600	307	640	1640	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 307, as shown in plan no
354		Moho	77/4		447	2500		1000			



Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
											4, has been allotted to the owner(s) and of the area, as recorded in Table B.
355	Laxmibai Shyamrao Ghure, Lata Chandrakant Undage	Moho	44/5	Class I	256	2300	308	920	920	<p>They have submitted their representation on 08.05.23,</p> <p><b>Submission:</b> 1.) Mrs. Lata Chandrakant Undage Stated that she owns lands at five different locations in village Moho in joint ownership with others. However, they have been granted Final Plot no. 99, 112,127,308,335 at various locations. Therefore, they requested to allot them the combined final plot on a road of larger width for better planning and for consumption of FSI. 2.) In the calculation of betterment charges, the commercial exploitation of plots available to NAINA and income to be generated against that is not taken into consideration, therefore requested to give a setback of income to be generated against these commercial plots. 3.) In the case of TPS planning, the land area of 40% is adequate for common amenities, and the balance of 60% land is to be handed over back to the owner. Thereafter All the partners of M/s Rainbow Developers, Ambadas Shinde, Madhuri Arvind Shinde, Lata Undage and Ravindra Ghure has submitted notarised consent for considering their original land parcels in joint ownership and to provide them a single Final Plot.</p>	<p>All the partners of M/s Rainbow Developers, Ambadas Shinde, Madhuri Arvind Shinde, Lata Undage and Ravindra Ghure has submitted notarised consent for considering their original land parcels in joint ownership and to provide them a single Final Plot. Accordingly, single Final Plot No. 127 has been granted for their original lands bearing 100/4, 102/1A, 1B, 1C, 1E, 1F, 129/3, 130/2, 130/3, 130/7, 131/1, 131/6, and 44/5 (FP No. 112, 127 and 308 in the draft sanctioned scheme.) Their original land bearing no. 128/4 is co-owned by Shri. Narayan Patil and therefore its final plot no. 99 is retained. Also, original land bearing 59/6 is co-owned by Shekhar Namdev Bhujbal &amp; Sandhya Shekhar Bhujbal and therefore its final plot no. 335 is retained. Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 60% of the original land can not be considered. The objection regarding the contribution amount will be decided in the final scheme.</p> <p>Final Plot no. 127 has been allotted as shown in plan no. 4 to the owner(s) and of the area as recorded in Table B.</p>
356	Suresh Rambhau Kadav, Yashwant Rambhau Kadav, Janardan Tukaram Ghogare, Dilip Tukaram Ghogre, Sunita Ganu Ghogare, Suraj Ganu Ghogare, Swapnil Ganu Ghogare, Guardian Mother Sunita Ganu Ghogare,	Moho	41/4	Class I	245	4700	309	1880	1880	<p>Shri. Janardan Tukaram Ghogare appeared for a hearing on 23.06.2023.</p> <p><b>Submission in hearing:</b> 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 60% area of their original land. 2.) They requested to allow the consumption of 3.00 FSI on their final plot and if some area remains unutilized avail them TDR in lieu of the same. 3.) The contribution amount as per form no. 1 is not accepted and shall be waived. 4.) By considering the development of the High Rise Building, concession in the marginal</p>	<p>Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 60% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, new regulation has been proposed.</p> <p>The layout of the scheme has been revised for planning requirements and</p>

Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										space shall be granted and for that, the premium shall not be charged. 5.) They have their home (wada) and trees in their place for which they requested to give compensation. Also, requested for Project Affected People certificate. <b>Submission in Representation:</b> 1.) Their written consent was not taken to include their land in NAINA TPS. 2.) The said NAINA TPS is inconsistent with the law and against the interest of the people, therefore raised their objection to include them in the said scheme.	revised reconstituted Final Plot no. 309, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
357	Nirabai Antan Kadav	Moho	41/5	Class II	246	1100	311	440	440	They have neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised for planning requirements and revised reconstituted Final Plot no. 117, as shown in plan no 4, has been allotted, subject to change in the name of owners as per the updated 7/12 extract and of the area, as recorded in Table B.
358	Asmita Sanjay Kankariya, Devidas Anant Bhujbal	Moho	41/7	Class I	248	2200	312	880	880	Shri. Devidas Anant Bhujbal and Shri. Sanjay Kankariya on behalf of Asmita Sanjay Kankariya appeared for hearing on 22.06.23. <b>Submission during Hearing:</b> 1.) They have not accepted the location of the Final Plot in the sanctioned draft TPS. They claimed that an unauthorized building existed in the allotted Final Plot No. 312 and therefore requested to either demolish the said building or they shall be granted a corner final plot at the place of Final Plot 311. Also requested to grant the final plot of a minimum of 60% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3.) The contribution amount as per form no. 1 is not accepted and shall be waived. 4.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 60% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, new regulation has been proposed.  The layout of the scheme has been revised for planning requirements and revised reconstituted Final Plot no. 314, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
359	Dattatreya Ghutya Shinde, Radhabai Ghutya Shinde, Janardan Gana Shinde,	Moho	41/6	Class I	247	1100	313	440	440	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 312, as shown in plan no

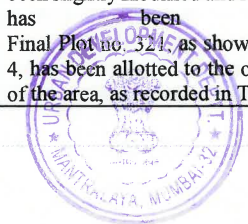




Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
	Maina Jagannath Thakur, Mukta Chander Shinde, Manjula Chander Shinde, Sarika Chander Shinde										4, has been allotted to the owner(s) and of the area, as recorded in Table B.
360	Arvind Omprakash Agarwal	Chikhale	129/2B(P)	Class I	2	1780	315A	712	712	They have neither appeared for a hearing nor submitted any representation.	As per updated 7/12 extract and mutation entry no. 3300, the area of Owner in Gut no. 129/2/B is 2100 sq. mt. Accordingly, the layout of the scheme has been revised and revised reconstituted Final Plot no. 315, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
361	Eknath Ramdas Patil	Moho	49/3	Class I	283	2100	316	840	840	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 316, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
362	Rama Tukaram Patil, Shrikant Ramakant Rasal, Shrikrushna Ramakant Rasal	Moho	49/2	Class I	282	3000	317	1200	1200	Shri. Dattatreya Rama Patil appeared for a hearing on 23.06.23. Submission in hearing: 1.) They have accepted the location of the Final Plot. 2.) They requested to allow the consumption of 3.00 FSI on their final plot and if some area remains unutilized avail them TDR in lieu of the same. 3.) Gut No. 49/2 of Village Moho was partially owned by Shri. Rama Tukaram Patil. After his demise, his share in Gut no. 49/2 was transferred to Shri. Dattatreya Rama Patil and accordingly they requested to incorporate the name of Shri. Dattatreya Rama Patil in the ownership record of Final Plot no. 317. 3.) The contribution amount as per form no. 1 is not accepted and shall be waived. 4.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. 5.) Compensation for stable and trees situated in their plot shall be granted and also provide them a Project Affected Person certificate.	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 80% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, new regulation has been proposed. The sanctioned draft scheme proposal is confirmed. Final Plot No. 317, as shown in plan No. 4, has been allotted, subject to change in the name of owners as per the updated 7/12 extract and of the area, as recorded in Table B.
363	Prakash Nathuram Mhatre	Moho	49/1	Class I	281	6900	318	2760	2760	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 318, as shown in plan No.



Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
											4, has been allotted to the owner(s) and of the area, as recorded in Table B.
364	Geeta Chandrakant Kakade, Geeta Yadav, Nisha Shahu, Bhawna Sharma, Sarla Gehlavat, Swati Gupta	Moho	46/4	Class II	267	1800	319	720	720	They appeared for a hearing on 24.05.23 and submitted representation on 17.05.2023. <b>Submission in hearing:</b> 1.) They have not accepted the location of the plot in the sanctioned draft TPS and requested to allot them the final Plot on the road of 27M frontage, in place of Final Plot No. 305. Also requested to grant the final plot of a minimum 60% area of their original land. 2.) The ownership as per form -1, is incorrect and needs an updation as follows: i.) Gita Yadav ii.) Nisha Sahu iii.) Bhavna Sharma iv.) Sarla Gahlawat v.) Geeta Chandrakant Kakade vi.) Swati Gupta. 3.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4.) The contribution amount as per form no. 1 is not accepted and shall be waived. 5.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. They have submitted a representation dated on 17.05.23. <b>Submission in representation:</b> 1.) The Original Plot is close to 27M road thus allot Final Plot close to it. 2.) While estimating the value of original Plots the value of trees, bore wells and other are negelected and shall be considered.	In the sanctioned draft TPS, final plot no.319 has been granted on 20.0 mt. wide layout road. Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 60% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, new regulation has been proposed.  The sanctioned draft scheme proposal is confirmed, subject to correction in the name of the owners, as per their request. Final Plot No. 318, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
365	Shruti Manik Rathod	Moho	121/6/B	Class I	601	1360	320	544	544	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 320, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
366	Vijay Sakharam Dange, Savita Chandrashekhar Burse, Santosh Prabhakarrav Didore, Sandeep Narayan Gavade	Moho	58/3	Class I	331	3800	321	1520	1520	They have neither appeared for a hearing nor submitted any representation.	The shape of the Final Plot no. 321 has been slightly modified and regular shape has been allotted. Final Plot no. 321, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.





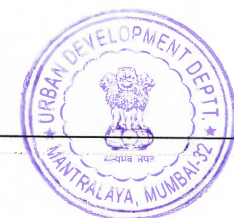
Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
367	Smt. Pankaja Abhay Sanap	Moho	65/2'	Class I	364	500	321A	200	200	<p>Shri. Chandrakant Shankar Dhatrak appeared for a hearing on 22.05.2023 on behalf of Shrimati. Pankaja Abhay Sanap. <b>Submission in hearing:</b> 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS, however, requested to grant the final plot of a minimum of 60% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3.) The contribution amount as per form no. 1 is not accepted and shall be waived. 4.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. They submitted a representation dated 22.05.2023, <b>Submission in representation:</b> 1.) The final plot allotted shall at least be 50% area of the Original Plot, also the contribution amount from land owners is not acceptable as they are granting 60% of the land ownership.</p>	<p>Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 60% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, new regulation has been proposed. As per updated 7/12 extract Gut no. 60/6, Moho is also owned by Pankaja Abhay Sanap. Therefore, the said Gut no. 65/2 and 60/6 are clubbed together and combined final plot no. 342B has been allotted on 20 Mt. wide layout road. The layout of the scheme has been revised for planning requirement and revised reconstituted Final Plot no. 342B as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.</p>
368	Mahendra Motilal Banthiya	Moho	41/2	Class I	243	1100	323A	440	440	<p>They have neither appeared for a hearing nor submitted any representation.</p>	<p>The sanctioned draft scheme proposal is confirmed, subject to change in final plot no. as 323B. Final Plot No. 323A, as shown in plan no 4, has been allotted, subject to change in the name of owners as per the updated 7/12 extract and of the area, as recorded in Table B.</p>
369	Ganesh Chindhu Thakur, Vithabai Rama Vishe, Kalpana Dattatray Dokale, Sakhubai Baban Shinde, Anand Baban Shinde	Moho	58/1	Class II	329	1100	323	440	440	<p>Shri. Bhavesh Dilip Patil on behalf of Sunanda D. Patil, Shri. Anil Janardan Shelke on behalf of Sadhana A. Shelke and Shri. Pramod Bhagvan Patil on behalf of Payal P. Patil appeared for a hearing on 18.05.2023. <b>Submission in hearing:</b> 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS, however, requested to grant the final plot of a minimum of 50% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall</p>	<p>Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 80% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, new regulation has been proposed. The sanctioned draft scheme proposal is</p>



Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										be permitted to be transferred as TDR on any plot. 3.) The contribution amount as per form no. 1 is not accepted and shall be waived. 4.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. 5.) The ownership details as per form -1, are incorrect and need an updation. Survey no. 58/1 has been purchased from Ganesh Thakur and 4 others by Smt. Sunanda Dilip Patil, Smt. Sadhana Anil Shelke, Smt. Payal Pramod Patil through a registered sale deed no. 7303/2020, dated on 16/10/2020. Requesting to update the same in form 1.	confirmed, subject to change in the name of owners, as per their request and updated 7/12 extract. Final Plot No. 323B, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
370	Sheikh Ibrahim Hasan, Sheikh Abdul Qasam, Sheikh Amina Yunus, Sheikh Sharifa Adam, Sheikh Khatija Alladin, Sheikh Jaina Ajit, Sheikh Nura Kasam, Sheikh Shaida Gulam, Sheikh Siraj Gulam, Sheikh Roshni Gulam	Shivkar	61/2	Class II	84	4730	324	1892	1892	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 324, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
371	Vasant Narayan Patil	Moho	58/2	Class I	330	1400	325	560	1920	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 325, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
372		Moho	59/2		336	3400		1360			
373	Dattatreya Damodar Patankar  Devram Bhikaji Doke, Shrikant Shankar Rahate, Vilas Sandipan Chauhan, Mohmmad Umar Mohammad Irfan Monaria, Mohammad Saad Mohammad Irfan Monaria, Ukej Resort Pvt. Ltd.	Chikhale	135/1(P)	Class I	11	15440*	326	6176	6176	Shri. Dattatreya Damodar Patankar appeared for a hearing on 21.07.23 and submitted representation dated 09.10.23. <b>Submission in hearing:</b> 1.) They do not accept the sanctioned draft TPS and therefore requested not to include their Original Plot no. 11 & 12 in the NAINA Scheme as well as Town Planning Scheme no. 6. <b>Submission in representation:</b> Survey No. 135 Village Chikhale was owned by Smt. Shantabai Patankar and Smt. Janabai Mhatre through independent 7/12 extract. Out of that 8750 sq. m. land was acquired in 15.10.1987 for Panvel By-Pass, however as the bifurcation of survey no. was not happened both the owners had taken the compensation	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 60% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, new regulation has been proposed. As per updated 7/12 extract the total area of Gut no. 135/1 is 18,500 sq. mt. and out of that 17,120 sq. mt. is owned by Shri. Dattatry Damodar Patankar and other three and 1380 sq. mt. is under
374	Bama Gotiram Mhatre, Krushna Gotiram Mhatre, Tulshiram Gotiram Mhatre, Eknath Gotiram Mhatre, Harishchandra Gotiram Mhatre,	Chikhale	135/2(P)	Class II	12						



Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
	Changubai Dharma Patil, Maibai Narayan Phadke									<p>amount in equal share. Thereafter, hissa measurement of the said survey no. 135 was done on 29.05.2023 and accordingly separate 7/12 extract of 135/1 and 135/2 are formed. Accordingly, Survey no. 135/2 is totally acquired for Panvel By- Pass.</p> <p>Shri. Dnyaneshwar Eknath Mhatre and Shri. Ganesh Tulshiram Mhatre appeared for a hearing on 20.06.2023.</p> <p><b>Submission in hearing:</b> 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS, however, requested to allot a separate plot for Survey No. 135/2. Also requested to grant the final plot of a minimum of 60% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3.) The ownership details as per form -1, are incorrect and need an updation. After the demise of Shri. Harishchandra Gotiram Mhatre, his heir Shri. Bama Gotiram Mhatre, Shri. Eknath Gotiram Mhatre and Shri. Tulshiram Gotiram Mhatre became the owner of the said land and via mutation entry no. 3508, 3509, 3510, and 3606, the 7/12 extract has been updated. Accordingly requested to update the same in form 1. 4.) The contribution amount as per form no. 1 is not accepted and shall be waived. 5.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. Shri. Krushna Gotiram Mhatre submitted their representation on 20.06.2023.</p> <p><b>Submission in representation:</b> 1.) The survey no. 135 of village Moho is separated by hissa no. and separate 7/12 extracts of it are available, requesting to grant a separate final plot for their survey no. Shri. Devram Bhikaji Doke and Shri. Shrikant Shankar Rahate appeared for a hearing on 19.06.23.</p>	<p>occupation of Executive Engineer Road development department. The total area of Gut no. 135/2 is 5,000 sq. mt. Also, as per Notification dated 15/2/2021 of Public Works Department, Government of Maharashtra, 1380 sq. mt. and 8750 sq. mt. out of Gut no. 135 of Chikhale Village are delcared as highway. Accordingly, the total net area of 135/1 and 135/2, retained with the owner is 13,370 sq. mt. Shri. Patankar submitted that Smt. Shantabai Patankar and Smt. Janabai Mhatre had taken the compensation amount of Panvel Bye-Pass (8750 sq. m) in equal share. Therefore, the said acquisition area is equally deducted from both Gut no. 135/1 and 135/2, and accordingly the final plots are allotted as under.</p> <p><b>Gut no. - Area - Area under Bye-pass - Remaining. Area - FP no. - FP Area</b></p> <p>135/1 - 17120 - 4375 (50% of 8750) - 12745 - 326B - 5098</p> <p>135/2 - 5000 - 4375 (50% of 8750) - 625 - 326A - 250</p> <p>Final Plot No. 326A &amp; 326B, as shown in plan No. 4, have been allotted, subject to change in the name of owners as per the updated 7/12 extract and of the area, as recorded in Table B.</p>

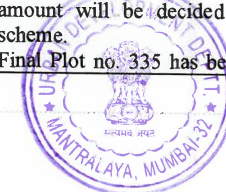


Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										Submission in hearing: 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 60% area of their original land. 2.) The contribution amount as per form no. 1 is not accepted and shall be waived. 3.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	
375	Amol Arvindrao Joshi	Moho	39/5	Class I	231	2400	328	960	960	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 328, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
376	Sukhdev Namdev Chavan	Moho	39/7	Class I	233	1000	329	400	400	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 329, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
377	Dynamic Developers Tarfe Partner Fakri A Hasamwaala, Ismail Javed Patel, Javed Mustafa Patel	Moho	39/6	Class I	232	2300	330	920	2200	They appeared for a hearing on 12.06.2023. Submission during the hearing: 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 60% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3.) The contribution amount as per form no. 1 is not accepted and shall be waived. 4.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 60% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, new regulation has been proposed.  The sanctioned draft scheme proposal is confirmed. Final Plot No. 330, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
378		Moho	59/1		335	3200		1280			
379	Ramesh Charya Sonawane	Moho	39/8	Class II	234	1600	331	640	1000	They have neither appeared for a hearing nor submitted any representation.	As per draft sanction scheme Gut no. 39/8, 60/4 & 60/5 were owned by Ramesh Sonawane and inlieu of that final plot no. 331 & 336 were proposed. As per updated 7/12 extract the ownership of the all these lands are transferred in their heirs and therefore a combined final plot no. 331 has been
380		Moho	60/4		345	900		360			

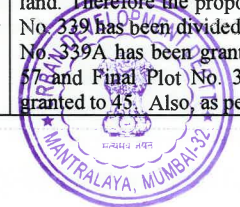




Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
											allotted and the name of the owners have been changed.  Final Plot no. 331, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
381	Anesh Ganu Dhawale, Meenakshi Anesh Dhawale	Shivkar	62	Class I	85	1490	333	596	596	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to slight modification in the shape. Final Plot no. 333, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
382	Khandu Kanu Mhatre	Moho	59/5	Class II	339	3800	334	1520	1520	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 334, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
383	Shekhar Namdev Bhujbal, Sandhya Shekhar Bhujbal, Ambadas Dattatreya Shinde, Madhuri Arvind Shinde.	Moho	59/6	Class I	340	2400	335	960	960	They have submitted their representation on 08.05.23, Submission: 1.) Mrs. Lata Chandrakant Undage Stated that she owns lands at five different locations in village Moho in joint ownership with others. However, they have been granted Final Plot no. 99, 112,127,308,335 at various locations. Therefore, they requested to allot them the combined final plot on a road of larger width for better planning and for consumption of FSI. 2.) In the calculation of betterment charges, the commercial exploitation of plots available to NAINA and income to be generated against that is not taken into consideration, therefore requested to give a setback of income to be generated against these commercial plots. 3.) In the case of TPS planning, the land area of 40% is adequate for common amenities, and the balance of 60% land is to be handed over back to the owner. Thereafter All the partners of M/s Rainbow Developers, Ambadas Shinde, Madhuri Arvind Shinde, Lata Undage and Ravindra Ghure has submitted notarised consent for considering their original land parcels in joint ownership and to provide them a single Final Plot.	All the partners of M/s Rainbow Developers, Ambadas Shinde, Madhuri Arvind Shinde, Lata Undage and Ravindra Ghure has submitted notarised consent for considering their original land parcels in joint ownership and to provide them a single Final Plot. Accordingly, single Final Plot No. 127 has been granted for their original lands bearing 100/4, 102/1A, 1B, 1C, 1E, 1F, 129/3, 130/2, 130/3, 130/7, 131/1, 131/6, and 44/5 (FP No. 112, 127 and 308 in the draft sanctioned scheme.) Their original land bearing no. 128/4 is co-owned by Shri. Narayan Patil and therefore its final plot no. 99 is retained. Also, original land bearing 59/6 is co-owned by Shekhar Namdev Bhujbal & Sandhya Shekhar Bhujbal and therefore its final plot no. 335 is retained. Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 60% of the original land can not be considered. The objection regarding the contribution amount will be decided in the final scheme. Final Plot no. 335 has been allotted as

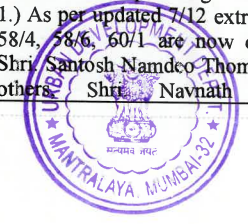


Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
											shown in plan no. 4 to the owner(s) and of the area as recorded in Table B.
384	Ramesh Charya Sonawane	Moho	60/5	Class II	346	800	336	320	320	They have neither appeared for a hearing nor submitted any representation.	As per draft sanction scheme Gut no. 39/8, 60/4 & 60/5 were owned by Ramesh Sonawane and inlieu of that final plot no. 331 & 336 were proposed. As per updated 7/12 extract the ownship of the all these lands are transferred in their heirs and therefore a combined final plot no. 331 has been allotted and the name of the owners have been changed. Final Plot no. 331, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
385	Dattatreya Damodar Patankar	Chikhale	146/1/A	Class I	49	4100	337	1640	3320	They appeared for a hearing on 30.05.23. <b>Submission in hearing:</b> 1.) They do not accept the sanctioned draft TPS, requesting to not include their original Plot no. 49 and 50 in the NAINA Scheme as well as Town Planning Scheme no. 6.	In the sanctioned Development Plan of NAINA, their original lands bearing Gut no. 146/1/A and 146/1/B in Chikhale are under reservation of Growth Centre and therefore they have been given final plot no 337 in Moho, fronting on 20.0 mt. wide layout road. The sanctioned draft scheme proposal is confirmed. Final Plot no. 337, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
386		Chikhale	146/1/B		50	4200		1680			
387	Nandkumar Eknath Mumbaikar	Moho	60/3/1	Class I	343	400	338	160	160	They have neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised for planning requirement and revised reconstituted Final Plot no. 336, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
388	Baba Mahadu Chaudhari, Yamuna Aatmaram Patil, Chandrabhaga Kundlik Chaudhari, Arun Kundlik Chaudhari, Premnath Kundlik Chaudhari, Sachin Kundlik Chaudhari, Manisha Kundlik Chaudhari, Somnath Kundlik Chaudhari, Bandu Parshuram Chaudhari, Vishnu Parshuram Chaudhari, Sushila	Shivkar	45	Class I	64	1720	339	688	3136	Shri. Jaydas Babu Chaudhari on behalf of Shri. Babu Mahadu Chaudhary submitted representation dated 23.02.2023. <b>Submission in representation:</b> 1.) In their survey no. 45/0 and 57 of village Shivkar, they have their Grampanchayat assessed house no 15 and therefore requested to grant them the final plot in the vicinity of their house.	In the sanctioned Development Plan of NAINA, their original lands bearing Gut no. 45 in Shivkar are under reservation of City Park and therefore they have been given final plot no 339 in Moho, fronting on 20.0 mt. wide layout road. Their original land bearing Gut No. 45 is Class I land and Gut No. 57 is Class II land. Therefore the proposed Final Plot No. 339 has been divided and Final Plot No. 339A has been granted to Gut No. 57 and Final Plot No. 339B has been granted to 45. Also, as per updated 7/12
389		Shivkar	57	Class II	78	6120		2448			





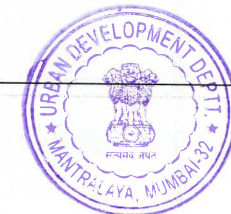
Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
	Ramchandra Mundhe, Vishwanath Hasuram Patil, Rupesh Hasuram Patil, Tulshibai Raghunath Chaudhari, Maruti Raghunath Chaudhari, Hanuman Raghunath Chaudhari, Sakharan Raghunath Chaudhari, Kalpna Santosh Patil, Darshan Kashinath Patil, Archana Kashinath Patil, Prakash Pandurang Patil, Suresh Pandurang Patil, Harshal Kashinath Patil, Parvati Ramchandra Patil, Ramesh Pandurang Patil										extracts the name of the owners have been corrected. Final Plots no. 339A & 339B as shown in plan no 4, have been allotted to the owner(s) and of the area, as recorded in Table B.
390	Dhau Ambo Mhaskar	Moho	61/3	Class I	352	1400	340	560	560	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to slight modification in shape. Final Plot no. 340, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
391	Dilip Balam Gonbare, Kiran Tukaram Bhoir	Moho	61/2	Class I	351	1700	341	680	680	They have neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised for planning requirement and reconstituted Final Plot no. 343, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
392	Moho Garden Co.Op.Hou.Soc. tarfe Chief Promotor M.K. Fransis	Moho	57/3	Class I	322	800	343	320	3280	Shri. Santosh Namdeo Thombare, Shri. Navnath Rangnath Shendage, Shri. Kunal Navnath Shendage appeared for a hearing on 18.05.23. <b>Submission in hearing:</b> 1.) The survey no. 58/4, 58/6, and 60/1 of village Moho, were purchased by Shri. Santosh Namdeo Thombare and 7 others, Shri. Navnath Rangnath Shendage and 14 others and Shri. Kunal Navnath Shendage and 6 others. Therefore requested to allot the separate final plot for their survey no. and update the ownership details in form - 1. Also requested to grant the final plot of a minimum 60% area of their original land. 2) Allow them to utilize the FSI of 2.5 on their final plot. 2.) The contribution amount as per form no. 1 is not	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 60% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, new regulation has been proposed. The layout of the scheme has been revised for planning requirement. 1.) As per updated 7/12 extract Gut no. 58/4, 58/6, 60/1 are now owned by Shri. Santosh Namdeo Thombare and 7 others, Shri. Navnath Rangnath
393		Moho	57/7		327	600		240			
394		Moho	58/4		332	1400		560			
395		Moho	58/6		334	3400		1360			
396		Moho	60/1		341	1000		400			
397		Moho	60/6		347	1000		400			



Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										accepted and shall be waived off. 3.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	Shendage and 14 others and Shri. Kunal Navnath Shendage and 6 others and therefore as per their request separate Final Plot no. 311 has been allotted to them. 2.) As per updated 7/12 extract Gut no. 57/3 is now owned by Pankaja Abhay Sanap & Samrudhi Shekhar Bhujbal and therefore as per their request separate Final Plot no. 342A has been allotted to them. 3.) As per updated 7/12 extract Gut no. 57/7 is now owned by Samrudhi Shekhar Bhujbal therefore separate Final Plot no. 342C has been allotted to them. 4.) As per updated 7/12 extract Gut no. 60/6 & 65/2 is now owned by Pankaja Abhay Sanap and therefore combined Final Plot no. 342B has been allotted to them.
398	Rajani Jagdip Sehgal, Ankita Jagdip Sehgal.	Moho	31/2	Class I	183	13700	344, 467	5480	5480	<p>Ms. Ankita Jagdip Sehgal appeared for a hearing on 20.06.23. <b>Submission in hearing:</b> 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3.) The contribution amount as per form no. 1 is not accepted and shall be waived. 4.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.</p> <p>Shri. Bharat Jadhav, Corporator, Navi Mumbai Mahanagar Palika wide letter no. dated 002/2021/559/E-217076, dated 08.01.2021 submitted representation that Shrimati. Rajani Sehgal and Shrimati. Ankita Sehgal wide mutation entry no. 179, captured Government's Guruchan Land bearing survey no. 31/2. Area 13700 sq. m. and inlieu of that CIDCO has proposed to</p>	<p>Shri. Bharat Jadhav has not submitted any supporting document and therefore, wide letter no. लवाद/न.र.यो-६/सर्वसाधारण/२०२३/५०३ dated 19.10.2023, he was requested to submit the copy of mutation entry no. 179. As per updated 7/12 extract, Rajani Jagdip Sehgal and Ankita Jagdip Sehgal are the occupant of the gut no. 31/2, Moho Village. Also as per mutation entry no. 2126 mentioned in the 7/12 extract, Gut no. 31/2 &amp; 43, Moho were purchased by Rajani Jagdip Sehgal and Ankita Jagdip Sehgal from Baburao Parekh. Also, mutation entry no. 179 is not mentioned in the 7/12 extract of Gut no. 31/2.</p> <p>Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, new regulation has been proposed.</p>



Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										allot them Final Plot no. 344 and 467, total area 5480 sq. m. Therefore they request to enquire and cancel the plot allotted to Sehegal.	The sanctioned draft scheme proposal is confirmed, subject to change in Final Plot no. Final Plots No. 344A & 467, as shown in plan No. 4, have been allotted to the owner(s) and of the area, as recorded in Table B.
399	Shri Darshan Laxman Shelke	Moho	43	Class I	251	500	344A	200	200	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 344B, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
400	Gurucharan	Shivkar	68	सरकार	92	1900	345, 385	760	12272	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot nos. 345 & 385, as shown in plan no 4, have been allotted to the owner(s) and of the area, as recorded in Table B.
401	Gurucharan	Shivkar	294(P)		118	28780*		11512			
402	Rohankumar Shankar Mhatre	Moho	38/5	Class I	225	1400	346	560	560	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in the name of owners as per the updated 7/12 extract. Final Plot no. 346, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
403	Suman Gangaram Mate	Shivkar	26/4	Class I	53	1900	347	760	760	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in the name of owners as per the updated 7/12 extract. Final Plot no. 347, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
404	Abdul Rahman 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,	Shivkar	73	Class II	97	4480	348	1792	1792	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 348, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.



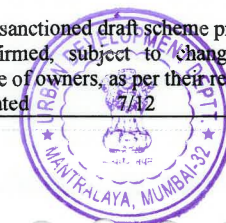
Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
	Faimeeda Akbar Sheikh										
405	Ketaki Rahul Anvikar	Moho	66/1/C	Class I	376	650	349	260	260	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in the name of owners as per the updated 7/12 extract. Final Plot no. 349, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
406	Meenakshi Anesh Dhawale	Shivkar	60	Class I	82	4380	350	1752	1752	They have neither appeared for a hearing nor submitted any representation.	The layout of the scheme have been revised for planning requirement and in lieu of this revised reconstituted Final Plot no. 451 as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
407	Sarala Ramchandra Sadavarte, Rahul Praksah Sadavarte, Gaurav Prakash Sadavarte, Kanchanmala Prakash Sadavarte, Rupa Prakash Sadavarte, Chandrakala Prakash Sadavarte	Moho	65/7	Class I	369	200	351	80	280	They have neither appeared for a hearing nor submitted any representation.n.	As per latest 7/12 extract, In the other rights column of the Gut no. 66/4 name of Ganpat Rama Jadhav is mentioned as protected tenant and therefore Final Plot no. 351 B has been allotted for Gut no. 66/4 and for Gut no. 65/7 Final Plot no. 351A has been allotted. The layout of the scheme has been revised for planning requirment and Final Plot no. 351A & 351B, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
408		Moho	66/4		379	500		200			
409	Balkrishna Balaram Patil, Dhulaji Balaram Patil, Sadanand Balaram Patil	Shivkar	64	Class II	87	3240	352	1296	3928	They have neither appeared for a hearing nor submitted any representation.	As per updated 7/12 extract the ownership has been changed. The layout of the scheme have been revised for planning requirement and in lieu of this revised reconstituted Final Plot no. 352 as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
410		Shivkar	79/2		108	6580		2632			
411	Sidhika Shekhar Bhujbal, Sandhya Shekhar Bhujbal	Moho	41/3	Class I	244	600	353	240	2460	Shri. Shekhar Namdev Bhujbal appeared for a hearing on 22.05.23. Submission in hearing: 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, they requested to allot them a combined final plot by amalgamating the final plot no. 471, 453, and 353 which are in the ownership of smt. Sandhya Shekhar bhujbal and Ms. Sadhhika Shekhar Bhujbal, on 20M wide road. 2.)	Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, new regulation has been proposed. As per their request final plots no. 353, 453, 471 in the sanctioned draft scheme are amalgamated and combined
412	Sandhya Shekhar Bhujbal, Shekhar Namdev Bhujbal	Moho	47/5/C		275	1550		620			
413	Sidhika Shekhar Bhujbal	Moho	56/2'		312	300		120			
414	Sandhya Shekhar Bhujbal, Shekhar Namdev Bhujbal	Moho	75/5/1		435	2400		960			
415	Sandhya Shekhar Bhujbal, Shekhar Namdev Bhujbal	Moho	77/3		446	1300		520			



Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3.) The contribution amount as per form no. 1 is not accepted and shall be waived. 4.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. Shri. Shekhar Namdev Bhujbal submitted the representation dated 22.05.23. <b>Submission in representation:</b> 1.) The Final Plot shall at least be 50% of the original land.	final plot no. 353A has been granted. Final Plot no. 353A, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
416	Pandurang Namdev Patil, Baliram Namdev Patil	Moho	75/6	Class II	437	3100	354	1240	1240	They have not appeared for hearing and Smt. Vanita Pandurang Patil submitted representation dated 26.06.23. <b>Submission in representation:</b> 1.) Their written consent was not taken to include their land in NAINA TPS. 2.) The said NAINA TPS is inconsistent with the law and against the interest of the people, therefore raised their objection to include them in the said scheme.	In the sanctioned draft scheme, Final plot no 354 has been granted in part of their original holdings bearing Gut no. 75/6 and adjoining lands. The sanctioned draft scheme proposal is confirmed, subject to change in the name of owners as per the updated 7/12 extract. Final Plot no. 354, as shown in plan no. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
417	Shirish Mahadev Butala	Moho	76/3	Class I	440	7200	355	2880	2880	They have not appeared for hearing and Shri. Shirish Mahadev Butala submitted representation dated 25.09.2023. <b>Submission in representation:</b> 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. 2.) The contribution amount as per form no. 1 is not accepted and shall be waived.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 355, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
418	Balkrishna Ganpat Patil, Hanuman Ganpat Patil, Babu Ganpat Patil, Balaram Ganpat Patil, Datta Ganpat Patil, Janabai Mahadev Mali, Laxmibai Ganpat Patil, Nilesh Suresh Patil, Sunil Sampatrao Patil, Lina Rajaram Patil,	Chikhale	137/2	Class I	22	8700	356	3480	3480	Shri. Babu Ganpat Patil, Shri. Nilesh Suresh Patil, Smt. Lina Rajaram Patil, Smt. Sheetal Shailendra Vare appeared for a hearing on 30.05.23. <b>Submission in hearing:</b> 1.) NAINA Town Planning Scheme is not acceptable to them and requested to delete their land from the said scheme. They raised an objection to the TPS -6, requesting to keep the Original Plot no.22 in their name and not to include it in TPS- 6. 2.) Further requesting for correction in spelling mistake as	In the sanctioned Development Plan of NAINA, their original lands bearing Gut no. 137/2 in Chikhale are under reservation of Growth Centre and therefore they have been granted final plot no 356 in Moho, fronting on 30.0 mt. wide IDP road. The sanctioned draft scheme proposal is confirmed, subject to slight change in shape.



Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
	Sheetal Shailendra Vare, Gandha Sachin Vare									mentioned in form -1: i.) Leena Rajaram Patil, ii.) Shital Shailendra Waray, iii.) Gandha Sachin Waray. Smt. Sheetal S. Waray submitted representation dated 30.05.22. <b>Submission in representation:</b> 1.) The said NAINA TPS is not proposed for any public purpose and the farmers and many social organizations have already submitted written objections against the NAINA project. Accordingly requested to delete their land-bearing survey no. 137/2, Chikhale from TPS -6.	Final Plot no. 356, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
419	Rukmini Pandurang Shelake	Moho	76/2	Class II	439	4100	357	1640	1640	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 357, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
420	Ramesh Dattu Patil	Moho	65/6	Class I	368	400	359	160	160	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 359, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
421	Sarika Chandar Shinde, Janardan Gana Shinde, Dattatreya Ghutya Shinde, Mukta Chandar Shinde, Maina Jagannath Thakur, Manjula Chandar Shinde, Radhabai Ghutya Shinde	Moho	64/6	Class I	362	1000	360	400	400	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 360, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
422	YusufKhan Akbar Khan, Alhaj M. Yakub Beg Chief Trustee, Allahbaksh Appalal Mullah, Imran Salim Khan, M. Taslim Mahmud Hussain, Yakub Beg Trust Panvel	Shivkar	316	Class I	121	3870	361	1548	1548	Shri. Vikas Mahadev Gaikwad appeared for a hearing on behalf of Mominpada Mashid Yakub Beg Trust Panvel on 22.06.23. <b>Submission in hearing:</b> 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 50% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3.) The contribution amount as per form no. 1 is not accepted and shall be waived. 4.) By considering the development of the High Rise Building, concession in the marginal	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 50% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, new regulation has been proposed. The sanctioned draft scheme proposal is confirmed, subject to change in the name of owners, as per their request and updated extract.

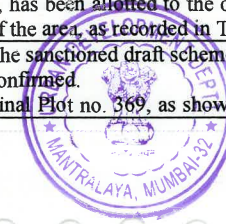




Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										space shall be granted and for that, the premium shall not be charged.	Final Plot No. 361, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
423		Shivkar	46	Class I	65	2910		1164			In the sanctioned Development plan of NAINA, their original land bearing Gut no. 46 & 48/1 in Shivkar village are under reservations of Citi park and playground and therefore they have been allotted the final plot in Moho village along 20.0 mt. wide layout road. Their original land bearing Gut No. 46 is Class I land and Gut No. 48/1 is Class II land. Therefore the proposed Final Plot No. 362 has been divided and Final Plot No. 362A has been granted to Gut No. 46 and Final Plot No. 362B has been granted to 48/1. Also, as per updated 7/12 extracts the name of the owners have been corrected. Final Plots no. 362A & 362B, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
424	Shankar Vitthal Patil	Shivkar	48/1	Class II	67	1110	362	444	1608	Shri. Shankar Vitthal Patil submitted representation dated 23.02.2023. <b>Submission in representation:</b> 1.) They have been cultivating the said land for many years and their Grampanchayat assessed house no 19 existed there. Therefore requested a grant for the final plot in the vicinity of their house,	
425	Naga Dharma Mhatre, Gana Dharma Mhatre, Hasuram Dharma Mhatre	Moho	64/1	Class II	356	4800	363	1920	1920	Shri. Baburao Naga Mhatre appeared for a hearing on 16.06.23. <b>Submission in hearing:</b> 1.) They raised objection to inclusion in TPS -6. 2.) As per mutation entry no. 2409, Shri. Gana Dharma Mhatre has relinquished their rights in survey no. 64/1 of village Moho. <b>Submission in representation</b> 1.) Their written consent was not taken to include their land in NAINA TPS. 2.) The said NAINA TPS is inconsistent with the law and against the interest of the people, therefore raised their objection to include them in the said scheme.	In the sanctioned draft scheme, Final plot no 363 has been granted in part of their original holdings bearing Gut no. 64/1 and adjoining lands. The sanctioned draft scheme proposal is confirmed, subject to correction in the name of the owners as per the updated 7/12 extract and final plot no. as 363A. Final Plot no. 363A, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
426	Gangabai Gana Mhatre, Pradip Gana Mhatre, Lalita Nandkishor Thombare, Jayshree Santosh Mhatre	Moho	68/5	Class I	390	1200	363A	480	480	Shri. Santosh Shankar Kadav and Shri. Vitthal Hiru Mhatre appeared for a hearing on 15.06.23. <b>Submission in hearing:</b> 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 50% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 50% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For

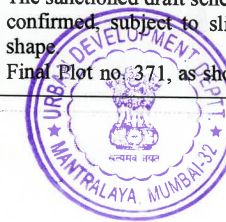


Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3.) The contribution amount as per form no. 1 is not accepted and shall be waived. 4.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. 5.) The ownership details as per Form -1 are incorrect and need an updation. As per registered sale deed no. 3588 dated 29.03.22, the survey no. 68/5 of village Moho, original area - 1200 sq. m was purchased by Mrs. Minal Mohan Patil, Mr. Vithhal Hiru Mhatre, Mrs. Shilpa Bhanudas Gaikwad, Mr. Santosh Shankar Kadav, Mrs. Aruna Santosh Kadav, Mr. Ganesh Atmaram Gharat, Mrs. Jyoti Mangesh Bhoir, Mr. Dinesh Hasuram Mhatre, Mr. Pradip Vasant Kadu, Mrs. Prabhawati Ramdas Govari, Mr. Balaram Laxman Chaudhary, Mr. Bhushan Anil Sutar.	concession in the marginal spaces, a new regulation has been proposed. The sanctioned draft scheme proposal is confirmed, subject to change in the name of owners as per updated 7/12 extract and change in final plot no. as 363B. Final Plot No. 363B, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
427	Sarla Ramchandra Sadavarte	Moho	65/9A	Class I	372	1240	364	496	496	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 364, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
428	Naga Dharma Mhatre, Gana Dharma Mhatre, Hausram Dharma Mhatre	Moho	65/9B	Class I	373	260	365	104	104	Shri. Baburao Naga Mhatre appeared for a hearing on 16.06.23. <b>Submission in hearing:</b> 1.) They raised objection to inclusion in TPS -6. Submission in representation 1.) Their written consent was not taken to include their land in NAINA TPS. 2.) The said NAINA TPS is inconsistent with the law and against the interest of the people, therefore raised their objection to include them in the said scheme.	The sanctioned draft scheme proposal is confirmed, subject to change in ownership. Final Plot no. 365, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
429	Lahu Janu Patil, Shankar Janu Patil	Moho	64/5/A	Class II	360	1300	367	520	520	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in ownership. Final Plot no. 367, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
430	Anita Abhay Deshpande, Narayan Aanand Shelar	Moho	87/2/C	Class I	474	2750	369	1100	1100	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 369, as shown in plan no

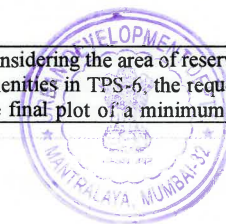




Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
											4, has been allotted to the owner(s) and of the area, as recorded in Table B.
431	Namdev Mahadu Phadke, Tukaram Mahadu Phadke, Shantibai Govind Jambhulkar, Baby Mahadu Phadke, Bayjubai Nagya Bhagat, Suman Ramdas Phadke, Yogesh Ramdas Phadke, Rasika Ramdas Phadke, Kashibai Baburao Phadke, Tarabai Anna Chaudhary, Gunabai Ram Mhatre, Raman Bhai Kondilkar, Sachin Bhai Kondilkar, Reena Vishwanath Bhopi, Manda Gurunath Bhaskar, Meenakshi Somnath Chaudhary, Atmaram 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 Thombre	Shivkar	321	Class I	123	830	370	332	332	They have neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised for planning requirement and revised reconstituted Final Plot no. 368, as shown in plan no 4, has been allotted, subject to change in the name of owners as per the updated 7/12 extract and of the area, as recorded in Table B.
432	Tukaram Dattatrey Patil, Pandharinath Dattatrey Patil, Phashibai Dattatrey Patil, Lilabai Dattatrey Patil,	Moho	87/1/B	Class II	471	1760	372	704	704	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to slight change in shape Final Plot no. 371, as shown in plan no



Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
	Shantabai Dattatreya Patil, Shantaram Dattatreya Patil, Sugandha Pandurang Patil, Surdas Dattatreya Patil, Surekha Haribhau Kurangale, Sangita Laxman Pavnekar										4, has been allotted to the owner(s) and of the area, as recorded in Table B.
433	Dattu Dhau Bhoir, Bhiku Dhau Bhoir, Rajubai Mahadu Bhoir, Narendra Mahadu Bhoir, Anjana Mahadu Bhoir, Anna Shankar Bhoir, Ramchandra Shankar Bhoir, Raghunath Shankar Bhoir, Subhash Shankar Bhoir	Moho	87/1/A	Class II	470	8340	373	3336	3336	Shri. Sanjay Naga Bhoir appeared for a hearing on 04.08.23. Submission in hearing: 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 60% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3.) The contribution amount as per form no. 1 is not accepted and shall be waived. 4.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. 5.) The ownership details as per Form -I are incorrect and need an updation. Shri. Dattu Bhoir has granted their rights in survey no. 87/1/A to Shri. Jaydas Naga Bhoir and Shri. Sanjay Naga Bhoir, the mutation entry no. 2641 states the same. Thus requested to do a needful change in ownership of Final Plot No. 373. Shri. Ramchandra Shankar Bhoir, Shri. Anna Shankar Bhoir, Shri. Ragunath Shankar Bhoir, Shri. Subhash Shankar Bhoir submitted representation dated 31.07.23. Submission in representation: 1.) Their written consent was not taken to include their land in NAINA TPS. 2.) The said NAINA TPS is inconsistent with the law and against the interest of the people, therefore raised their objection to include them in the said scheme.	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 50% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed. The sanctioned draft scheme proposal is confirmed, subject to change in the name of owners, as per their request and updated 7/12 extract. Final Plot No. 372, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
434	Dilip Rama Dhawale, Parvatibai Rama Dhawale, Trimbak Rama Dhawale,	Shivkar	65	Class II	88	6270	376	2508	2508	Shri. Vishal Kulkarni appeared for a hearing on behalf of M/s. Valuable Property Pvt. Ltd on 29.05.23.	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 50% of





Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
	M/s Valuable Property Pvt. Ltd Director Narendra Hete									<p><b>Submission in hearing:</b> 1.) They have not accepted the location of the Final Plot in the sanctioned draft TPS and requested to allot a separate final plot for their holding in survey no. 65. Also requested to grant the final plot of a minimum 50% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3.) The contribution amount as per form no. 1 is not accepted and shall be waived. 4.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.</p>	<p>the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed.</p> <p>The sanctioned draft scheme proposal is confirmed, subject to change in the name of owners, as per their request and updated 7/12 extract. Final Plot No. 376, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.</p>
435	Shevanti Namdev Bhagat, Sunil Namdev Bhagat, Anil Namdev Bhagat, Rajashri Namdev Bhagat, Jayashri Namdev Bhagat, M/s Valuable Property Pvt. Ltd. Director Narendra Hete	Shivkar	71	Class I	95	4200	377	1680	1680	<p>Shri. Vishal Kulkarni appeared for a hearing on behalf of M/s. Valuable Property Pvt. Ltd on 29.05.23. Submission in hearing: 1.) They have not accepted the location of the Final Plot in the sanctioned draft TPS and request to allot a separate final plot for their holding in survey no. 65. Also requested to grant the final plot of a minimum 50% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3.) The contribution amount as per form no. 1 is not accepted and shall be waived. 4.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.</p>	<p>Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 50% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed.</p> <p>The sanctioned draft scheme proposal is confirmed, subject to change in the name of owners, as per their request and updated 7/12 extract. Final Plot No. 377, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.</p>
436	Santosh Dharma Bhoir, Khandu Dharma Bhoir	Moho	86/4	Class II	469	8600	378	3440	3440	They have neither appeared for a hearing nor submitted any representation.	<p>The sanctioned draft scheme proposal is confirmed. Final Plot no. 378, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.</p>
437	Sangeeta Kavlya Bhoir, Vasantibai Maruti Gharat,	Moho	85/2	Class II	465	5400	380	2160	3900	They have neither appeared for a hearing nor submitted any representation.	<p>The sanctioned draft scheme proposal is confirmed. Final Plot no. 380, as shown in plan no</p>
438	Bhau Kavlya Bhoir, Ayatubai Gopinath Mhatre,	Moho	87/2/B		473	4350		1740			

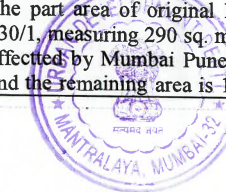


Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
	Hirabai Eknath Waghmare, Laxmibai Hiraji Waghmare, Dwarkabai Gajanan Patil										4, has been allotted to the owner(s) and of the area, as recorded in Table B.
439	Vitthal Goma Bhoir, Ghanshyam Avadharaj Yadav, Shekhar Namdev Bhujbal	Moho	85/1	Class II	464	12200	381	4880	4880	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in ownership. Final Plot no. 381, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
440	Mominpada Mashid Yakub Beg Trust Panvel for Trust, Alhaj M. Mustapha Yakub Beg, Abdul Gafar A. Sattar Shaikh Trustee, Abdulla Badwan Kunni Trustee, Akil Jafar Khan Trustee, Iqbal Aliyar Khan Trustee	Moho	70/3	Class I	402	2600	382, 546	1040	3600	Shri. Vikas Mahadev Gaikwad appeared for a hearing on behalf of Mominpada Mashid Yakub Beg Trust Panvel on 22.06.23. <b>Submission in hearing:</b> 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to allot a combined+- Final Plot for better development. Also requested to grant the final plot of a minimum 50% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3.) The contribution amount as per form no. 1 is not accepted and shall be waived. 4.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. Shri. Narendra Urf Narayan Mhatre, Shri. Narayan Posha Mhatre, Shri. Sharad Kisan Mhatre submitted their representation on 21.06.2023, 22.06.2023 & 26.06.2023 respectively. <b>Submission in representation:</b> 1.) They are the tenants in Gut no. 70/3, 74/2, 86/3, 87/3 and the said lands are under occupation of them. <b>Submission during Combined hearing dated 29.08.2023.</b> 1.) In the 7/12 extract of Gut no. 86/3, 87/3, 70/3, 74/2 their names are included in other rights as tenants. They are cultivating the said land and for that they are paying amount to the Yakub beg trust therefore they requested	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 50% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed. The sanctioned draft scheme proposal is confirmed, subject to change in ownership as per updated 7/12 extract. Final plots no. as 382B & 546, as shown in plan No. 4, have been allotted to the owner(s) and of the area, as recorded in Table B.
441		Moho	74/2		426	2400		960			
442		Moho	86/3		468	3300		1320			
443		Moho	87/3		475	700		280			





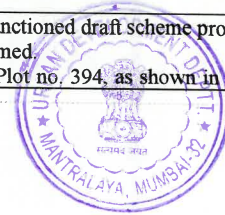
Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										to grant 60% share in the final plot granted in lieu of teh original lands.	
444	Laxmibai Vishnu Thosar, Madhav Vishnu Thosar, Rohini Yashavant Godase, Vijay Vishnu Thosar, Purushottam Vishnu Thosar	Moho	86/2	Class I	467	600	383	240	240	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in ownership. Final Plot no. 383, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
445	Ganubai Hanuman Gharat, Nirmala Dhondu Mhatre, Ramabai Mahadev Popeta, Shantaram Dhondu mhatre, Nama Dhondu mhatre	Moho	76/4	Class I	441	3400	384	1360	1360	Shri. Arvind Totaram Wankhede, Vice-President of Shri Mangalam Cooperative Housing Society appeared for a hearing on 22.05.23. <b>Submission in hearing:</b> 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 60% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3.) The contribution amount as per form no. 1 is not accepted and shall be waived. 4.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. 5.) The ownership details as per form-1, need an updation, survey no. 76/4 was purchased by Shri Mangalam Sahakari Gruhnirman Sanstha Ltd. on 19.07.2021.	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 50% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed. The sanctioned draft scheme proposal is confirmed, subject to change in the name of owners, as per their request and updated 7/12 extract. Final Plot No. 384, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
446	Dilip Narayadas Gurbani, Ghanshyam A. Yadav	Moho	77/1	Class I	443	2100	386	840	840	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 386, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
447	Balaram Shankar Kadav	Moho	58 /7	Class I	328	400	387	160	2360	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in ownership. Final Plot no. 387, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
448		Moho	60/7		348	500		200			
449		Moho	72/5		416	2900		1160			
450		Moho	76/5		442	1100		440			
451		Moho	77/2/2		445	1000		400			
452	Rama Janu Gaykar	Chikhale	130/1A(P)	Class II	3	10610*	388	4244	4244	They have neither appeared for a hearing nor submitted any representation.	The part area of original land bearing 130/1, measuring 290 sq. m. is partially affected by Mumbai Pune expressway and the remaining area is 10610 sq. m.
453	Gulab Mohammed Rajjak, Asar Phunis Gulab Rasul Mo. Rajjak,	Chikhale	130/1B(P)	Class I	4						



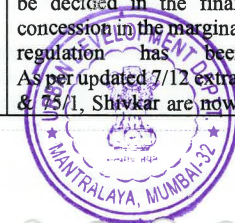
Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
	Mohammed Nain Sheikh Mohammed Shadril, Sudel Mohammed Sheikh Mohammed Shadril										However, as the Hissa measurement of said Gut no. 130/1A, 1B, and 1K is not available, combined Final Plot no. 390 has been allotted. According to the holding of each family in the said Gut no., their share in final plot has been finalized as under. Gut No. -130/1A - Share of Jankubai Rama Gaikar and other - 12.84 % Gut No. -130/1A - Share of Aggrawal - 20.18 % Gut No. -130/1B - Share of Gulab Rasul Mohammad Rajjak - 33.95 % Gut No. -130/1C - Share of Kamlakar Kamrya Gaikar and other - 33.03 %  The layout of the scheme has been revised for planning requirements and revised reconstituted Final Plot no. 390, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
454	Kamlakar Kamrya Gaykar, Jijabai Ramkrushna Shelke, Taibai Sudam Patil, Latabai Sudam Patil, Vanita Vitthal Gaykar, Anil Vitthal Gaykar, Sneha Vitthal Gaykar, Guna Arjun Gaykar, Ganesh Arjun Gaykar, Balaram Arjun Gaykar, Balkrushna Arjun Gaykar, Pramila Arjun Gaykar	Chikhale	130/1K(P)	Class II	5						
455	Dattatrey Ghutya Shinde, Radhabai Ghutya Shinde	Moho	77/5	Class II	448	3900	389	1560	4400	They have neither appeared for a hearing nor submitted any representation..	The location of proposed Final Plot no. 389 has been slightly shifted to southern side on the same road. Final Plot no. 389, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
456		Moho	81/4		460	7100		2840			
457	Ganesh Damodar Shelke	Moho	81/1/A	Class I	456	4550	390	1820	3680	They appeared for a hearing on 20.06.23. <b>Submission during Hearing:</b> 1.) They have three lands at Moho bearing Gut no. 120/5, 81/1/A, and 81/1/B and have been given final plot no. 119 and 390 at different locations. They requested to grant a combined square-shaped final plot for their total holding at the place of Final Plot no. 390. Also, they requested to grant a Final Plot of a minimum of 60% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3.) The contribution amount as per form no. 1 is not accepted and shall be waived. 4.) By considering the development of the High	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 80% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, new regulation has been proposed. As per their request, their three lands bearing Gut No. 120/5, 81/1/A, & 81/1/B are clubbed together (Final Plot no. 119 & 390 in sanction draft scheme) and combined Final Plot no 116 has been allotted. Final Plot No. 116, as shown in plan No.
458		Moho	81/1/B	Class I	457	4650		1860			



Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	4, has been allotted to the owner(s) and of the area as recorded in Table B.
459	Rama Padu Patil, Narayan Padu Patil, Gaurubai Damu Patil, Fashibai Manglya Dhavale, Kanubai Nathuram Kalambe, Radhabai Padu Patil, Balu Ragho Patil, Ashok Kaluram Patil, Dharma Kaluram Patil, Laxmi Kaluram Patil, Darshana Dattatray Patil, Arun Kaluram Patil, Ashwini Sachin Kadu, Manda Bhagwan Patil, Lahu Mahadu Mhaskar, Krishnabai Lahu Shelke, Sachin Pandurang Mhaskar, Ankush Mahadu Mhaskar, Sunita Arun Gayakar, Sagar Pandurang Mhaskar, Santosh Pandurang Mhaskar, Ganesh Mahadu Mhaskar, Madhukar Mahadu Mhaskar, Harishchandra Mahadu Mhaskar, Manisha Kashinath Patil, Somnath Kashinath Patil, Akanksha Ashok Bhoir, Pranita Pramod Patil, Rupali Kashinath Patil, Supriya Kashinath Patil	Shivkar	315	Class II	120	9760	391	3904	3904	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in ownership. Final Plot no. 391, as shown in plan no 4, has been allotted to the owner(s) and of the area as recorded in Table B.
460	Aaytubai Gopinath Mhatre, Bhau Kavlya Bhoir, Laxmibai Hiraji Waghmare, Vasantibai Maruti Gharat, Dwarkabai Gajanan Patil, Sangita Kavlya Bhoir, Hirabai Ekanath Waghmare	Moho	81/5	Class II	461	1900	393	760	760	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in ownership. Final Plot no. 393, as shown in plan no 4, has been allotted to the owner(s) and of the area as recorded in Table B.
461	Gotiram Kamalu Dhavale, Ramchandra Kamalu Dhavale	Shivkar	39/0	Class II	55	8020	394	3208	3208	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 394, as shown in plan no

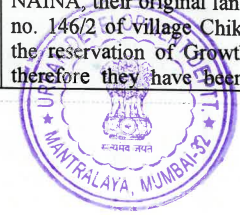


Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
											4, has been allotted to the owner(s) and of the area, as recorded in Table B.
462	Namdev Ragho Bhoir, Housabai Lahu Mali, Dnyandev Nama Bhoir	Moho	82/1	Class II	462	21500	397	8600	8600	They have not appeared for a hearing. Shri. Vithhal Namdev Bhoir submitted their representation dated 26.06.23, Submission in representation: 1.) Their written consent was not taken to include their land in NAINA TPS. 2.) The said NAINA TPS is inconsistent with the law and against the interest of the people, therefore raised their objection to include them in the said scheme.	In the sanctioned draft scheme, Final plot no 397 has been granted in part of their original holdings bearing Gut no. 82 and adjoining lands. The sanctioned draft scheme proposal is confirmed, subject to slight change in shape. Final Plot no. 397, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
463	Gana Ganpat Tupe, Gunabai Ganu Jale, Baraki Tukaram Dhavale, Kashi Gurunath Kadav, M/s Valuable Property Pvt. Ltd. Director Narendra Hete.	Shivkar	44/1	Class II	60	12170	399	4868	4868	Shri. Vishal Kulkarni appeared for a hearing on behalf of M/s. Valuable Property Pvt. Ltd. on 29.05.23. Submission in hearing: 1.) They have not accepted the location of the Final Plot in the sanctioned draft TPS. Request to allot a separate final plot for their holding in survey no. 44/1. Also requested to grant the final plot of a minimum 50% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3.) The contribution amount as per form no. 1 is not accepted and shall be waived. 4.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	They are co-owners in their original Gut no. 44/1 and therefore their request to grant a separate final plot can not be considered. Also considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 50% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed. The sanctioned draft scheme proposal is confirmed, subject to change in ownership. Final Plot No. 399, as shown in plan No. 4, has been allotted to the owner(s) and of the area as recorded in Table B.
464	M/s Valuable Property Pvt. Ltd. Director Narendra Hete, Praveen Narayan Kamble	Shivkar	78/2	Class I	105	2000	400	800	800	Shri. Vishal Kulkarni appeared for a hearing on behalf of M/s. Valuable Property Pvt. Ltd. on 29.05.23. Submission in hearing: 1.) They have not accepted the location of the Final Plot in the sanctioned draft TPS. Request to allot a separate final plot for their holding in survey no.78/2. However, requested to grant the final plot of a minimum of 50% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 50% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed. As per updated 7/12 extract Gut no. 78/2 & 75/1, Shivkar are now totally owned

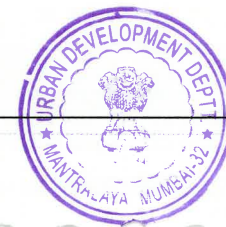




Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										transferred as TDR on any plot. 3.) The contribution amount as per form no. 1 is not accepted and shall be waived. 4.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	by M/s Valuable Property Pvt. Ltd. Director Narendra Hete. Therefore, Gut no. 75/1 & 78/2 are clubbed together with their Final Plot no. 413 in the sanctioned draft scheme and consolidated final plot no. 401 has been granted. Final Plot No. 401, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
465	M/s Valuable Property Pvt. Ltd. Director Narendra Hete.	Shivkar	58/1	Class I	79	4150	401	1660	1660	Shri. Vishal Kulkarni appeared for a hearing on behalf of M/s. Valuable Property Pvt. Ltd. on 29.05.23. Submission in hearing: 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 50% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3.) The contribution amount as per form no. 1 is not accepted and shall be waived. 3.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 50% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed. The layout of the scheme has been revised for planning requirement and revised reconstituted Final Plot no. 400, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
466	Vishnu Bhama Bhoir	Moho	81/3	Class II	459	5000	402	2000	2000	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in ownership & slight change in the location. Final Plot no. 402, as shown in plan no 4, has been allotted to the owner(s) and of the area as recorded in Table B.
467	Dunkur Dharma Bhoir, Rama Dharma Bhoir, Dinkar Dharma Bhoir, Baby Dharma Bhoir, Barki Dharma Bhoir	Moho	81/2	Class II	458	6100	403	2440	2440	They have neither appeared for a hearing nor submitted any representation..	The sanctioned draft scheme proposal is confirmed, subject to slight change in the location. Final Plot no. 403, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
468	Dattatreya Damodar Patankar, Nitin Narayan Gaikwad, Yogesh Narayan Gaikwad	Chikhale	146/2	Class I	51	3700	404	1480	1480	Shri. Dattatreya Damodar Patankar, Shri. Nitin Narayan Gaikwad appeared for a hearing on 30.05.23. Submission in hearing: 1.) They raised an objection to the TPS -6 and requested to keep	In the sanctioned development plan of NAINA, their original land bearing Gut no. 146/2 of village Chikhale is under the reservation of Growth Centre and therefore they have been granted the

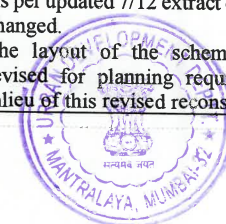


Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										the Original Plot no. 22 in their name and not to include it in TPS- 6.	final plot in village Moho fronting on 20.0 mt. wide layout road. The sanctioned draft scheme proposal is confirmed. Final Plot no. 404, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
469	Shankar Ganu Mhatre	Moho	78/4	Class I	453	2000	405	800	2880	Shri. Shankar Ganu Mhatre appeared for a hearing on 13.07.23. Submission in hearing: 1.) They have not accepted the allotted final plot in the sanctioned draft TPS. They own survey no. 78/4, 104/5/1, 106/3/A, and 132/6 and in lieu of that they have been granted FP 405. Their residential house exists in Survey No. 106/3/A and the said land is proposed for final plot no.44 and allotted to Shri. Shailendra Bhand. Therefore, they requested that the final plot for survey no. 106/3/A shall be granted around their structure therein and for remaining lands they shall be granted FP in survey no. 78/4. Also requested to grant the final plot of a minimum 60% area of their original land. 2.) The contribution amount as per form no. 1 is not accepted and shall be waived off. 3.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. Submission during the combined hearing of FP 44 and FP 405: i.) Gut No. 106/3/B, Moho is owned by Shri. Shailendra Bhand and in lieu of that FP 44 has been proposed. However, in place of FP 44, there are 3 residential structures of Shri. Shankar Ganu Mhatre (Proposed owner of FP 405). Therefore, Shri. Shailendra Bhand has requested that FP 44 be granted to Shri. Shankar Ganu Mhatre and they Shall be granted FP 45 which is reserved for amenity space. ii.) They sold Survey No. 78/4 to Shri. Patwardhan and therefore they requested that the final plot for survey no. 106/3/A shall be granted around their structure therein and a	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 60% of the original land can not be considered. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed. As per their request, for Gut no. 106/3/A, Final plot no. 44 has been granted in the said land surrounding their structure. For Gut no. 104/5/1 and 132/6, Final plot no. 425 has been granated and for Gut no. 78/4, Final plot no. 406 has been granted. Final Plots No. 44 , 425, & 406, as shown in plan No. 4, have been allotted to the owner(s) and of the area, as recorded in Table B.
470		Moho	104/5/1	Class I	513	1700		680			
471		Moho	106/3/A	Class II	522	2100		840			
472		Moho	132/6	Class I	669	1400		560			





Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										separate final plot shall be granted for survey no. 104/5/1 and 132/6.	
473	Sakharam Ganapat Mhatre, Rasika Nivrutti Mhatre, Punam Tukaram Mhatre	Moho	78/2	Class II	450	1990	407	796	796	<p>Shri. Pritam Janardan Deshmukh and Shri. Sunil Shantaram Waghmare appeared for a hearing on 27.06.23.</p> <p><b>Submission in hearing:</b> 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 50% area of their original land. 2.) The ownership details as per form-1 are incorrect and need an updation. Survey No. 78/2 of village Moho was purchased by i.) Prabhakar Narayan Patil, ii.) Pritam Janardan Deshmukh, iii.) Vinod Prabhakar Patil, iv.) Sudhir Jaganath Koli, v.) Sunil Shantaram Waghmare, vi.) Suryakant Atmaram Thakur, vii.) Santosh Shankar Kadav, viii.) Janardan Tukaram Patil, ix.) Dynaneshwar Sudhakar Bhoir, x.) Nilesh Anant Tandel from Sakharam Ganapat Mhatre, Rasika Nivrutti Mhatre, Punam Tukaram Mhatre, the same is reflected in the 7/12 extract following the Mutation entry no. 2529. 3.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4.) The contribution amount as per form no. 1 is not accepted and shall be waived. 5.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.</p>	<p>Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 50% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed. The sanctioned draft scheme proposal is confirmed, subject to slight change in shape &amp; change in the name of owners, as per their request and updated 7/12 extract.</p> <p>Final Plot No. 407, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.</p>
474	Bhama Dattu Mhatre, Suvarna Chandrakant Tambade, Aruna Umesh Patil, Karuna Anil Bhalekar, Puja Dattu Mhatre, Rina Dattu Mhatre	Moho	78/1	Class I	449	3400	408	1360	1360	<p>They have neither appeared for a hearing nor submitted any representation.</p>	<p>The sanctioned draft scheme proposal is confirmed, subject to slight change in shape.</p> <p>Final Plot no. 408, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.</p>
475	Vitthal Goma Bhoir	Moho	78/3/A	Class I	451	3150	409	1260	1260	<p>Smt. Sunita Sudhakar Mahajan appeared for a hearing on 09.05.2023.</p> <p><b>Submission in hearing:</b> 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. 2.) The ownership</p>	<p>As per updated 7/12 extract ownership is changed.</p> <p>The layout of the scheme has been revised for planning requirement and inlieu of this revised reconstituted Final</p>



Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										details as per form -1, need an updation. 3.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot 4.) The contribution amount as per form no. 1 is not accepted and shall be waived. 5.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	Plot no. 412, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
476	Balaram Ganpat Jadhav, Manjula Maruti Rokade, Sarika Santosh Kadam, Bharati Sandip Bhoir, Sugandha Harishchadra Jadhav	Moho	73/4	Class II	424	500	410	200	200	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 410, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
477	Ramesh Charya Sonawane, Amol Namdev Bhagat, Sarika Atul Bhagat	Moho	79/2	Class II	455	5900	411	2360	2360	They have neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised for planning requirement and inlieu of this revised reconstituted Final Plot no. 411, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
478	Bharat Mulji Khona	Moho	79/1	Class I	454	9700	412	3880	3880	They appeared for a hearing on 30.05.2023. <b>Submission during Hearing:</b> 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS, but requested the shape to be rectangular. Also, requested to grant the final plot of a minimum of 60% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3.) The contribution amount as per form no. 1 is not accepted and shall be waived. 4.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 50% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed.  The layout of the scheme has been revised for planning requirement and inlieu of this revised reconstituted Final Plot no. 409, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
479	M/s Valuable Properties Pvt. Ltd.	Shivkar	38	Class I	54	4700	413	1880	23516	Shri. Vishal Kulkarni appeared for a hearing on behalf of M/s. Valuable Property Pvt. Ltd. on 29.05.23. <b>Submission in hearing:</b> 1.) They have	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 50% of the original land can not be considered.
480	M/s. Valuable Properties pvt. Ltd.	Shivkar	41		57	4430		1772			



Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
481	M/s Valuable Property Pvt. Ltd. Director Narendra Hete.	Shivkar	42		58	6100		2440		accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 50% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3.) The contribution amount as per form no. 1 is not accepted and shall be waived. 4.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed. As per updated 7/12 extract Gut no. 78/2 & 75/1, Shivkar are now totally owned by M/s Valuable Property Pvt. Ltd. Director Narendra Hete. Therefore, Gut no. 75/1 & 78/2 are clubbed together with their Final Plot no. 413 in the sanctioned draft scheme and consolidated final plot no. 401 has been granted. Final Plot No. 401, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
482	M/s Valuable Property Pvt. Ltd. Director Narendra Hete.	Shivkar	47		66	14870		5948			
483	M/s Valuable Property Pvt. Ltd. Director Narendra Hete.	Shivkar	54/1		74	2580		1032			
484	M/s Valuable Property Pvt. Ltd. Director Narendra Hete.	Shivkar	56		77	2880		1152			
485	M/s Valuable Property Pvt. Ltd. Director Narendra Hete.	Shivkar	63		86	2830		1132			
486	M/s Valuable Property Pvt. Ltd. Director Narendra Hete.	Shivkar	67		91	4200		1680			
487	M/s Valuable Property Pvt. Ltd. Director Narendra Hete	Shivkar	70		94	4580		1832			
488	M/s Valuable Property Pvt. Ltd. Director Narendra Hete.	Shivkar	76		102	1370		548			
489	M/s Valuable Property Pvt. Ltd.	Moho	56/1		311	1000		400			
490	M/s Valuable Property Pvt. Ltd.	Moho	64/4		359	1600		640			
491	M/s Valuable Property Pvt. Ltd.	Moho	65/8B		371	850		340			
492	M/s Valuable Property Pvt. Ltd Director Narendra Hete	Moho	72/2		413	3600		1440			
493	M/s Valuable Property Pvt. Ltd.	Moho	73/3		423	1800		720			
494	M/s Valuable Property Pvt. Ltd.	Moho	86/1		466	1400		560			
495	Beena Khot	Moho	78/3/B	Class II	452	1350	414	540	540	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 414, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
496	Vivek Dnyaneshwar Patil, Narayan Padu Patil, Gaurubai Damu Patil, Fashibai Manglya Dhawale, Kanubai Nathuram Kalambe, Radhabai Padu	Shivkar	49	Class I	69	3200	415	1280	1280	Shri. Vishal Kulkarni appeared for a hearing on behalf of M/s. Valuable Property Pvt. Ltd. on 29.05.23. Submission in hearing: 1.) They have not accepted the location of the Final Plot in the sanctioned draft TPS and requested to allot a	They are co-owners in their original land bearing Gut no. 49 and therefore their request to grant a separate final plot can not be considered. Also considering the area of reservations and amenities in TPS-6, the request to grant the final plot

Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
	Patil, Balu Ragho Patil, Rama Padu Patil, Ashok Kaluram Patil, Dharma Kaluram Patil, Lakshmi Kaluram Patil, Darshana Dattatray 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, Akanksha Ashok Bhoir, Pranita Pramod Patil, Rupali Kashinath Patil, Supriya Kashinath Patil, M/s Valuable Property Pvt. Ltd Director Narendra Hete									separate final plot for their holding in survey no. 49. Also requested to grant the final plot of a minimum of 50% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3.) The contribution amount as per form no. 1 is not accepted and shall be waived. 4.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	of a minimum of 50% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed. The sanctioned draft scheme proposal is confirmed, subject to change in ownership. Final Plot No. 415, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
497	Zipa Budhya Patil	Shivkar	54/2	Class I	75	3890	417	1556	1556	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in ownership. Final Plot No. 417, as shown in plan no 4 has been allotted to the owner(s) and of the area, as recorded in Table B.
498	Dattatreya Ganu Dhavale	Moho	72/3	Class I	414	4100	418	1640	1640	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 418, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
499	Sakharam Balu Shinde, Sitaram Halya Shinde, Tukaram Ladku Shinde, Archana Machhindra Thombare, Darshan Machhindra Thombare,	Moho	72/1	Class II	412	3000		1200	2040	They have neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised for planning requirement and inlieu of this revised reconstituted Final Plot no. 419, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
500		Moho	72/4		415	2100	419	840			

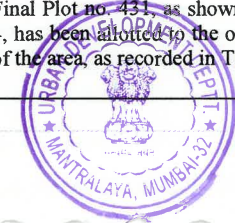




Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
	Bhavika 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										
501		Moho	114/1/3	Class II	555	1300		520			
502	Sarvaram Nama Kadav	Moho	114/5	Class I	560	2500	420	1000	1520	They have neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised for planning requirement. Their original land bearing Gut No. 114/5 is Class I land and Gut No. 114/1/3 is Class II land. Therefore Final Plot No. 426A has been granted to Gut No. 114/5 and Final Plot No. 426C has been granted to 114/1/3. Also, as per updated 7/12 extracts the name of the owners have been corrected. Final Plots no. 426A & 426C, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
503	Narayan Balkrishna Pandit, Dilip Balkrishna Pandit, Arun Balkrishna Pandit, Shantabai Balkrishna Pandit	Chikhale	139/1	Class II	28	3900	421	1560	1560	They have neither appeared for a hearing nor submitted any representation.	As per updated 7/12 extract ownership is changed. The layout of the scheme has been revised for planning requirement and in lieu of this revised reconstituted Final Plot no. 421, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
504	Sitabai Janu Patil, Balaram Janu Patil, Chandrakant Janu Patil, Saraswati Ganesh Mhaskar, Fashibai Janu Patil, Manisha Devendra Patil, Rekha Santosh Bhagat	Shivkar	66/2	Class I	90	3950	422	1580	1580	They have neither appeared for a hearing nor submitted any representation..	The layout of the scheme has been revised for planning requirement and inlieu of this revised reconstituted Final Plot no. 422, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
505	Narayan Hari Nakhwa	Moho	73/2/C	Class I	421	3690	423	1476	1476	They have not appeared for a hearing. Shri. Shankar Ganu Mhatre submitted a letter dt. 18.07.23. Submission: 1.) Final Plot No. 423 has been proposed in lieu of Survey No. 73/2/C in the name of Shri. Narayan Hari Nakhwa.	As per updated 7/12 extract ownership is updated. The layout of the scheme has been revised for planning requirement and in lieu of this revised reconstituted Final Plot no. 423, as shown in plan no 4, has

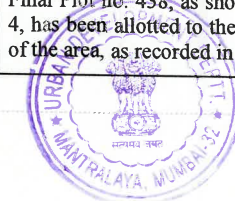


Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										However, in the other right side of the 7/12 extract, the name of Shri. Shankar Ganu Mhatre has been mentioned as a Protected Tenant. 2.) The total area of survey no. 73/2/C is 3690 sq. m. and Additional tahsildar and Agriculture Tribunal, wide order dated 28.06.1969, had fixed the land amount under section 32 G of Maharashtra Tenancy and Agricultural Land Act, 1948 for 3100 sq. mt. land. For the remaining 590 sq.m m land the application dated 23.08.2019 was submitted for fixation of land amount under section 32 G of the Maharashtra Tenancy and Agricultural Land Act, 1948. Therefore, they requested not to grant the FP 423 in the name of Shri. Narayan Hari Nakhwa.	been allotted to the owner(s) and of the area, as recorded in Table B.
506	Maruti Ganpat Gadkari, Mangal Ganpat Gadkari	Chikhale	138/1B	Class I	26	4600	424	1840	1840	They have neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised for planning requirement and inlieu of this revised reconstituted Final Plot no. 424A, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
507	Kashinath Pandurang Shinde,	Moho	70/5	Class II	404	1800	427	720	1520	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in final plot no. as 427C. Final Plot no. 427C, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
508	Bala Pandurang Shinde, Ramchandra Pandurang Shinde, Somi Balaram labade	Moho	82/2		463	2000		800			
509	Balya Dhaku Phadke	Moho	120/4	Class I	592	3900	428	1560	1560	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 428, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
510	Parvati Mahadu Mhaskar	Moho	70/2	Class II	401	2200	430	880	880	They have neither appeared for a hearing nor submitted any representation..	The sanctioned draft scheme proposal is confirmed. Final Plot no. 430, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
511	Ananta Hasha Sonawane,	Moho	45/3	Class II	259	1400	431	560	3920	They have neither appeared for a hearing nor submitted any representation..	The sanctioned draft scheme proposal is confirmed. Final Plot no. 431, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
512	Vasant Hasha Sonawane,	Moho	66/6		381	800		320			
513	Madhukar Hasha Sonawane,	Moho	71/1		406	2200		880			
514	Nirmalabai Jayant Yelve,	Moho	71/3		408	2200		880			
515	Sakhubai Dashrath Sonawane,	Moho	71/5		410	900		360			
516	Sonawane,	Moho	75/1		431	1200		480			
517	Sujata Dashrath Sonawane	Moho	75/3		433	1100		440			

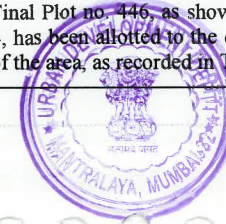




Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
518	Sakharam Balu Shinde, Gulab Arun Bolade, Sitaram Halya Shinde	Moho	69/2	Class II	392	4600	433	1840	1840	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 433, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
519	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 Dhavale, Anandi Dhamba Dhavale, Bhuri Dhamba Dhavale, Tara Kana Patil	Shivkar	314/B	Class II	125	4330	434	1732	1732	They have neither appeared for a hearing nor submitted any representation..	The sanctioned draft scheme proposal is confirmed. Final Plot no. 434, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
520	Sarvaram Shankar Mhatre	Moho	67/2	Class II	384	600	435	240	240	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 435, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
521	Krushna Namdev Patil, Santosh Namdev Patil	Moho	74/4	Class II	428	6000	436	2400	2400	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 436, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
522	Mahadev Goma Topale, Ramabai Chandrakant Topale, Ashok Chandrakant Topale, Kishor Chandrakant Topale, Kiran Chandrakant Topale	Shivkar	78/1	Class II	104	4200	437	1680	1680	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in ownership. Final Plot no. 437, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
523	Ramchandra Kanha Sonawane,	Moho	74/6	Class I	430	4000	438	1600	1880	They have not appeared for hearing and not submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in ownership. Final Plot no. 438, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
524	Janardan Kanha Sonawane, Sanjay Kanha Sonawane, Sushila Prakash Khambe, Kalpana Chandrakant Khambe	Moho	75/2		432	700		280			



Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
525	Vishnu Ramkrishna Bhat	Moho	75/4	Class I	434	4000	439	1600	1600	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in ownership. Final Plot no. 439, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
526	Dnyaneshwar Madhukar Dhawale, Mangesh Madhukar Dhavale, Ramdas Kashinath Mhatre	Shivkar	319/1	Class I	126	3080	440	1232	1232	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 440, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
527	Ketaki Rahul Anvikar, Sushant Dhondiram Mhatre, Darshan Dinkar Mhatre	Moho	72/6	Class I	417	1800	442	720	720	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 442, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
528	Gomibai Dinkar Gawand, Indubai Shankar Patil, Maribai Changa Dhawale, Devkibai Changa Dhawale, Ganga Kamalu Dhawale, Dattatreya Kamalu Dhawale, Damodar Kamalu Dhawale, Hoshi Parashuram Mhatre, Anil Kamalu Dhawale, Umesh Dhaya Dhawale, Ganesh Kamalu Dhavale, Mahadev Kamalu Dhavale, Anandi Ganya Dhavale, Avinash Dhaya Dhavale, Anibai Dhaya Dhavale, Rekha Ramchandra Bhagat, Mai Prakash Shelke	Shivkar	314/A	Class II	124	4470	443	1788	1788	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 443, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
529	Fashi Namdev Patil	Shivkar	104	Class I	117	5000	444	2000	2000	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 444, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
530	Mahmad Ibrahim Sheikh, Mahamood Mia Ibrahim Sheikh, Qadir Ibrahim Sheikh, Mariam Abraham Sheikh, Alimiya Ibrahim Shaikh	Shivkar	61/1	Class II	83	1040	446	416	416	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 446, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.





Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06										Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area	Representation of Owner on Sanctioned Draft TPS 06	
1	2	3A	3B	3C	4	5	6	7	8	9	10
531	Dhaya Ambo Mhaskar, Mahadu Ambo Mhaskar, Hira Ambo Mhaskar, Gana Ambo Mhaskar, Guna Bama Mhaskar, Nami Ambo Mhaskar, Hashibai Ambo Mhaskar, Chandrabhagha Kundalik Mhaskar, Rajendra Kundalik Mhaskar, Ram Kundilak Mhaskar, Sachin Kundilak Mhaskar, Nitin Kundilak Mhaskar	Moho	69/1	Class II	391	2800	448	1120	1120	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 448, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
532	Deepak Walaji Karia, M/s. Choice Buildcon LLP behalf partner	Moho	28/2/A	Class I	171	4900	449	1960	4240	Shri. Deepak Valaji Karia for M/s. Choice Buildcon LLP behalf partner and Shri. Harnish Dharmendra Karia Partners thro' M/s Choice Reality appeared for hearing on 30.05.23. <b>Submission in hearing:</b> 1.) They have not accepted the location of the Final Plot. Bhuriraj Choice Realtors Limited is their sister company and therefore they requested to grant their Final Plots adjoining to Final Plots allotted to M/s Bhuriraj Choice Realtors Limited bearing FP no. 484, 485, 494, and 562 and fronting on 60M wide Spine Road, for better development. Also, requested to grant the final plot of a minimum of 60% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3.) The contribution amount as per form no. 1 is not accepted and shall be waived. 3.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 50% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed. The sanctioned draft scheme proposal is confirmed, subject to slight change in the shape. Final Plot no. 449, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
533		Moho	29/3B		177	1800		720			
534		Moho	68/2		387	3900		1560			
535	Harnish Dharmendra Karia Partners thro' M/s Choice Reality	Pali Khurd	21/1(P)	Class I	708	4686*	450	1874.40	1874.40	Shri. Deepak Valaji Karia for M/s. Choice Buildcon LLP behalf partner and Shri. Harnish Dharmendra Karia Partners thro' M/s Choice Reality appeared for hearing on 30.05.23,	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 50% of the original land can not be considered. Regarding FSI and TDR provisions, the



Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										<p><b>Submission:</b> 1.) They have not accepted the location of the Final Plot. Bhumi Raj Choice Realtors Limited is their sister company and therefore they requested to grant their Final Plots adjoining to Final Plots allotted to M/s Bhumi Raj Choice Realtors Limited bearing FP no. 484, 485, 494, and 562 and fronting on 60M wide Spine Road, for better development. Also, requested to grant the final plot of a minimum of 60% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3.) The contribution amount as per form no. 1 is not accepted and shall be waived. 3.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.</p>	<p>regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed. As per joint measurement statement of the acquisition of Virar -Alibaug multi modal corridor, out of Gut no. 21/1-10520 sq. mt. the area of 5830 sq. mt. was acquired. Accordingly, the net area remain with the owner is 4690 sq. mt. and they are entitled for the final plot of 1876 sq. mt. The sanctioned draft scheme proposal is confirmed, subject to slight change in the shape and area as per the Joint Measurement Sheet of Multi Modal Corridor Acquisition. Final Plot no. 450, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.</p>
536	Maruti Ganpat Gadkari	Chikhale	139/6	Class I	33	2100	451	840	840	They have neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised for planning requirement and in view of this revised reconstituted Final Plot no. 459, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
537	Sham Laxman Katore, Sanjivani Suresh Katore	Moho	74/1	Class I	425	1900	452	760	760	They have neither appeared for a hearing nor submitted any representation.	As per updated 7/12 extract ownership is changed. The sanctioned draft scheme proposal is confirmed, subject to slight change in shape and final plot number. Final Plot no. 453, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
538	Shekhar Namdeo Bhujbal, Sandhya Namdeo Bhujbal	Moho	67/1/2	Class I	383	4700	453	1880	1880	<p>Shri. Shekhar Namdev Bhujbal appeared for a hearing on 22.05.23.</p> <p><b>Submission in hearing:</b> 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, they requested to allot them a combined final plot on a 20M wide road by amalgamating the final plot no. 471, 453, and 353, which are in the ownership of Smt. Sandhya Shekhar Bhujbal and Ms. Sadhika Shekhar Bhujbal.</p>	<p>Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, new regulation has been proposed. As per their request final plots no. 353, 453, 471 in the sanctioned draft scheme are amalgamated and combined</p>





Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3.) The contribution amount as per form no. 1 is not accepted and shall be waived. 3.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. Shri. Shekhar Namdev Bhujbal submitted the representation dated 22.05.23. <b>Submission in representation:</b> 1.) The Final Plot shall be at least 50% of the original land.	final plot no. 353 has been granted. Final Plot no. 353A, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
539	Pundalik Urf Kundalik Ganya Bhoir, Anant Kokya Naik, Jayendra Kokya Naik.	Moho	38/4/B	Class I	224	3780	454	1512	1512	They have not appeared for hearing and Shri. Pundalik urf Kundalik Ganya Bhoir submitted representation dated 26.06.23, <b>Submission in representation:</b> 1.) Their written consent was not taken to include their land in NAINA TPS. 2.) The said NAINA TPS is inconsistent with the law and against the interest of the people, therefore raised their objection to include them in the said scheme.	In the sanctioned draft scheme, Final plot no 454 has been granted in part of their original holdings bearing Gut no. 38/4 and adjoining lands. As per updated 7/12 extract Gut no. 38/4/B has been divided into new Gut no. 38/4B/1 & 38/4B/2. The layout of the scheme has been revised for planning requirement and in view of this revised reconstituted FP no. 455A has been allotted to gut no. 38/4B/2 & FP no. 455B has been allotted to gut no. 38/4B/1. Final Plots no. 455A & 455B, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
540	Chadrakant Rama Bhoir, Ramakant Rama Bhoir, Vimal Ganpat Bhopi, Nirabai Kisan Bhopi, Hirabai Ajay Mhatre, Malatibai Muralidhar Karlekar	Moho	38/4/A	Class II	223	2620	455	1048	1048	They have neither appeared for a hearing nor submitted any representation.	AS per updated 7/12 extract ownership is changed. The sanctioned draft scheme proposal is confirmed, subject to slight change in shape and final plot number. Final Plot No. 456, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
541	Janu Narayan Dhavale, Changa Narayan Dhavale, Dhondibai Rama Patil, Janabai Kalya Shelake, Shantabai Parshuram Chaudhari,	Shivkar	48/2	Class II	68	2330	456	932	932	Shri. Sandesh Kanha Dhawle appeared for a hearing on 23.06.23. <b>Submission in hearing:</b> 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 50% area	As per updated 7/12 extract ownership is changed. Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 50% of the original land can not be considered.

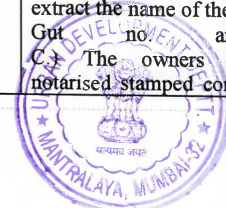


Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
	Dattatreya Budhaji Dhavale, Sanjay Budhaji Dhavale, Hirabai Ragho Patil, Nirabai Haribhau Patil, Tarabai Maruti Chaudhari, Pushpa Dyaneshwar Patil, Baraki Ravindra Thakur									of their original land. 2.) As per mutation entry no. 2717 in Survey No. 48/2 of Village Shivkar, after the demise of co-holder Shri. Janu Narayan Dhawle, the following names of their heirs have been added: i.) Shri. Kanha Janu Dhawle, ii.) Shri. Lahu Janu Dhawle, iii.) Vithhabai Motiram Dhawle, iv.) Hashibai Shantaram Chaudhari, v.) Jijabai Tukaram Phadke, vi.) Vanita Maya Patil. Accordingly requested to update the same. 3.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4.) The contribution amount as per form no. 1 is not accepted and shall be waived. 5.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed. The layout of the scheme has been revised for planning requirement and in view of this revised reconstituted Final Plot no. 454, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
542	Sachin Omprakash Agrawal	Chikhale	138/2	Class I	27	6000	457	2400	5204	Shri. Akash S. Agrawal appeared for hearing on 24.05.23. Submission in hearing: 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 60% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3.) The contribution amount as per form no. 1 is not accepted and shall be waived. 4.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 50% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed. The sanctioned draft scheme proposal is confirmed, subject to slight change in shape. Final Plot No. 457, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
543	Aakash Sachin Agrawal	Moho	32/5		190	1800		720			
544	Aakash Sachin Agrawal	Moho	36/5/B		211	2960		1184			
545	Aakash Sachin Agrawal	Moho	121/5/B	Class I	599	2250	457	900	5204	Shri. Akash S. Agrawal appeared for hearing on 24.05.23. Submission in hearing: 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 60% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3.) The contribution amount as per form no. 1 is not accepted and shall be waived. 4.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 50% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed. The sanctioned draft scheme proposal is confirmed, subject to slight change in shape. Final Plot No. 457, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
546	Sachin Omprakash Agrawal	Moho	113/7/1	Class I	551	1600	458	640	640	Shri. Akash S. Agrawal appeared for hearing on 24.05.23. Submission in hearing: 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 60% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 50% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will

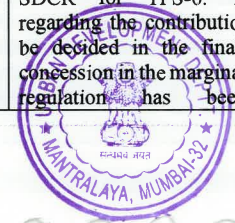




Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3.) The contribution amount as per form no. 1 is not accepted and shall be waived. 4.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed. The sanctioned draft scheme proposal is confirmed, subject to slight change in shape & change in the name of owners, as per their request and updated 7/12 extract. Final Plot No. 458, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
547	Dilip Raghunath Bhoir	Moho	36/4	Class I	209	1200	459	480	480	They have not appeared for a hearing and submitted representation dated 31.07.23. <b>Submission in representation:</b> 1.) Their written consent was not taken to include their land in NAINA TPS. 2.) The said NAINA TPS is inconsistent with the law and against the interest of the people, therefore raised their objection to include them in the said scheme.	They have been granted final plot in part of their original holding bearing Gut no. 36/4 and adjoining lands. The layout of the scheme has been revised for planning requirement and in view of this revised reconstituted Final Plot no. 461, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
548	Purushottam Vishnu Behare	Moho	37/4/B	Class I	217	600	460	240	240	They have neither appeared for a hearing nor submitted any representation.	As per updated 7/12 extract ownership is changed. The layout of the scheme has been revised for planning requirement and in view of this revised reconstituted Final Plot no. 460, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
549	Raibai Ragho Kadav, Hiraman Ragho Kadav, Prakash Ragho Kadav, Gulabbai Ananta Rodpalkar, Yamunabai Ashok Gaykar, Krushnabai Ragho Kadav, Janabai Ragho Kadav	Moho	68/1/B	Class I	386	570	461	228	228	They have neither appeared for a hearing nor submitted any representation.	A.) In the sanctioned Draft TPS - 6, 1.) Final Plot no. 120 was proposed for Gut no. 1/2, 65/3, 68/1/A, 116/6/B, 121/3, 123/6, Moho. 2.) Final Plot no. 172 & 263 were proposed for Gut no. 5/4, 58/5, Moho. 3.) Final Plot no. 179 was proposed for Gut no. 126/1, Moho. 4.) Final Plot no. 461 was proposed for Gut no. 68/1/B, Moho. B.) As per registered distribution deed 1442/2020 dated 03.02.2020, mutation entry no. 2473 was registered. Thereafter, according to updated 7/12 extract the name of the owners of above Gut no. are changed. C.) The owners have submitted notarised stamped consent letter dated



Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
											20.10.20223 and accordingly requested to grant separate final plot as per their holdings. D.) According to their consent letter and updated 7/12 extract, the layout of the scheme has been revised and revised reconstituted final plots are allotted as follows; i.) For Gut no. 5/4, 116/6/B, 68/1/B, 65/3, 58/5, Moho Village total area 4900 sq. m. of Hiranman Ragho Kadav & Prakash Ragho Kadav, Final Plot no. 341 A has been allotted on their existing structure in Gut no. 58. ii.) For Gut no. 123/6, 1/2, 5/4, 68/1/A, Moho Village total area 4730 sq. mt. of Suresh Rambhau Kadav & Yashwant Rambhau Kadav, Final Plot no. 310 has been allotted. iii.) For Gut no. 5/4, 58/5, 126/1, Moho Village total area 4100 sq. m. of Nama Padu Kadav, Final Plot no. 263 has been allotted. iv.) For Gut no. 123/6 & 121/3 total area 4700 sq. m. of Nirabai Anant Kadav, Sarita Balkrishna Patil and Surekha Sunil Mhatre Final Plot no. 118 has been allotted. The area is recorded in Table B.
550	Harishchandra Zipa Patil, Padmakar Zipa Patil	Shivkar	75/2/1	Class I	100	1690	463	676	676	They have neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised for planning requirement and in view of this revised reconstituted Final Plot no. 521, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
551	Sagar Sachin Agarwal	Moho	31/1/C	Class II	182	4400	464	1760	5760	Shri.Akash S. Agrawal, authorized by Shri. Sagar S Agrawal appeared for a hearing on 24.05.23. <b>Submission in hearing:</b> 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 60% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 50% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed.
552		Moho	113/7/2	Class I	552	2200		880			
553		Moho	114/2	Class I	556	2900		1160			
554		Moho	114/3	Class I	557	4900		1960			

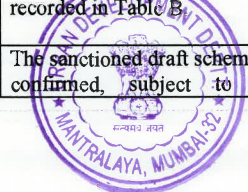




Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										be permitted to be transferred as TDR on any plot. 3.) The contribution amount as per form no. 1 is not accepted and shall be waived. 4.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. 5.) In Final Plot 464, there is an existing flow of water, therefore requested to realign the watercourse and allot the final plot.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 464, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
555	Shankar Ganya Bhoir, Maruti Ganya Bhoir	Moho	38/1	Class II	219	4200	465	1680	1680	They have not appeared for hearing and Shri. Shankar Gana Bhoir and Shri. Maruti Gana Bhoir submitted their representation dated 26.06.23. <b>Submission in representation:</b> 1.) Their written consent was not taken to include their land in NAINA TPS. 2.) The said NAINA TPS is inconsistent with the law and against the interest of the people, therefore raised their objection to include them in the said scheme.	In the sanctioned draft scheme, Final plot no 465 has been granted in part of their original holdings bearing Gut no. 38/1 and adjoining lands. The sanctioned draft scheme proposal is confirmed. Final Plot no. 465, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
556	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 Shelake, Surekha Santosh Fadke, Rekha Santosh Fadke, Jayashri Santosh Fadke, Amruta Santosh Fadke	Shivkar	77	Class II	103	4580	466	1832	1832	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 466, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
557	Mahesh Ramesh Patil, Jitesh Ramesh Patil, Tejas Ramesh Patil	Shivkar	91/1	Class I	115	1790	468	716	716	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 468, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
558	Mahesh Ramesh Patil	Shivkar	91/2	Class I	116	1700	469	680	680	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 469, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.

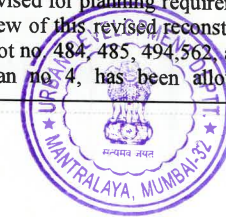


Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
559	Sandip Aanandrao Pawar, Rajendra Vitthalrao Kolkar, Satish Baban Vidhate, Subhash Aanadrao Borate.	Moho	39/3	Class I	229	1800	470	720	720	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 470, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
560	Shekhar Namdev Bhujbal	Moho	39/2	Class I	228	500	471	200	440	Shri. Shekhar Namdev Bhujbal appeared for a hearing on 22.05.23. Submission in hearing: 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, they requested to allot them a combined final plot on a 20M wide road, by amalgamating the final plot no. 471, 453, and 353 which are in the ownership of Smt. Sandhya Shekhar Bhujbal and Ms. Sadhhika Shekhar Bhujbal, Also requested to grant the final plot of a minimum of 50% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3.) The contribution amount as per form no. 1 is not accepted and shall be waived. 4.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, new regulation has been proposed. As per their request final plots no. 353,453, 471 in the sanctioned draft scheme are amalgamated and combined final plot no. 353 has been granted. Final Plot no. 353A, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
561		Moho	48/4		280	600		240			
562	Shami Mangalya Patil	Shivkar	317	Class II	122	3060	473	1224	1224	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 473, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
563	Sangita Laxman Pavanekar, Tukaram Dattatreya Patil, Surdas Dattatreya Patil, Shantaram Dattatreya Patil, Shantabai Dattatreya Patil, Fashibai Dattatreya Patil, Surekha Haribhau Kurangale, Leelabai Dattatreya Patil, Sugandha Pandurang Patil, Pandharinath Dattatreya Patil	Moho	2/4	Class I	134	3310	476	1324	9208	They have not appeared for a hearing and submitted representation on 08.09.23. Submission in representation: 1.) For their survey no. 2/4, 4/4, 40/6, 41/1/A, 41/1/B, 117/4, 133/2, Final Plot no. 476 is granted in survey no. 40/6. They requested to do reallocation as follows: a.) Final plots for Survey No. 2/4 and 4/4 shall be granted in respective survey no. only. b.) Final plot no. 476 shall be granted for survey no. 40/6, 41/1/A, 41/1/B, 117/4, and 133/2.	As per their request, for their Gut no. 133/2 the separate Final plot 209 has been allotted in part of their original Gut no. 2/4. For their remaining land Gut no. 2/4, 4/4, 40/6, 41/1/A, 41/1/B, 117/4 a revised reconstituted Final Plot No. 476, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
564		Moho	4/4	Class I	147	2600		1040			
565		Moho	40/6	Class II	240	4200		1680			
566		Moho	41/1/A	Class II	241	3450		1380			
567		Moho	41/1/B	Class II	242	1650		660			
568		Moho	117/4	Class II	583	5100		2040			
569		Moho	133/2	Class I	671	2710		1084			
570	Balaram Namdev Patil	Moho	40/3	Class II	237	1500	477	600	600	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in

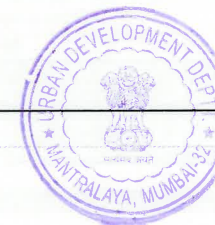




Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
											ownership. Final Plot No. 477, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
571	Baburao Shankar Mhatre	Moho	40/2	Class II	236	2400	478	960	960	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 478, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
572	Baburao Shankar Mhatre, Sakharam Shankar Mhatre.	Moho	40/1	Class I	235	1600	479	640	640	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 479, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
573	Jectendra Yugraj Jain, Mahavir Basantilal Surana, Rakesh Sohanlal Chaplot	Moho	45/1	Class I	257	1600	480	640	640	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 480, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
574	Tukaram Damu Shelke	Moho	136/2A	Class I	677	2000	482	800	800	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 482, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
575	Kishor Maruti Pathe, Dwarkabai Tukaram Patil, Narendra Maruti Pathe, Rupesh Maruti Pathe, Suvama Maruti Pathe, Dharmendra Walji Kariya	Moho	136/3	Class I	679	5200	483	2080	2080	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 483, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
576	Bhumiraj Choice Realtors Limited	Moho	141/B (P)	Class I	686	195123.2 *	484, 485, 494, 562	78049.28	78049.28	Shri. Deepak V. Karia appeared for a hearing on behalf of Bhumiraj Choice Realtors Limited on 30.05.23, Submission in hearing: 1.) They have not accepted the location of the Final Plot in the sanctioned draft TPS. Final Plot 484 is of irregular shape and therefore requested to allot a rectangular Final Plot. They have been granted four Final Plots at different locations and therefore requested that at least 2 plots be adjoining to each other and front on 60M wide Spine Road. Also requested to grant the final plot of a minimum 60% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due	As per joint measurment statement of the acquisition of Virar -Alibaug multi modal corridor, out of Gut no. 141 (Part) of Bhumiraj Choice Realtors – 9149 sq. mt. of area out of 201900 sq. mt was acquired. Accordingly, the net area remain with the owner is 1,92,751 sq. mt. and they are entitled for the final plot of 77,100.  The layout of the scheme has been revised for planning requirement and in view of this revised reconstituted Final Plot no. 484, 485, 494, 562 as shown in plan no. 4, has been allotted to the



Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										to any restrictions, shall be permitted to be transferred as TDR on any plot. 3.) The contribution amount as per form no. 1 is not accepted and shall be waived. 3.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	owner(s) and of the area, as recorded in Table B.
577	Rajesh Sohanmal Mehta, Ajay Sohanmal Mehta, Sanjay Sohanmal Mehta, Prasad Lakshman Gaikwad, Vedant Prasad Gaikwad	Chikhale	140/4	Class I	37	13300	486	5320	5320	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 486, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
578	Vinay Vijay Agrawal, Vijay Narottamdas Agrawal, Surdas Dattatreya Agrawal.	Moho	30	Class I	178	5560	489	2224	2224	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 489, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
579	Gana Ganpat Tupe, Gunabai Ganu Dhavale, Baraki Tukaram Dhavale, Kashi Ganpat Tupe, Rama Bendu Tupe.	Shivkar	40/0	Class I	56	2760	490	1104	1104	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in ownership. Final Plot No. 490, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
580	Dattatray M. Karpe, Sunil Kondaji Kokre, Sunil Shrikrishna Bhalerao, Sanjay Kumar Chaturvedi	Pali Khurd	21/2/1(P)	Class I	709	2075*	491	830.18	830.18	They have neither appeared for a hearing nor submitted any representation.	As per joint measurment statement of the acquisition of Virar -Alibaug multi modal corridor, out of Gut no. 21/2 - 16450 sq. mt. the area of 13976 sq. mt. was acquired. Accordingly, the net area remain with the owner is 2474 sq. mt. and they are entitled for the final plot of 990 sq. mt. Final Plot No. 491, has been allotted, subject to change in the name of owners as per the updated 7/12 extract and of the area, as recorded in Table B.
581	Deepak Govind Shelke, Ramchandra Govind Shelke, Santosh Govind Shelke, Varsha Anant Shelke, Jayshree Dattatreya Shelke	Pali Khurd	21/2/2(P)	Class I	710						
582	Ramdas Lakshman Shelke	Pali Khurd	21/2/3(P)	Class II	711						
583	Niraj Santosh Singhania, Manoj Pashupatinath Dokania, Manish Pashupatinath Dokania, Ashish Pashupatinath Dokania, Mukesh Pashupatinath Dokania	Pali Khurd	21/2/4(P)	Class I	712						

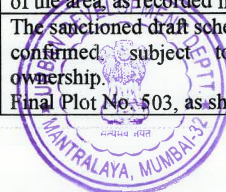




Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
584	Santosh Jethya Patil, Kalpana Baliram Gadkari, Nandkumar Jethya Patil	Chikhale	136/1B	Class I	14	1850	492	740	740	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in ownership. Final Plot No. 492, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
585	Rajendra Ramchandra Chandne	Chikhale	131/2(P)	Class I	8	1780	493	712	712	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 493, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
586	Shree. Ganpati Dev Vahivatdar, Chander Dhau Patil, Anant Dhondu Dhavale, Gopal Hiru Patil, Lakshman Mangalya Kamble, Tukaram Ragho Tople, Dharma Kathor Tupe, Anesh Ganu Dhavale, Ananta Rama Patil, Prakash Padu Popeta	Shivkar	69	Class I	93	25320	495	10128	10128	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 495, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
587	Pandharinath Dattatreya Patil	Moho	140/0	Class I	685	2500	496	1000	1000	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 496, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
588	Manik L. Shah	Moho	29/1	Class I	174	1300	497	520	520	Shri. Satish More appeared for a hearing on behalf of Smt. Sampada Satish More, Smt. Hemlata Vishal Dhage and Shri. Amol Kalidas Deshmukh on 26.05.23. Submission in hearing: 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. Further requested that TDR so generated shall be bought by NAINA Authority and give valid compensation in lieu of the same. 3.) The ownership details in form -1, are incorrect and need an updation, the survey no. 29/1 was purchased from Shri. Manik Shah by Smt. Sampada Satish More,	Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed. The sanctioned draft scheme proposal is confirmed, subject to change in the name of owners, as per their request and updated 7/12 extract. Final Plot No. 497, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.

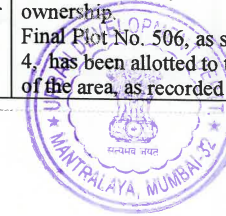


Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										Smt. Hemlata Vishal Dhage and Shri. Amol Kalidas Deshmukh through a registered sale deed dated 03.10.2019. 4.) The contribution amount as per form no. 1 is not accepted and shall be waived off. 5.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	
589	Khandu Balu Fadke, Lilabai Sadanand Mhatre, Manibai Namdev Patil.	Moho	29/2	Class II	175	14000	498	5600	5600	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 498, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
590	Lahu Hiru Bhoir, Vasant Hiru Bhoir, Budhaji Hiru Bhoir, Dhunkuribai Sudam Shelke, Yamunabai Balkrishna Wagmare.	Moho	29/3A	Class II	176	1700	499	680	680	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Subject to change in ownership. Final Plot No. 499, as shown in plan no 4 has been allotted to the owner(s) and of the area, as recorded in Table B.
591	Yatin Bhagwan Patil	Moho	28/2/C	Class I	173	1800	500	720	720	Shri. Yatin Bhagwan Patil appeared for a hearing on 23.06.23. Submission in hearing: 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 50% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3.) The contribution amount as per form no. 1 is not accepted and shall be waived off. 4.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 50% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed. The sanctioned draft scheme proposal is confirmed. Final Plot No. 500, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
592	Maruti Dhondur Shelake, Sandip Urf Pradip Ganpat Shelake	Moho	28/2/B	Class II	172	2500	501	1000	1000	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 501, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
593	Kishan Ganya Bhoir, Banobai Pandharinath Shendre,	Moho	31/1/A	Class II	179	4100	503	1640	1640	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. subject to change in ownership. Final Plot No. 503, as shown in plan no





Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
	Kalibai Shantaram Phadke, Dattatreya Ganya Bhoir.										4, has been allotted to the owner(s) and of the area, as recorded in Table B.
594	Muktabai Balaram Bhoir, Trimbak Balaram Bhoir, Raghunath Balaram Bhoir, Arun Balaram Bhoir, Gurunath Balaram Bhoir, Suman Baburao Patil, Madhuri Trimbak Gharat.	Moho	31/1/B/2	Class II	181	2000	504	800	800	They have neither appeared for a hearing nor submitted any representation.	As per updated 7/12 extract ownership is changed. The layout of the scheme has been revised for planning requirement and in view of this revised reconstituted Final Plot no. 508, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
595	Amol Subhash Shinde	Moho	32/2	Class I	185	600	506	240	240	They have neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised for planning requirement and in view of this revised reconstituted Final Plot no. 510, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
596	Rajubai Mahadu Bhoir, Narendra Mahadu Bhoir, Anjana Mahadu Bhoir.	Moho	27/1/B (P)	Class II	163	198.14*	509	79.256	544.696	They have neither appeared for a hearing nor submitted any representation.	As per joint measurment statement of the acquisition of Virar -Alibaug multi modal corridor, out of Gut no. 27/1/B - 3600 sq. mt. the area of 3577 sq. mt. was acquired and out of Gut no. 27/1/D - 1700 sq. mt. the area of 1023 sq. mt. has been acquired. Accordingly, the net area remain with the owner is 700 sq. mt. and they are entitled for the final plot of 280 sq. mt. Final Plot No. 509, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
597		Moho	27/1/D (P)		164	1163.65*		465.440			
598	Yamunabai Aalya Mhaskar, Baban Aalya Mhaskar, Ramchandra Aalya Mhaskar, Waman Aalya Mhaskar, KrushnaBai Ram Mali.	Moho	27/3(P)	Class II	167	2563.59*	510	1025.437	1025.437	They have neither appeared for a hearing nor submitted any representation.	As per joint measurment statement of the acquisition of Virar -Alibaug multi modal corridor, out of Gut no. 27/3 - 6500 sq. mt. the area of 3474 sq. mt. was acquired. Accordingly, the net area remain with the owner is 3026 sq. mt. and they are entitled for the final plot of 1210 sq. mt. Final Plot No. 507, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
599	Lahu Hiru Bhoir, Vasant Hiru Bhoir, Budhaji Hiru Bhoir, Dunkaribai Sudam Shelke, Yamunabai Balkrishna Wagmare,	Moho	37/1	Class II	213	6100	511	2440	2440	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in ownership. Final Plot No. 506, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.

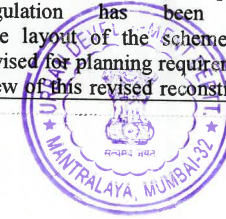


Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
	Sudhakar Govind Bhoir, Manoj Ganpat Dauer, Panklesh Bamji Dauer, Vikas Prakash Chavan, Maruti Haraji Raut										
600	Baban Dinkar Bhoir, Ramdas Dinkar Bhoir, Ganesh Dinkar Bhoir, Shantaram Dinkar Bhoir, Kisan Dinkar Bhoir, Bebi Krishna Patil, Soni Dinkar Bhoir, Mai Dinkar Bhoir.	Moho	31/1/B/1	Class II	180	9500	512	3800	3800	They have not appeared for hearing and Shri. Baban Dinkar Bhoir, Shri. Ramdas Dinkar Bhoir, Shri. Ganesh Dinkar Bhoir, Shri. Shantaram Dinkar Bhoir, Shri. Kisan Dinkar Bhoir submitted representation dated 26.06.23. <b>Submission in representation:</b> 1.) Their written consent was not taken to include their land in NAINA TPS. 2.) The said NAINA TPS is inconsistent with the law and against the interest of the people, therefore raised their objection to include them in the said scheme.	In the sanctioned draft scheme, Final plot no 512 has been granted in part of their original holdings bearing Gut no. 31/1/B and adjoining lands.  The sanctioned draft scheme proposal is confirmed, subject to change in Final Plot Number. Final Plot no. 505, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
601	Balaram Ganu Patil	Chikhale	131/1	Class II	7	2700	513	1080	1080	They have neither appeared for a hearing nor submitted any representation.	As per updated 7/12 extract ownership is changed. The sanctioned draft scheme proposal is confirmed. subject to change in Final Plot No. 504, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
602	Bhimabai Dhulya Bhoir, Baliram Dhulya Bhoir, Anantha Dhulya Bhoir, Bayobai Dattu Bhopi, Vanita Dhulya Bhoir.	Moho	27/1/A (P)	Class II	162	1369.204 *	515	547.682	547.682	They have neither appeared for a hearing nor submitted any representation.	As per joint measurment statement of the acquisition of Virar -Alibaug multi modal corridor, out of Gut no. 27/1/A - 3350sq. mt. the area of 2468 sq. mt. was acquired. Accordingly, the net area remain with the owner is 883 sq. mt. and they are entitled for the final plot of 353 sq. mt. Final Plot No. 518, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
603	Rahul Laxman Kamble, Rupesh Namdev Kamble, Shirish Vijay Kamble, Rakesh Namdeo Kamble, Ratesh Lakshman Kamble, Girish Vijay Kamble	Shivkar	66/1	Class I	89	5360	516	2144	2144	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Subject to change in Final Plot Number. Final Plot No. 512, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
604	Ganesh Ladku Bhoir, Dasharath Ladku Bhoir, Devaki Ladku Bhoir,	Moho	33/1/B	Class II	192	5100	517	2040	2040	They have not appeared for hearing and Shri. Ganesh Ladku Bhoir, Shri. Dasharath Ladku Bhoir, Shri. Pandurang Ladku Bhoir, Shri. Balaram Laduk Bhoir, Smt. Mangala Vishnu	In the sanctioned draft scheme, Final plot no 517 has been granted in part of their original holdings bearing Gut no. 33/1 and adjoining lands.

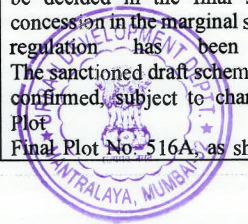




Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
1	Pandurang Ladku Bhoir, Baram Laduk Bhoir									Patil, Smt. Hirabai Sudam Patil, Smt. Shevanti Pandurang Mhatre submitted representation dated 26.06.23, <b>Submission in representation:</b> 1.) Their written consent was not taken to include their land in NAINA TPS. 2.) The said NAINA TPS is inconsistent with the law and against the interest of the people, therefore raised their objection to include them in the said scheme.	The sanctioned draft scheme proposal is confirmed. Subject to change in Final Plot Number. Final Plot no. 513, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
605	Santosh Sankar Ghodinde, Rashmi Ravindra Jhemse, Rajshri Rajendra Chandne, Manisha Umesh Tupe	Moho	32/3	Class II	188	2500	518	1000	4344	Shri. Santosh Shankar Ghodinde appeared for a hearing on 23.06.23. <b>Submission in hearing:</b> 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 50% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3.) The ownership details as per form -1 are correct, however need spelling correction as follows: i.) Santosh Shankar Ghodinde, ii.) Rashmi Ravindra Zemse, iii.) Rajashri Rajendra Chandane, iv.) Manisha Umesh Tupe 4.) The contribution amount as per form no. 1 is not accepted and shall be waived. 5.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 50% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed. The sanctioned draft scheme proposal is confirmed, subject to correction in the name of the owners, as per their request, subject to change in Final Plot Number. Final Plot No. 514, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
606		Moho	33/1/A		191	4300		1720			
607		Moho	36/5/A		210	1640		656			
608		Moho	38/3/B		222	300		120			
609		Moho	73/2/A		419	2120		848			
610	Rushish Mansukh Timbadia, Amol Namdev Bhagat	Moho	33/2/A/1	Class I	193	3000	519	1200	1920	Shri. Rushish Mansukh Timbadia appeared for a hearing on 22.06.23. <b>Submission in hearing:</b> 1.) They have not accepted the location of the Final Plot in the sanctioned draft TPS. They claimed that the location of their final plot was changed and therefore requested to allot the Final Plot as per the earlier location having the frontage of 60 mt. road and anchored to their survey number. Also requested to grant the final plot of a minimum of 50% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 50% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed. The layout of the scheme has been revised for planning requirement and in view of this revised reconstituted Final
611		Moho	33/2/A/2/2		194B	1800		720			



Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										restrictions, shall be permitted to be transferred as TDR on any plot. 3.) The contribution amount as per form no. 1 is not accepted and shall be waived. 3.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	Plot no. 515A, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
612	Parashuram Balya Dhavale, Goma Balya Dhavale, Suman Baban Patil, Bhagubai Goma Patil	Shivkar	79/1	Class I	107	7340	519B	2936	2936	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in Final Plot Number. Final Plot No. 515B, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
613	Lahu Hiru Bhoir, Vasant Hiru Bhoir, Budhaji Hiru Bhoir, Dunkaribai Sudam Shelke, Yamunabai Balkrishna Waghmare, Sudhakar Govind Bhoir.	Moho	32/1	Class II	184	600	520	240	2360	Shri. Lahu Hiru Bhoir, Shri. Vasant Hiru Bhoir, Shri. Budhaji Hiru Bhoir, Shri. Sudhakar Govind Bhoir appeared for a hearing on 29.05.23. Submission in hearing: 1.) The ownership details as per form -1 are incorrect, survey no. 37/3 of Village Moho has been shown in combined ownership of Lahu Hiru Bhoir, Vasant Hiru Bhoir, Budhaji Hiru Bhoir, Dunkaribai Sudam Shelke, Yamunabai Balkrishna Waghmare, Sudhakar Govind Bhoir, However, as per the City Civil Court order dated 02.11.2019 in suit no 310/2019, survey no. 37/3- area 1600 sq. m has been totally granted to Shri. Sudhakar Hiru Bhoir, Accordingly they requested to grant a separate final plot for 37/3.	As per updated 7/12 extract the ownership of all the lands has been changed. Accordingly, Proposed Final plot no. 520 in sanctioned draft scheme is subdivided and separate final plot has been allotted as follows: 1.) For Gut no. 32/1 - Final Plot 519B 2.) For Gut no. 37/2 - Final Plot 519A 3.) For Gut no. 37/3 - Final Plot 517 4.) For Gut no. 60/8 - Final Plot 519C Final Plot No. 520C, 520D, 520E, 520F as shown in plan no 4, have been allotted to the owner(s) and of the area, as recorded in Table B.
614		Moho	37/2		214	800		320			
615		Moho	37/3		215	3700		1480			
616		Moho	60/8		349	800		320			
617	Tushar Damji Nisar	Chikhale	140/3A	Class I	36A	3300	520A	1320	1320	Shri. Tushar Damji Nisar appeared for a hearing on 29.05.23. Submission in hearing: 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 50% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3.) The contribution amount as per form no. 1 is not accepted and shall be waived. 4.) By considering the development of the High Rise Building, concession in the marginal	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 50% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed. The sanctioned draft scheme proposal is confirmed, subject to change in Final Plot Number. Final Plot No. 516A, as shown in plan

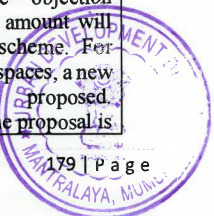




Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										space shall be granted and for that, the premium shall not be charged.	No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
618	Lahu Hiru Bhoir	Moho	33/2/A/2/1	Class II	194A	3000	520B	1200	1200	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in Final Plot Number. Final Plot No. 516B, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
619		Moho	33/3		196	2900		1160		Shri. Sanjay Naga Bhoir appeared for a hearing on 04.08.23. <b>Submission in hearing:</b> 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 60% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3.) The ownership details as per Form - 1 are incorrect and need an updation. Shri. Dattu Bhoir has granted his rights in survey no. 33/3 to Shri. Jaydas Naga Bhoir and Shri. Sanjay Naga Bhoir and rights in survey no. 36/2 was granted to Shri. Naga Dattu Bhoir, the mutation entry no. 2641 states the same. Thus requested to do a needful change in ownership of Final Plot No. 373. 4.) The contribution amount as per form no. 1 is not accepted and shall be waived off. 5.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 50% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed. As per updated 7/12 extract the ownership of all the lands has been changed. Accordingly, Proposed Final plot no. 521 in sanctioned draft scheme is subdivided and separate final plot has been allotted as follows; 1.) For Gut no. 33/3 - Final Plot 520A 2.) For Gut no. 36/2 - Final Plot 520B
620	Dattu Dhau Bhoir	Moho	36/2	Class II	207	1500	521	600	1760		
621	Jaydas Naga Bhoir, Sanjay Naga Bhoir	Moho	36/3	Class I	208	1000	522	400	400	Shri. Sanjay Naga Bhoir appeared for a hearing on 29.05.23. <b>Submission in hearing:</b> 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 60% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3.) The ownership details as per Form -	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 50% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed. The sanctioned draft scheme proposal is



Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										I are incorrect and need an updation. Survey no. 36/3 of village Moho of area 1000 sq. m, was purchased by Shri. Rajesh Ashok Patil and Shri. Ashish Baliram Sapale through a registered sale deed no. 8658/2021 dt. 18/08/2021, thus request to update the same in the ownership of Final Plot no. 522. 3.) The contribution amount as per form no. 1 is not accepted and shall be waived. 4.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	confirmed, subject to change in the name of owners, as per their request and updated 7/12 extract. Final Plot No. 522, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
622	Sarika Atul Bhagat	Moho	36/1	Class I	206	700	523	280	280	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 523, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
623	Sitaram Haiya Shinde, Sakharam Balu Shinde, Tukaram Ladku Shinde, Bhavika Machindra Thombre, Guardian Mother Archana Thombre, Archana Machindra Thombre, Darshana Machhindra Thombre, Sujita Subhash Patil, Harshada Machindra Thombre, Mathura Sudam Aagivale, Surekha Suresh Thakur, Yamuna Shantaram Badekar, Shobha Damodar Bhalekar, Gulab Arun Bolade.	Moho	36/6	Class II	212	2900	524	1160	2920	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 524, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
624		Moho	39/1		227	2600		1040			
625		Moho	40/4		238	1800		720			
626	Ganpat Hasuram Bhomkar	Moho	37/5	Class I	218	2400	525	960	1680	Shri. Nitin Maruti Pawar appeared for a hearing on 16.06.23, Submission in hearing: 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However requested to grant the final plot of a minimum of 60% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3.) The ownership details as per form -	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 50% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed. The sanctioned draft scheme proposal is.
627		Moho	137/1		680	1800		720			

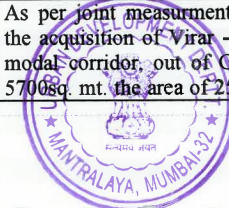




Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										I, are incorrect and need an updation. The survey no. 37/5, of village Moho was purchased by i.) Nitin Maruti Pawar, ii.) Aruna Nanasaheb Jagtap, iii.) Balaji Mahadev Thakur, iv.) Sangita Madhukar Nirphal, v.) Ashok Yamnappa Ellager, vi.) Ajit Shivaji Bhujbal, vii.) Laxman Angadrao Darade from Shri. Ganpat Bhomkar, wide registered sale deed. Furthermore, the survey no. 137/1 of village Moho was purchased by i.) Nitin Maruti Pawar, ii.) Ashok Yamnappa Ellager, iii.) Devanand Gopalrao Vir, iv.) Vikram Shrimant Nikam, v.) Ajit Ashokrao Mhetre, vi.) Vishwajit Vithhalrao Shinde, vii.) Gayatri Rajendra Kakade, viii.) Ujjawal Shivaji Desai from Ganpat Hasuram Bhomkar wide registered sale deed. The mutation entry no. 2581 and 2596 justify the change in ownership, thus requesting to allot combined final plot no. 525 in the name of Nitin Maruti Pawar and 12 others. 4.) The contribution amount as per form no. 1 is not accepted and shall be waived. 5.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	confirmed, subject to change in the name of owners, as per their request and updated 7/12 extract. Final Plot No. 525, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
628	Kashinath Pandurang Shinde, Sandhya Shekhar Bhujbal	Moho	68/4	Class I	389	5300	526	2120	2120	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 526, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
629	Baban Maruti Dhawale, Bhagwan Maruti Dhawale, Janabai Baban Patil, Radha Maruti Dhawale, Shashikala Pai.	Shivkar	74	Class I	98	6020	527	2408	2408	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to slight change in location. Final Plot No. 528, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
630	Nirmala Maruti Bhagat	Shivkar	79/3(P)	Class II	109	5740	528	2296	2296	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to slight change in location. Final Plot No. 529, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
631		Moho	32/4	Class I	189	1000	529	400	2080	Shri. Manoj Krushnaji Bhujbal appeared for a hearing on 23.06.23,	Considering the area of reservations and amenities in TPS-6, the request to grant
632		Moho	33/2/B		195	2400		960			



Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
633	Manoj Krushnaji Bhujbal, Hemant Krushnaji Bhujbal, Ashok Krushnaji Bhujbal.	Moho	40/5		239	1800		720		submission in hearing: 1.) The Final Plot 526 is in the ownership of their Sister-in-law Mrs. Sandhya Shekhar Bhujbal and others and therefore requested to allot them Final Plot adjoining to FP No.526 and front on 20M wide road. Also requested to grant the final plot of a minimum of 50% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3.) As per mutation entry no. 2508, after the demise of their co-owner, Late. Ashok Krushnaji Bhujbal, the names of his heirs Smt. Sunanda Ashok Bhujbal, Shri. Prashant Ashok Bhujbal and Sau. Pradnya Shivraj Boravake appeared in the 7/12 extract and thus requested to update the ownership details of the Final Plot. 4.) The contribution amount as per form no. 1 is not accepted and shall be waived off. 5.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	the final plot of a minimum of 50% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed. The sanctioned draft scheme proposal is confirmed, subject to slight change in location, change in the name of owners as per the updated 7/12 extract and change in final plot no. as 527. Final Plot No. 527, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
634	Pramod Hasuram Mhatre	Moho	27/2(P)	Class II	166	2068.93*	530	827.573	827.573	They have neither appeared for a hearing nor submitted any representation.	As per joint measurment statement of the acquisition of Virar -Alibaug multi modal corridor, out of Gut no. 27/2 - 2100sq. mt. the area of 480 sq. mt. was acquired. Accordingly, the net area remain with the owner is 1620 sq. mt. and they are entitled for the final plot of 648 sq. mt. Final Plot No. 530, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
635	Shekhar Shamakant Naik	Moho	34/1/B	Class I	198	2180	531	872	872	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 531, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
636	Bhikya Dhau Bhoir	Moho	34/2	Class I	199	5700	532	2280	2280	They have neither appeared for a hearing nor submitted any representation.	As per joint measurment statement of the acquisition of Virar -Alibaug multi modal corridor, out of Gut no. 34/2 - 5700sq. mt. the area of 255 sq. mt. was

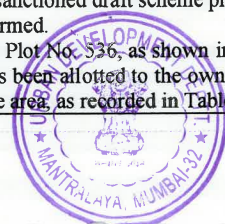




Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
											acquired. Accordingly, the net area remain with the owner is 5445 sq. mt. and they are entitled for the final plot of 2178 sq. mt. The layout of the scheme has been revised for planning requirement and in view of this revised reconstituted Final Plot no. 532A, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
637	Ekanath Vitthal Kadav	Moho	121/2	Class I	595	4000	532C	1600	1600	They have neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised for planning requirement and in view of this revised reconstituted Final Plot no. 534A, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
638	Anna Shankar Bhoir, Rama Shankar Bhoir, Subhash Shankar Bhoir, Raghunath Shankar Bhoir.	Moho	34/4	Class II	201	3700	533	1480	4520	They have not appeared for hearing and Shri. Ramchandra Shankar Bhoir, Shri. Anna Shankar Bhoir, Shri. Raghunath Shankar Bhoir, Shri. Subhash Shankar Bhoir submitted representation dated 31.07.23. <b>Submission in representation:</b> 1.) Their written consent was not taken to include their land in NAINA TPS. 2.) The said NAINA TPS is inconsistent with the law and against the interest of the people, therefore raised their objection to include them in the said scheme.	In the sanctioned draft scheme, Final plot no 533 has been granted in part of their original holdings bearing Gut no. 34/4 and adjoining lands. The sanctioned draft scheme proposal is confirmed, subject to change in final plot no. as 533C. Final Plot no. 533C, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
639		Moho	37/4/A		216	2200		880			
640		Moho	38/3/A		221	1200		480			
641		Moho	66/1/A		374	2000		800			
642		Moho	75/5/2'		436	2200		880			
643	Muktabai Balam Bhoir, Trimbak Balam Bhoir, Raghunath Balam Bhoir, Arun Balam Bhoir, Gurunath Balam Bhoir, Suman Baburao Patil, Madhuri Trambak Gharat.	Moho	28/1/A(P)	Class II	168	1887.34*	533A	754.92	1438.92	Shri. Nilesh Trimbak Bhoir appeared for a hearing on 23.06.23. <b>Submission in hearing:</b> 1.) They requested to allot them the Final Plot at the junction of two roads. Also requested to grant the final plot of a minimum of 60% area of their original land. The FSI of 3.00 shall be availed for utilization on the final plot. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3.) The ownership details as per form -1 are incorrect and need an updation, as per mutation entry no. 2400 and 2495, the ownership details are as follows: i.) Manik Trimbak Bhoir, ii.) Vilas Trimbak Bhoir, iii.) Jagdish Trimbak	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 60% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed. As per joint measurement statement of the acquisition of Virar -Alibaug multi modal corridor, out of Gut no. 28/1/A - 3710sq. mt. the area of 2157sq. mt. was acquired. Accordingly, the net area remain with the owner is 1553 sq. mt. and they are entitled for the final plot of
644		Moho	28/1/C		170	1710		684			



Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										<p>Bhoir, iv.) Nilesh Trimbak Bhoir, v.) Nisha Nandkumar Patil. 4.) The contribution amount as per form no. 1 is not accepted and shall be waived. 4.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. 5.) They requested compensation for their house and trees in the original holding. Also, requested for certificate of Project Affected People. Shri. Nilesh Trimbak Bhoir submitted a representation on 23.06.23. <b>Submission in representation:</b> 1.) Their written consent was not taken to include their land in NAINA TPS. 2.) The said NAINA TPS is inconsistent with the law and against the interest of the people, therefore raised their objection to include them in the said scheme.</p>	<p>621 sq. mt. As per updated 7/12 extract the ownership of both lands is changed and therefore separate final plot no. 533A has been granted to Gut no. 28/1/C &amp; 533B has been granted to Gut no. 28/1/A. Final Plots no. 533A &amp; 533B, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.</p>
645	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.	Moho	35/1/4/1	Class II	203	2870	534	1148	1148	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in final plot no. as 534B. Final Plot No. 534B, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
646	Khushalchand Fakirchand Lunkad, Suhas Khushalchand Lunkad, Sanjay Khushalchand Lunkad, Milind Khushalchand Lunkad, Bharat Suvalal Desadala, Deepak Kacherdas Bhatevara	Shivkar	297	Class I	119	2860	535	1144	1144	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 535, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
647	Lakshman Dharma Chaudhary, Janardan Dharma Chaudhary	Chikhale	140/1	Class II	34	3200	536	1280	1280	<p>Shri. Rajanath Janardan Choudhary and Shri. Nilesh Laxman Chaudhari appeared for a hearing on 13.07.23. <b>Submission in hearing:</b> 1.) They have not accepted the allotted final plot in the</p>	The sanctioned draft scheme proposal is confirmed. Final Plot No. 536, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.

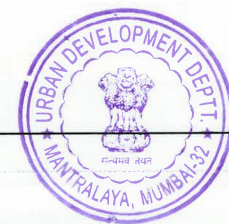




Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										sanctioned draft TPS. 2.) They do not accept the NAINA Town Planning Scheme.	
648	Sandip Janardan Ghogare, Vaibhav Sandip Ghogare	Shivkar	75/2/2	Class I	101	2000	537	800	800	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 537, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
649	Namdev Mahadu Phadke, Shantibai Govind Jambhulkar, Baby 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	Shivkar	320/1	Class I	127	8240	539	3296	3296	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in ownership. Final Plot No. 539, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
650	Gana Maruti Chaudhury	Chikhale	139/4	Class I	31	2000	540	800	2360	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 540, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
651		Chikhale	140/2		35	3900		1560			
652	Baban Dinkar Bhoir, Ramdas Dinkar Bhoir, Ganesh Dinkar Bhoir, Shantaram Dinkar Bhoir, Kisan Dinkar Bhoir, Bebi Krishna Patil, Soni Dinkar Bhoir, Mai Dinkar Bhoir.	Moho	28/1/B	Class II	169	5280	541	2112	3512	They have not appeared for hearing and Shri. Baban Dinkar Bhoir, Shri. Ramdas Dinkar Bhoir, Shri. Ganesh Dinkar Bhoir, Shri. Shantaram Dinkar Bhoir, Shri. Kisan Dinkar Bhoir submitted representation dated on 26.06.23. <b>Submission in representation:</b> 1.) Their written consent was not taken to include their land in NAINA TPS. 2.) The said NAINA TPS is inconsistent with the law and against the interest of the people, therefore raised their objection to include them in the said scheme.	In the sanctioned draft scheme, Final plot no 541 has been granted in part of their original holdings bearing Gut no. 71/6 and adjoining lands. The sanctioned draft scheme proposal is confirmed, subject to change in ownership. Final Plot no. 541, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
653		Moho	71/6		411	3500		1400			
654	M/s Valuable Property Pvt. Ltd, Shivom Developers LLP	Moho	70/4	Class I	403	3300	542	1320	1320	Shri. Vishal Kulkarni appeared for a hearing on behalf of M/s. Valuable Property Pvt. Ltd. on 29.05.23. <b>Submission in hearing:</b> 1.) They have not accepted the location of the Final Plot in the sanctioned draft TPS and requested to allot a separate final plot for their holding in survey no. 70/4. Also requested to grant the final plot	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 60% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will



Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										of a minimum of 50% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3.) The contribution amount as per form no. 1 is not accepted and shall be waived. 3.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed. The sanctioned draft scheme proposal is confirmed, subject to change in Final Plot no. as 542A, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
655	Budhaji Sawlaya Shelke, Lahu Sawlya Shelke, Ankush Sawlya Shelke, Bami Janu Patil, Sunil Vasant Shelke, Sunita Vasant Shelke, Shivom Developers LLP.	Pali Khurd	18/3/1	Class I	693	5840	543	2336	2336	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 543, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
656	Jairam Nathu Shelke, Ramkrishna Nathu Shelke, Yamunabai Sadashiv Khutle, 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, Ram Vitthal Patil, Jagdish Vitthal Patil, Kalpesh Bhaskar Kondilkar, Krushesh Bhaskar Kondilkar, Shevanta Motiram Bhoir	Pali Khurd	1/2/1(P)	Class II	687	737.983*	544	295.19	295.19	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 544, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
657	M/s Valuable Properties Pvt. Ltd.	Pali Khurd	1/2/2(P)	Class I	688						
658	M/s Valuable Properties Pvt. Ltd.	Pali Khurd	1/2/3(P)	Class I	689						
659	Raghunath Kana Shelke	Pali Khurd	1/2/4(P)	Class I	690						





Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
660	Dhau Ambo Mhaskar, Mahadu Ambo Mhaskar, Changa Ambo Mhaskar, Hira Ambo Mhaskar, Gana Ambo Mhaskar, Guna Ambo Mhaskar, Nami Ambo Mhaskar, Chandrabhaga Kundalik Mhaskar, Rajendra Kundalik Mhaskar, Ram Kundalik Mhaskar, Sachin Kundalik Mhaskar, Nitin Kundalik Mhaskar,	Moho	71/4	Class II	409	1300	545	520	520	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 545, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
661	Shivom Developers LLP	Moho	35/1/3/4/3	Class I	202	8030	547, 425	3212	25936	They have neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised for planning requirement and in view of this Final Plot no. 425 & 547 as per sanctioned draft scheme have been combined and revised reconstituted Final Plot no. 547, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
662		Moho	35/1/4/2		204	900		360			
663		Moho	35/2		205	1700		680			
664		Moho	64/2		357	1600		640			
665		Moho	64/3		358	800		320			
666		Moho	65/1		363	3000		1200			
667		Moho	65/4		366	400		160			
668		Moho	65/5		367	400		160			
669		Moho	65/8A		370	250		100			
670		Moho	66/1/B		375	450		180			
671		Moho	66/2		377	700		280			
672		Moho	66/3		378	2000		800			
673		Moho	69/3		393	4100		1640			
674		Moho	69/5		395	3400		1360			
675		Moho	70/1		400	3300		1320			
676		Moho	70/6		405	2100		840			
677		Moho	71/2		407	1800		720			
678		Moho	73/1		418	4000		1600			
679		Moho	73/2/B		420	3540		1416			
680		Moho	74/5		429	1400		560			
681		Pali Khurd	18/1		691	7120		2848			
682		Pali Khurd	18/2		692	2700		1080			
683		Pali Khurd	18/3/2		694	1740		696			
684		Pali Khurd	18/4		695	7890		3156			
685		Pali Khurd	20/0		707	1520		608			



Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
686	M/s Dream Palms Co. Op. Hou. Soc. Ltd Tarfe Krushnakumar Ram Damde	Pali Khurd	19/1(P)	Class I	696	962.215*	548	384.886	384.886	Shri. Ravi Pratap Singh - Chairman and Shri. Vidya Sagar Sehgal - Vice-chairman appeared for a hearing on behalf of M/s Dream Palm Co. Op. Housing Society Tarfe Krushnakumar Ram Damde on 30.05.23. Submission in hearing: 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. They requested to finalize the land to be acquired under the Proposed Multimodal Corridor and allot the final plot accordingly. Also requested to grant the final plot of a minimum of 60% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3.) The contribution amount as per form no. 1 is not accepted and shall be waived. 5.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 60% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed. As per joint measurment statement of the acquisition of Virar -Alibaug multi modal corridor, out of Gut no. 19/1-1590 sq. mt. the area of 637 sq. mt. was acquired. Accordingly, the net area remain with the owner is 953 sq. mt. and they are entitled for the final plot of 381 sq. mt. As per updated 7/12 extract Gut no. 19/4/2 has been bifurcated into Gut no. 19/4/A & 19/4/B. Gut no. 19/4/A is now owned by M/s Dream Palms Society and therefore it is amalgamated with their Gut no. 19/1(P) (Final Plot no. 548 in draft scheme) and Final Plot no. 551A has been allotted to them. Final Plot No. 551A as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
687	Adhiraj Sharad Kadu, Anuj Bhaskarrao Hivre, Abhay Yashvant Yerekar, Asha Nimba Salunkhe, Dr. Chetankumar Dhanaji Khillare, Nikhil Nandkumar Khedekar, Nimba Bajrao 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, Shimpli Sanjay	Pali Khurd	19/2	Class I	697	4590	549	1836	1836	They have neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised for planning requirement and revised reconstituted Final Plot no. 549, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.

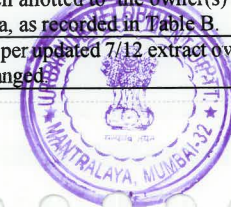




Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
	Mate, Sagar Gorakshnath Jagdale, Sudhakar Jagannath Gavande, Surabhi Santosh Ambekar, Suruchi Vilas Gaikwad, Swapnil Shamrao Gadkar, Harshvardhan Purushottam Dhote, Ajit Yashvant Yerekar										
688	Chandrakant Ladku Patil, Sarika Vilas Thakur	Pali Khurd	19/3/1(P)		698						
689	Tukaram Vithal Shelke, Hanuman Vithal Shelke, Kisan Vithal Shelke, Arjun Vithal Shelke, Kundalik Vithal Shelke, Radhabai Vithal Shelke, Barkibai Vithal Shelke, Dwarkabai Vithal Shelke, Ladkibai Vithal Shelke, Rakhmibai Vithal Shelke, Bhagubai Baburao Patil	Pali Khurd	19/3/2(P)	Class II	699	7621.26*	550	3048.51	3048.51	They have neither appeared for a hearing nor submitted any representation.	As per updated 7/12 extract the ownership of Gut no. 19/3/2 has been changed. Also as per the joint measurment statement of the acquisition of Virar -Alibaug Multi Modal Corridor, the said gut no. 19/3/1 and 19/3/2 are not acquired by said multi modal corridor. Accordingly, Final Plot no. 550A has been granted for gut no. 19/3/2 and Final Plot no. 550B has been granted for gut no. 19/3/1. The layout of the scheme has been revised for planning requirement and revised reconstituted Final Plot no.550A , 550B as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
690	Madhukar Mahadu Dhavale, Dream Palms Co.op. Housing Soc., Panvel tarfe promoter Krishnakumar Ram Damde	Pali Khurd	19/4/2	Class I	701	5280	551	2112	2112	Shri. Ravi Pratap Singh - Chairman and Shri. Vidya Sagar Sehgal - Vice-chairman appeared for a hearing on behalf of M/s Dream Palm Co. Op. Housing Society Tarfe Krushnakumar Ram Damde on 30.05.23. <b>Submission in hearing:</b> 1.) They have not accepted the location of the Final Plot in the sanctioned draft TPS. In survey no. 19/4/2 of village Pali Khurd, 3280 sq. m. area belongs to Shri. Madhukar Shelke and the rest 2000 sq. m. is in the ownership of Dream Palms Co.op. Housing Soc., Panvel tarfe promoter Krishnakumar Ram Damde. The procedure separation of the area is in progress, and therefore request to grant a separate final plot of good shape, adjacent to the final plot no. 548. Also requested to grant the final plot of a minimum of 60% area of their original land. 2.) Permissible 1.00 FSI of the original plot	Considering the area of reservations and amenities in TPS-6, the request to grant the final plot of a minimum of 60% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-6. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed. As per updated 7/12 extract Gut no. 19/4/2 has been bifurcated into Gut no. 19/4/A & 19/4/B. Gut no. 19/4/A is now owned by M/s Dream Palms Society and therefore it is amalgamated with their Gut no. 19/1(P) (Final Plot no. 548 in draft scheme) and Final Plot no. 551A has been allotted to them. Now for the

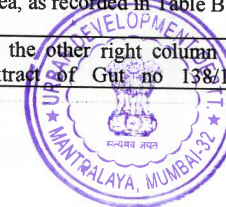


Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3.) The contribution amount as per form no. 1 is not accepted and shall be waived. 4.) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	Gut no. 19/4/B Final Plot no. 551B has been granted. Final Plot No. 551A, 551B as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
691	Anesh Ganu Dhavale	Pali Khurd	19/4/1	Class I	700	1080	552	432	432	They have neither appeared for a hearing nor submitted any representation.	As per updated 7/12 extract Gut no. 19/4/1 has been changed to Gut no. 19/4/C. The sanctioned draft scheme proposal is confirmed, subject to slight change in location & change in name as per updated 7/12 extract. Final Plot No. 552, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B. As
692	Tukaram Vithal Shelke, Hanuman Vithal Shelke, Kisan Vithal Shelke, Arjun Vithal Shelke, Kundalik Vithal Shelke, Radhabai Vithal Shelke, Barkibai Vithal Shelke, Dwarkabai Vithal Shelke, Ladkibai Vithal Shelke, Rakhmibai Vithal Shelke, Bhagubai Baburao Patil	Pali Khurd	19/5	Class II	702	1560	554	624	624	They have neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised for planning requirement and in view of this revised reconstituted Final Plot no. 554, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
693	Taibai Balam Patil	Pali Khurd	19/7	Class II	706	2830	555	1132	1132	They have neither appeared for hearing nor submitted any representation.	As per updated 7/12 extract and joint measurment statement of the acquisition of Virar -Alibaug multi modal corridor, out of Gut no. 19/7- 2830 sq. mt. the area of 1394 sq. mt. was acquired. Accordingly, the net area remain with the owner is 1436 sq. mt. and they are entitled for the final plot of 574 sq. mt. The layout of the scheme has been revised for planning requirement and in view of this revised reconstituted Final Plot no. 555, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
694	Chandrabhaga Janardan Chorghhe	Pali Khurd	19/6/1	Class II	703	2420	556	968	968	They have neither appeared for a hearing nor submitted any representation.	As per updated 7/12 extract ownership is changed.





Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
695	M/s. Wadhwa Construction And Infrastructure Ltd. Mumbai tarfe Manohar Chhabariya.	Moho	34/1/A	Class I	197	1720	557	688	7312	They have not appeared for a hearing and they submitted representation on 05.08.23. <b>Submission in representation:</b> 1.) The contribution amount of Rs. 3, 32, 29,000/- (Three crores thirty-two lakhs twenty-nine thousand) mentioned in the notice dated 29.05.2023 is not binding and will not be applicable to them. Therefore, requested to take back the said notice.	The layout of the scheme has been revised for planning requirement and in view of this revised reconstituted Final Plot no. 556, as shown in plan no 4., has been allotted to the owner(s) and of the area, as recorded in Table B.  In the sanctioned draft scheme, Final plot no 557 was proposed in part of their original holdings bearing Gut no. 19/6/2 and adjoining lands. The objection regarding the contribution amount will be decided in the final scheme. The layout of the scheme has been revised for planning requirement and in view of this revised reconstituted Final Plot no. 557, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
696		Moho	34/3	Class II	200	3300		1320			
697		Moho	39/4	Class II	230	1500		600			
698		Moho	46/2	Class II	265	800		320			
699		Moho	48/2/A	Class II	277	1710		684			
700		Moho	121/5/A	Class I	598	2350		940			
701		Moho	132/2	Class I	665	2500		1000			
702		Pali Khurd	19/6/2/1	Class I	704	2200		880			
703		Pali Khurd	19/6/2/2	Class I	705	2200		880			
704	Shantaram Dattatreya Patil, Surdas Dattatreya Patil	Moho	138/2	Class I	682	10000	563	4000	4000	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in ownership. Final Plot No. 563, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
705	Pandharinath Dattatreya Patil, Surdas Dattatray Patil	Moho	138/3	Class I	683	12000	564	4800	4800	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 564, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
706	Janabai Chander Patil, Ramdas Chander Patil, Jayendra Chander Patil, Laxman Chander Patil, Bharat Chander Patil, Mahendra Chander Patil, Padma Krishna Batale, Sharda Ganesh Mhatre	Chikhale	136/1A	Class I	13	1850	566A	740	740	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in shape and final plot number. Final Plot No. 566, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
707	Namdev Hasha Patil	Chikhale	131/4(P)	Class I	9	1680	566	672	672	They have neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised for planning requirement and in view of this revised reconstituted Final Plot no. 567, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
708	Falguni Bhagwandas Patel	Shivkar	81(P)	Class I	112	2320*	568	928	928	Shri. Anoop Patel appeared for hearing on behalf of the owner by submitting the Power	In the other right column of the 7/12 extract of Gut no 138/1A, it was



Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										of Attorney dated 22.09.2020. They appeared for a hearing on 30.05.2023 and submitted their representation at the time of the hearing and thereafter additional representation on 19/6/2023. Submission 1) Rehab Housing Pvt. Ltd. Own Gut No. 139/2, 138/1A, 142/3, 142/4 in Chikhale and Falguni Patel, who is their family member, owns Gut No. 81/0 in Shivkar Village. Earlier, with the consent letter dated 09.11.2020, they had given consent to provide them with a single final plot in the scheme. However, the company has been allotted Final plots no. 8 & 94 and Falguni Patel has been allocated Final plot no. 568 at different locations, therefore they contended that it will lead to hardship in planning and its financial viability, 2.) Civil Suit No. 675/2011 has been disposed of and accordingly wide mutation no. 3598, the entry of "litigation under civil suit no. 675/2011" in the 7/12 extract of Gut No. 142/3 and 142/4 has been deleted. Also, all the lands are under occupancy class I 3.) Therefore they requested to grant one combined final plot in the joint name of the company and Falguni Patel.	mentioned as "kulkayada kalam 63a -1 chya tartudis adhin kharedi- vikris pratibandh". Therefore, as per their request, their original lands bearing Gut no. 142/3, 142/4, 139/2, and 81 pt are clubbed together and combined Final Plot no.91 has been granted. For Gut no. 138/1A, Final plot no.94 has been granted. Accordingly Final Plot Nos. 91 & 94, as shown in plan no 4, have been allotted to the owner(s) and of the area, as recorded in Table B.
709	Balkrishna Rama Patil, Madhukar Rama Patil, Ananta Rama Patil, Babybai Tukaram Khutale, Baburao Laxman Patil, Eknath Laxman Patil, Yamunabai Dinkar Harad, Aanandibai Jayram Bhagat, Barkibai Gangaram Thamke, Jaya Laxman Patil, Tukaram Hari Patil, Sham Hari Patil	Moho	119/1	Class I	590	13600	569	5440	5440	They have neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in ownership.  Final Plot No. 569, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
710	Rajesh Shankarlal Kakani	Moho	26	Class I	161	6100	577	2440	2440	Shri. Tukaram Dattatreya Patil submitted representation on 21.03.23. Submission in representation: 1.) The survey no. 26/0 of village Moho was purchased by Balu Goma Patil, grandfather of Shri. Tukaram Dattatreya Patil from	As per Section 71 of the MR & TP Act, if any decree is passed by a civil court in a disputed claim of the ownership at any time and even after a final scheme has been sanctioned by the State Govt., then such final scheme shall be deemed to



Sr. No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 06									Representation of Owner on Sanctioned Draft TPS 06	Decision of Arbitrator
	Name of Owner	Village	Survey No.	Tenure of Land	OP No.	Area as per 7/12 Records	FP No.	FP Area	Amalgamated FP Area		
1	2	3A	3B	3C	4	5	6	7	8	9	10
										<p>Sitaram Kathod Phadke and Laxman Kathod Phadke through registered sale deed. The said land is in their possession. 2.) Due to technical issue their name stayed on the document further by taking this in consideration they further tried to sell the property to Rajesh Shankar Kakani. 3.) They have registered the case in Panvel Civil Court by no. स्पे. मु. नं ४९३/२०१५. 4.) Requested to give information about the land.</p>	<p>have been suitably corrected/varied because of such decree. Therefore, the ownership of the final plot is maintained as per 7/12 extract of the original lands. As per updated 7/12 extract and mutation entry no. 1901, the original land bearing 26, Moho village is owned by Rajesh Shankar Kakani. As per joint measurment statement of the acquisition of Virar -Alibaug multi modal corridor, out of Gut no. 26 of Moho Village - 39 sq. mt. area out of 6100 sq. mt. was acquired. Accordingly, the net area remain with the owner is 6061 sq. mt. and they are entitled for the final plot of 2424 sq. mt. Final Plot No. 577, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.</p>
711	Tukaram Dattatrey Patil	Moho	138/4	Class I	684	16500	579	6600	6600	<p>They have neither appeared for a hearing nor submitted any representation.</p>	<p>The sanctioned draft scheme proposal is confirmed. Final Plot No. 579, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.</p>

29<sup>th</sup> December, 2023.

(Abhiraj Girkar)  
Arbitrator  
Town Planning Scheme NAINA No 6

(Nirmalkumar Chaudhari)  
Deputy Secretary

Urban Development Department, GoM



**TOWN PLANNING SCHEME NAINA NO 06**  
(Part of Villages of Chikhale, Moho, Pali Khurd and Shivkar)

**PRELIMINARY SCHEME**  
(Under Section 72(4) and Rule 13(5) & (6))

Decisions of Arbitrator

**TABLE B**

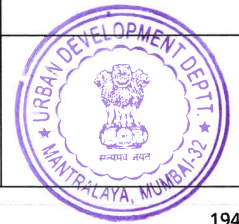
**Allotment of Final Plots, their Ownership Rights Tenure and Areas**

Details of Original Land						Details of Final Plots Allotted as per the Preliminary Scheme					
Sr. No	Village	Gut No./Hissa No.	Tenure	OP No.	Area (sqm)	FP Allotted in Village	Final Plot No.	Final Plot Area (Sqm)	Amalgamated FP Area (Sqm)	Ownership Final	Remarks
1	2A	2B	3	4	5	6	7	8a	8b	9	10
1	Chikhale	137/1/A/1/2/3	Class I	18	1651	Chikhale	2	5212	5212	Vijaya Sadan Co-Op Housing Society, P.M.P Kurup Chief Promoter, AV Poulosse, P. G. Nair, K. S. Unnithan	
2	Chikhale	137/1/A/4/6/7		19	1704						
3	Chikhale	137/1/A/5		20	2645						
4	Chikhale	137/1/B	Class I	21	6000	Chikhale	3A	2400	2400	Dharmaraj Kautik Mahale	
5	Chikhale	137/3	Class I	23	3200	Chikhale	3B	1280	1280	Dattatreya Damodar Patankar ( 25 %), Satyajit Suresh Patil, Sangeeta Rajendra Patil ( Share of 2 to 3 = 37.5 %), Kamal urf Sushma Suresh Patil (37.5 %)	
6	Chikhale	143/2	Class I	48	5400	Chikhale	5	2161	2160	P.M.P. Kurup Chief Promoter, Vanshree Co-op-housing Society	
7	Chikhale	142/1	Class I	42	5900	Chikhale	6	4240	4240	Arvind Prabhakar Behere, Madhuvati Madhusudan Joshi, Vinaya Ashok Kelkar, Supriya Shrikant Soman, Suniti Sadanand Bapat, Amol Ashok Velankar, Manish Arvind Behere	
8	Chikhale	143/1		47	4700						

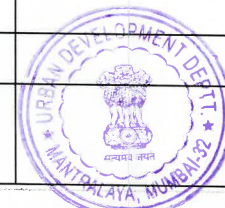




Details of Original Land						Details of Final Plots Allotted as per the Preliminary Scheme					Remarks
Sr. No	Village	Gut No./Hissa No.	Tenure	OP No.	Area (sqm)	FP Allotted in Village	Final Plot No.	Final Plot Area (Sqm)	Amalgamated FP Area (Sqm)	Ownership Final	
1	2A	2B	3	4	5	6	7	8a	8b	9	10
9	Chikhale	142/5	Class I	46	3400	Chikhale	7	1360	1360	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	
10	Chikhale	139/3	Class I	30	2000	Chikhale	9	800	800	Janardan Dharma Chaudhary, Laxmi Sitaram Chaudhary, Mahesh Sitaram Chaudhary, Abhishek Sitaram Chaudhary, Shrinath Sitaram Chaudhary, Laxmi Narayan Shendre.	
11	Chikhale	142/2	Class I	43	3700	Chikhale	10A	1480	1480	M/s Deep Jyot Enterprises	
12	Chikhale	136/2	Class I	15	1000	Chikhale	14	400	400	Savita Anant Patil, Bhushan Anant Patil, Shantaram Chintu Patil, Dharma Chintu Patil, Bhagwan Chintu Patil, Gangabai Chintu Patil, Sr.no. 2 Gaurdian Savita	
13	Chikhale	141/2	Class I	41	9500	Chikhale	15	3800	3800	Sunil Kisan Jadhav, Vijay Ishwar Aaladar	
14	Chikhale	140/5	Class I	38	1500	Chikhale	16	600	600	Arvind Shriram Aru, Pramod Rajaram Lad, Vishwas Rajaram Dudhgaonkar, Chandrakant Janakuram Gawali, Surekha Jaywant Dhamal, Ravikant Madhukar Jadhav,	



Details of Original Land						Details of Final Plots Allotted as per the Preliminary Scheme					
Sr. No	Village	Gut No./Hissa No.	Tenure	OP No.	Area (sqm)	FP Allotted in Village	Final Plot No.	Final Plot Area (Sqm)	Amalgamated FP Area (Sqm)	Ownership Final	Remarks
1	2A	2B	3	4	5	6	7	8a	8b	9	10
										Eknath Shridhar Dhuri, Krishna Dattaram Koyande, Chandrakant Sopanrao Jadhav, Asha Lakshman Gaikwad	
15	Chikhale	137/4	Class I	24	1100	Chikhale	17	440	440	Gargee Sunil Chauhan, Sunil Shantaram Chauhan	
16	Chikhale	130/2	Class II	6	600	Chikhale	18	240	240	Eknath Undrya Gaikar, Kana Undrya Gaikar, Gunabai Balaram Patil, Sunita Dashrath Batale, Vanita Undrya Gaikar	
17	Chikhale	141/1/B	Class II	40	3760	Chikhale	19	1504	1504	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	
18	Chikhale	141/1/A	Class I	39	7740	Chikhale	20	3096	3096	Balaram Dharma Patil (50 %), Bhagwan Dharma Patil (50 %)	
19	Chikhale	139/5	Class I	32	1000	Chikhale	21	400	400	Baby Gajanan Mhatre	
20	Shivkar	55	सरकार	76	80900	Shivkar	23A 23B 23C 23D	50654 344 2772 19612	73382	Forest Department	
21	Shivkar	59	सरकार	81	48000	Shivkar	26	51471	51471	Forest Department	
22	Shivkar	53	Class II	73	7540	Moho - Shivkar	28	3016	3016	Namdev Rama Tupe, Kathor Rama Tupe, Tukaram Rama Tupe, Nirmala Balu Patil, Shanti Shalik Mali, Dharmi Gotiram Dhawale, Yamuna Dharma Thombare	
23	Moho	105/4	Class I	517	5000	Moho - Shivkar	29	2000	2000	Santosh Parshuram Pathe, Janardan Parshuram Pathe (Share of 1 to 2 = 50 %), Jagan Ramji Pathe (50 %)	
24	Shivkar	43	Class II	59	3970	Moho - Shivkar	30	1588	1588	Ramesh Aatmaram Dhawale, Pundalik Aatmaram Dhawale	
25	Moho	105/3	Class I	516	2500	Moho	31	1680	1680	Grand Developers tarfe Partner Ismail Javed Patel, Javed Mustafa Patel, Fakari Hasamvala, Sandeep Raghunath Dige,	
	Moho	107/3		524	1700						

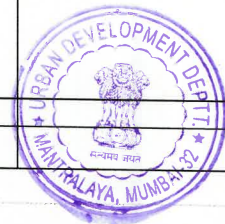




Details of Original Land						Details of Final Plots Allotted as per the Preliminary Scheme					
Sr. No	Village	Gut No./Hissa No.	Tenure	OP No.	Area (sqm)	FP Allotted in Village	Final Plot No.	Final Plot Area (Sqm)	Amalgamated FP Area (Sqm)	Ownership Final	Remarks
1	2A	2B	3	4	5	6	7	8a	8b	9	10
										(Share of 1 to 4 = 59.52 %) Javed M. Patel, Ismail J. Patel, Fakari A. Hasamvala (Share of 5 to 7 = 40.48 %)	
26	Moho	109/4/2	Class I	528	1500	Moho - Shivkar	34	600	600	Jhumarlal Motilal Bhalgat	
27	Moho	105/2	Class I	515	2500	Moho	35	1000	1000	Maruti Aalya Patil	
28	Moho	107/5	Class II	526	3600	Moho	36	1440	1440	Padmakar Dhau Dhawale, Sadashiv Dhau Dhawale, Bhalchandra Dhau Dhawale	
29	Moho	118/2/1	Class I	587	3050	Moho	37A	1220	1220	Shankar Kalu Mhatre	
30	Moho	107/4	Class II	525	3200	Moho	37B	2368	2368	Shankar Kalu Mhatre	
	Moho	125/1/C		618	2720					Shankar Kalu Mhatre	
32	Moho	6/1	Class I	153	1400	Moho	40	2200	2200	Kusum Shivram Popeta, Bebi Baraku Patil	
	Moho	105/5		518	4100						
33	Moho	105/6	Class I	519	3000	Moho	41A	1200	1200	Arun Kisan More, Sachin Jairam Gaikwad (Share of 1 to 2 = 50%), Pandurang Balaram More (50%).	
34	Moho	106/1	Class I	520	4900	Moho	43	1960	1960	Vaishali Vishwanath Mhatre	
35	Moho	106/3/A	Class I	522	2100	Moho	44	840	840	Shankar Ganu Mhatre	
36	Moho	106/3/B	Class I	523	2100	Moho	45	840	840	Shailendra Hanmant Bhand	
37	Moho	42	Class II	250	6000	Moho	46	824	6760	Gavkari Panch Moho	
	Moho	91/2		488	7200						
	Moho	103/4		506	700						
	Moho	106/2		521	3000		472	5936			
38	Moho	110/5	Class II	533	5900	Moho	47	2360	2360	Aalya Bendu Mhatre, Baban Bendu Mhatre, Balaram Bendu Mhatre, Gouri Bendu Mhatre	
39	Moho	104/3	Class I	511	300	Moho	49A	120	120	Baban Bandu Mhatre	
40	Moho	113/3	Class I	547	3000	Moho	49B	1200	1200	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,	

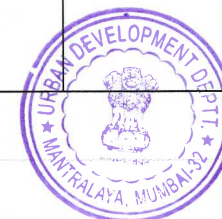


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1	2A	2B	3	4	5	6	7	8a	8b	9	10
										Sadhana Guru Thakur, Shevanti Sakharan Mhatre, Hira Parshuram Bhopi, Samiksha Sandesh Tembe	
41	Moho	104/5/2	Class I	514	1800	Moho	50A	720	720	Savita Baliram Mhatre, Akshay Baliram Mhatre, Ajay Baliram Mhatre, Ankit Baliram Mhatre	
42	Moho	53/2	Class I	306	2100	Moho	51	10466	11560	Bhikaji Tukaram Pathe (51.38 %), Baburao Tukaram Pathe ( 48.62 %)	
	Moho	69/4		394	4300						
	Moho	104/1		509	7900						
	Moho	104/2		510	3200						
	Moho	104/4		512	3600						
	Moho	136/1		676	7800		212	1094			
43	Moho	102/4	Class II	502	200	Moho	52	80	80	Namdev Shankar Patil	
44	Moho	103/5/B	Class I	508	3760	Moho	54	3376	3376	Y. Venkat Reddy (52.12 %), Rameshkumar Bimalkant Choudhari ( 39.89 %), Arunkumar Bimalkant Choudhari ( 07.99 %)	
45	Moho	110/3	Class I	531	2800	Moho	57	1120	1120	Anita Abhay Deshapande (2.67 %) Vilas Madanlal Khothari (97.33 %)	
46	Moho	110/2	Class I	530	2900	Moho	58	1960	1960	Rukmini Pandurang Shelke, Vinayak Pandurang Shelke, Kailas Pandurang Shelke, Latifa Pandurang Shelke, Surekha Pandurang Shelke	
	Moho	136/2/B		678	2000						
47	Moho	111/4/B	Class I	538	1600	Moho	59	1480	1480	Laxmi Maruti Kadav, Ratan Jaydev Koparkar, Vaibhav Narayan Chorghe, Nisha Narayan Chorghe	
	Moho	116/4		576	2100						
48	Moho	111/4/A	Class I	537	3110	Moho	60	1244	1244	Rupesh Krishna Kadav	
49	Moho	111/5	Class I	539	2300	Moho	62	920	920	Mahadev Changa Mali	
50	Moho	111/2	Class II	535	4500	Moho	64	1800	1800	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	
51	Moho	112/6	Class I	544	2800	Moho	65	1120	1120	Joma Changu Mali	
52	Moho	112/4	Class I	543	3520	Moho	66A	1408	1408		

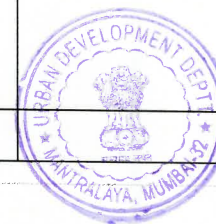




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Sr. No	Village	Gut No./Hissa No.	Tenure	OP No.	Area (sqm)	FP Allotted in Village	Final Plot No.	Final Plot Area (Sqm)	Amalgamated FP Area (Sqm)	Ownership Final	Remarks
1	2A	2B	3	4	5	6	7	8a	8b	9	10
										Dhau Hiru Patil, Changibai Kisna Bhalekar, 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	
53	Moho	60/2	Class II	342	700	Moho	66B	520	520	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	
	Moho	66/5		380	600						
54	Moho	115/3	Class I	565	3500	Moho	72	1400	1400	Janardan Balu Mhatre	
55	Moho	111/1	Class II	534	2100	Moho	73	840	840	Maymun Ismail Sheikh, Amina Shahfajal Khan, Rizvana Siraj Sheikh, Banu Maksud Khan, Bibi Ahmed Sheikh, Shaيدا Gana Pinjari, Ramjan Ahmed Sheikh, Muskan Barkat Sheikh, Rafik Ahmed Sheikh, Chanda Mojamali Sheikh	



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1	2A	2B	3	4	5	6	7	8a	8b	9	10
56	Moho	115/4	Class I	566	2200	Moho	74	880	880	Vasant Manaji Bhadra (36.38 %), Gita Raghunath Nerulkar ( 31.81 %), Nirabai Pundalik Patil ( 31.81 %)	
57	Moho	115/1	Class I	563	8200	Moho	75	6640	6640	Govind R. Jaidhara	
	Moho	115/2		564	1600						
	Moho	115/5		567	1300						
	Moho	117/1		580	5500						
58	Moho	113/6	Class I	550	200	Moho	76	80	80	Dhaya Hari Phadke, Gopal Hari Phadke, Valkya Gopal Phadke, Mahadev Hari Phadke	
59	Moho	116/1	Class I	569	2400	Moho	77	960	960	Motiram Dhondur Patil	
60	Moho	115/6	Class I	568	1600	Moho	78	640	640	Pundalik Zimagya Patil	
61	Moho	111/3	Class I	536	1700	Moho	79	680	680	Jayant Vishwanath Vaidya	
62	Moho	116/2/A	Class II	570	1750	Moho	81	700	700	Mahadev Ananta Mhatre, Jayram Ananta Mhatre, Narayan Ananta Mhatre, Janabai Nama Kharke, Barka Gana Patil, Gomibai Shalik Patil	
63	Moho	124/1	Class I	608	2500	Moho	82	1000	1000	Laxman Chahu Mhaskar	
64	Moho	113/2	Class I	546	2700	Moho	83	1080	1080	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	
65	Moho	113/4	Class I	548	2900	Moho	84	1160	1160	Devkabai Namdev Phadke, Parshuram Namdev Phadke, Raghunath Namdev Phadke, Naresh Namdev Phadke, Nirabai Sandeep Jadhav, Shevanti Gurnath Patil	
66	Moho	117/2	Class I	581	2200	Moho	86	3800	3800	Vasant Manaji Bhadra	
	Moho	117/3		582	2700						
	Moho	117/5		584	2400						
	Moho	124/4		611	1100						
	Moho	125/3		621	500						
	Moho	125/4/A		622	600						
67	Moho	124/6/A	Class I	613	2470	Moho	87	3040	3040		
	Moho	124/6/B		614	2730						

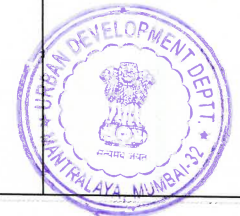




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Sr. No	Village	Gut No./Hissa No.	Tenure	OP No.	Area (sqm)	FP Allotted in Village	Final Plot No.	Final Plot Area (Sqm)	Amalgamated FP Area (Sqm)	Ownership Final	Remarks
1	2A	2B	3	4	5	6	7	8a	8b	9	10
	Moho	128/1/B		639	2400					Kundlik Sitaram Patil, Bhaskar Tulshiram Patil, Bhanudas Tulshiram Patil	
68	Moho	128/1/A	Class I	638	2400	Moho	88	960	960	Datta Hiru Mhatre, Dilip Hiru Mhatre	
69	Moho	2/6	Class I	136	200	Moho	90	1240	1240	Shyam Hari Patil, Vanita Tukaram Patil, Mayur Tukaram Patil, Dhanashri Kiran Bhopi, Namrata Subhash Naik, Dharti Tukaram Patil	
	Moho	128/2		640	1400						
	Moho	128/3		641	1500						
70	Chikhal e	142/3	Class I	44	1000	Moho	91	3008	3008	Rehab Housing Pvt. Ltd. (69.15 %) Falguni Bhagwandas Patel (30.85 %)	
	Chikhal e	142/4		45	1500						
	Chikhal e	139/2		29	2700						
	Shivkar	81(P)		112	2320						
71	Moho	132/3	Class I	666	1000	Moho	92	400	400	Dnyanu Bhimrao Mane	
72	Moho	132/5	Class I	668	2100	Moho	93	840	840	Dharma Kathor Thakur	
73	Chikhal e	138/1/A	Class I	25	3300	Moho	94	1320	1320	M/s Rehab Housing Pvt. Ltd.	
74	Moho	128/5	Class I	643	2300	Moho	95	920	920	Dattatreya Bandu Galande, Mohini Shankar Virkar, Sachin Murlidhar Shelke, Sukhdev Ramchandra Virkar, Suhas Sukhdev Kadam	
75	Moho	128/6/B	Class II	645	800	Moho	96	320	320	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	
76	Moho	128/6/C	Class II	646	750	Moho	97	300	300	Gunavati Aalya Patil, Nandabai Ramdas Patil, Pushpa Sadu Patil , Baban Aalya Patil, Bamibai Aalya Patil, Barkibai Suresh Mhatre, Haribhau Aalya Patil	
77	Moho	126/2	Class I	625	600	Moho	98	240	240	Viraj Sandeep Mhatre, Shantanu Sandeep Mhatre	
78	Moho	128/4	Class I	642	3320	Moho	99	1328	1328	Narayan Shivram Patil (60.24 %), Lata Chandrakant Undage,	

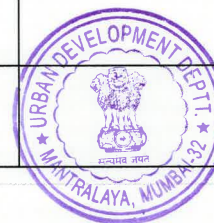


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1	2A	2B	3	4	5	6	7	8a	8b	9	10
										Ravindra Shamrav Ghure (Share of 2 to 3 = 39.76 %)	
79	Moho	117/6	Class I	585	3300	Moho	100	1840	1840	Shantaram Baliram Patil	
	Moho	128/8		648	1300						
80	Moho	128/6/A	Class II	644	1250	Moho	101A	500	500	Balya Hasu Patil	
81	Moho	116/3/C	Class I	575	400	Moho	101B	160	160	Shashikant Omprakash Upadhyay	
82	Moho	116/2/B	Class I	571	1050	Moho	102	420	420	Bhagwan Shankar Mhatre	
83	Moho	116/2/C	Class II	572	900	Moho	103	360	360	Tukaram Rambhau Mhatre	
84	Moho	116/6/A	Class I	578	1040	Moho	104	416	416	Nilam Vinayak Bahira, Vinayak Kisan Bahira	
85	Moho	116/5	Class II	577	2300	Moho	105	920	920	Jitendra Dattatray Shelke, Jivika Dattatray Shelke, Kavita Ravindra Patil, Savita Vishwas Bhoir, Yogita Jagan Phadke, Lalita Santosh Patil, Bebi Dattatray Shelke.	
86	Moho	116/3/B	Class I	574	250	Moho	106	100	100	Baban Aalya Patil, Haribhau Aalya Patil, Nandabai Ramdas Patil, Barkibai Suresh Mhatre, Pushpa Sadu Patil, Gunvanti Aalya Patil, Bamibai Aalya Patil.	
87	Moho	116/3/A	Class I	573	250	Moho	107	656	656	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.	
	Moho	121/6/C		602	1390						
88	Moho	129/1	Class II	649	5100	Moho	108	2040	2040	Aambi Bandu Bhopi, Pandurang Ganu Mhatre, Devkabei Rajaram Patil, Vandana Namdev Patil, Changuna Ganu Mhatre, Gangubai Ganu Mhatre, Kisan Dharma Patil, Alka Maruti Bhalekar, Kamal Sakham Patil, Suman Namdev Dhawale, Rakesh Prakash Patil, Dinesh Prakash Patil, Kamla Maruti Joshi, Vithabai Janradan Patil	






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1	2A	2B	3	4	5	6	7	8a	8b	9	10
										(Share of 1 to 14 = 49 %), Sandeep Narayan Gawade, Dhulaji Lakshman Pandhare (Share of 15 to 16 = 51 %).	
89	Moho	118/2/2	Class I	588	6150	Moho	109	2460	2460	Vasant Manaji Bhadra (26 %), Sanjay Budhaji Kadav (36.60 %), Ramesh Budhaji Kadav ( 37.40 %)	
90	Moho	131/2	Class I	659	500	Moho	110	200	200	Sakharam Shankar Mhatre, Dattaguru Aappa Mhatre, Aappa Balaram Mhatre	
91	Shivkar	80(P)	Class II	111	1010	Moho	112	404	404	Jankibai Sitaram Patil, Arun Sitaram Patil, Sunanda Dattatreya Patil, Mahadibai Ambaji Thakur, Padma Joma Patil, Chetan Joma Patil, Daivik Joma Patil, Tejaswi Bhanudas Patil	
92	Shivkar	52	Class I	72	1500	Moho	113	600	600	Laxmibai Aambo Topale, Suman Pundalik Dhawale, Gulab Manoj 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	
93	Moho	110/4	Class II	532	6000	Moho	114	2400	2400	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	
94	Moho	129/2	Class I	650	4500	Moho	115	1800	1800	Dilip Hiru Mhatre, (33.33 %), Tukaram Dattatreya Patil, Pandharinath Dattatreya Patil, Fashibai Dattatreya Patil,	



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1	2A	2B	3	4	5	6	7	8a	8b	9	10
										Lilabai Dattatreya Patil, Shantabai Dattatreya Patil, Shantaram Dattatreya Patil, Sugandha Pandurang Patil, Surdas Dattatreya Patil, Surekha Haribhau Kurangale, Sangita Laxman Pavnekar (Share From 2 To 11 =66.67 %)	
95	Moho	120/5	Class I	593	3100	Moho	116	4920	4920	Ganesh Damodar Shelke	
	Moho	81/1/A		456	4550						
	Moho	81/1/B		457	4650						
96	Moho	41/5	Class I	246	1100	Moho	117	440	440	Aananda Baba Vagare, Devidas Ashok Sonawane, Nirmala Sanjay Khandagale, Nilesh Madhukar Lad, Vijay Jaywant Thombare, Shivaji Krushna Madane, Sandip Ashokrao Aadlinge	
97	Moho	121/3	Class I	596	3200	Moho	118	1880	1880	Nira Ananta Kadav, Sarita Balkrishna Patil, Surekha Sunil Mhatre	
	Moho	123/6 (P)		607	1500						
98	Moho	103/1	Class I	503	2000	Moho	125	7648	7648	Abdul Rahman Ismail Solanki	
	Moho	103/2		504	2830						
	Moho	110/1		529	2400						
	Moho	129/4		652	3000						
	Moho	129/5		653	1700						
	Moho	103/3		505	2720						
	Moho	103/5/A		507	3670						
	Moho	129/6		654	800						
99	Moho	131/1	Class I	658	1500	Moho	127	8800	8800	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 Mehmame, Prakash Vilas Rasal} (82.73 %), Laxmibai Shyamrao Ghure, Lata Chandrakant Undage ( Share of 4 to 5 = 10.45 %)	
	Moho	100/4		492	3100						
	Moho	102/1/A		493	3900						
	Moho	102/1/B		494	1330						
	Moho	102/1/C		495	2580						
	Moho	102/1/E		497	680						
	Moho	102/1/F		498	930						
	Moho	129/3		651	1100						
	Moho	130/2		655	600						
	Moho	130/3		656	780						
	Moho	130/7		657	1200						
	Moho	131/6		663	2000						
	Moho	44/5		256	2300						






Details of Original Land						Details of Final Plots Allotted as per the Preliminary Scheme												
Sr. No	Village	Gut No./Hissa No.	Tenure	OP No.	Area (sqm)	FP Allotted in Village	Final Plot No.	Final Plot Area (Sqm)	Amalgamated FP Area (Sqm)	Ownership Final	Remarks							
1	2A	2B	3	4	5	6	7	8a	8b	9	10							
100	Shivkar	72	Class I	96	3520	Moho	130	1408	1408	Moreswar Bama Patil, Bhau Bama Patil, Anant Bama Patil, Gunabai Changdev Keni								
101	Moho	2/2/1'	Class I	131	1210	Moho	131	1560	1844	Sunil Kisan Patil, Vilas Kisan Patil, Ganesh Kisan Patil, Aruna Dyaneshwar Paradhi								
	Moho	102/2		499	3400		185	284										
102	Moho	131/3	Class I	660	2010	Moho	132	804	804	Shubhash Shankar Kadav								
103	Moho	131/5	Class I	662	2400	Moho	133A	960	960	Harishchandra Budhaji Kadav								
104	Moho	131/4	Class I	661	1910	Moho	133B	764	764	Kunda Waman Kadav, Bhavesw Waman Kadav, Aarti Harshad Dhumal								
105	Moho	114/4/A	सरकार	558	2600	Moho	134	1640	1640	Govt. Of Maharashtra								
	Moho	114/6/A		561	1500													
106	Moho	64/5/B	Class II	361	2400	Moho	136	2952	2952	Arun Lahu Patil, Chandrakala Shashikant Mhatre, Gangaram Lahu Patil, Sanjay Lahu Patil, Fashi Lahu Patil, Sadhana Santosh Jitekar, Sima Lahu Patil								
	Moho	133/4		672	3880													
	Moho	134/1		674	1100													
107	Moho	133/1	Class II	670	2020	Moho	137	808	808	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								
108	Moho	109/4/1	Class II	527	2300	Moho	138	1152	1152	Vinayak Pandurang Shelke, Kailas Pandurang Shelke (Under litigation of Civil Suit No. 66/2013)								
	Moho	102/1/D		496	580													
109	Moho	132/4	Class I	667	1300	Moho	139B	520	520	Joma Shankar Mhatre								
110	Moho	50/5	Class I	289	1000	Moho	140A	400	400	Sunil Shankar Kadav, Subhash Shankar Kadav								
111	Moho	132/1	Class I	664	1600	Moho	140B	640	640	Sunil Shankar Kadav								
112	Moho	127/1/B	Class II	631	2730	Moho	141	1092	1092	Pandurang Balaram More, Kashinath Balaram More, Ramchandra Balaram More								
113	Moho	127/1/A	Class I	630	1710	Moho	142	684	684	Janardan Nana More, Sangita Raghunath More, Revati Raghunath More,								



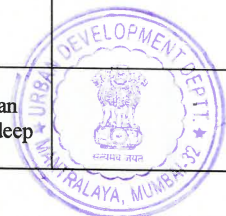
Details of Original Land						Details of Final Plots Allotted as per the Preliminary Scheme					
Sr. No	Village	Gut No./Hissa No.	Tenure	OP No.	Area (sqm)	FP Allotted in Village	Final Plot No.	Final Plot Area (Sqm)	Amalgamated FP Area (Sqm)	Ownership Final	Remarks
1	2A	2B	3	4	5	6	7	8a	8b	9	10
										Rasika Anil Patil, Reshma Akshay Kadav, Rekha Rohidas Mhatre, Nilam Raghunath More, Punam Raghunath More, Bhushan Raghunath More, Praniti Raghunath More.	
114	Moho	114/1/2	Class I	554	4000	Moho	143	1600	1600	Rajaram Sudam Kadav, Arun Sudam Kadav, Mina Sudam Kadav	
115	Moho	125/1/A	Class II	616	1880	Moho	144	752	752	Namdev Posha Mhatre	
116	Moho	125/1/D	Class II	619	690	Moho	145	276	276	Vasant Manaji Bhadra	
117	Moho	125/2	Class I	620	6100	Moho	146A	2440	2440	Laxman Chahu Mhaskar, Sulochana Ramdas Mhaskar, Abhijit Ramdas Mhaskar, Atish Ramdas Mhaskar, Ashwini Prabhakar Mhatre, Aruna Ramdas Mhaskar	
118	Moho	87/2/A	Class II	472	1500	Moho	146B	600	600	Laxman Chahu Mhaskar, Sulochana Ramdas Mhaskar, Abhijit Ramdas Mhaskar, Atish Ramdas Mhaskar, Ashwini Prabhakar Mhatre, Aruna Ramdas Mhaskar	
119	Moho	112/1	Class I	540	3200	Moho	147A	1280	1280	Ganu Joma Bhagat, Bamibai Narayan Patil	
120	Moho	112/2	Class II	541	400	Moho	147B	1640	1640	Ganu Joma Bhagat, Bamibai Narayan Patil	
	Moho	112/3		542	3700						
121	Moho	124/3	Class I	610	1200	Moho	149	480	480	Lakhman Govabhai Bhatesara, Vishwas Laxman Bhagat	
122	Moho	126/5	Class I	629	3640	Moho	150	1456	1456	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, Shradha Sunil Mhatre, Shreya Rushikesh Mayde, Sitabai Shantaram Patil, Sunita Dilip Gaikar,	





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1	2A	2B	3	4	5	6	7	8a	8b	9	10
										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, Dnyandeve Gajanan Patil, Dinesh Baban Patil, Puja Shantaram Patil, Dattatreya Parshuram Patil	
123	Moho	127/2	Class I	634	3700	Moho	151	1480	1480	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 %)	
124	Moho	127/3/2	Class I	636	1000	Moho	152	400	400	Rajendra Mahadev Patil	
125	Moho	127/4	Class I	637	5200	Moho	153A	2080	2080	Bhikaji Tukaram Pathe ( 50 %), Baburao Tukaram Pathe (50 %)	
126	Moho	45/4	Class I	260	2900	Moho	153B	2040	2040	Sunita Sudhakar Mahajan	
	Moho	47/5/B		274	2200						
127	Moho	127/1/D	Class II	633	4000	Moho	154	1600	1600	Jaydas Maruti Patil, Dattatray Maruti Patil, Sangita Ramesh Patil, Hira Rajesh Dare, Nira Maruti Patil, Taibai Maruti Patil, Umabai Maruti Patil.	
128	Moho	5/2	Class I	149	1300	Moho	156A	520	520	Vasant Nama Kadav	
129	Moho	114/1/1	Class II	553	4000	Moho	156B	1600	1600	Vasant Nama Kadav	
130	Moho	126/4/1	Class I	627	3900	Moho	157	1560	1560	Jitendra Janardan Topale, Jayvant Janardan Topale	
131	Moho	126/4/2	Class I	628	3800	Moho	158	1520	1520	Tanaji Ramchandra Shendage, Dattu Bapu Devkate, Dinesh Arjun Shinde, Navnath Rangnath Shendage, Nitin Machhindra Bhanvase, Baghwan Sadhu Shendage, Mayur Madhu Borate, Mahadev Saibu Shinde,	

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Sr. No	Village	Gut No./Hissa No.	Tenure	OP No.	Area (sqm)	FP Allotted in Village	Final Plot No.	Final Plot Area (Sqm)	Amalgamated FP Area (Sqm)	Ownership Final	Remarks
1	2A	2B	3	4	5	6	7	8a	8b	9	10
										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.	
132	Shivkar	44/2	Class I	61	1920	Moho	159	1812	1812	Vivek Dnyaneshwar Patil	
	Shivkar	44/3		62	510						
	Shivkar	50		70	1000						
	Shivkar	51		71	1100						
133	Moho	6/3/A	Class I	157	4000	Moho	160	1600	1600	Sant Krupa Co. Housing Society Tarfe Chief Promoter Vijay Dharma Jamsutkar.	
134	Moho	6/3/B/1	Class I	158	1700	Moho	161	680	680	Harishchandra Chandar Patil	
135	Moho	6/3/B/2	Class I	159	2900	Moho	164	2600	2600	Prakash Gajanan Pote ( 44.62 %), Akash Prakash Pote, Siddhesh Vishwas Pote, Pratik Prakash Pote (Share of 2 to 4 = 55.38 %)	
	Moho	27/1/E		165	3600						
136	Moho	5/3	Class I	150	1200	Moho	165	480	480	Nilam Rajdev Khatavkar	
137	Moho	3/5	Class I	142	4100	Moho	166	1640	1640	Fashibai Dattatray Patil	
138	Moho	3/1/A	Class I	137	2320	Moho	167	928	928	Mathura Gajanan Patil, Dnyaneshwar Gajanan Patil, Balaram Gajanan Patil, Gulab Pundalik Fullore	
139	Moho	5/5	Class I	152	2200	Moho	168	1240	1240	Santosh Shankar Kadav	
	Moho	57/1		320	900						
140	Moho	56/3	Class I	313	300	Moho	169	120	120	Santosh Shankar Kadav	
141	Moho	118/1	Class II	586	5700	Moho	170	2280	2280	Chandar Balya Pathe	
142	Moho	5/1	Class I	148	2100	Moho	172	840	840	Janardan Tukaram Ghogare, Dilip Tukaram Ghogare, Guardian Mother Sunita Ganu Ghogare, Sunita Ganu Ghogare, Suraj Ganu Ghogare, Swapnil Ganu Ghogare.	
143	Moho	6/4	Class I	160	5700	Moho	173	2280	2280	Arun Dhondur Patil ( 64.91 %), Shri Samarth Kirpa Niyojit Sahkari Gruhnirman Sanstha Maryadit Tarfe Mukhya Pravartak Sandeep Ramchandra Bhagat ( 35.09 %)	

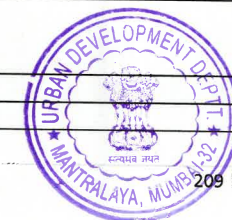




Details of Original Land						Details of Final Plots Allotted as per the Preliminary Scheme					
Sr. No	Village	Gut No./Hissa No.	Tenure	OP No.	Area (sqm)	FP Allotted in Village	Final Plot No.	Final Plot Area (Sqm)	Amalgamated FP Area (Sqm)	Ownership Final	Remarks
1	2A	2B	3	4	5	6	7	8a	8b	9	10
144	Moho	3/2	Class II	139	2800	Moho	176	1120	1120	Shantaram Dhondu Patil, Chandrabhaga Dinkar Bhagat, Bebi Harishchandra Mhatre	
145	Moho	3/1/B	Class I	138	2480	Moho	177	1152	1152	Sulochana Ramdas Patil, Moham Ramdas Patil, Yashwant Ramdas Patil, Bharat Ramdas Patil, Minakshi Motiram Mhatre	
	Moho	60/3/2		344	400						
146	Moho	126/3	Class I	626	1100	Moho	178	440	440	Devkabei Janardan Patil	
147	Chikhale	133/3(P)	Class II	10	270	Moho	179	108	108	Ramchandra Gharu Patil, Kashinath Gharu Patil, Pandurang Gharu Patil, Indu Ramkrushna Kharke.	
148	Moho	133/5'	Class II	673	200	Moho	180	80	80	Balaram Savlaram Patil, Anita Anant Patil, Baburav Savlaram Patil, Namdev Savlaram Patil	
149	Shivkar	90/2(P)	Class II	114	180	Moho	181	72	72	Balaram Charu Patil, Ganesh Charu Patil, Sunita Narayan Choudhary, Bebi Padmakar Usatkar, Pratima Prakash Patil	
150	Moho	3/6	Class I	143	2500	Moho	183	1147	3680	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 Dattatreya Patil, Sugandha Pandurang Patil, Shantaram Dattatreya Patil, Shantabai Dattatreya Patil, Leelabai Dattatreya Patil, Fashibai Dattatreya Patil, Tukaram Dattatreya Patil, Pandharinath Dattatreya Patil, Sangita Laxman Pawanekar, Janardan Sitaram Shelke,	
	Moho	50/6		290	400						
	Moho	53/5		309	1800						
	Moho	138/1		681	4500						



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Sr. No	Village	Gut No./Hissa No.	Tenure	OP No.	Area (sqm)	FP Allotted in Village	Final Plot No.	Final Plot Area (Sqm)	Amalgamated FP Area (Sqm)	Ownership Final	Remarks
1	2A	2B	3	4	5	6	7	8a	8b	9	10
										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.	
151	Shivkar	26/3	Class II	52	1640	Moho	184	656	656	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.	
152	Moho	2/2/2'	Class I	132	1200	Moho	187	480	480	Janardan Changa Patil	
153	Shivkar	44/4	Class II	63	2070	Moho	188	828	828	Dhamba Dharma Patil, Padubai Ladku Tupe, Balaram Charu Patil, Ganesh Charu Patil, Sunita Narayan Chaudhari, Bebi Padmakar Usatkar, Pratibha Prakash Patil.	
154	Moho	51/1/5/4	Class I	294	4800	Moho	190	1920	1920	Ananta Kashinath Patil, Sunil Kashinath Patil, Dashrath Kashinath Patil, Ganesh Bhagwan Patil, Umesh Bhagwan Patil, Bhupesh Bhagwan Patil	
155	Moho	51/2	Class I	295	400	Moho	191	560	560	Dattatrey Baliram Khot (28.58 %), Bhikaji Tukaram Pathe, Baburao Tukaram Pathe, Dynaneshvar Balaram Kadav, Eknath Balaram Kadav (Share of 2 to 5 = 71.42 %)	
	Moho	127/3/1		635	1000						
156	Moho	51/3	Class I	296	400	Moho	193	160	160	Kundalik Sitaram Patil, Bhaskar Tulshiram Patil, Bhanudas Tulshiram Patil	
157	Moho	51/4	Class I	297	500	Moho	194	200	200	Eknath Ramdas Patil	
158	Moho	114/4/B	Class II	559	2500	Moho	195	1000	1000	Shankar Janu Patil	





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Sr. No	Village	Gut No./Hissa No.	Tenure	OP No.	Area (sqm)	FP Allotted in Village	Final Plot No.	Final Plot Area (Sqm)	Amalgamated FP Area (Sqm)	Ownership Final	Remarks
1	2A	2B	3	4	5	6	7	8a	8b	9	10
159	Moho	51/6	Class I	298	400	Moho	196	160	160	Deviche Deol Vahi. Dinkar Dhau Patil	
160	Moho	52/1/A	Class I	299	2290	Moho	197	1556	1556	Shankar Janu Patil	
	Moho	100/1		489	1600						
161	Moho	52/1/B	Class II	300	3210	Moho	198	1284	1284	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	
162	Moho	125/4/B	Class I	623	400	Moho	199	160	160	Janardan Nana More	
163	Shivkar	79/4(P)	Class II	110	330	Moho	200	132	132	Ramabai Chandrakant Topale, Ashok Chandrakant Topale, Kishore Chandrakant Topale, Kiran Chandrakant Topale, Jayashri Mahadev Topale, Ram Mahadev Topale, Geeta Pandurang Patil, Pandurang Mahadev Topale	
164	Moho	3/4	Class I	141	500	Moho	201A	200	200	Janaradan Nana More, Naresh Baburao Patil	
165	Moho	3/3	Class I	140	2200	Moho	202	2840	2840	Pundalik Dinkar Patil	
	Moho	52/2		301	4900						
167	Moho	2/1	Class I	130	500	Moho	203	3840	3840	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.	
	Moho	2/5		135	1000						
	Moho	52/4		303	2500						
	Moho	67/1/1		382	4000						
	Moho	68/3		388	1600						
168	Moho	51/1/1	Class I	291	1200	Moho	204	480	480	Gajanan Govind Patil, Kundalik Govind Patil	
169	Moho	51/1/3	Class I	293	400	Moho	205	160	160	Dilip Balaram Patil	
170	Moho	114/6/B	Class II	562	1500	Moho	206	600	600	Shankar Janu Patil	
171	Moho	123/4	Class I	605	1000	Moho	207B	400	400	Revubai Rama Kadav	
172	Moho	133/2	Class I	671	2710	Moho	209	1084	1084	Sangita Laxman Pavaneekar, Tukaram Dattatreya Patil, Surdas Dattatreya Patil,	

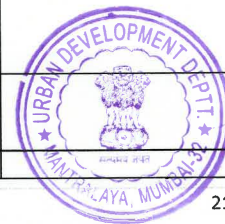


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Sr. No	Village	Gut No./Hissa No.	Tenure	OP No.	Area (sqm)	FP Allotted in Village	Final Plot No.	Final Plot Area (Sqm)	Amalgamated FP Area (Sqm)	Ownership Final	Remarks
1	2A	2B	3	4	5	6	7	8a	8b	9	10
										Shantaram Dattatrey Patil, Shantabai Dattatrey Patil, Fashibai Dattatrey Patil, Surekha Haribhau Kurangale, Leelabai Dattatrey Patil, Sugandha Pandurang Patil, Pandharinath Dattatrey Patil	
173	Moho	127/1/C	Class I	632	1460	Moho	213	584	584	Jitendra Yugraj Jain, Mahavir Basantilal Surana, Vipul Kamal Parekh	
174	Moho	123/3	Class I	604	800	Moho	214A	320	320	Malati Balaram Kadav, Sangita Balaram Kadav, Saya Ankush Kadav, Nitin Ankush Kadav, Akshay Ankush Kadav, Vishal Ankush Kadav, Dhananjay Lahu Kadav	
175	Moho	128/7	Class I	647	1900	Moho	216	760	760	Janardan Changa Patil	
176	Moho	56/6/B	Class I	317	1500	Moho	217A	600	600	Baliram Dunkur Patil	
177	Moho	56/6/C	Class II	318	2600	Moho	217B	1040	1040	Shantaram Dhondur Patil	
178	Moho	55	सरकार	310	1300	Moho	219	520	520	Govt. Of Maharashtra (Cemetery)	
179	Shivkar	90/1(P)	Class II	113	2750	Moho	222	1100	1100	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	
180	Moho	89/1	Class I	476	2100	Moho	223A	840	840	Prasad Vishwas Achrekar, Shobha Suresh Munge	
181	Moho	89/5	Class I	482	2900	Moho	224	1160	1160	Ragho Changa Patil	
182	Moho	89/3/2	Class I	479	1600	Moho	225	1760	1760	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	
	Moho	89/4/1		480	2800					Shankar Kamlu Pathe	
183	Moho	90/1	Class II	484	4500	Moho	227	1800	1800		





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1	2A	2B	3	4	5	6	7	8a	8b	9	10
184	Moho	89/6'	Class I	483	2000	Moho	229	5955	7260	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 %),	
	Moho	90/2/B		486	9450						
185	Chikhal e	140/3/B		36B	6700		231	1305			
186	Moho	77/2/1	Class II	444	4200	Moho	230	2340	2340	Bamibai Poshma Mhatre, Bhau Poshma 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.	
	Moho	90/2/A		485	1650						
187	Moho	91/1	Class I	487	9000	Moho	233	3600	3600	Gavkari Panch Inam	
188	Moho	100/3	Class I	491	3100	Moho	235	1240	1240	Sangita Pundalik Phadke	
189	Shivkar	78/3	Class II	106	4660	Moho	236	1864	1864	Gana Govind Topale	
190	Moho	100/2	Class I	490	9100	Moho	237	3640	3640	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	
191	Moho	135/0	Class I	675	3500	Moho	239	3500	3500	Govt. of Maharashtra {Other Rights: given to Group Grampanchayat Chikhale on certain conditions}	
192	Moho	102/3/2	Class I	501	3650	Moho	241	1460	1460	Y. Vekant Reddy	



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1	2A	2B	3	4	5	6	7	8a	8b	9	10
193	Shivkar	58/2	Class II	80	4200	Moho	242	1680	1680	Vishnu Parshuram Chaudhari (Other: Court Order (Mutation Entry No. 743))	
194	Moho	102/3/1	Class II	500	3700	Moho	243	1480	1480	Namdev Posha Mhatre (45.95 %), Yampalla Venkat Reddy (54.05 %)	
195	Moho	6/2/A	Class I	154	3270	Moho	247	5588	5588	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.	
	Moho	41/8		249	1200						
	Moho	44/4		255	2100						
	Moho	46/3		266	1800						
	Moho	53/4		308	1600						
	Moho	89/3/1		478	1600						
	Moho	89/4/2		481	2400						
196	Moho	89/2	Class II	477	2500	Moho	248	5044	5044	Baliram Dundhya Mhatre, Sudam Dundhya Mhatre, Kunda Aambo Mhatre, Kailas Aambo Mhatre, Machhindra Aambo Mhatre, Sima Aambo Mhatre, Sarika Aambo Mhatre.	
	Moho	118/2/3		589	6000						
	Moho	125/1/B		617	4110						
197	Moho	62	Class I	355	3200	Moho	250	1280	1280	Shri. Shankarache Deul Vahi., Madhukar Ballal Joshi, Sudhir Ballal Joshi.	
198	Moho	56/7/B	Class I	319	2000	Moho	253	800	800	Alice Francis, Sina Mathew.	
199	Moho	56/5	Class I	315	300	Moho	254	120	120	Prakash Ganpat Waghe	
198	Moho	56/7/A	Class I	319	2800	Moho	257	2160	2160	Sachin Nagraj Chhajed, Harshad Savjee Dhanani, Suresh Karsanbhai Jadav, Kailas Karsanbhai Jadav.	
	Moho	57/2		321	2600						
199	Shivkar	320/2	Class II	128	810	Moho	258	324	324	Dharma Kanya Dhawale	
200	Moho	57/4/A	Class I	323	380	Moho	259A	152	152	Arun Balaram Bhoir	
201	Moho	38/2	Class I	220	500	Moho	259B	200	200	Gurunath Balaram Bhoir	
202	Moho	57/4/B	Class I	324	420	Moho	260	168	168	Aambo Gana Dhawale	
203	Moho	56/4	Class I	314	2300	Moho	261	920	920	Anna Khanderao Gaikwad, Nitin Raosaheb Kolape, Pandurang Shankar Padalkar, Prasad Pramod Shende, Rajkumar Dhanraj Jadhav, Rajesh Hanmant Popale, Varsha Satish Kalambe, Vinod Dattatray	

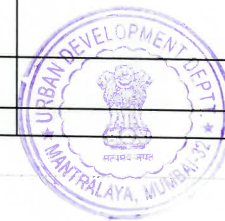




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1	2A	2B	3	4	5	6	7	8a	8b	9	10
										Kale, Virudev Narayan Gorad, Shankar Popat Gaikwad, Shrutika Vikram Pawar, Suchita Ananda Khandekar, Sudhir Pandurang Kadam, Sanjay Anand Nanhe.	
204	Moho	5/4 (P)	Class I	151	1400	Moho	263	1640	1640	Nama Padu Kadav	
	Moho	58/5 (P)		333	1600						
	Moho	126/1		624	1100						
205	Moho	113/1	Class I	545	7300	Moho	264	2920	2920	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 %).	
206	Moho	61/1	Class I	350	3700	Moho	265	1480	1480	Kiran Tukaram Bhoir	
207	Moho	61/4	Class II	353	200	Moho	267	2720	2720	Dasharath Aambo Patil, Ananta Aambo Patil, Subhash Aambo Patil.	
	Moho	61/5		354	6600						
208	Moho	113/5	Class I	549	2300	Moho	270	920	920	Valkya Gopal Phadke	
209	Moho	121/1	Class I	594	900	Moho	271	680	680	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 %)	
210	Moho	121/6/A	Class I	600	1850	Moho	272	740	740	Ram Shankar Mhatre	
211	Moho	122	Class I	603	13100	Moho	275	5240	5240	Dattatrey Balu Patil, Janabai Kashinath Bhopi, Ramdas Narayan Patil, Vasant Narayan Patil, Anandibai Narayan Patil, Rajaram Kalu Patil, Baliram Kalu Patil, Mathura Gajanan Patil,	



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1	2A	2B	3	4	5	6	7	8a	8b	9	10
										Dnyaneshwar Gajanan Patil, Balam Gajanan Patil, Gulab Pundalik Fullore, Janardhan Sitaram Shelke, Rukmini Pandurang Shelke, Vinayak Pandurang Shelke, Kailas Pandurang Shelke, Lateeka Bharat Mhatre, Surekha Santosh Baicar, Leelabai Chandrakant Mhatre, Janabai Dattatrey Waghmare, Sushila Hasuram Gaikar, Chandrabhaga Balam Mate, Indira Rajaram Dukare, Naresh Ganesh Urf Ganu Patil, Vasudev Ganesh Urf Ganu Patil, Kanta Dhau Gondhali, Anuradha Atmaram Mhaskar.	
212	Moho	4/3	Class I	146	6900	Moho	276	2760	2760	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.	
213	Moho	50/3	Class I	287	3900	Moho	277	1560	1560	Ramkrishna Eknath Kadav, Sachin Eknath Kadav, Shrikrishna Eknath Kadav	
214	Moho	50/1	Class I	285	4400	Moho	278	1616	2120	Sadu Dagadu Patil, Kundalik Sitaram Patil, Bhaskar Tulshiram Patil, Bhanudas Tulshiram Patil.	
	Moho	51/1/2		292	900		207A	504			
215	Moho	50/2	Class I	286	3800	Moho	279A	1520	1520	Baburao Laxman Patil, Eknath Laxman Patil, Yamubai Dinkar Hared, Anantibai Jayram Bhagat, Barkibai Gangaram Dhawale, Jaya Laxman Patil.	
216	Moho	59/4	Class II	338	530	Moho	279B	212	212	Baburao Laxman Patil, Eknath Laxman Patil, Yamubai Dinkar Hared, Anantibai Jayaram Bhagat, Barkibai Gangaram Dhawale, J aya Laxman Patil.	
217	Moho	124/5	Class I	612	2000	Moho	280	800	800	Sambhaji Laxman Ghorpade, Dnyaneshwar Sitaram Devkar.	
218	Moho	50/4	Class I	288	2000	Moho	281	800	800	Revubai Rama Kadav	

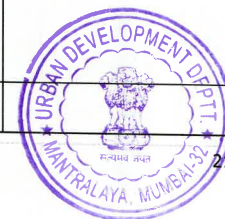




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1	2A	2B	3	4	5	6	7	8a	8b	9	10
219	Moho	49/4	Class II	284	2400	Moho	282	960	960	Rukmini Pandurang Shelke, Vinayak Pandurang Shelke, Kailas Pandurang Shelke, Latifa Pandurang Shelke, Surekha Pandurang Shelke.	
220	Chikhal e	136/3	Class I	16	1800	Moho	283	1040	1040	Surekha Sudhir Kulkarni, Sukhiya Sudhir Kulkarni.	
	Chikhal e	136/4		17	800						
221	Moho	4/1	Class I	144	3600	Moho	284A	1440	1440	Gajanan Govind Patil	
222	Moho	45/2	Class I	258	1300	Moho	284B	520	520	Kundalik Govind Patil	
223	Moho	4/2	Class I	145	600	Moho	284C	240	240	Sundarabai Motiram Bhopi, Janabai Shivaji Patil	
224	Moho	7/1	Class I	396	5500	Moho	285	2720	2720	Baliram Dunkur Patil	
	Moho	52/6		305	400						
	Moho	53/3		307	400						
	Moho	57/6		326	500						
225	Moho	7/3	Class II	399	6100	Moho	286	2440	2440	Raja Kalu Patil, Baliram Kalu Patil	
226	Moho	57/5	Class I	325	1100	Moho	287	1248	1248	Surdas Balaram Patil	
	Moho	7/2/A		397	2020						
227	Moho	6/2/C	Class II	156	2420	Moho	288	968	968	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.	
228	Moho	6/2/B	Class I	155	2210	Moho	289	884	884	Bhalchandra Balu Mhatre	
229	Moho	7/2/B	Class II	398	4180	Moho	291	4652	4652	Rajaram Ragho Patil, Maruti Ragho Patil, Harishchandra Ragho Patil, Gomibai Shalik Patil, Navnath Shalik Patil, Jija Shalik Patil, Sugandha Shalik Patil.	
	Moho	48/3		279	4100						
	Moho	73/2/D		422	3350						
230	Moho	48/1	Class I	276	7700	Moho	292A	4520	4520	Mahadev Vina Kadav, Namubai Parshuram Kadav, Ranjana Ram Dhawale, Sunita Chahu Mhatre, Nirmala Aambo Dhawale, Karuna Avinash Gharat, Kanta Parshuram Kadav.	
	Moho	52/3		302	1900						
	Moho	123/5		606	1700						



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1	2A	2B	3	4	5	6	7	8a	8b	9	10
231	Moho	2/3 (P)	Class II	133	1015.71	Moho	292B	726	726	Mahadev Vina Kadav, Namubai Parshuram Kadav, Ranjana Ram Dhawale, Sunita Chahu Mhatre, Nirmala Aambo Dhawale, Karuna Avinash Gharat, Kanta Parshuram Kadav.	
	Moho	52/5		304	800						
232	Moho	47/3	Class I	271	4700	Moho	293	1880	1880	Vijay Sakharan Dange, Rajesh Shankarlal Kothari	
233	Moho	47/4	Class I	272	7800	Moho	294	3120	3120	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.	
234	Moho	47/2	Class I	270	1700	Moho	295A	680	680	Yatin Sadashiv Tandel, Viraj Sandeep Mhatre, Shantanu Sandeep Mhatre	
235	Moho	124/7	Class I	615	1300	Moho	295B	520	520	Ganesh Bhagwan Patil, Umesh Bhagwan Patil, Bhupesh Bhagwan Patil	
236	Moho	47/1/2	Class I	269	2800	Moho	296	1120	1120	Akshay Ashok Phadke, Devyani Ashok Phadke, Omkar Ashok Phadke	
237	Moho	47/1/1	Class I	268	2700	Moho	297	1080	1080	Arun Namdev Phadke	
238	Moho	48/2/B	Class I	278	1290	Moho	298	716	716	Sachin Dharma Joshi, Swapnil Dharma Joshi	
	Moho	121/4		597	500						
239	Moho	74/3	Class II	427	2700	Moho	301A	1080	1080	Pandurang Sitaram Pathe, Bamubai Sitaram Pathe, Kusum Dharma, Sitabai Sitaram Pathe.	
240	Moho	45/6	Class I	262	4000	Moho	301B	1720	1720	Pandurang Sitaram Pathe, Bamubai Sitaram Pathe, Kusum Dharma, Sitabai Sitaram Pathe.	
	Moho	76/1		438	300						
241	Moho	45/5	Class I	261	8000	Moho	302	3200	3200	Maya Narayan Shelke, Eknath Narayan Shelke,	

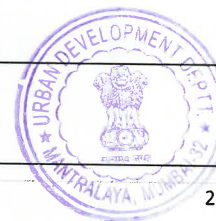




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1	2A	2B	3	4	5	6	7	8a	8b	9	10
										Bharat Narayan Shelke, Ganesh Narayan Shelke, Santosh Narayan Shelke, Laxmibai Rajendra Patil, Sangeeta Pundalik Phadke, Gita Nivrutti Karavkar, Mai Narayan Shelke, Bebi Nama Shelke, Mahesh Nama Shelke, Nitin Nama Shelke, Manisha Ganesh Nimbalkar.	
242	Moho	47/5/A	Class I	273	1450	Moho	303	580	580	Kisan Dharma Patil, Alka Maruti Bhalekar, Kamal Sakharan Patil, Suman Namdev Dhawale, Rakesh Prakash Patil, Dinesh Prakash Patil.	
243	Moho	46/1/A	Class I	263	2900	Moho	304	1160	1160	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.	
244	Moho	46/1/B	Class I	264	2500	Moho	305	1000	1000	Sandhya Shekhar Bhujbal ( 64 %) Balaram Kaluram Pathe ( 36 %)	
245	Moho	44/1	Class I	252	3000	Moho	306	4240	4240	Naresh Ganesh Urf Ganu Patil, Vasudev Ganesh Urf Ganu Patil.	
	Moho	44/2		253	1900						
	Moho	59/3		337	2400						
	Moho	119/2		591	3300						
246	Moho	44/3	Class I	254	1600	Moho	307	1640	1640	Goma Govind Mhatre	
	Moho	77/4		447	2500						
247	Moho	41/4	Class I	245	4700	Moho	309	1880	1880	Suresh Rambhau Kadav, Yashwant Rambhau Kadav ( Share of 1 to 2 = 57.45 %), Janardan Tukaram Ghogare Dilip Tukaram Ghogare, Sunita Ganu Ghogare,	



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1	2A	2B	3	4	5	6	7	8a	8b	9	10
										Suraj Ganu Ghogare, Swapnil Ganu Ghogare, Guardian Mother Sunita Ganu Ghogare ( Share of 3 to 8 = 42.55 %)	
248	Moho	1/2	Class I	129	500	Moho	310	1892	1892	Yashwant Rambhau Kadav Suresh Rambhau Kadav,	
	Moho	68/1/A		385	630						
	Moho	123/6 (P)		607	2200						
	Moho	5/4 (P)		151	1400						
249	Moho	58/4	Class I	332	1400	Moho	311	2320	2320	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 %).	
	Moho	58/6		334	3400						
250	Moho	41/6	Class I	247	1100	Moho	312	440	440	Dattatrey Ghutya Shinde, Radhabai Ghutya Shinde, Janardan Gana Shinde, Maina Jagannath Thakur,	

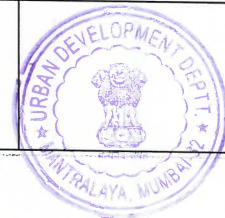




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1	2A	2B	3	4	5	6	7	8a	8b	9	10
										Mukta Chandar Shinde, Manjula Chandar Shinde, Sarika Chandar Shinde.	
251	Moho	41/7	Class I	248	2200	Moho	314	880	880	Asmita Sanjay Kankariya ( 50 %), Devidas Anant Bhujbal ( 50 %).	
252	Chikhale	129/2/B(P)	Class I	2	2100	Moho	315	840	840	Arvind Omprakash Agarwal	
253	Moho	49/3	Class I	283	2100	Moho	316	840	840	Eknath Ramdas Patil	
254	Moho	49/2	Class I	282	3000	Moho	317	1200	1200	Shrikant Ramakant Rasal, Shrikrushna Ramakant Rasal ( Share of 1 to 2 = 16.67 %) Dattatrey Rama Patil ( 83.33 %)	
255	Moho	46/4	Class I	267	1800	Moho	318	720	720	Geeta Chandrakant Kakade, Gita Yadav, Nisha Sahu, Bhavna Sharma, Sarla Gahlawat, Swati Gupta.	
256	Moho	49/1	Class I	281	6900	Moho	319	2760	2760	Prakash Nathuram Mhatre	
257	Moho	121/6/B	Class I	601	1360	Moho	320	544	544	Shruti Manik Rathod	
258	Moho	58/3	Class I	331	3800	Moho	321	1520	1520	Vijay Sakharampant Dange, Savita Chandrashekhar Burse, Santosh Prabhakarav Didore, Sandeep Narayan Gawade.	
259	Moho	41/2	Class I	243	1100	Moho	323A	440	440	Sagar Dulba Dhakane	
260	Moho	58/1	Class I	329	1100	Moho	323B	440	440	Sadhana Anil Shelke, Sunanda Dilip Patil, Payal Pramod Patil	
261	Shivkar	61/2	Class II	84	4730	Moho	324	1892	1892	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.	
262	Moho	58/2	Class I	330	1400	Moho	325	1920	1920	Vasant Narayan Patil	
	Moho	59/2		336	3400						
263	Chikhale	135/2(P)	Class II	12	625	Moho	326A	250	250	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,	



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1	2A	2B	3	4	5	6	7	8a	8b	9	10
										Mahendra Eknath Mhatre, Vinayak Eknath Mhatre, Bhagshree Shashikant Dangarkar, Ganesh Tulshiram Mhatre, Umesh Tulshiram Mhatre, Dinesh Tulshiram Mhatre, Mukta Krishna Patil, Mira Subhash Khutarkar.	
264	Chikhal e	135/1(P)	Class I	11	12745	Moho	326B	5098	5098	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 Chhajer ( Share of 5 and 6 = 10.51 %)	
265	Moho	39/5	Class I	231	2400	Moho	328	960	960	Amol Arvindrao Joshi	
266	Moho	39/7	Class I	233	1000	Moho	329	400	400	Sukhdev Namdev Chavan	
	Moho	39/6		232	2300						
267	Moho	59/1	Class I	335	3200	Moho	330	2200	2200	Dynamic Developers Tarfe Partner Fakri A Hasamwala, Ismail Javed Patel, Javed Mustafa Patel.	
	Moho	39/8		234	1600						
	Moho	60/4		345	900						
268	Moho	60/5	Class II	346	800	Moho	331	1320	1320	Sima Ramesh Sonawane, Pravin Ramesh Sonawane, Pratibha Ramesh Sonawane, Pranod Ramesh Sonawane, Pradnya Rajendra Kadam.	
269	Shivkar	62	Class I	85	1490	Moho	333	596	596	Anesh Ganu Dhawale, Meenakshi Anesh Dhawale	
270	Moho	59/5	Class I	339	3800	Moho	334	1520	1520	Khandu Kanu Mhatre	
271	Moho	59/6	Class I	340	2400	Moho	335	960	960	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 %).	
272	Moho	60/3/1	Class I	343	400	Moho	336	160	160	Nandkumar Eknath Mumbaikar	
	Chikhal e	146/1/A		49	4100						
273	Chikhal e	146/1/B	Class I	50	4200	Moho	337	3320	3320	Dattatrey Damodar Patankar	
274	Shivkar	57	Class II	78	6120	Moho	339A	2448	2448	Yamuna Aatmaram Patil, Chandrabhaga Kundalik Chaudhari, Arun Kundalik Chaudhari, Premnath Kundalik Chaudhari, Sachin Kundalik Chaudhari, Manisha Kundalik Chaudhari,	

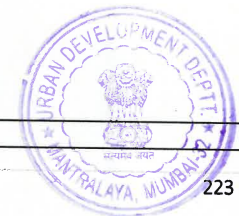




Details of Original Land						Details of Final Plots Allotted as per the Preliminary Scheme					
Sr. No	Village	Gut No./Hissa No.	Tenure	OP No.	Area (sqm)	FP Allotted in Village	Final Plot No.	Final Plot Area (Sqm)	Amalgamated FP Area (Sqm)	Ownership Final	Remarks
1	2A	2B	3	4	5	6	7	8a	8b	9	10
										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.	
275	Shivkar	45	Class I	64	1720	Moho	339B	688	688	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,	

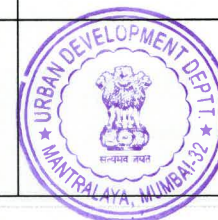


Details of Original Land						Details of Final Plots Allotted as per the Preliminary Scheme					
Sr. No	Village	Gut No./Hissa No.	Tenure	OP No.	Area (sqm)	FP Allotted in Village	Final Plot No.	Final Plot Area (Sqm)	Amalgamated FP Area (Sqm)	Ownership Final	Remarks
1	2A	2B	3	4	5	6	7	8a	8b	9	10
										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.	
276	Moho	61/3	Class I	352	1400	Moho	340	560	560	Dhau Aambo Mhaskar	
277	Moho	65/3	Class I	365	600	Moho	341A	1972	1972	Hiraman Ragho Kadav, Prakash Ragho Kadav	
	Moho	116/6/B		579	1060						
	Moho	5/4 (P)		151	1400						
	Moho	58/5 (P)		333	1300						
	Moho	68/1/B		386	570						
278	Moho	57/3	Class I	322	800	Moho	342A	320	320	Pankaja Abhay Sanap, Samrudhi Shekhar Bhujbal	
279	Moho	65/2'	Class I	364	500	Moho	342B	600	600	Pankaja Abhay Sanap	
	Moho	60/6'		347	1000						
280	Moho	57/7	Class I	327	600	Moho	342C	240	240	Samrudhi Shekhar Bhujbal	
281	Moho	61/2	Class I	351	1700	Moho	343	680	680	Dilip Balaram Gonbare ( 52.94 %) Kiran Tukaram Bhoir ( 47.06 %)	
282	Moho	31/2	Class I	183	13700	Moho	344A	3881	5480	Rajani Jagdip Sehgal, Ankita Jagdip Sehgal	
283	Moho	43	Class I	251	500	Moho	344B	200			
284	Shivkar	68	सरकार	92	1900	Moho	345	8077	12272	Govt. Of Maharashtra	
	Shivkar	294(P)		118	28780		385	4195			
285	Moho	38/5	Class I	225	1400	Moho	346	560	560	Sanjeev Narayan Tawde, Ranjit Kumar Singh	
286	Shivkar	26/4	Class I	53	1900	Moho	347	760	760	Bhikhabai Ranchhod Madat, Ramesh Ranchhod Madat	
287	Shivkar	73	Class II	97	4480	Moho	348	1792	1792	Abdul Rehman Sheikh Ali Sheikh, Abdul Karim Sheikh Ali Sheikh, Dastgir Sheikh Ali Sheikh, Yusuf Sheikh Ali Sheikh, Hazira Sheikh Ali Sheikh, Jaibunnissa Sheikh Ali Sheikh, Amina Abbas Sheikh, Mojim Abbas Sheikh, Hamida Abbas Sheikh, Roshan Samasuddin Sheikh, Faimeeda Akbar Sheikh {Protected Tenant: Begum Aadam Teli Yacha}	
288	Moho	66/1/C	Class I	376	650	Moho	349	260	260	Rashmi Mangesh Sakpal	

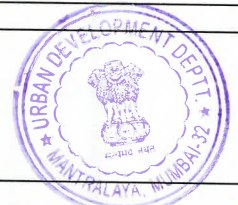




Details of Original Land						Details of Final Plots Allotted as per the Preliminary Scheme					
Sr. No	Village	Gut No./Hissa No.	Tenure	OP No.	Area (sqm)	FP Allotted in Village	Final Plot No.	Final Plot Area (Sqm)	Amalgamated FP Area (Sqm)	Ownership Final	Remarks
1	2A	2B	3	4	5	6	7	8a	8b	9	10
289	Moho	65/7	Class I	369	200	Moho	351A	80	80	Sarala Ramchandra Sadavarte, Rahul Prakash Sadavarte, Gaurav Prakash Sadavarte, Kanchanmala Prakash Sadavarte, Rupa Prakash Sadavarte, Chandrakala Prakash Sadavarte	
290	Moho	66/4	Class I	379	500	Moho	351B	200	200	Sarala Ramchandra Sadavarte, Rahul Prakash Sadavarte, Gaurav Prakash Sadavarte, Kanchanmala Prakash Sadavarte, Rupa Prakash Sadavarte, Chandrakala Prakash Sadavarte. (Protected Tenant: Ganpat Rama Jadhav)	
291	Shivkar	64	Class II	87	3240	Moho	352	3928	3928	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).	
	Shivkar	79/2		108	6580						
292	Moho	41/3	Class I	244	600	Moho	353A	4780	4780	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 %)	
	Moho	47/5/C		275	1550						
	Moho	56/2'		312	300						
	Moho	75/5/1		435	2400						
	Moho	77/3		446	1300						
	Moho	67/1/2		383	4700						
	Moho	39/2		228	500						
	Moho	48/4		280	600						
293	Moho	75/6	Class II	437	3100	Moho	354	1240	1240	Vanita Pandurang Patil, Chaitali Sachin Jale, Rasna Vinay Jale, Barki Baliram Patil, Dinesh Baliram Patil, Mithun Baliram Patil, Kailas Baliram Patil	
294	Moho	76/3	Class I	440	7200	Moho	355	2880	2880	Shirish Mahadev Butala (Under litigation of Civil Suit No. 66/2013)	
295	Chikhal e	137/2	Class I	22	8700	Moho	356	3480	3480	Balkrishna Ganpat Patil, Hanuman Ganpat Patil, Babu Ganpat Patil, Balaram Ganpat Patil, Datta Ganpat Patil, Janabai Mahadev Mali, Laxmibai Ganpat Patil	



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1	2A	2B	3	4	5	6	7	8a	8b	9	10
										(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 %)	
296	Moho	76/2	Class II	439	4100	Moho	357	1640	1640	Rukmini Pandurang Shelke (Under litigation of Civil Suit No. 66/2013)	
297	Moho	65/6	Class I	368	400	Moho	359	160	160	Ramesh Dattu Patil	
298	Moho	64/6	Class II	362	1000	Moho	360	400	400	Sarika Chandar Shinde, Janardan Gana Shinde, Dattatreya Ghutya Shinde, Mukta Chandar Shinde, Maina Jagannath Thakur, Manjula Chandar Shinde, Radhabai Ghutya Shinde.	
299	Shivkar	316	Class I	121	3870	Moho	361	1548	1548	Alhaj M. Mustafa Yakub Beg Chief Trustee, Allahbakhsh Appalal Mullah, Imran Salim Khan, M. Taslim Mahmud Hussain, Yusufkhan Akbar Khan, Yakub Beg Trust Panvel {Other Rights: Sudam Rama Patil}	
300	Shivkar	46	Class I	65	2910	Moho	362A	1164	1164	Shankar Vitthal Patil	
301	Shivkar	48/1	Class II	67	1110	Moho	362B	444	444	Shankar Vitthal Patil	
302	Moho	64/1	Class I	356	4800	Moho	363A	1920	1920	Naga Dharma Mhatre, Hasuram Dharma Mhatre.	
303	Moho	68/5	Class I	390	1200	Moho	363B	480	480	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.	
304	Moho	65/9/A	Class I	372	1240	Moho	364	496	496	Sarla Ramchandra Sadavarte	
305	Moho	65/9/B	Class I	373	260	Moho	365	104	104	Naga Dharma Mhatre, Hasuram Dharma Mhatre, Gangabai Gana Mhatre, Pradeep Gana Mhatre, Lalita Nandkishore Thombare, Jayashri Santosh Mhatre.	
306	Moho	64/5/A	Class I	360	1300	Moho	367	520	520	Shankar Janu Patil	

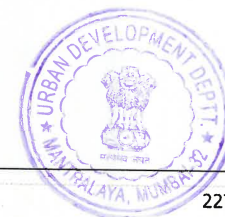




Details of Original Land						Details of Final Plots Allotted as per the Preliminary Scheme					Remarks
Sr. No	Village	Gut No./Hissa No.	Tenure	OP No.	Area (sqm)	FP Allotted in Village	Final Plot No.	Final Plot Area (Sqm)	Amalgamated FP Area (Sqm)	Ownership Final	
1	2A	2B	3	4	5	6	7	8a	8b	9	10
307	Shivkar	321	Class I	123	830	Moho	368	332	332	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.	
308	Moho	87/2/C	Class I	474	2750	Moho	369	1100	1100	Anita Abhay Deshpande (2.73 %) Narayan Aanand Shelar (97.27 %)	
309	Moho	87/1/B	Class II	471	1760	Moho	371	704	704	Tukaram Dattatreya Patil, Pandharinath Dattatreya Patil, Fashibai Dattatreya Patil, Lilabai Dattatreya Patil, Shantabai Dattatreya Patil, Shantaram Dattatreya Patil, Sugandha Pandurang Patil, Surdas Dattatreya Patil, Surekha Haribhau Kurangale, Sangita Laxman Pavnekar.	
310	Moho	87/1/A	Class I	470	8340	Moho	372	3336	3336	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	

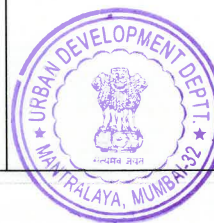


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Sr. No	Village	Gut No./Hissa No.	Tenure	OP No.	Area (sqm)	FP Allotted in Village	Final Plot No.	Final Plot Area (Sqm)	Amalgamated FP Area (Sqm)	Ownership Final	Remarks
1	2A	2B	3	4	5	6	7	8a	8b	9	10
										(Share of 5 to 7 = 15.00 %), Jaydas Naga Bhoir, Sanjay Naga Bhoir (Share of 7 to 8 = 35.00 %), Krushna Bhikaji Bhoir, Ganesh Bhikaji Bhoir (Share of 9 to 10 = 15.00%)	
311	Shivkar	65	Class I	88	6270	Moho	376	2508	2508	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 %)	
312	Shivkar	71	Class I	95	4200	Moho	377	1680	1680	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 %)	
313	Moho	86/4	Class II	469	8600	Moho	378	3440	3440	Santosh Dharma Bhoir, Khandu Dharma Bhoir.	
314	Moho	85/2	Class II	465	5400	Moho	380	3900	3900	Sangita Kavlya Bhoir, Vasantibai Maruti Gharat, Bhau Kavlya Bhoir, Aayatubai Gopinath Mhatre, Hirabai Eknath Waghmare, Laxmibai Hiraji Waghmare, Dwarkanbai Gajanan Patil.	
	Moho	87/2/B		473	4350						
315	Moho	85/1	Class I	464	12200	Moho	381	4880	4880	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 %).	
316	Moho	70/3	Class I	402	2600	Moho	382B	2061	3600	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:	
	Moho	74/2		426	2400						
	Moho	86/3		468	3300						
	Moho	87/3		475	700		546	1539			





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1	2A	2B	3	4	5	6	7	8a	8b	9	10
										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}	
317	Moho	86/2	Class I	467	600	Moho	383	240	240	Ganesh Goma Patil, Sagar Haribhau Patil	
318	Moho	76/4	Class I	441	3400	Moho	384	1360	1360	Shri. Mangalam Sahkari Gruhnirman Sanstha Maryadit.	
319	Moho	77/1	Class I	443	2100	Moho	386	840	840	Dilip Narayadas Gurbani, Ghanshyam A. Yadav	
320	Moho	58/7	Class I	328	400	Moho	387	2360	2360	Pratikesh Dnyaneshwar Kadav, Mayuresh Eknath Kadav (Share of 1 to 2 = 50.86 %), Pratikesh Dnyaneshwar Kadav ( 24.57 %), Mayuresh Eknath Kadav ( 24.57 %)	
	Moho	60/7		348	500						
	Moho	72/5		416	2900						
	Moho	76/5		442	1100						
	Moho	77/2/2		445	1000						
321	Moho	77/5	Class II	448	3900	Moho	389	4400	4400	Dattatrey Ghutya Shinde, Radhabai Ghutya Shinde	
	Moho	81/4		460	7100						
322	Chikhal e	130/1/A(P)	Class I	3	10610	Moho	390	4244	4244	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,	

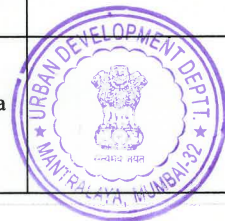


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1	2A	2B	3	4	5	6	7	8a	8b	9	10
										( Share of 1 to 11 = 12.84% ) Varsha Vinay Aggarwal, Vinay Shra Aggarwal ( Share of 12 to 13 = 20.18 % )	
	Chikhale	130/1/B(P)		4						Gulab Rasul Mohammed Rajjak, Asar Phunis Gulab Rasul Mo. Rajjak, Mohammed Nain Sheikh Mohammed Shadril, Sudel Mohammed Sheikh Mohammed Shadril ( Share of 14 to 17 = 33.95 % )	
	Chikhale	130/1/C(P)	Class II	5						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% )	
323	Shivkar	315	Class II	120	9760	Moho	391	3904	3904	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,	

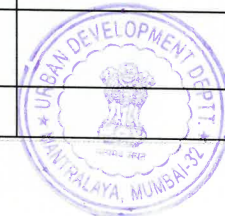




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Sr. No	Village	Gut No./Hissa No.	Tenure	OP No.	Area (sqm)	FP Allotted in Village	Final Plot No.	Final Plot Area (Sqm)	Amalgamated FP Area (Sqm)	Ownership Final	Remarks
1	2A	2B	3	4	5	6	7	8a	8b	9	10
										Chandrabhaga Pundalik Dhawale, Ananta Pundalik 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.	
324	Moho	81/5	Class I	461	1900	Moho	393	760	760	Vinayak Manoj Bankhele	
325	Shivkar	39	Class I	55	8020	Moho	394	3208	3208	Gotiram Kamalu Dhawale, Ramchandra Kamalu Dhawale	
326	Moho	82/1	Class II	462	21500	Moho	397	8600	8600	Vitthal Namdev Bhoir, Anita Aatmaram Patil, Vanita Ananta Patil, Neeta Prakash Lahane, Manisha Hari Patil, (Share of 1 to 5 = 50%) Hausabai Lahu Mali, Dnyandeve Nama Bhoir (Share of 6 to 7 = 50%)	
327	Shivkar	44/1	Class I	60	12170	Moho	399	4868	4868	M/s Valuable Property Pvt. Ltd. Director Narendra Hete ( 83.57 %), Gauri Group Tarfe Pro.Pra. Bhikhabhai Ranchhod Madat ( 16.43 %).	
328	Shivkar	58/1	Class I	79	4150	Moho	400	1660	1660	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}	
329	Shivkar	78/2	Class I	105	2000	Moho	401	24660	24660	M/s Valuable Property Pvt. Ltd. Director Narendra Hete	
	Shivkar	38		54	4700						
	Shivkar	41		57	4430						
	Shivkar	42		58	6100						
	Shivkar	47		66	14870						
	Shivkar	54/1		74	2580						

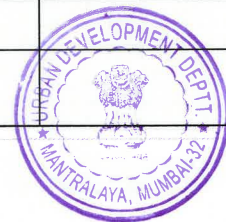


Details of Original Land						Details of Final Plots Allotted as per the Preliminary Scheme					
Sr. No	Village	Gut No./Hissa No.	Tenure	OP No.	Area (sqm)	FP Allotted in Village	Final Plot No.	Final Plot Area (Sqm)	Amalgamated FP Area (Sqm)	Ownership Final	Remarks
1	2A	2B	3	4	5	6	7	8a	8b	9	10
	Shivkar	56		77	2880						
	Shivkar	63		86	2830						
	Shivkar	67		91	4200						
	Shivkar	70		94	4580						
	Shivkar	75/1		99	860						
	Shivkar	76		102	1370						
	Moho	56/1		311	1000						
	Moho	64/4		359	1600						
	Moho	65/8/B		371	850						
	Moho	72/2		413	3600						
	Moho	73/3		423	1800					M/s Valuable Property Pvt. Ltd.	
	Moho	86/1		466	1400						
330	Moho	81/3	Class I	459	5000	Moho	402	2000	2000	Indradev Ramfer Sharma	
331	Moho	81/2	Class II	458	6100	Moho	403	2440	2440	Dunkur Dharma Bhoir, Rama Dharma Bhoir, Dinkar Dharma Bhoir, Bebi Dharma Bhoir, Barki Dharma Bhoir.	
332	Chikhal e	146/2	Class I	51	3700	Moho	404	1480	1480	Dattatreya Damodar Patankar, ( 13.51 %) Nitin Narayan Gaikwad, Yogesh Narayan Gaikwad (Share of 2 to 3 = 86.49%)	
333	Moho	78/4	Class I	453	2000	Moho	406	800	800	Prasad Anant Patwardhan, Prasad Chandrakant Gosavi, Sonali Prasad Gosavi.	
334	Moho	78/2	Class I	450	1990	Moho	407	796	796	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.	
335	Moho	78/1	Class I	449	3400	Moho	408	1360	1360	Bhama Dattu Mhatre, Suvarna Chandrakant Tambade, Aruna Umesh Patil, Karuna Anil Bhalekar, Puja Dattu Mhatre, Rina Dattu Mhatre.	
336	Moho	79/1	Class I	454	9700	Moho	409	3880	3880	Bharat Mulji Khona (Other Rights: Gavkari Lokpanch)	
337	Moho	73/4	Class II	424	500	Moho	410	200	200	Balaram Ganpat Jadhav, Manjula Maruti Rokade,	

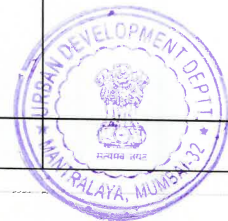




Details of Original Land						Details of Final Plots Allotted as per the Preliminary Scheme					
Sr. No	Village	Gut No./Hissa No.	Tenure	OP No.	Area (sqm)	FP Allotted in Village	Final Plot No.	Final Plot Area (Sqm)	Amalgamated FP Area (Sqm)	Ownership Final	Remarks
1	2A	2B	3	4	5	6	7	8a	8b	9	10
										Sarika Santosh Kadam, Bharati Sandip Bhoir, Sugandha Harishchandra Jadhav.	
338	Moho	79/2	Class I	455	5900	Moho	411	2360	2360	Amol Namdev Bhagat, Sarika Atul Bhagat, (Share of 1 to 2 = 67.80%), Atul Namdev Bhagat ( 32.20 %).	
339	Moho	78/3/A	Class I	451	3150	Moho	412	1260	1260	Sunita Sudhakar Mahajan	
340	Moho	78/3/B	Class I	452	1350	Moho	414	540	540	Beena Dattatray Khot	
341	Shivkar	49	Class I	69	3200	Moho -Pali Khurd	415	1280	1280	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 Dattatreya 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 %)	
342	Shivkar	54/2	Class I	75	3890	Pali Khurd	417	1556	1556	Harishchandra Jhipa Patil, Padmakar Jhipa Patil, Manohar Jhipa Patil, Sundara Raghunath Patil	
343	Moho	72/3	Class I	414	4100	Moho- Pali Khurd	418	1640	1640	Dattatreya Ganu Dhawale	
344	Moho	72/1	Class I	412	3000	Moho	419	2040	2040	Sakharam Balu Shinde, Sitaram Halya Shinde, Tukaram Ladku Shinde,	
	Moho	72/4		415	2100						



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1	2A	2B	3	4	5	6	7	8a	8b	9	10
										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.	
345	Chikhale	139/1	Class II	28	3900	Moho	421	1560	1560	Narayan Balkrishna Pandit, Dilip Balkrishna Pandit, Arun Balkrishna Pandit.	
346	Shivkar	66/2	Class I	90	3950	Moho	422	1580	1580	Sitabai Janu Patil, Balaram Janu Patil, Chandrakant Janu Patil, Saraswati Ganesh Mhaskar, Fashibai Janu Patil, Manisha Devendra Patil, Rekha Santosh Bhagat.	
347	Moho	73/2/C	Class I	421	3690	Moho	423	1476	1476	Narayan Hari Nakhva (Protected Tenant:Shankar Ganu Mhatre)	
348	Chikhale	138/1/B	Class I	26	4600	Moho	424A	1840	1840	Maruti Ganpat Gadkari, Mangal Ganpat Gadkari.	
349	Moho	104/5/1	Class I	513	1700	Moho	425	1240	1240	Shankar Ganu Mhatre	
	Moho	132/6		669	1400						
350	Moho	114/5	Class I	560	2500	Moho	426A	1000	1000	Sarvaram Nama Kadav	
351	Moho	114/1/3	Class II	555	1300	Moho	426C	520	520	Sarvaram Nama Kadav	
352	Moho	70/5	Class II	404	1800	Moho	427C	1520	1520	Kashinath Pandurang Shinde, Bala Pandurang Shinde, Ramchandra Pandurang Shinde, Somi Balaram Labade.	
	Moho	82/2		463	2000						
353	Moho	120/4	Class I	592	3900	Moho	428	1560	1560	Balya Dhaku Phadke	
354	Moho	70/2	Class II	401	2200	Moho	430	880	880	Parvati Mahadu Mhaskar	
355	Moho	45/3	Class II	259	1400	Moho	431	3920	3920	Ananta Hasha Sonawane, Vasant Hasha Sonawane, Madhukar Hasha Sonawane, Nirmalabai Jayant Yelve, Sakhubai Dashrath Sonawane, Sujata Dashrath Sonawane.	
	Moho	66/6		381	800						
	Moho	71/1		406	2200						
	Moho	71/3		408	2200						
	Moho	71/5		410	900						
	Moho	75/1		431	1200						
	Moho	75/3		433	1100						
356	Moho	69/2	Class I	392	4600	Moho	433	1840	1840	Sakharam Balu Shinde, Darshan Machhindra Thombare,	

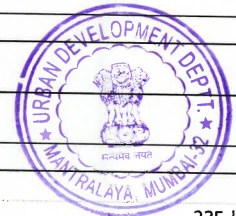




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Sr. No	Village	Gut No./Hissa No.	Tenure	OP No.	Area (sqm)	FP Allotted in Village	Final Plot No.	Final Plot Area (Sqm)	Amalgamated FP Area (Sqm)	Ownership Final	Remarks
1	2A	2B	3	4	5	6	7	8a	8b	9	10
										Sitaram Halya Shinde, Tukaram Ladku Shinde, Guardian Mother Archana Thombare, Archana Machhindra Thombare, Sujita Subhash Patil, Bhavika Machhindra Thombare, Harshada Machhindra Thombare, Yamuna Shantaram Badekar, Gulab Arun Bolade, Mathura Sudam Agivale, Shobha Damodar Bhalekar, Surekha Suresh Thakur.	
357	Shivkar	314/B	Class II	125	4330	Moho	434	1732	1732	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.	
358	Moho	67/2	Class II	384	600	Moho	435	240	240	Sarvaram Shankar Mhatre	
359	Moho	74/4	Class II	428	6000	Moho	436	2400	2400	Krushna Namdev Patil, Santosh Namdev Patil.	
360	Shivkar	78/1	Class II	104	4200	Moho	437	1680	1680	Ramabai Chandrakant Topale, Ashok Chandrakant Topale, Kishor Chandrakant Topale, Kiran Chandrakant Topale, Jayashri Mahadev Topale, Ram Mahadev Topale, Geeta Pandurang Patil, Pandurang Mahadev Topale	
361	Moho	74/6	Class I	430	4000	Moho	438	1880	1880	Ramchandra Kanha Sonawane, Sanjay Kanha Sonwane, 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.	
	Moho	75/2		432	700						
362	Moho	75/4	Class I	434	4000	Moho	439	1600	1600	Shivom Developers LLP.	
363	Shivkar	319/1	Class I	126	3080	Moho	440	1232	1232	Dnyaneshwar Madhukar Dhawale, Mangesh Madhukar Dhawale	

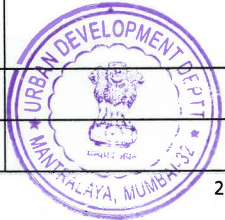


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1	2A	2B	3	4	5	6	7	8a	8b	9	10
										(Share of 1 to 2 = 67.53 %), Ramdas Kashiram Mhatre ( 32.47 %).	
364	Moho	72/6	Class I	417	1800	Moho	442	720	720	Ketaki Rahul Anvikar, Sushant Dhondiram Mhatre, Darshan Dinkar Mhatre.	
365	Shivkar	314/A	Class II	124	4470	Moho	443	1788	1788	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.	
366	Shivkar	104	Class I	117	5000	Moho	444	2000	2000	Fashi Namdev Patil	
367	Shivkar	61/1	Class II	83	1040	Moho	446	416	416	Mahmad Ibrahim Shaikh, Mahamood Mia Ibrahim Shaikh, Qadir Ibrahim Shaikh, Mariam Abraham Shaikh, Alimiya Ibrahim Shaikh.	
368	Moho	69/1	Class II	391	2800	Moho	448	1120	1120	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.	
369	Moho	28/2/A	Class I	171	4900	Moho	449	4240	4240	Deepak Walaji Karia M/s. Choice Buildcon LLP behalf partner.	
	Moho	29/3/B		177	1800						
	Moho	68/2		387	3900						
370	Pali Khurd	21/1(P)	Class I	708	4690	Moho	450	1876	1876	Harnish Dharmendra Karia M/s. Choice Reality behalf partner	
371	Shivkar	60	Class I	82	4380	Moho	451	1752	1752	Meenakshi Anesh Dhawale	
372	Moho	38/6	Class I	226	1500	Moho	452	600	600	Amar Nama Mhatre, Ritesh Nama Mhatre.	
373	Moho	74/1	Class I	425	1900	Moho	453	760	760	Narayan Dattatrey Bhoir, Sunil Dattatrey Bhoir.	
374	Shivkar	48/2	Class II	68	2330	Moho	454	932	932		

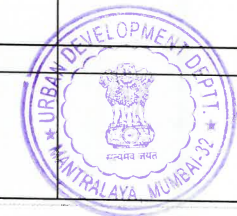




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1	2A	2B	3	4	5	6	7	8a	8b	9	10
										Changa Narayan Dhawale, Dhondibai Rama Patil, Janabai Kalya Shelke, Shantabai Parshuram Chaudhari, Dattatreya Budhaji Dhawale, Sanjay Budhaji Dhawale, Hirabai Ragho Patil, Nirabai Haribhau Patil, Tarabai Maruti 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.	
375	Moho	38/4B/2	Class I	224	2080	Moho	455A	832	832	Pundalik Urf Kundalik Ganya Bhoir.	
376	Moho	38/4B/1	Class I	224	1700	Moho	455B	680	680	Jayendra Kokya Naik, Anant Kokya Naik	
377	Moho	38/4/A	Class I	223	2620	Moho	456	1048	1048	Chandrakant Rama Bhoir, Ramakant Rama Bhoir.	
378	Chikhale	138/2	Class I	27	6000	Moho	457	5204	5204	Sachin Omprakash Agrawal ( 46.12 %), Aakash Sachin Agrawal ( 53.88 %)	
	Moho	32/5		190	1800						
	Moho	36/5/B		211	2960						
	Moho	121/5/B		599	2250						
379	Moho	113/7/1	Class I	551	1600	Moho	458	640	640	Sachin Omprakash Agrawal	
380	Chikhale	139/6	Class I	33	2100	Moho	459	840	840	Maruti Ganpat Gadkari	
381	Moho	37/4/B	Class I	217	600	Moho	460	240	240	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.	
382	Moho	36/4	Class I	209	1200	Moho	461	480	480	Dilip Raghunath Bhoir	
383	Moho	31/1/C	Class I	182	4400	Moho	464	5760	5760	Sagar Sachin Agarwal	
	Moho	113/7/2		552	2200						
	Moho	114/2		556	2900						
	Moho	114/3		557	4900						
384	Moho	38/1	Class II	219	4200	Moho	465	1680	1680	Shankar Ganya Bhoir ( 50% ), Maruti Ganya Bhoir ( 50% )	
385	Shivkar	77	Class II	103	4580	Moho	466	1832	1832	Ganpat Maya Topale, Nagibai Maya Topale,	



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1	2A	2B	3	4	5	6	7	8a	8b	9	10
										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.	
386	Shivkar	91/1	Class I	115	1790	Moho	468	716	716	Maresh Ramesh Patil, Jitesh Ramesh Patil, Tejas Ramesh Patil	
387	Shivkar	91/2	Class I	116	1700	Moho	469	680	680	Maresh Ramesh Patil	
388	Moho	39/3	Class I	229	1800	Moho	470	720	720	Sandip Aanandrao Pawar, Rajendra Vitthalrao Kolkar, Satish Baban Vidhate, Subhash Aanandrao Borate.	
389	Shivkar	317	Class II	122	3060	Moho	473	1224	1224	Shami Mangalya Patil	
390	Moho	2/4	Class I	134	3310	Moho	476	8124	8124	Sangita Laxman Pavanekar, Tukaram Dattatreya Patil, Surdas Dattatreya Patil, Shantaram Dattatreya Patil, Shantabai Dattatreya Patil, Fashibai Dattatreya Patil, Surekha Haribhau Kurangale, Lilabai Dattatreya Patil, Sugandha Pandurang Patil, Pandharinath Dattatreya Patil.	
	Moho	4/4		147	2600						
	Moho	40/6		240	4200						
	Moho	41/1/A		241	3450						
	Moho	41/1/B		242	1650						
	Moho	117/4		583	5100						
391	Moho	40/3	Class I	237	1500	Moho	477	600	600	Dinesh Chandra Pawar, Rajesh Kumar Mahela.	
392	Moho	40/2	Class I	236	2400	Moho	478	960	960	Baburao Shankar Mhatre.	
393	Moho	40/1	Class I	235	1600	Moho	479	640	640	Baburao Shankar Mhatre, Sakharam Shankar Mhatre	
394	Moho	45/1	Class I	257	1600	Moho	480	640	640	Jitendra Yugraj Jain, Mahavir Basantlal Surana, Rakesh Sohanlal Chaplot.	
395	Moho	136/2/A	Class I	677	2000	Moho	482	800	800	Tukaram Damu Shelke	
396	Moho	136/3	Class I	679	5200	Moho	483	2080	2080	Kishor Maruti Pathe, Dwarkanbhai Tukaram Patil, Narendra Maruti Pathe, Rupesh Maruti Pathe, Suvarna Maruti Pathe	

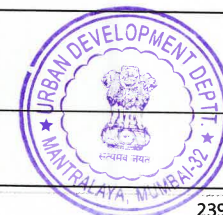




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1	2A	2B	3	4	5	6	7	8a	8b	9	10
										( Share of 1 to 5 = 32.69 %), Dharmendra Walji Kariya ( 67.31 %).	
397	Moho	141/B (P)	Class I	686	192751	Moho	484 485 494 562	24202 11146 19822 21930	77100	Bhumiraj Choice Realtors Limited.	
398	Chikhal e	140/4	Class I	37	13300	Moho	486	5320	5320	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 %).	
399	Moho	30	Class I	178	5560	Moho	489	2224	2224	Vinay Vijay Agrawal, Vijay Narottamdas Agrawal (Share of 1 to 2 = 44.96 %), Surdas Dattatray Patil ( 55.04 %).	
400	Shivkar	40/0	Class I	56	2760	Moho	490	1104	1104	Gauri Group Tarfe Pro.Pra. Bhikhabhai Ranchhod Madat	
401	Pali Khurd	21/2/1(P)(MM C)	Class I	709	2474	Moho	491	990	990	Dattatreya M. Karpe, Sunil Kondaji Kokare, Sunil Shrikrishna Bhalerao, Sanjay Kumar Chaturvedi. ( Share of 1 to 4 = 11.61 %),	
	Pali Khurd	21/2/2(P)(MM C)		710						Deepak Govind Shelke, Ramchandra Govind Shelke, Santosh Govind Shelke, ( Share of 5 to 7 =13.19 %), Varsha Ananta Shelke, Jayshree Dattatreya Shelke ( Share of 8 to 9 = 13.19 %),	
	Pali Khurd	21/2/3(P)(MM C)		711						Kalpna Balu Mhatre, Dattatreya 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 %),	
	Pali Khurd	21/2/4(P)(MM C)		712						Niraj Santosh Singhania, Manoj Pashupatinath Dokania, Manish Pashupatinath Dokania, Aashish Pashupatinath Dokania, Mukesh Pashupatinath Dokania ( Share of 18 to 22 =44.20 %)	

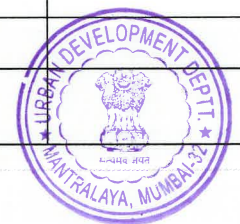


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Sr. No	Village	Gut No./Hissa No.	Tenure	OP No.	Area (sqm)	FP Allotted in Village	Final Plot No.	Final Plot Area (Sqm)	Amalgamated FP Area (Sqm)	Ownership Final	Remarks
1	2A	2B	3	4	5	6	7	8a	8b	9	10
402	Chikhale	136/1/B	Class I	14	1850	Moho	492	740	740	Santosh Jethya Patil, Kalpana Baliram Gadkari, Bebi Nandkumar Patil, Nilam Dipak Bhoir, Sapana Dynaneshwar Patil, Kailas Nandkumar Patil, Darshana Rupesh Pathe.	
403	Chikhale	131/2(P)	Class I	8	1780	Moho	493	712	712	Rajendra Ramchandra Chandane ( 49.44 %), Lalit Shantilal Jain,Nikhil Dinesh Chhajed (Share of 2 to 3 = 50.56 %).	
404	Shivkar	69	Class I	93	25320	Moho	495	10128	10128	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.	
405	Moho	140/0	Class I	685	2500	Moho	496	1000	1000	Pandharinath Dattatreya Patil	
406	Moho	29/1	Class I	174	1300	Moho	497	520	520	Amol Kalidas Deshmukh, Sampada Satish More, Hemalata Vishal Dhage.	
407	Moho	29/2	Class I	175	14000	Moho	498	5600	5600	Khandu Balu Phadke, Lilabai Sadanand Mhatre, Manibai Namdev Patil.	
408	Moho	29/3/A	Class II	176	1700	Moho	499	680	680	Vasant Hiru Bhoir	
409	Moho	28/2/C	Class I	173	1800	Moho	500	720	720	Yatin Bhagwan Patil	
410	Moho	28/2/B	Class II	172	2500	Moho	501	1000	1000	Maruti Dhondu Shelke, Sandip Urf Pradip Ganpat Shelke.	
411	Moho	31/1/A	Class I	179	4100	Moho	503	1640	1640	Jayant Panditrao Pawar Aadishakti Sakhari Gruh Nirman Sanstha Niyojit Maryadit (100 %)	
412	Chikhale	131/1	Class II	7	2700	Moho	504	1080	1080	Anusaya Balaram Patil, Kavita Machhindra Patil, Gita Gurunath Patil, Sujal Balaram Patil.	
413	Moho	31/1/B/1	Class II	180	9500	Moho	505	3800	3800	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)	
414	Moho	37/1	Class II	213	6100	Moho	506	2440	2440	Manoj Ganpat Dawoor, Panklesh Bamji Dawoor (Share of 1 to 2 = 49.18 %),	

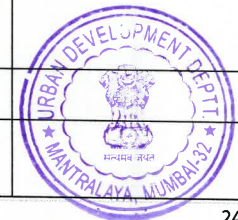




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Sr. No	Village	Gut No./Hissa No.	Tenure	OP No.	Area (sqm)	FP Allotted in Village	Final Plot No.	Final Plot Area (Sqm)	Amalgamated FP Area (Sqm)	Ownership Final	Remarks
1	2A	2B	3	4	5	6	7	8a	8b	9	10
										Vikas Prakash Chauhan, Maruti Harji Raut (Share of 3 to 4 = 24.59 %), Budhaji Hiroo Bhoir ( 26.23 %).	
415	Moho	27/3(P)	Class II	167	3026	Moho	507	1210	1210	Yamunabai Aalya Mhaskar, Baban Aalya Mhaskar, Ramchandra Aalya Mhaskar, Waman Aalya Mhaskar, Krushnabai Ram Mali.	
416	Moho	31/1/B/2	Class I	181	2000	Moho	508	800	800	Manish Prabhu Singh	
417	Moho	27/1/B (P) (MMC)	Class I	163	23	Moho	509	280	280	Rajubai Mahadu Bhoir, Narendra Mahadu Bhoir, Anjana Mahadu Bhoir.	
	Moho	27/1/D (P) (MMC)		164	677						
418	Moho	32/2	Class I	185	600	Moho	510	240	240	Amol Subhash Shinde	
419	Shivkar	66/1	Class I	89	5360	Moho	512	2144	2144	Rahul Laxman Kamble, Rupesh Namdev Kamble, Shirish Vijay Kamble, Rakesh Namdev Kamble, Ratesh Laxman Kamble, Girish Vijay Kamble.	
420	Moho	33/1/B	Class II	192	5100	Moho	513	2040	2040	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}	
421	Moho	32/3	Class II	188	2500	Moho	514	4344	4344	Santosh Shankar Ghodinde, Rashmi Ravindra Zemse, Rajashri Rajendra Chandane, Manisha Umesh Tupe	
	Moho	33/1/A		191	4300						
	Moho	36/5/A		210	1640						
	Moho	38/3/B		222	300						
	Moho	73/2/A		419	2120						
422	Moho	33/2/A/1	Class I	193	3000	Moho	515A	1920	1920	Rushish Mansukh Timbadia,Amol Namdev Bhagat	
	Moho	33/2/A/2/2		194B	1800						
423	Shivkar	79/1	Class I	107	7340	Moho	515B	2936	2936	Parshuram Balya Dhawale, Goma Balya Dhawale, Suman Baban Patil, Bhagubai Goma Patil	
424	Chikhale	140/3/A	Class I	36A	3300	Moho	516A	1320	1320	Tushar Damji Nisar	
425	Moho	33/2/A/2/1	Class I	194A	3000	Moho	516B	1200	1200	Lahu Hiru Bhoir	
426	Moho	37/3	Class I	215	3700	Moho	517	1480	1480	Devendra Phayanath Pande, Mahendra Kumar Rajaram Shukla.	
427	Moho	27/1/A (P)	Class II	162	883	Moho	518	353	353	Bhimabai Dhulya Bhoir, Baliram Dhulya Bhoir, Ananta Dhulya Bhoir,	

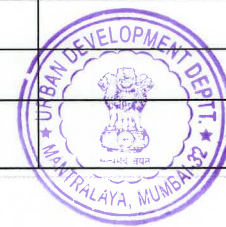


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1	2A	2B	3	4	5	6	7	8a	8b	9	10
										Bayobai Dattu Bhoir, Vanita Dhulya Bhoir	
428	Moho	37/2	Class II	214	800	Moho	519A	320	320	Vasant Hiru Bhoir ( 43.75 %), Budhaji Hiru Bhoir ( 56.25 %)	
429	Moho	32/1	Class II	184	600	Moho	519B	240	240	Vasant Hiru Bhoir	
430	Moho	60/8	Class II	349	800	Moho	519C	320	320	Vasant Hiru Bhoir, Budhaji Hiru Bhoir, Sudhakar Govind Bhoir.	
431	Moho	33/3	Class I	196	2900	Moho	520A	1160	1160	Jaydas Naga Bhoir, Sanjay Naga Bhoir.	
432	Moho	36/2	Class I	207	1500	Moho	520B	600	600	Naga Dattu Bhoir	
433	Shivkar	75/2/1	Class I	100	1690	Moho	521	676	676	Harishchandra Zipa Patil, Padmakar Zipa Patil.	
434	Moho	36/3	Class I	208	1000	Moho	522	400	400	Aashish Baliram Sapale	
435	Moho	36/1	Class I	206	700	Moho	523	280	280	Sarika Atul Bhagat	
436	Moho	36/6	Class I	212	2900	Moho	524	2920	2920	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 Agivale, Surekha Suresh Thakur, Yamuna Shantaram Badekar, Shobha Damodar Bhalekar, Gulab Arun Bolade	
	Moho	39/1		227	2600						
	Moho	40/4		238	1800						
437	Moho	37/5	Class I	218	2400	Moho	525	1680	1680	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 %)	
	Moho	137/1		680	1800						
438	Moho	68/4	Class I	389	5300	Moho	526	2120	2120	Kashinath Pandurang Shinde ( 62.26 %), Sandhya Shekhar Bhujbal ( 37.74 %)	
439	Moho	32/4	Class I	189	1000	Moho	527	2080	2080	Manoj Krushnaji Bhujbal, Hemant Krushnaji Bhujbal, Sunanda Ashok Bhujbal,	
	Moho	33/2/B		195	2400						
	Moho	40/5		239	1800						

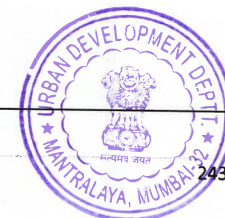




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1	2A	2B	3	4	5	6	7	8a	8b	9	10
										Prashant Ashok Bhujbal, Pradnya Shivraj Boravake.	
440	Shivkar	74	Class I	98	6020	Moho	528	2408	2408	Baban Maruti Dhawale, Bhagwan Maruti Dhawale, Janabai Baban Patil, Radha Maruti Dhawale (Share of 1 to 4 = 73.42 %), Shashikala Pai. ( 26.58 %)	
441	Shivkar	79/3(P)	Class II	109	5740	Moho	529	2296	2296	Nirmala Maruti Bhagat	
442	Moho	27/2(P)(MMC)	Class II	166	1620	Moho	530	648	648	Pramod Hasuram Mhatre	
443	Moho	34/1/B	Class I	198	2180	Moho	531	872	872	Shekhar Shamkant Naik	
444	Moho	34/2 (P) (MMC)	Class I	199	5445	Moho	532A	2178	2178	Bhikya Dhau Bhoir	
445	Moho	28/1/C	Class I	170	1710	Moho - Pali Khurd	533A	684	684	Gurunath Balaram Bhoir	
446	Moho	28/1/A(P) (MMC)	Class I	168	1553	Moho	533B	621	621	Manik Trimbak Bhoir, Vilas Trimbak Bhoir, Jagdish Trimbak Bhoir, Nilesh Trimbak Bhoir, Nisha Nandkumar Patil	
447	Moho	34/4	Class I	201	3700	Moho	533C	4520	4520	Anna Shankar Bhoir, Rama Shankar Bhoir, Subhash Shankar Bhoir, Raghunath Shankar Bhoir.	
	Moho	37/4/A		216	2200						
	Moho	38/3/A		221	1200						
	Moho	66/1/A		374	2000						
	Moho	75/5/2'		436	2200						
448	Moho	121/2	Class I	595	4000	Moho	534A	1600	1600	Eknath Vitthal Kadav	
449	Moho	35/1/4/1	Class II	203	2870	Moho	534B	1148	1148	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.	
450	Shivkar	297	Class I	119	2860	Moho	535	1144	1144	Khushalchand Fakirchand Lunkad, Suhas Khushalchand Lunkad, Sanjay Khushalchand Lunkad, Milind Khushalchand Lunkad, Bharat Suvalal Desadala, Deepak Kacherdas Bhatevara.	
451	Chikhal e	140/1	Class II	34	3200	Moho	536	1280	1280	Laxman Dharma Chaudhary, Janardan Dharma Chaudhary.	
452	Shivkar	75/2/2	Class I	101	2000	Moho	537	800	800	Sandip Janardan Ghogare, Vaibhav Sandip Ghogare.	
453	Shivkar	320/1	Class II	127	8240	Moho	539	3296	3296	Shantibai Govind Jambhulkar, Bebi Mahadu Phadke,	

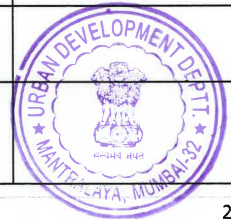


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1	2A	2B	3	4	5	6	7	8a	8b	9	10
										Tukaram Mahadu Phadke, Rasika Ramdas Phadke, Suman Ramdas Phadke, Yogesh Ramdas Phadke, Manisha Manohar Malusare, Santosh Ananta Kathare, Sanjay Ananta Kathare, Vandana Ananta Kathare, Vandana Jairam Gaikar, Ujwalla 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,	





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1	2A	2B	3	4	5	6	7	8a	8b	9	10
										Vilas Maya Gatade, Gulab Nana Pawar }	
454	Chikhal e	139/4	Class I	31	2000	Moho - Pali Khurd	540	2360	2360	Gana Maruti Chaudhury	
	Chikhal e	140/2		35	3900						
455	Moho	28/1/B	Class II	169	5280	Moho - Pali Khurd	541	3512	3512	Baban Dinkar Bhoir, Ramdas Dinkar Bhoir, Ganesh Dinkar Bhoir, Shantaram Dinkar Bhoir, Kisan Dinkar Bhoir, Bebi Krishna Patil, Mai Dinkar Bhoir.	
	Moho	71/6		411	3500						
456	Moho	70/4	Class I	403	3300	Moho - Pali Khurd	542A	1320	1320	M/s Valuable Property Pvt. Ltd. ( 50%), Shivom Developers LLP ( 50%).	
457	Pali Khurd	18/3/1	Class I	693	5840	Moho -Pali Khurd	543	2336	2336	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 %)	
458	Pali Khurd	1/2/1(P)	Class II	687	737.983	Moho - Pali Khurd	544	295	295	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 Chandras Mhatre, Leelabai Harishchandra Mhatre, Reshma Baliram Patil ( Share of 1 to 24 = 34.65 %),	
	Pali Khurd	1/2/2(P)	Class I	688						M/s Valuable Properties Pvt. Ltd. (42.11 %),	
	Pali Khurd	1/2/3(P)	Class I	689						M/s Valuable Properties Pvt. Ltd. (3.86 %),	
	Pali Khurd	1/2/4(P)	Class I	690						Raghunath Kana Shelke (11.72 %), Ganesh Kisanrao Shette (H U F) (7.66 %)	
459	Moho	71/4	Class II	409	1300	Moho	545	520	520	Dhau Aambo Mhaskar, Mahadu Aambo Mhaskar, Changa Aambo Mhaskar, Hira Aambo Mhaskar,	

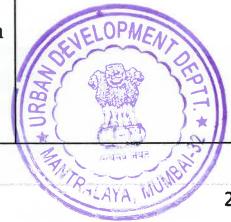


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1	2A	2B	3	4	5	6	7	8a	8b	9	10
										Gana Aambo Mhaskar, Guna Aambo Mhaskar, Nami Aambo Mhaskar, Chandrabhaga Kundalik Mhaskar, Rajendra Kundalik Mhaskar, Ram Kundalik Mhaskar, Sachin Kundalik Mhaskar, Nitin Kundalik Mhaskar.	
460	Moho	35/1/3/4/3	Class I	202	8030	Moho - Pali Khurd	547	25936	25936	Shivom Developers LLP	
	Moho	35/1/4/2		204	900						
	Moho	35/2		205	1700						
	Moho	64/2		357	1600						
	Moho	64/3		358	800						
	Moho	65/1		363	3000						
	Moho	65/4		366	400						
	Moho	65/5		367	400						
	Moho	65/8/A		370	250						
	Moho	66/1/B		375	450						
	Moho	66/2		377	700						
	Moho	66/3		378	2000						
	Moho	69/3		393	4100						
	Moho	69/5		395	3400						
	Moho	70/1		400	3300						
	Moho	70/6		405	2100						
	Moho	71/2		407	1800						
	Moho	73/1		418	4000						
	Moho	73/2/B		420	3540						
	Moho	74/5		429	1400						
	Pali Khurd	18/1		691	7120						
	Pali Khurd	18/2		692	2700						
	Pali Khurd	18/3/2		694	1740						
	Pali Khurd	18/4		695	7890						
	Pali Khurd	20/0		707	1520						
461	Pali Khurd	19/2'	Class I	697	4590	Pali Khurd	549	1836	1836	Adhiraj Sharad Kadu, Anuj Bhaskarrao Hivre, Abhay Yashwant Yerekar, Aasha Nimba Salunkhe, Dr. Chetankumar Banaji Khillare, Nikhil Nandkumar Khedekar,	

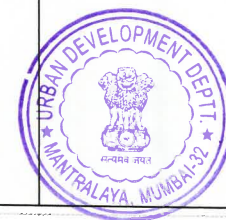




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1	2A	2B	3	4	5	6	7	8a	8b	9	10
										Nimba Bajirao Salunkhe, Pooja Prakash Bhatkar, Prathamesh Sanjay Kachare, Prafull Gulab Devre, Prajakta Nimba Salunkhe, Mayuresh Ashok Saindane, M/s Design Era EPC Contractors Pvt. Ltd. tarfe Pritam Padmakar Chandke, Shimpali Sanjay Mate, Sagar Gorakshnath Jagdale, Sudhakar Jagannath Gawande, Surabhi Santosh Ambekar, Suruchi Vilas Gaikwad, Swapnil Shamrao Gadkar, Harshvardhan Purushottam Dhote, Ajit Yashwant Yerekar.	
462	Pali Khurd	19/3/2	Class II	699	4040	Pali Khurd	550A	1616	1616	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.	
463	Pali Khurd	19/3/1	Class II	698	4780	Pali Khurd	550B	1912	1912	Chandrakant Ladku Patil ( 37.24 %), Sarika Vilas Thakur ( 62.76 %)	
464	Pali Khurd	19/1(P) (MMC)	Class I	696	953	Pali Khurd	551A	1181	1181	M/s Dream Palms Co. Op. Hou. Soc. Ltd Tarfe Krushnakumar Ram Damde	
	Pali Khurd	19/4/A		701	2000						
465	Pali Khurd	19/4/B	Class I	701	3280	Pali Khurd	551B	1312	1312	Madhukar Mahadu Shelke	
466	Pali Khurd	19/4/C	Class I	700	1080	Pali Khurd	552	432	432	Anesh Ganu Dhawale	
467	Pali Khurd	19/5	Class II	702	1560	Pali Khurd	554	624	624	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.	

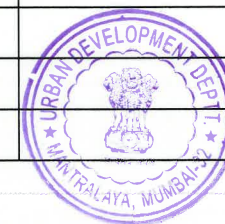


Details of Original Land						Details of Final Plots Allotted as per the Preliminary Scheme					
Sr. No	Village	Gut No./Hissa No.	Tenure	OP No.	Area (sqm)	FP Allotted in Village	Final Plot No.	Final Plot Area (Sqm)	Amalgamated FP Area (Sqm)	Ownership Final	Remarks
1	2A	2B	3	4	5	6	7	8a	8b	9	10
468	Pali Khurd	19/7 (P)	Class I	706	1436	Pali Khurd	555	574	574	Atul Uddhavrav Rakshale, Vijaykumar Ramchandra Surshetwar	
469	Pali Khurd	19/6/1	Class I	703	2420	Pali Khurd	556	968	968	Vinayak Manoj Bankhele	
470	Moho	34/1/A	Class I	197	1720	Pali Khurd	557	7312	7312	M/s. Wadhwa Construction And Infrastructure Ltd. Mumbai tarfe Manohar Chhabariya.	
	Moho	34/3		200	3300						
	Moho	39/4		230	1500						
	Moho	46/2		265	800						
	Moho	48/2/A		277	1710						
	Moho	121/5/A		598	2350						
	Moho	132/2		665	2500						
	Pali Khurd	19/6/2/1		704	2200						
	Pali Khurd	19/6/2/2		705	2200						
471	Moho	138/2	Class I	682	10000	Moho	563	4000	4000	Shantaram Dattatrey Patil ( 60 %) Vinayak Manoj Bankhele (40 %)	
472	Moho	138/3	Class I	683	12000	Moho	564	4800	4800	Pandharinath Dattatrey Patil, (78.33%) Surdas Dattatray Patil (21.67 %)	
473	Chikhale	136/1/A	Class I	13	1850	Moho	566	740	740	Janabai Chandar Patil, Ramdas Chandar Patil, Jayendra Chandar Patil, Laxman Chandar Patil, Bharat Chandar Patil, Mahendra Chandar Patil, Padma Krishna Batale, Sharda Ganesh Mhatre.	
474	Chikhale	131/4(P)	Class I	9	1680	Moho	567	672	672	Umesh Prakash Bafna, Omprakash Savarmal Aggarwal, Tejaswi Nilesh Bhoir, Ravindra Premchand Sancheti, Rajkumar Kantilal Lodha.	
475	Moho	119/1	Class I	590	13600	Moho	569	5440	5440	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,	

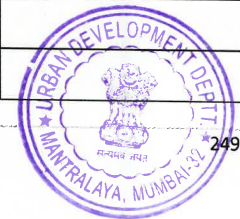




Details of Original Land						Details of Final Plots Allotted as per the Preliminary Scheme					
Sr. No	Village	Gut No./Hissa No.	Tenure	OP No.	Area (sqm)	FP Allotted in Village	Final Plot No.	Final Plot Area (Sqm)	Amalgamated FP Area (Sqm)	Ownership Final	Remarks
1	2A	2B	3	4	5	6	7	8a	8b	9	10
										Dhanshri Kiran Bhopi, Namrata Subhash Naik, Dharti Tukaram Patil.	
476	Moho	26	Class I	161	6061	Moho	577	2424	2424	Rajesh Shankarlal Kakani	
477	Moho	138/4	Class I	684	16500	Moho	579	6600	6600	Tukaram Dattatreya Patil	
<b>Final Plots allotted to Special Planning Authority (SPA)</b> <b>For Navi Mumbai Airport Influence Notified Area (NAINA)</b> <b>Table B</b>											
1	-	206_GC	Growth Centre	-	-	-	25	198275.2	198275.2	SPA, NAINA	
2	-	206_GC	Growth Centre	-	-	-	67	20047.6	20047.6	SPA, NAINA	
3	-	206_GC	Growth Centre	-	-	-	69	20881.4	20881.4	SPA, NAINA	
4	-	206_GC	Growth Centre	-	-	-	481	22956.0	22956.0	SPA, NAINA	
5	-	206_GC	Growth Centre	-	-	-	70A	186024.1	186024.1	SPA, NAINA	
6	-	129_S	IDP School	-	-	-	13	5267.0	5267.0	SPA, NAINA	
7	-	112_S	IDP School	-	-	-	56	6001.0	6001.0	SPA, NAINA	
8	-	113_S	IDP School	-	-	-	269	7185.0	7185.0	SPA, NAINA	
9	-	115_S	IDP School	-	-	-	561	1344.3	1344.3	SPA, NAINA	
10	-	109_PHC	IDP Primary Health Centre	-	-	-	174	1500.3	1500.3	SPA, NAINA	
11	-	127_PHC	IDP Primary Health Centre	-	-	-	375	1974.4	1974.4	SPA, NAINA	
12	-	97_DB	IDP Daily Bazar	-	-	-	122	1351.9	1351.9	SPA, NAINA	
13	-	99_DB	IDP Daily Bazar	-	-	-	192	1000.6	1000.6	SPA, NAINA	
14	-	118_DB	IDP Daily Bazar	-	-	-	374	1358.5	1358.5	SPA, NAINA	
15	-	125_PG	IDP Play Ground	-	-	-	12	6401.3	6401.3	SPA, NAINA	
16	-	104_PG	IDP Play Ground	-	-	-	55	7142.0	7142.0	SPA, NAINA	
17	-	106_PG	IDP Play Ground	-	-	-	268	8444.7	8444.7	SPA, NAINA	
18	-	96A_PG	IDP Play Ground	-	-	-	27	37036.9	37036.9	SPA, NAINA	

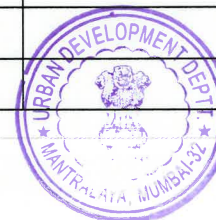


Details of Original Land						Details of Final Plots Allotted as per the Preliminary Scheme					
Sr. No	Village	Gut No./Hissa No.	Tenure	OP No.	Area (sqm)	FP Allotted in Village	Final Plot No.	Final Plot Area (Sqm)	Amalgamated FP Area (Sqm)	Ownership Final	Remarks
1	2A	2B	3	4	5	6	7	8a	8b	9	10
19	-	96_CP	IDP City Park	-	-	-	24A	98557.8	98557.8	SPA, NAINA	
20	-	96_CP	IDP City Park	-	-	-	24B	7063.8	7063.8	SPA, NAINA	
21	-	122_P	IDP Park	-	-	-	245A	2811.0	2811.0	SPA, NAINA	
22	-	122_P	IDP Park	-	-	-	245B	5589.6	5589.6	SPA, NAINA	
23	-	-	EWS/ LIG Housing	-	-	-	432	9180.2	9180.2	SPA, NAINA	
24	-	-	EWS/ LIG Housing	-	-	-	135	5787.3	5787.3	SPA, NAINA	
25	-	-	EWS/ LIG Housing	-	-	-	308	6536.3	6536.3	SPA, NAINA	
26	-	-	EWS/ LIG Housing	-	-	-	502	5950.0	5950.0	SPA, NAINA	
27	-	-	EWS/ LIG Housing	-	-	-	475	35507.9	35507.9	SPA, NAINA	
28	-	-	EWS/ LIG Housing	-	-	-	488	12206.3	12206.3	SPA, NAINA	
29	-	-	Layout Amenity	-	-	-	4	310.2	310.2	SPA, NAINA	
30	-	-	Layout Amenity	-	-	-	10B	109.3	109.3	SPA, NAINA	
31	-	-	Layout Amenity	-	-	-	8	1000.3	1000.3	SPA, NAINA	
32	-	-	Layout Amenity	-	-	-	22	237.0	237.0	SPA, NAINA	
33	-	-	Layout Amenity	-	-	-	41B	537.3	537.3	SPA, NAINA	
34	-	-	Layout Amenity	-	-	-	32	5569.5	5569.5	SPA, NAINA	
35	-	-	Layout Amenity	-	-	-	33	1111.3	1111.3	SPA, NAINA	
36	-	-	Layout Amenity	-	-	-	42	1002.0	1002.0	SPA, NAINA	
37	-	-	Layout Amenity	-	-	-	38	1368.1	1368.1	SPA, NAINA	
38	-	-	Layout Amenity	-	-	-	382A	1538.9	1538.9	SPA, NAINA	
39	-	-	Layout Amenity	-	-	-	388	3680.2	3680.2	SPA, NAINA	
40	-	-	Layout Amenity	-	-	-	48	155.6	155.6	SPA, NAINA	
41	-	-	Layout Amenity	-	-	-	232	450.2	450.2	SPA, NAINA	

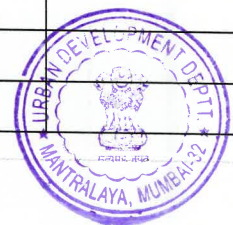




Details of Original Land						Details of Final Plots Allotted as per the Preliminary Scheme					
Sr. No	Village	Gut No./Hissa No.	Tenure	OP No.	Area (sqm)	FP Allotted in Village	Final Plot No.	Final Plot Area (Sqm)	Amalgamated FP Area (Sqm)	Ownership Final	Remarks
1	2A	2B	3	4	5	6	7	8a	8b	9	10
42	-	-	Layout Amenity	-	-	-	234B	596.5	596.5	SPA, NAINA	
43	-	-	Layout Amenity	-	-	-	234A	1619.7	1619.7	SPA, NAINA	
44	-	-	Layout Amenity	-	-	-	424B	1481.7	1481.7	SPA, NAINA	
45	-	-	Layout Amenity	-	-	-	358	311.7	311.7	SPA, NAINA	
46	-	-	Layout Amenity	-	-	-	370	928.0	928.0	SPA, NAINA	
47	-	-	Layout Amenity	-	-	-	542B	518.5	518.5	SPA, NAINA	
48	-	-	Layout Amenity	-	-	-	558	473.7	473.7	SPA, NAINA	
49	-	-	Layout Amenity	-	-	-	249	660.2	660.2	SPA, NAINA	
50	-	-	Layout Amenity	-	-	-	427A	4994.3	4994.3	SPA, NAINA	
51	-	-	Layout Amenity	-	-	-	61	317.3	317.3	SPA, NAINA	
52	-	-	Layout Amenity	-	-	-	353B	418.1	418.1	SPA, NAINA	
53	-	-	Layout Amenity	-	-	-	238	1009.8	1009.8	SPA, NAINA	
54	-	-	Layout Amenity	-	-	-	553A	702.9	702.9	SPA, NAINA	
55	-	-	Layout Amenity	-	-	-	220	574.6	574.6	SPA, NAINA	
56	-	-	Layout Amenity	-	-	-	429	599.9	599.9	SPA, NAINA	
57	-	-	Layout Amenity	-	-	-	251	652.4	652.4	SPA, NAINA	
58	-	-	Layout Amenity	-	-	-	366	872.3	872.3	SPA, NAINA	
59	-	-	Layout Amenity	-	-	-	441	600.3	600.3	SPA, NAINA	
60	-	-	Layout Amenity	-	-	-	255	292.2	292.2	SPA, NAINA	
61	-	-	Layout Amenity	-	-	-	266	2101.7	2101.7	SPA, NAINA	
62	-	-	Layout Amenity	-	-	-	211	1608.0	1608.0	SPA, NAINA	
63	-	-	Layout Amenity	-	-	-	63B	209.9	209.9	SPA, NAINA	

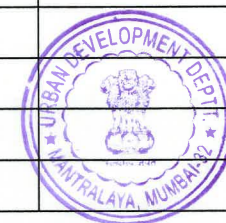


Details of Original Land						Details of Final Plots Allotted as per the Preliminary Scheme					
Sr. No	Village	Gut No./Hissa No.	Tenure	OP No.	Area (sqm)	FP Allotted in Village	Final Plot No.	Final Plot Area (Sqm)	Amalgamated FP Area (Sqm)	Ownership Final	Remarks
1	2A	2B	3	4	5	6	7	8a	8b	9	10
64	-	-	Layout Amenity	-	-	-	210	1298.5	1298.5	SPA, NAINA	
65	-	-	Layout Amenity	-	-	-	215	959.4	959.4	SPA, NAINA	
66	-	-	Layout Amenity	-	-	-	538	736.4	736.4	SPA, NAINA	
67	-	-	Layout Amenity	-	-	-	63A	600.2	600.2	SPA, NAINA	
68	-	-	Layout Amenity	-	-	-	201B	854.1	854.1	SPA, NAINA	
69	-	-	Layout Amenity	-	-	-	447	534.4	534.4	SPA, NAINA	
70	-	-	Layout Amenity	-	-	-	139A	573.0	573.0	SPA, NAINA	
71	-	-	Layout Amenity	-	-	-	208A	290.7	290.7	SPA, NAINA	
72	-	-	Layout Amenity	-	-	-	186	265.3	265.3	SPA, NAINA	
73	-	-	Layout Amenity	-	-	-	548	2827.1	2827.1	SPA, NAINA	
74	-	-	Layout Amenity	-	-	-	85	808.9	808.9	SPA, NAINA	
75	-	-	Layout Amenity	-	-	-	322	2563.4	2563.4	SPA, NAINA	
76	-	-	Layout Amenity	-	-	-	313	246.2	246.2	SPA, NAINA	
77	-	-	Layout Amenity	-	-	-	182	1057.2	1057.2	SPA, NAINA	
78	-	-	Layout Amenity	-	-	-	532B	1938.3	1938.3	SPA, NAINA	
79	-	-	Layout Amenity	-	-	-	89B	626.1	626.1	SPA, NAINA	
80	-	-	Layout Amenity	-	-	-	511	1720.8	1720.8	SPA, NAINA	
81	-	-	Layout Amenity	-	-	-	274	1348.6	1348.6	SPA, NAINA	
82	-	-	Layout Amenity	-	-	-	471	442.2	442.2	SPA, NAINA	
83	-	-	Layout Amenity	-	-	-	171	2000.1	2000.1	SPA, NAINA	
84	-	-	Layout Amenity	-	-	-	148	502.5	502.5	SPA, NAINA	
85	-	-	Layout Amenity	-	-	-	474	469.8	469.8	SPA, NAINA	

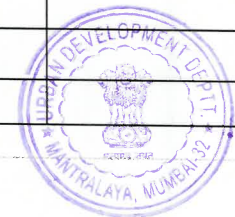




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Sr. No	Village	Gut No./Hissa No.	Tenure	OP No.	Area (sqm)	FP Allotted in Village	Final Plot No.	Final Plot Area (Sqm)	Amalgamated FP Area (Sqm)	Ownership Final	Remarks
1	2A	2B	3	4	5	6	7	8a	8b	9	10
86	-	-	Layout Amenity	-	-	-	162	1053.4	1053.4	SPA, NAINA	
87	-	-	Layout Amenity	-	-	-	299	2677.4	2677.4	SPA, NAINA	
88	-	-	Layout Amenity	-	-	-	576	1335.4	1335.4	SPA, NAINA	
89	-	-	Layout Amenity	-	-	-	578	2680.6	2680.6	SPA, NAINA	
90	-	-	Layout Amenity	-	-	-	244	439.06	439.06	SPA, NAINA	
91	-	-	Layout Open Space	-	-	-	1	411.6	411.6	SPA, NAINA	
92	-	-	Layout Open Space	-	-	-	11	1356.3	1356.3	SPA, NAINA	
94	-	-	Layout Open Space	-	-	-	398	2877.1	2877.1	SPA, NAINA	
95	-	-	Layout Open Space	-	-	-	392	351.1	351.1	SPA, NAINA	
96	-	-	Layout Open Space	-	-	-	39	265.0	265.0	SPA, NAINA	
97	-	-	Layout Open Space	-	-	-	395	4426.7	4426.7	SPA, NAINA	
98	-	-	Layout Open Space	-	-	-	50B	2875.7	2875.7	SPA, NAINA	
99	-	-	Layout Open Space	-	-	-	405	2170.3	2170.3	SPA, NAINA	
100	-	-	Layout Open Space	-	-	-	246	1239.4	1239.4	SPA, NAINA	
101	-	-	Layout Open Space	-	-	-	53	1001.6	1001.6	SPA, NAINA	
102	-	-	Layout Open Space	-	-	-	426B	385.7	385.7	SPA, NAINA	
103	-	-	Layout Open Space	-	-	-	129	452.0	452.0	SPA, NAINA	
104	-	-	Layout Open Space	-	-	-	240	1414.4	1414.4	SPA, NAINA	
105	-	-	Layout Open Space	-	-	-	223B	760.0	760.0	SPA, NAINA	
106	-	-	Layout Open Space	-	-	-	427B	7328.4	7328.4	SPA, NAINA	
107	-	-	Layout Open Space	-	-	-	221	58.1	58.1	SPA, NAINA	
108	-	-	Layout Open Space	-	-	-	218	81.0	81.0	SPA, NAINA	



Details of Original Land						Details of Final Plots Allotted as per the Preliminary Scheme					
Sr. No	Village	Gut No./Hissa No.	Tenure	OP No.	Area (sqm)	FP Allotted in Village	Final Plot No.	Final Plot Area (Sqm)	Amalgamated FP Area (Sqm)	Ownership Final	Remarks
1	2A	2B	3	4	5	6	7	8a	8b	9	10
109	-	-	Layout Open Space	-	-	-	252	173.1	173.1	SPA, NAINA	
110	-	-	Layout Open Space	-	-	-	119	303.2	303.2	SPA, NAINA	
111	-	-	Layout Open Space	-	-	-	256	278.1	278.1	SPA, NAINA	
112	-	-	Layout Open Space	-	-	-	80	4988.6	4988.6	SPA, NAINA	
113	-	-	Layout Open Space	-	-	-	214B	111.0	111.0	SPA, NAINA	
114	-	-	Layout Open Space	-	-	-	341B	321.4	321.4	SPA, NAINA	
115	-	-	Layout Open Space	-	-	-	111	269.0	269.0	SPA, NAINA	
116	-	-	Layout Open Space	-	-	-	445	2487.1	2487.1	SPA, NAINA	
117	-	-	Layout Open Space	-	-	-	532C	917.5	917.5	SPA, NAINA	
118	-	-	Layout Open Space	-	-	-	462	1386.3	1386.3	SPA, NAINA	
119	-	-	Layout Open Space	-	-	-	89A	1442.8	1442.8	SPA, NAINA	
120	-	-	Layout Open Space	-	-	-	155	5352.5	5352.5	SPA, NAINA	
121	-	-	Layout Open Space	-	-	-	327	4022.8	4022.8	SPA, NAINA	
122	-	-	Layout Open Space	-	-	-	175	1883.9	1883.9	SPA, NAINA	
123	-	-	Layout Open Space	-	-	-	163	1479.6	1479.6	SPA, NAINA	
124	-	-	Layout Open Space	-	-	-	290	389.0	389.0	SPA, NAINA	
125	-	-	Layout Open Space	-	-	-	300	2292.2	2292.2	SPA, NAINA	
126	-	-	Layout Open Space	-	-	-	487	6864.5	6864.5	SPA, NAINA	
127	-	-	Layout Open Space	-	-	-	70B	6719.2	6719.2	SPA, NAINA	
128	-	-	Layout Open Space	-	-	-	568	1064.1	1064.1	SPA, NAINA	
129	-	-	Layout Open Space	-	-	-	208B	71.9	71.9	SPA, NAINA	
130	-	-	Sale Plot	-	-	-	379	755.4	755.4	SPA, NAINA	

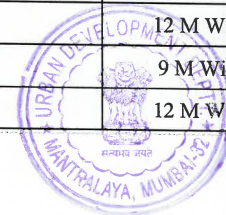




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Sr. No	Village	Gut No./Hissa No.	Tenure	OP No.	Area (sqm)	FP Allotted in Village	Final Plot No.	Final Plot Area (Sqm)	Amalgamated FP Area (Sqm)	Ownership Final	Remarks
1	2A	2B	3	4	5	6	7	8a	8b	9	10
131	-	-	Sale Plot	-	-	-	416	258.6	258.6	SPA, NAINA	
132	-	-	Sale Plot	-	-	-	553B	3835.9	3835.9	SPA, NAINA	
133	-	-	Sale Plot	-	-	-	332	168.0	168.0	SPA, NAINA	
134	-	-	Sale Plot	-	-	-	189	209.0	209.0	SPA, NAINA	
135	-	-	Sale Plot	-	-	-	574	48904.2	48904.2	SPA, NAINA	
136	-	-	Sale Plot	-	-	-	396	101.4	101.4	SPA, NAINA	
137	-	-	Lake	-	-	-	239	3501.97	3501.97	SPA, NAINA	-
138	-	-	Water Channel	-	-	-	68A	3900.93	3900.93	SPA, NAINA	-
139	-	-	Water Channel	-	-	-	68E	3911.45	3911.45	SPA, NAINA	-
140	-	-	Water Channel	-	-	-	68D	4618.46	4618.46	SPA, NAINA	-
141	-	-	Water Channel	-	-	-	68B	11163.60	11163.60	SPA, NAINA	-
143	-	-	Water Channel	-	-	-	68C	7599.85	7599.85	SPA, NAINA	-
144	-	-	IDP Road	-	-	-	590B	127.22	127.22	SPA, NAINA	27 M Wide IDP Road
145	-	-	IDP Road	-	-	-	584D	49670.73	49670.73	SPA, NAINA	45 M Wide IDP Road
146	-	-	IDP Road	-	-	-	589B	208.28	208.28	SPA, NAINA	27 M Wide IDP Road
147	-	-	IDP Road	-	-	-	585	732.34	732.34	SPA, NAINA	45 M Wide IDP Road
148	-	-	IDP Road	-	-	-	589A	888.56	888.56	SPA, NAINA	27 M Wide IDP Road
149	-	-	IDP Road	-	-	-	583A	660.40	660.40	SPA, NAINA	60 M Wide IDP Road
150	-	-	IDP Road	-	-	-	590A	20113.28	20113.28	SPA, NAINA	27 M Wide IDP Road
151	-	-	IDP Road	-	-	-	588	22678.82	22678.82	SPA, NAINA	27 M Wide IDP Road
152	-	-	IDP Road	-	-	-	586D	20181.03	20181.03	SPA, NAINA	30 M Wide IDP Road
153	-	-	IDP Road	-	-	-	584C	12580.81	12580.81	SPA, NAINA	45 M Wide IDP Road
154	-	-	IDP Road	-	-	-	586A	8168.69	8168.69	SPA, NAINA	30 M Wide IDP Road
155	-	-	IDP Road	-	-	-	584B	2190.26	2190.26	SPA, NAINA	45 M Wide IDP Road
156	-	-	IDP Road	-	-	-	592	2196.46	2196.46	SPA, NAINA	15 M Wide IDP Road



Details of Original Land						Details of Final Plots Allotted as per the Preliminary Scheme					
Sr. No	Village	Gut No./Hissa No.	Tenure	OP No.	Area (sqm)	FP Allotted in Village	Final Plot No.	Final Plot Area (Sqm)	Amalgamated FP Area (Sqm)	Ownership Final	Remarks
1	2A	2B	3	4	5	6	7	8a	8b	9	10
157	-	-	IDP Road	-	-	-	587	19878.23	19878.23	SPA, NAINA	27 M Wide IDP Road
158	-	-	IDP Road	-	-	-	586C	1060.05	1060.05	SPA, NAINA	30 M Wide IDP Road
159	-	-	IDP Road	-	-	-	586B	9768.75	9768.75	SPA, NAINA	30 M Wide IDP Road
160	-	-	IDP Road	-	-	-	593	1900.21	1900.21	SPA, NAINA	15 M Wide IDP Road
161	-	-	IDP Road	-	-	-	589C	21994.50	21994.50	SPA, NAINA	27 M Wide IDP Road
162	-	-	IDP Road	-	-	-	591C	791.71	791.71	SPA, NAINA	20 M Wide IDP Road
163	-	-	IDP Road	-	-	-	591A	345.96	345.96	SPA, NAINA	20 M Wide IDP Road
164	-	-	IDP Road	-	-	-	583B	52683.47	52683.47	SPA, NAINA	60 M Wide IDP Road
165	-	-	IDP Road	-	-	-	591B	20379.41	20379.41	SPA, NAINA	20 M Wide IDP Road
166	-	-	IDP Road	-	-	-	584A	15838.25	15838.25	SPA, NAINA	45 M. Wide IDP Road
167	-	-	Layout Road	-	-	-	618B	709.93	709.93	SPA, NAINA	12 M Wide Layout Road
168	-	-	Layout Road	-	-	-	614C	369.61	369.61	SPA, NAINA	15 M Wide Layout Road
169	-	-	Layout Road	-	-	-	616	321.52	321.52	SPA, NAINA	20 M Wide Layout Road
170	-	-	Layout Road	-	-	-	642	363.12	363.12	SPA, NAINA	12 M Wide Layout Road
171	-	-	Layout Road	-	-	-	641	1842.70	1842.70	SPA, NAINA	12 M Wide Layout Road
172	-	-	Layout Road	-	-	-	618A	2192.49	2192.49	SPA, NAINA	20 M Wide Layout Road
173	-	-	Layout Road	-	-	-	640	710.64	710.64	SPA, NAINA	12 M Wide Layout Road
174	-	-	Layout Road	-	-	-	619	2122.27	2122.27	SPA, NAINA	15 M Wide Layout Road
175	-	-	Layout Road	-	-	-	600	3720.11	3720.11	SPA, NAINA	20 M Wide Layout Road
176	-	-	Layout Road	-	-	-	597	2645.30	2645.30	SPA, NAINA	20 M Wide Layout Road
177	-	-	Layout Road	-	-	-	595	15483.96	15483.96	SPA, NAINA	20 M Wide Layout Road
178	-	-	Layout Road	-	-	-	617	969.36	969.36	SPA, NAINA	20 M Wide Layout Road
179	-	-	Layout Road	-	-	-	621	1109.57	1109.57	SPA, NAINA	15 M Wide Layout Road
180	-	-	Layout Road	-	-	-	620	3168.35	3168.35	SPA, NAINA	15 M Wide Layout Road
181	-	-	Layout Road	-	-	-	639	931.29	931.29	SPA, NAINA	12 M Wide Layout Road
182	-	-	Layout Road	-	-	-	643	203.84	203.84	SPA, NAINA	9 M Wide Layout Road
183	-	-	Layout Road	-	-	-	638	302.87	302.87	SPA, NAINA	12 M Wide Layout Road





Details of Original Land						Details of Final Plots Allotted as per the Preliminary Scheme					
Sr. No	Village	Gut No./Hissa No.	Tenure	OP No.	Area (sqm)	FP Allotted in Village	Final Plot No.	Final Plot Area (Sqm)	Amalgamated FP Area (Sqm)	Ownership Final	Remarks
1	2A	2B	3	4	5	6	7	8a	8b	9	10
184	-	-	Layout Road	-	-	-	622	2641.51	2641.51	SPA, NAINA	15 M Wide Layout Road
185	-	-	Layout Road	-	-	-	598	3453.88	3453.88	SPA, NAINA	20 M Wide Layout Road
186	-	-	Layout Road	-	-	-	599	4075.84	4075.84	SPA, NAINA	20 M Wide Layout Road
187	-	-	Layout Road	-	-	-	637	798.24	798.24	SPA, NAINA	12 M Wide Layout Road
188	-	-	Layout Road	-	-	-	628	2049.53	2049.53	SPA, NAINA	15 M Wide Layout Road
189	-	-	Layout Road	-	-	-	629	2604.92	2604.92	SPA, NAINA	15 M Wide Layout Road
190	-	-	Layout Road	-	-	-	627	1874.37	1874.37	SPA, NAINA	15 M Wide Layout Road
191	-	-	Layout Road	-	-	-	636	1402.50	1402.50	SPA, NAINA	12 M Wide Layout Road
192	-	-	Layout Road	-	-	-	623	5700.60	5700.60	SPA, NAINA	15 M Wide Layout Road
193	-	-	Layout Road	-	-	-	609	4508.86	4508.86	SPA, NAINA	20 M Wide Layout Road
194	-	-	Layout Road	-	-	-	631B	2384.90	2384.90	SPA, NAINA	15 M Wide Layout Road
195	-	-	Layout Road	-	-	-	615	5603.48	5603.48	SPA, NAINA	20 M Wide Layout Road
196	-	-	Layout Road	-	-	-	632A	997.31	997.31	SPA, NAINA	15 M Wide Layout Road
197	-	-	Layout Road	-	-	-	632B	2498.71	2498.71	SPA, NAINA	15 M Wide Layout Road
198	-	-	Layout Road	-	-	-	632C	3863.71	3863.71	SPA, NAINA	12 M Wide Layout Road
199	-	-	Layout Road	-	-	-	606A	6865.04	6865.04	SPA, NAINA	20 M Wide Layout Road
200	-	-	Layout Road	-	-	-	612	4456.85	4456.85	SPA, NAINA	20 M Wide Layout Road
201	-	-	Layout Road	-	-	-	632D	713.02	713.02	SPA, NAINA	12 M Wide Layout Road
202	-	-	Layout Road	-	-	-	631A	1460.86	1460.86	SPA, NAINA	15 M Wide Layout Road
203	-	-	Layout Road	-	-	-	610	3975.40	3975.40	SPA, NAINA	20 M Wide Layout Road
204	-	-	Layout Road	-	-	-	608	4553.78	4553.78	SPA, NAINA	20 M Wide Layout Road
205	-	-	Layout Road	-	-	-	611	5422.97	5422.97	SPA, NAINA	20 M Wide Layout Road
206	-	-	Layout Road	-	-	-	605	8057.20	8057.20	SPA, NAINA	20 M Wide Layout Road
207	-	-	Layout Road	-	-	-	607	4102.71	4102.71	SPA, NAINA	20 M Wide Layout Road
208	-	-	Layout Road	-	-	-	606B	2854.01	2854.01	SPA, NAINA	20 M Wide Layout Road
209	-	-	Layout Road	-	-	-	604	10308.22	10308.22	SPA, NAINA	20 M Wide Layout Road
210	-	-	Layout Road	-	-	-	602	4531.43	4531.43	SPA, NAINA	20 M Wide Layout Road



Details of Original Land						Details of Final Plots Allotted as per the Preliminary Scheme					
Sr. No	Village	Gut No./Hissa No.	Tenure	OP No.	Area (sqm)	FP Allotted in Village	Final Plot No.	Final Plot Area (Sqm)	Amalgamated FP Area (Sqm)	Ownership Final	Remarks
1	2A	2B	3	4	5	6	7	8a	8b	9	10
211	-	-	Layout Road	-	-	-	601	4797.20	4797.20	SPA, NAINA	20 M Wide Layout Road
212	-	-	Layout Road	-	-	-	596	6920.72	6920.72	SPA, NAINA	20 M Wide Layout Road
213	-	-	Layout Road	-	-	-	633	2665.79	2665.79	SPA, NAINA	15 M Wide Layout Road
214	-	-	Layout Road	-	-	-	613	6129.33	6129.33	SPA, NAINA	20 M Wide Layout Road
215	-	-	Layout Road	-	-	-	594	5546.14	5546.14	SPA, NAINA	27 M Wide Layout Road
216	-	-	Layout Road	-	-	-	634	4540.22	4540.22	SPA, NAINA	20 M Wide Layout Road
217	-	-	Layout Road	-	-	-	603	2754.97	2754.97	SPA, NAINA	20 M Wide Layout Road
218	-	-	Layout Road	-	-	-	614B	863.83	863.83	SPA, NAINA	20 M Wide Layout Road
219	-	-	Layout Road	-	-	-	614A	4720.00	4720.00	SPA, NAINA	20 M Wide Layout Road
220	-	-	Layout Road	-	-	-	625	1342.00	1342.00	SPA, NAINA	15 M Wide Layout Road

29th December, 2023

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

(Nirmalkumar Chaudhari)  
Deputy Secretary  
Urban Development Department, GoM





## 15. ANNEXURES

## Annexure 1: Declaration of Intention of TPS 06

महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, ऑगस्ट ८, २०१९/श्रावण १७, शके १९४१

## CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

## Notice

[Under Section 60(2) of the Maharashtra Regional and Town Planning Act, 1966]

No. CIDCO/NAINA/CP/TPS-6/2019

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 Board of CIDCO vide Resolution No. 12214 dated 19th July, 2019 had declared its intention under Sub-section (1) of Section 60 of the said Act, 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 ;

Now, therefore, in exercise of the powers conferred by Sub-section (2) of the Section 60 of the said Act, the corporation hereby publishes its declaration of making Town Planning Scheme (TPS) No. 6 at part of Villages Chikhale, Moho, Shivkar and Pali Khurd of Taluka Panvel, District Raigad ;

Land owners who are having valid building permission obtained from Competent Authority, falling within the boundary of proposed TPS No. 6 are requested to submit detail of the same to NAINA office. Participants having land ownership jointly or severally willing to obtain a single final plot are requested to submit their consent under section 65 of the said Act for providing single plot preferably within 15 days.

In accordance with the provisions of Section 60(3) of the said Act, a copy of the declaration alongwith the plan showing the area to be included in the Town Planning Scheme No. 6 (shown by PINK border) is kept open for inspection by the public in the Office of Chief Planner (NAINA), 8th Floor, Tower No. 10, Belapur Railway Station Complex, CBD Belapur, Navi Mumbai 400 614 during office hours ;

Copies of the plan showing the area to be included are also kept for inspection in the Grampanchayat offices of the villages included in the said Town Planning Scheme. Copy of the notice and plans are also available on CIDCO's website <http://cidco.maharashtra.gov.in/NAINA.aspx>.

The area included in the Town Planning Scheme 6 is bounded as stated below :—

- On the North.— TPS-3 and TPS-5,
- On the East.— Multi Modal Corridor (MMC),
- On the South.— Integrated Township Project.
- On the West.— Mumbai-Pune Expressway.

By the order of Board of Directors of the Corporation,

V. VENU GOPAL,  
Chief Planner (NAINA).

Regd. Office :—

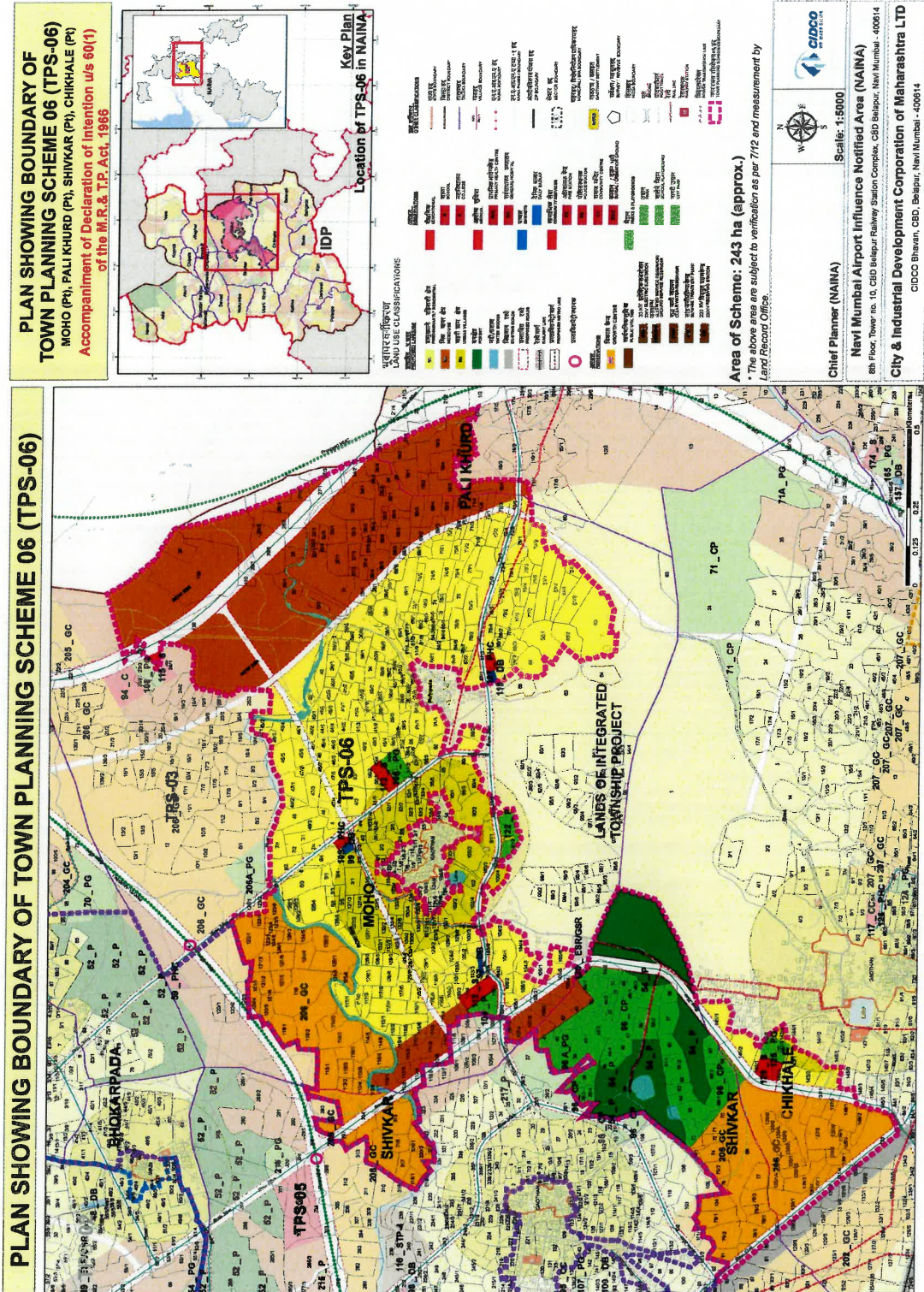
Nirmal, 2nd floor, Nariman point, Mumbai 400 021,  
dated 8th August, 2019.



ON BEHALF OF GOVERNMENT PRINTING, STATIONERY AND PUBLICATION, PRINTED AND PUBLISHED BY DIRECTOR DR. NAMDEO KONDALI BHOSALE, PRINTED AT GOVERNMENT CENTRAL PRESS, 21-A, NETAJI SUBHASH ROAD, CHARNI ROAD, MUMBAI 400 004 AND PUBLISHED AT DIRECTORATE OF GOVERNMENT PRINTING, STATIONERY AND PUBLICATION, 21-A, NETAJI SUBHASH ROAD, CHARNI ROAD, MUMBAI 400 004. EDITOR : DIRECTOR, DR. NAMDEO KONDALI BHOSALE.



Annexure 2: Declaration of the Map





Annexure 3: Notice of Declaration of Intention in Newspaper

कर्नाका

पन्नेक, सोमवार, दि. १९ ऑगस्ट २०१९



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA Ltd.

शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित  
NOTIFICATION  
जाहीर सूचना

[UNDER SECTION 60(2) OF THE MAHARASHTRA REGIONAL  
& TOWN PLANNING ACT, 1966]

No. CIDCO/NAINA/CP/TPS-6/2019

(महाराष्ट्र प्रदेशीक नियोजन आणि नगररचना अधिनियम १९६६ च्या कलम ६० च्या उपकलम (२) नुसार)  
क्र. सिडको / नैना / यु.पि / टीपीएस - ६ / २०१९/

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;

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And whereas, the Board of CIDCO vide Resolution No 12214 dated 19th July, 2019 had declared its intention under Sub-Section (1) of Section 60 of the said Act, 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;

Now, therefore, in exercise of the powers conferred by Sub-section (2) of the Section 60 of the said Act, the Corporation hereby publishes its declaration of making Town Planning Scheme (TPS) No. 6 at part of Villages Chikhale, Moho, Shivkar and Pali Khurd of Taluka - Panvel, District Raigad;

Land owners who are having valid building permission obtained from Competent Authority, falling within the boundary of proposed TPS No. 6 are requested to submit detail of the same to NAINA office. Participants having land ownership jointly or severally willing to obtain a single final plot are requested to submit their consent under section 65 of the said Act for providing single plot preferably within 15 days.

In accordance with the provisions of Section 60(3) of the said Act, a copy of the declaration along with the plan showing the area to be included in the Town Planning Scheme No. 6 (shown by PINK border) is kept open for inspection by the public in the Office of Chief Planner (NAINA), 8th Floor, Tower No. 10, Belpur Railway Station Complex, CBD Belpur, Navi Mumbai 400614 during office hours;

Copies of the plan showing the area to be included are also kept for inspection in the Grampanchayat offices of the villages included in the said Town Planning Scheme. Copy of the notice and plans are also available on CIDCO's website <http://cidco.maharashtra.gov.in/NAINA.aspx>. The area included in the Town Planning Scheme 6 is bounded as stated below:-

On the North - TPS-3 & TPS-5,  
On the East - Multi Modal Corridor (MMC),  
On the South - Integrated Township Project.  
On the West - Mumbai Pune Expressway.

By the order of Board of Directors of the Corporation.

V. VENU GOPAL  
Chief Planner (NAINA)

Regd. Office: Nirmal, 2nd floor, Nariman point, Mumbai-40021.  
Date 08 August 2019

CIN - U99999 MH 1970 SGC-014574  
[www.cidco.maharashtra.gov.in](http://www.cidco.maharashtra.gov.in)

ज्याअर्थी, महाराष्ट्र प्रदेशीक नियोजन आणि नगररचना अधिनियम १९६६ (महा. अधि. XXXVII, १९६६) (वेबुट्ट पुढे "उक्त अधिनियम") असे निर्देशित करण्यात येईल, च्या कलम ४० च्या उपकलम (१) मधील खंड (ब) द्वारे प्रदान करण्यात आलेल्या अधिकारांचा वापर करून महाराष्ट्र शासनाच्या नगरविकास विभाग (नविन) ने अधिनियम क्रमांक टीपीएस-१७१२/४७५/प्र.क्र.-१८/१२/ज.पि.-१२, दिनांक १० जानेवारी, २०१३ व वेळोवेळी झालेल्या दुरुप्राणा अन्वये त्यात मंजूर केलेल्याप्रमाणे, नवी मुंबई विमानतळ प्रभावित अधिबुधित क्षेत्र (नैना), (वेबुट्ट पुढे "उक्त क्षेत्र") असे निर्देशित करण्यात येईल) यादी शहर आणि औद्योगिक विकास महामंडळ मर्यादित (महाराष्ट्र शासनाच्या मालकीची व नियंत्रणाखालील कंपनी) (वेबुट्ट पुढे "महामंडळ") असे निर्देशित करण्यात येईल) म्हणजे सिडकोची विशेष नियोजन प्राधिकरण (वेबुट्ट पुढे वि.पि.आ.असे निर्देशित करण्यात येईल) म्हणून नेमणूक केली आहे.

आणि ज्याअर्थी महाराष्ट्र शासनाने अधिनियम क्र. टीपीएस -१२१५/२४५/ सीआर -३३२/ २०१५/एस.एम./बुडी-१२, दिनांक २७ एप्रिल, २०१७ नुसार नैनातील २३ गावांसाठी अंतरिम विकास आराखडा मंजूर केला आहे. आणि अधिबुधित क्र. टीपीएस. १२१५/२४५/प्र.क्र. ३३२/१६/ई.पी./ज.पि.-१२ दिनांक ०१ मार्च, २०१९ अन्वये अधिनियमाच्या कलम ३१ च्या उपकलम (१) नुसार अंतरिम विकास आराखड्याचा नमूदलेले भाग मंजूर केले आहेत.

आणि ज्याअर्थी सिडकोच्या संचालक मंडळाने दि. १९ जुलै, २०१९ रोजीच्या ठराव क्र. १२२१४ अन्वये रणगड जिल्ह्यातील पन्नेल तालुक्यातील मौजे चिखले, मोहो, शिवकर आणि पाली खुर्द यांच्या काही भागात नगररचना परियोजना क्रमांक ६ करण्याकरीता, अधिनियमातील कलम ६० च्या उप-कलम (१) नुसार त्याचा अंदाज घोषित केला आहे.

आता, म्हणून, उक्त अधिनियमाच्या कलम ६० च्या उपकलम (२) द्वारे प्रदान केलेल्या अधिकारांचा वापर करून पन्नेल तालुक्यातील रणगड जिल्ह्यातील चिखले, मोहो, शिवकर आणि पाली खुर्द यांच्या काही भागात नगररचना परियोजना क्रमांक ६ करण्याचा इरादा घोषित करत आहे.

प्रस्तावित टीपीएस नं. ६ मध्ये समाविष्ट जमिनीवर सध्या प्राधिकरणाकडून वैध बांधकाम पत्रावली मिळाली असल्यास अशा परवानगीचा तपशील नैना कार्यालयाकडे सादर करण्याची जमीन मालकांना विनंती करण्यात येत आहे. योजनेत सहभागी असलेल्या जमीन मालकांची संयुक्तिकपणे किंवा वैयक्तिकरीत्या जमीन असेल आणि असे जमीन मालक एकत्र अंतिम भूखंड मिळविण्यास इच्छुक असतील तर त्यांना उक्त अधिनियमाच्या कलम ६५ नुसार एकत्र अंतिम भूखंड मिळवण्यासाठी इच्छुक १५ दिवसांच्या आत संगती देण्यात विनंती आहे.

उक्त अधिनियमाच्या कलम ६० च्या उपकलम (३) च्या तादुर्तुनानुसार, नगररचना परियोजना क्रमांक ६ ची घोषणा व त्यामध्ये अंतर्भूत करण्यात येणारे क्षेत्र (पुलाची राफाचा सीमेने) दृष्टीगोच्य नकाशाची उत जन्तेच्या तपासणीसाठी मुख्य नियोजनकार (नैना), टावा मक्ता, टॉवर नं. १०, बेलपूर रेल्वे स्थानक संकुल, सी.बी.डी. बेलपूर, नवी मुंबई ४०० ६१४ येथे कार्यालयीन वेळेत उपलब्ध आहेत.

विषयवस्तु परियोजनेचे विमाखंड दृष्टीगोच्य नकाशा संबंधित गावांच्या ग्रामपंचायत कार्यालयात तपासणीसाठी उपलब्ध राहतील. सदर सूचना व नकाशा सिडकोच्या संकेतस्थळ <http://cidco.maharashtra.gov.in/NAINA.aspx> येथे सुद्धा उपलब्ध राहतील.

नगर रचना योजना ६ मध्ये समाविष्ट असलेल्या क्षेत्राच्या बाबु.विमा खालीलप्रमाणे आहेत:-

उत्तरेल्या - नगर रचना परियोजना ३ आणि नगर रचना परियोजना ५  
पूर्वेच्या - मल्टीमोडल कॉरिडोर (MMC)  
दक्षिणेच्या - एकामिक वसाहत प्रकल्प  
पश्चिमेच्या - मुंबई-पुणे टुंगती महामार्ग

महामंडळाच्या संचालक मंडळाचा आदेशानुसार.

व्ही. वेणु गोपाल  
मुख्य नियोजनकार (नैना)

नॉटिफिकेशन कार्यालय : निर्मल, २ व मक्ता, नवीम पॉइंट, मुंबई ४०० ०२१.  
दिनांक : ८ ऑगस्ट, २०१९



CIDCO/PR/168/2019-20

THE ASIAN AGE MONDAY | 19 AUGUST 2019



**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA Ltd.**

**शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित**

**NOTIFICATION**

**जाहीर सूचना**

[UNDER SECTION 60(2) OF THE MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966]

No. CIDCO/NAINA/CP/TPS-6/2019

(महाराष्ट्र प्रादेशिक नियोजन आणि नगररचना अधिनियम १९६६ च्या कलम ६० च्या उपकलम (२) नुसार)

क्र. सिडको / नैना / मु.नि. / टीपीएस- ६ / २०१९/१

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-1712/475CR-66/12/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/SMUD-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/CR-332/16/EPAUD-12, dated 1st March, 2019 has sanctioned the Excluded Parts of the IDP under Section 31(1) of the said Act;

And whereas, the Board of CIDCO vide Resolution No. 12214 dated 19th July, 2019 had declared its intention under Sub-Section (1) of Section 60 of the said Act, 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;

Now, therefore, in exercise of the powers conferred by Sub-section (2) of the Section 60 of the said Act, the corporation hereby publishes its declaration of making Town Planning Scheme (TPS) No. 6 at part of Villages Chikhale, Moho, Shivkar and Pali Khurd of Taluka - Panvel, District Raigad;

Land owners who are having valid building permission obtained from Competent Authority, falling within the boundary of proposed TPS No. 6 are requested to submit detail of the same to NAINA office. Participants having land ownership jointly or severally willing to obtain a single final plot are requested to submit their consent under section 65 of the said Act for providing single plot preferably within 15 days.

In accordance with the provisions of Section 60(3) of the said Act, a copy of the declaration along with the plan showing the area to be included in the Town Planning Scheme No. 6 (shown by PINK border) is kept open for inspection by the public in the Office of Chief Planner (NAINA), 8th Floor, Tower No. 10, Belpur Railway Station Complex, CBD Belpur, Navi Mumbai 400 614 during office hours.

Copies of the plan showing the area to be included are also kept for inspection in the Grampanchayat offices of the villages included in the said Town Planning Scheme. Copy of the notice and plans are also available on CIDCO's website <http://cidco.maharashtra.gov.in/NAINA.aspx>.

The area included in the Town Planning Scheme 6 is bounded as stated below:-

- On the North - TPS-3 & TPS-5,
- On the East - Multi Modal Corridor (MMC),
- On the South - Integrated Township Project,
- On the West - Mumbai Pune Expressway.

By the order of Board of Directors of the Corporation.

V. VENU GOPAL  
Chief Planner (NAINA)

Regd. Office: Nimsal, 2nd floor, Nariman point, Mumbai-40021.  
Date 08 August 2019

CIN - U99999 MH 1970 SGC-14574  
[www.cidco.maharashtra.gov.in](http://www.cidco.maharashtra.gov.in)

ज्याअशी, महाराष्ट्र प्रादेशिक नियोजन आणि नगररचना अधिनियम १९६६ (मह. अधि. XXXVII, १९६६) (बेधून पुढे "अस" अधिनियम) असे निर्देशित करण्यात येईल), च्या कलम ४० च्या उपकलम (१) मधील खंड (ब) द्वारा प्रदान करण्यात आलेल्या अधिकारांचा वापर करून महाराष्ट्र शासनाच्या नगरविकास विभाग (नविन) ने अधिसूचना क्रमांक टीपीएस-१७१२/४७५/क्र. - ६८/१२/नवि-१२, दिनांक १० जानेवारी, २०१३ व बेळगावेची झालेल्या सुधारणा अन्वये न्यात नगद केवळामध्ये, जेथी मुबई विमानतळ प्रभावित अधिसूचित क्षेत्र (नैना), (बेधून पुढे "अस क्षेत्र" असे निर्देशित करण्यात येईल) साठी शहर आणि औद्योगिक विकास प्राणतळ महाराष्ट्र मर्यादित (महाराष्ट्र शासनाच्या मालकीची व नियंत्रणाखालील कंपनी) (बेधून पुढे "महामंडळ" असे निर्देशित करण्यात येईल) मध्ये व सिडकोची विशेष नियोजन प्राधिकरण (बेधून पुढे वि.नि.आ.असे निर्देशित करण्यात येईल) म्हणून नेमणूक केली आहे.

आणि ज्याअशी महाराष्ट्र शासनने अधिसूचना क्र. टीपीएस - १२१५/२४५/ सीआर - ३३२/ २०१५/एम.एम./दुडी-१२, दिनांक २७ एप्रिल, २०१७ नुसार नैनातील २३ गावांसाठी अंतीम विकास आराखडा संकट केला आहे. आणि अधिसूचना क्र. टीपीएस १२१५/२४५/क्र. ३३२/१६/ई.सी./नवि-१२ दिनांक ०१ मार्च, २०१९ अन्वये अधिनियमाच्या कलम ३१ च्या उपकलम (१) नुसार अंतीम विकास आराखडाच्या बाबतले माल मंजूर केले आहेत.

आणि ज्याअशी सिडकोच्या संचालक बडबबले दि. १९ जुलै, २०१९ मधीलच्या ठराव क्र. १२२१४ अन्वये रावण्ड क्लिष्टातील रमणेल तातुकरातील मोठे चिखले, मोहो, शिवकर आणि पाली खुर्द गावा काही भागात नगररचना परियोजना क्रमांक ६ करण्याबाबत, अधिनियमातील कलम ६० च्या उप-कलम (१) नुसार त्याचा उद्देश घोषित केला आहे.

आता, म्हणून, अस अधिनियमाच्या कलम ६० च्या उपकलम (२) द्वारा प्रदान केलेल्या अधिकारांचा वापर करून परांशेल तातुकरातील रावण्ड क्लिष्टातील चिखले, मोहो, शिवकर आणि पाली खुर्द गावा काही भागात नगररचना परियोजना क्रमांक ६ करण्याबाबत जाहीर घोषित केला आहे.

प्रस्तावित टीपीएस नं. ६ मध्ये समाविष्ट उमिरीबा सहाय प्राधिकरणाबद्दल वैध बांधकाम परवानगी मिळाली असल्यास आता परवानगीचा तयारीत नैना कार्यालयकडे सादर करण्याची जबाब मालकांना विनंती करण्यात येत आहे. बांधकाम तयारीत असलेल्या जमीन मालकांची संतुष्टीकरणे किंवा वैयक्तिकरीत्या जमीन असले आणि असे जमीन मालक एकच अंतीम भूखंड विभाजितपणे इच्छुक असतील तर त्यांना अस अधिनियमाच्या कलम ६५ नुसार एकच अंतीम भूखंड विभाजितपणे सक्कतो १५ दिवसांच्या आत कंपनी देण्यास विनंती आहे.

अस अधिनियमाच्या कलम ६० च्या उपकलम (३) च्या तरतुदीनुसार, नगररचना परियोजना क्रमांक ६ ची पोषणा व न्याय्यते अंमलबजावणी केलेले क्षेत्र (मुलतबी शाखाचा परिभे) दर्शविणाऱ्या नकाशाची प्रत जमनेच्या तपासणीसाठी मुबई नियोजनकार (नैना), टीका बरला, टावर नं. १०, बेलपूर रेल्वे स्थानक संकुल, सी.डी.डी. बेलपूर, सी.डी.डी. ४०० ६१४ येथे कार्यालयातील वेळेत उपलब्ध आहेत.

विषयवर्तित परियोजनाचे विभाजित दर्शविणाऱ्या नकाशा संबंधित माहितीचा प्रारंभिकतः कार्यालयात न्यातनीसाठी उपलब्ध राहतील. सादर सूचना व नकाशा सिडकोच्या संकेतस्थळ <http://cidco.maharashtra.gov.in/NAINA.aspx> येथे सुद्धा उपलब्ध राहतील.

नगर रचना योजना ६ मध्ये समाविष्ट असलेल्या क्षेत्राच्या बाबतच्या खालीलप्रमाणे आहेत:-

- उत्तरेक - नगर रचना परियोजना ३ आणि नगर रचना परियोजना ५
- पूर्वेक - मल्टीमोडल कोरीडोर (MMC)
- दक्षिणेक - एकत्रीकृत बसड्राय प्रकल्प
- पश्चिमेक - मुबई-पुणे टुलगाती बसमार्ग

महामंडळाच्या संचालक बडबबलाचे आदेशानुसार,

व्ही. वेंकू गोपाल  
मुख्य नियोजनकार (नैना)

नैनातील कार्यालय : निर्मल, २ रा मजला, नौमन पॉइंट, मुंबई ४०० ०२१.  
दिनांक : ८ ऑगस्ट, २०१९





Annexure 4: Government order sanctioning of Extension of time limit u/s 61 (3)

नगर रचना आणि मूल्यनिर्धारण विभाग  
कोकण विभाग, नवी मुंबई

:- आदेश :-

संदर्भ :- मुख्य नियोजनकार (नैना) सिडको यांचे पत्र क्र. CIDCO/NAINA/ CP/ TPS /Ext./ 2020/ 37/  
SAP-1036, dt.07/02/2020.

क्रमांक:- प्रा.न.र.यो.क्र.६/ नैना/ कलम ६१(३)/मुदतवाढ/सहसंकोवि/२०६० दिनांक :- ०४/०३/२०२०

ज्याअर्थी, शहर आणि औद्योगिक विकास महामंडळाने (यापुढे "विशेष नियोजन प्राधिकरण" असे संबोधिलेले) नगर रचना योजना क्र.६ तयार करणेचा इरादा क्र.१२२१४, दि.१९.०७.२०१९ च्या ठरावाद्वारे केला असून त्याबाबतची सूचना महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ (यापुढे उक्त अधिनियम असे उल्लेखिलेले) चे कलम ६० (२) अन्वये दि.०८.०८.२०१९ रोजीच्या शासन राजपत्रात प्रसिद्ध केली आहे (यापुढे उक्त प्रारूप नगर रचना योजना असे उल्लेखिलेली)

आणि ज्याअर्थी, उक्त अधिनियमातील कलम ६१ पोटकलम (२) व (३) च्या तरतुदीनुसार, उक्त प्रारूप नगर रचना योजना इरादा जाहीर झाल्याच्या दिनांकापासून नऊ महिन्यांचे आत किंवा त्यापुढे शासनाने वाढवून दिलेल्या मुदतीच्या आत पण कोणत्याही परिस्थितीत अशी वाढीव मुदत तीन महिन्यांपेक्षा जास्त नाही, अशा वाढीव मुदतीत प्रारूप नगर रचना योजनेचा मसुदा तयार करून प्रसिद्ध करणे आवश्यक आहे;

आणि ज्याअर्थी, उक्त विशेष नियोजन प्राधिकरणाने ठराव क्र.१२२७५, दि.१०.०१.२०२० अन्वये उक्त प्रारूप नगर रचना योजनेचा मसुदा तयार करून प्रसिद्ध करण्यासाठी तीन महिन्यांची मुदतवाढ मागण्याबाबत मंजूरी दिली असून त्यास अनुसरून मुख्य नियोजनकार (नैना) सिडको यांचे पत्र क्र.१०३६, दि.०७.०२.२०२० अन्वये मुदतवाढ मंजूरीबाबत विनंती केली आहे;

आणि ज्याअर्थी, शासनाने नगर विकास विभागाकडील अधिसूचना क्रमांक टिपीएस-१८१३/३२११/प्र.क्र.५०८/नवि-१३, दि.०१.१२.२०१६ अन्वये, उक्त अधिनियमाच्या कलम ६१(३) अन्वये मुदतवाढ देण्याचे अधिकार संबंधित विभागीय सहसंचालक, नगर रचना यांना प्रत्यार्पित केलेले आहेत;

आणि ज्याअर्थी, उक्त विशेष नियोजन प्राधिकरणाने नमूद केलेली कारणे विचारात घेऊन त्यांनी मागितलेली मुदतवाढ दि.०६.०८.२०२० पर्यंत मंजूर करणे आवश्यक असल्याबाबत सहसंचालक, नगर रचना, कोकण विभाग, नवी मुंबई यांची खात्री पटली आहे;

त्याअर्थी, शासन अधिसूचना नगर विकास विभाग क्रमांक टिपीएस-१८१३/३२११/प्र.क्र.५०८/नवि-१२, दि.०१.१२.२०१६ अन्वये प्रदत्त केलेल्या शक्तीचा वापर करून सहसंचालक, नगर रचना, कोकण विभाग, नवी मुंबई हे उक्त अधिनियमाच्या कलम ६१ पोटकलम (३) नुसार उक्त प्रारूप नगर रचना योजनेचा मसुदा तयार करून प्रसिद्ध करण्याकरीताची मुदत दि.०६.०८.२०२० हा दिवस धरून त्या दिवसापर्यंत वाढवित आहेत.



(प्रकाश भुक्ते)  
सहसंचालक, नगर रचना,  
कोकण विभाग, नवी मुंबई



**Town Planning and Valuation Department  
Konkan Division, Navi Mumbai**

**ORDER**

Ref: - Chief Planner (NAINA) CIDCO letter No.CIDCO/NAINA/ CP/ TPS /Ext./ 2020/ 37/  
SAP-1036, dt.07/02/2020.

No.TPS No.6/NAINA/Sect 61(3)/Time-limit Extension/JDTP-KDN/2060 Date : 04/03/2020

Whereas, City and Industrial Development Corporation of Maharashtra Limited (CIDCO) (hereinafter referred to as the said "Special Planning Authority") has declared its intention to make Town Planning Scheme No.6 (hereinafter referred to as the "said draft scheme") vide Resolution No.12214 dated 19/07/2019 and published a notice of declaration of the said draft Scheme vide its Notice dated 08/08/2019 under section 60(2) of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as "the said Act") ;

And whereas in accordance with the provision of sub-section (2) and (3) of section 61 of the said Act, the said draft scheme is to be published by means of notice within a period of nine months from the date of the declaration of intention or within such further period as may be extended by the State Government, but such extended period not to exceed more than three months ;

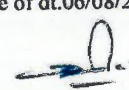
And whereas the said Special Planning Authority has requested Government in Urban Development Department to extend the period of three months of making and publication of the said Draft Scheme under section 61(3) of the said Act, alongwith the resolution no.12275 dated 10/01/2020 vide its letter No.1036 dt.07/02/2020 ;

And whereas the Government in Urban Development Department vide Notification No.TPS-1813/3211/CR 508/UD-13 dated 01/12/2016 has delegated power to extend the period under section 61(3) of the said Act to the Joint Director of Town Planning of respective divisions.

And whereas after considering the reasons mentioned by the Special Planning Authority, the Joint Director of Town Planning, Konkan Division is of the opinion that, it is expedient to extend the period for the making and publication of Draft Scheme under section 61(3) of the said Act upto and inclusive of date 06/08/2020.

Now therefore in exercise of the powers delegated to him under above Government Notification dated 01/12/2016, the Joint Director of Town Planning, Konkan Division, Navi Mumbai is pleased to extend the period of making and publication of the said Draft Scheme under sub-section (3) of section 61 of the said Act upto and inclusive of dt.06/08/2020.



  
(Prakash Bhukte)  
Joint Director of Town Planning  
Konkan Division, Navi Mumbai



E:\Back up as on 5-8-2010\Nerkar\Time Extension Order NAINA





नवनगर नुसरा, २८ एप्रिल २०२२



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA Ltd.

शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित  
NOTICE सूचना

UNDER SECTION 61(1) OF THE MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966  
Twin Planning Scheme No. 6 (TPS-6)  
No. CIDCO/NAINA/TPS-06/2022/

महाराष्ट्र प्रादेशिक नियोजन व नगरविकास अधिनियम १९६६ च्या कलम ६१ (१) नुसार  
नगरविकास प्रांतिक योजना क्रमांक ६ (टीपीएस -६)  
क्र. निवडणे / नना / टीपीएस-०६/२०२२/

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, under Section 31(1) of the said Act and vide Notification No. TPS-1215/245/CR-332/16/EP/UD-12, dated 1st March, 2019 has sanctioned the Excluded Parts of the IDP.

And whereas, the Government of Maharashtra vide Notification No. TPS-1717/MIS-2750/CR-81/2019/UD-12, dated 18th September, 2019 has sanctioned the Development Plan (DP) for 151 villages of NAINA under 31(1) of the MR & TP Act, 1966.

And whereas, as per Section 60(1) of the said Act, CIDCO a 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 Chikahale, Moho, Shikar and Pali Khurd of Taluka - Panvel, District - Raigad and a notice about declaration of making TPS-6 as per provision in Section 60(2) of the Act, has been published in the Extraordinary Official Maharashtra Government Gazette (part-II) dated 8th August, 2019 and in daily newspapers "Karnata" 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/NAHA/Section 61(3) Time Limit Extension/JDTP-KDN/2080 dated 04th March, 2020 has granted extension of three months' time i.e. up to 4th August, 2020 for making and publication of the said draft scheme.

And whereas, vide Government ordinance dated 31st August, 2020 and its amendments dated 14th September, 2020, the period of lockdown measures by the Government is excluded while calculating the timelines under section 145-A of the MR & TP Act.

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 58(2) was sought vide submission dated 18th June, 2020 from the Director of Town Planning, GoM.

And whereas, the Director of Town Planning vide letter No. क्र. निवडणे क्र. ६/२८.३३२/२८/टीपीएस.३४२२२ dated 2nd March, 2021 had offered consultation on TPS-6.

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

Now, therefore, in accordance with provisions of section 61(1) of the said Act, it is hereby declared that Draft TPS-6 has been made and is hereby published.

A copy of the draft TPS-6 scheme book and plans thereof are kept open for inspection by the public during office hours on all working days in the office of NAINA, 8th floor, Tower No. 10, Belapur Railway Station Complex, CBD Belapur, Navi Mumbai 400614. The same is uploaded on website of CIDCO i.e. https://cidco.maharashtra.gov.in/naina

In accordance with the provisions of section 67 of the said Act, if within thirty days from the date of publication of this notice in the Maharashtra Government Gazette any person affected by the said TPS-6 communicates in writing any objections and/or suggestions relating to the said scheme to the Chief Planner, NAINA, shall consider the same and modify the said draft scheme as it thinks fit, before submitting the said draft scheme under section 68(1) of the said Act, to the Government for sanction.

By the order of Board of Directors of the Corporation.

Place: Navi Mumbai

Date: 25/04/2022

Revindrakumar Markar  
Chief Planner (NAINA)

Regd. Office: Nirmal, 2nd floor, Nariman point, Mumbai-400021

CIN - U89999 MH 1970 SGC-014574

www.cidco.maharashtra.gov.in

मह. क्र. निवडणे

दिनांक: २५/०४/२०२२

महाराष्ट्र नगरविकास विभाग, २ व मंजूर, नवीमन पॉइंट, मुंबई ४०००२१

सहसंचालक महाराष्ट्र  
मुख्य निवेशक (नना)

CIDCO/PR/044/2022-23





## Annexure 6: Draft Sanction to the scheme

RNI No. MAHBIL/2012/46121



## महाराष्ट्र शासन राजपत्र

### असाधारण भाग दोन

वर्ष ८, अंक ७८(३)]

शुक्रवार, नोव्हेंबर ४, २०२२/कार्तिक १३, शके १९४४

[पृष्ठ 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 परियोजना 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 अधिकारचा 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 घोडो (भागशः), मौजे शिवकर (भागशः) व मौजे पाले खुर्द (भागशः), तालुका पनवेल, जिल्हा रायगड येथे नगररचना परियोजना क्रमांक ६ (टीपीएस -६) करण्याकरिता त्याचा उद्देश घोषित केला आहे.

(१)

भाग दोन-१४०-१



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महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, नोव्हेंबर ४, २०२२/कार्तिक १३, शके १९४४

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 महिन्यांच्या 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 तरतूदीनुसार, अधिनियमातलं प्रकरणे दोन, तीन, चार व पाच मधील तरतूदीप्रमाणे, कोणत्याही विकास योजना, प्रादेशिक योजना किंवा योजनांसाठी कालावधी विचारात घेतांना, देशामध्ये किंवा राज्यामध्ये अदृढवणाऱ्या 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 प्रस्तावनेचे 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/टीपीसी-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 तरतूदींच्या 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 नरे व नरेपाडा (भाग), विहिधर (भाग), मोहो (भाग), कोप्रोली (भाग),





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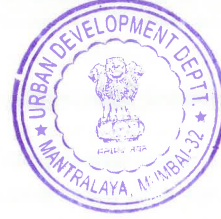
आणि चिपळे (भाग) येथे एकसंलग्न अशा प्रारूप नगररचना परियोजना क्रमांक ६ (टीपीएस -६) त्यासोबतच्या विशेष विकास नियंत्रण नियमावलीसह उक्त अधिनियमाच्या कलम ६८ च्या पोटकलम (२) अन्वये मंजूर करण्यात येत आहे.

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, चेलापूर रेल्वे स्टेशन संकुल, सीबीडी चेलापूर, 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.



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महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, नोव्हेंबर ४, २०२२/कार्तिक १३, शके १९४४

**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





महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, नोव्हेंबर ४, २०२२/कार्तिक १३, शके १९४४

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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](http://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/दीपेव्ही-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. दीपेव्ही-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 / कलप 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.

भाग दोन-१४०-२



**SANCTIONED PRELIMINARY TOWN PLANNING SCHEME NAINA NO. 6**

६ महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, नोव्हेंबर ४, २०२२/कार्तिक १३, शके १९४४

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.









# **SANCTIONED PRELIMINARY TOWN PLANNING SCHEME NAINA NO. 6**

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- The provision of Regulations no. 43 of the sanctioned DCPR of NAINA shall be applicable.
  - Such transfer of development right from a final plot to another Final Plot shall be permitted once only.
  - The aggregate FSI in a receiving Final Plot shall not exceed 4.00.
  - The owner transferring the FSI shall not develop his Final Plot at any time to consume FSI more than 1.00.
  - The Final Plot after such transfer shall not be eligible for any additional FSI/TDR in future.
  - 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 increased 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 Spaces (in M.)		Open
			Side	rear	
40 M <sup>2</sup> to less than 150 M <sup>2</sup>	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 M <sup>2</sup> to less than 450 M <sup>2</sup>	Semi-detached type	Upto 15 M	1.5	2.25	
	Detached type	Upto 15 M	2.25	2.25	
450 M <sup>2</sup> to the less than 1000 M <sup>2</sup>	Detached type	Above 15 M Upto 24.0 M	H/5	H/5	
		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 M <sup>2</sup> 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	

Area of plot	Category of building	Maximum permissible height of the building	Min. Marginal Spaces (in M.)		Open
			Side	rear	
					Is less
		Above 60.00 M	12.00	12.00	

[Where H = Height of the building above ground level].

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

- Mechanical/Hydraulic/Stack parking/multi-storeyed parking with or without car lift may be allowed to meet the requirement.
- 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 2018. Provided that the above provision shall be permissible after the clearance from the Chief Fire Officer, CIDCO.
- Every building or group of buildings together shall be either connected to a Drainage system or be provided with sub-slab 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.
- 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.
- 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.
- Construction within River and Blue line. Construction within River and Blue line may be permitted at a height of 0.80 m. above red flood line level. Provided that necessary mitigation measures are followed along with clearance from irrigation department.
- 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:
  - Title Ownership and easement right of the plot on which building is proposed.
  - Workmanship, soundness of material and structure safety of building.
  - Ventilation in areas from recorded areas of building unit.
  - Location and boundary of building unit.
  - Safety of the user of the building.
  - NOC from appropriate authority.
  - Structural reports and Structural drawing.

**Vice Chairman & Managing Director, CIDCO**

Place : New Mumbai  
Date : 21/10/2022  
Regd. Office : Nirmal 2<sup>nd</sup> floor, Nanman point, Mumbai-400021. Vice Chairman & Managing Director, CIDCO

महाराष्ट्र सरकार  
महानगरपालिका  
नवमिती नगरपालिका

श्री. संजय मुखर्जी  
उपमहानगरपालिका संयोजक, महाराष्ट्र

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

CIDCO/PR/324/2022-23













*Annexure 8: Appointment of the Arbitrator by Government*

६ महाराष्ट्र शासन राजपत्र भाग एक—कोकण विभागीय पुरवणी, गुरुवार ते बुधवार, मार्च २३-२९, २०२३/चैत्र २-८, शके १९४५

**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 9: Commencement of duty by the Arbitrator

RNI No. MAHBIL/2012/46121



## महाराष्ट्र शासन राजपत्र

### असाधारण भाग दोन

वर्ष ९, अंक २६(३)]

मंगळवार, एप्रिल २५, २०२३/वैशाख ५, शके १९४५

[पृष्ठ 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 प्रारूप 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 (Injuriouslly 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.

(१)

भाग बोन-४१-१





२

महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, एप्रिल २५, २०२३/वैशाख ५, शके १९४५

तसेच याद्वारे जाहीर करण्यात येते की, वरील शासन मंजूर प्रारूप योजना अंतिम करण्यासंदर्भात, अधिनियमांच्या कलम ७२ मधील तरतुदीप्रमाणे कार्यवाही करताना, या योजनेची प्रथमतः प्राथमिक न.र.यो. आणि अंतिम न.र.यो. याप्रमाणे उपविभागणी करून तदनंतर 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 ) ].



महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, एप्रिल २५, २०२३/वैशाख ५, शके १९४५

३

**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, dated 13th 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 10: Notice of Commencement of duty by the Arbitrator in Newspaper

**राम प्रहर** सोमवार, १७ एप्रिल २०२३**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 प्रारूप 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.

उपनिर्दिष्ट नगर रचना योजनेतील सर्व संबंधितांना या सूचनेद्वारा जाहीर करण्यात येते की, कलम ७२ मधील तरतुदीप्रमाणे, प्रारूप नगर रचना योजना नैना क्र. ६ ला अंतिम स्वरूप 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 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 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 (Injurious 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, अधिनियमाच्या कलम ७२ मधील तरतुदीप्रमाणे कार्यवाही करताना, या योजनेची प्रथमतः प्राथमिक न.र.यो आणि अंतिम न.र.यो याप्रमाणे उपविभागणी करून 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

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सिडको/जनसंपर्क/०३७/२०२३-२४





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**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, dated 13th September, 2017. The said Notification is published in *Maharashtra Government Gazette*, Extraordinary, Part-II dated 4<sup>th</sup> 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 2<sup>nd</sup> 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 23<sup>rd</sup> -29<sup>th</sup> 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 5<sup>th</sup> 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 subdivided in to a preliminary scheme and final scheme as per the provision under Section 72 of the said act and processed further.

Dated: 5<sup>th</sup> April, 2023

Place: NAINA Office, 7<sup>th</sup> 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  
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CIDCO/PR/037/2023-24















शहर आणि औद्योगिक विकास महामंडळ, महाराष्ट्र मर्यादित

तथा, नगर रचना परियोजना क्र. ६, नैना  
(चिखले(भाग), मोहो(भाग), शिवकर(भाग) व पाली खुर्द(भाग) यांचे कार्यालय,  
(महाराष्ट्र नगर रचना परियोजना नियम १९७४ च्या नियम क्र.१३ अन्वये)

## जाहीर सूचना

[illegible][illegible][illegible]

Sl. No. (Form No. 1)	Name of Owner	Survey/Thana No.	Village	GP No.	PP No.	Receiving Date	Heating Date	Sl. No. (Form No. 1)	Name of Owner	Survey/Thana No.	Village	GP No.	PP No.	Receiving Date	Heating Date
1	Ujjaya Indira Co-Op Housing Society, P.M.P. Karna Chief Executive, N. Panbhor, R. G. Nair, K. R. Laxminarayana	135/UA/1/2 3465m7	Chikhale	18	2	12-06-2023	10-06-20	29	Mansi Raju Patil	10675	Mohi	515	35	12-06-2023	02-06-20
4	Dhanraj Kachik Mohale	135/11B	Chikhale	24	3	12-06-2023	10-06-20	30	Pratiksha Usha Uthavale, Anandashree Usha Uthavale, Pratiksha Usha Uthavale	10705	Mohi	526	36	12-06-2023	02-06-20
6	P.M.P. Karna Chief Executive, Vandana Co-op Housing Society	143/2	Chikhale	48	5	12-06-2023	10-06-20	31	Shankar Kishu Mohale	1182/1, 1281/3	Mohi	525	37	12-06-2023	02-06-20
7	Vijaykumar Prabhakar Behere, Ranchandra Prabhakar Behere, Arvind Prabhakar Behere, Madhusai Madhusai Joshi, Vinaya Ashok Kachik, Supriya Shikha Sonam, Santosh Sadanand Bapat, Vasanth Ashok Velankar	142/1, 143/1	Chikhale	42	6	12-06-2023	10-06-20	34	Kusuma Shivanar Popeta, Rishi Hasmata Patil	6/1 10555	Mohi	155	40	12-06-2023	03-06-20
9	General Dev. Padi Yashvadev, Dhanrajya Dhanraj Patanjali Shamant Dharmu Chaudhary, Ganesh Dharmu Chaudhary, Jashant Dharmu Chaudhary, Laxman Dharmu Chaudhary, Paras Yashu Patil, Shahar Kanta Hardmode, Anandi Yashu Kachik, Madhusaiya Ganesh Chhangrakar, Pratiksha Ganesh Chhangrakar, Anil Shrikar Chhangrakar, Aditya Shrikar Chhangrakar, Anil Sudhakar Chhangrakar, Anand Sudhakar Chhangrakar, Madhavi Sudhakar Chhangrakar	142/5	Chikhale	46	7	12-06-2023	10-06-20	36	Kishu Naru Mishra, Prashant Babasaheb Mohi	10538	Mohi	519	41	12-06-2023	03-06-20
14	Arvind Shriram Arav, Prasad Raviram Laxi, Vishwas Raviram Dhadgankar, Chandankumar Anandkumar Ganeti, Nandini Jayant Dhanraj, Prakash Madhavi Jadhav, Prakash Shikhar Dhanraj, Vishwas Dhanraj Koyande, Chandankumar Sagarbhar Jadhav, Anil Laxman Ganeti, Rishi Udaya Gaykar, Kanta Udaya Gaykar, Ganesh Babasaheb Patil, Sushant Dhanraj Gaykar, Vanya Udaya Gaykar, Shamant Udaya Gaykar, Lakshman Balu Mishra, Bhawan Balu Mishra, Bhawika Bhaskar Mishra, Bhawika Bhaskar Mishra, Jyashree Ganesh Patil, Shree Kanta Dhanraj, Prashant Sagarbhar Patil, S. N. S. and 4 Children Mother Bhawan	142/2	Chikhale	41	15	12-06-2023	11-06-20	37	Vasanth Videsant Mishra	10951	Mohi	525	43	12-06-2023	03-06-20
15	Nandini Jayant Dhanraj, Prakash Madhavi Jadhav, Prakash Shikhar Dhanraj, Vishwas Dhanraj Koyande, Chandankumar Sagarbhar Jadhav, Anil Laxman Ganeti, Rishi Udaya Gaykar, Kanta Udaya Gaykar, Ganesh Babasaheb Patil, Sushant Dhanraj Gaykar, Vanya Udaya Gaykar, Shamant Udaya Gaykar, Lakshman Balu Mishra, Bhawan Balu Mishra, Bhawika Bhaskar Mishra, Bhawika Bhaskar Mishra, Jyashree Ganesh Patil, Shree Kanta Dhanraj, Prashant Sagarbhar Patil, S. N. S. and 4 Children Mother Bhawan	140/8	Chikhale	38	16	12-06-2023	11-06-20	38	Subhendu Hasmata Dhanraj	10950/3	Mohi	525	44	12-06-2023	03-06-20
17	Nandini Jayant Dhanraj, Prakash Madhavi Jadhav, Prakash Shikhar Dhanraj, Vishwas Dhanraj Koyande, Chandankumar Sagarbhar Jadhav, Anil Laxman Ganeti, Rishi Udaya Gaykar, Kanta Udaya Gaykar, Ganesh Babasaheb Patil, Sushant Dhanraj Gaykar, Vanya Udaya Gaykar, Shamant Udaya Gaykar, Lakshman Balu Mishra, Bhawan Balu Mishra, Bhawika Bhaskar Mishra, Bhawika Bhaskar Mishra, Jyashree Ganesh Patil, Shree Kanta Dhanraj, Prashant Sagarbhar Patil, S. N. S. and 4 Children Mother Bhawan	139/3	Chikhale	30	9	12-06-2023	11-06-20	43	Kalya Rishi Mishra, Rishi Rishi Mishra, Rishika Rishi Mishra, Gauri Rishi Mishra	11025	Mohi	533	47	12-06-2023	03-06-20
18	Nandini Jayant Dhanraj, Prakash Madhavi Jadhav, Prakash Shikhar Dhanraj, Vishwas Dhanraj Koyande, Chandankumar Sagarbhar Jadhav, Anil Laxman Ganeti, Rishi Udaya Gaykar, Kanta Udaya Gaykar, Ganesh Babasaheb Patil, Sushant Dhanraj Gaykar, Vanya Udaya Gaykar, Shamant Udaya Gaykar, Lakshman Balu Mishra, Bhawan Balu Mishra, Bhawika Bhaskar Mishra, Bhawika Bhaskar Mishra, Jyashree Ganesh Patil, Shree Kanta Dhanraj, Prashant Sagarbhar Patil, S. N. S. and 4 Children Mother Bhawan	142/2	Chikhale	41	15	12-06-2023	11-06-20	44	Shashi Rishi Mishra	10433	Mohi	511	49	12-06-2023	04-06-20
19	Nandini Jayant Dhanraj, Prakash Madhavi Jadhav, Prakash Shikhar Dhanraj, Vishwas Dhanraj Koyande, Chandankumar Sagarbhar Jadhav, Anil Laxman Ganeti, Rishi Udaya Gaykar, Kanta Udaya Gaykar, Ganesh Babasaheb Patil, Sushant Dhanraj Gaykar, Vanya Udaya Gaykar, Shamant Udaya Gaykar, Lakshman Balu Mishra, Bhawan Balu Mishra, Bhawika Bhaskar Mishra, Bhawika Bhaskar Mishra, Jyashree Ganesh Patil, Shree Kanta Dhanraj, Prashant Sagarbhar Patil, S. N. S. and 4 Children Mother Bhawan	140/8	Chikhale	38	16	12-06-2023	11-06-20	45	Savita Rishi Mishra, Ashish Rishi Mishra, Ajay Rishi Mishra, Anita Rishi Mishra	10452	Mohi	514	50	12-06-2023	04-06-20
20	Nandini Jayant Dhanraj, Prakash Madhavi Jadhav, Prakash Shikhar Dhanraj, Vishwas Dhanraj Koyande, Chandankumar Sagarbhar Jadhav, Anil Laxman Ganeti, Rishi Udaya Gaykar, Kanta Udaya Gaykar, Ganesh Babasaheb Patil, Sushant Dhanraj Gaykar, Vanya Udaya Gaykar, Shamant Udaya Gaykar, Lakshman Balu Mishra, Bhawan Balu Mishra, Bhawika Bhaskar Mishra, Bhawika Bhaskar Mishra, Jyashree Ganesh Patil, Shree Kanta Dhanraj, Prashant Sagarbhar Patil, S. N. S. and 4 Children Mother Bhawan	139/3	Chikhale	30	9	12-06-2023	11-06-20	52	Nandini Jayant Dhanraj	10624	Mohi	502	52	12-06-2023	04-06-20
21	Nandini Jayant Dhanraj, Prakash Madhavi Jadhav, Prakash Shikhar Dhanraj, Vishwas Dhanraj Koyande, Chandankumar Sagarbhar Jadhav, Anil Laxman Ganeti, Rishi Udaya Gaykar, Kanta Udaya Gaykar, Ganesh Babasaheb Patil, Sushant Dhanraj Gaykar, Vanya Udaya Gaykar, Shamant Udaya Gaykar, Lakshman Balu Mishra, Bhawan Balu Mishra, Bhawika Bhaskar Mishra, Bhawika Bhaskar Mishra, Jyashree Ganesh Patil, Shree Kanta Dhanraj, Prashant Sagarbhar Patil, S. N. S. and 4 Children Mother Bhawan	140/8	Chikhale	38	16	12-06-2023	11-06-20	53	Y. Venkat Reddy, Rameshwar Choudhary, Anandkumar Choudhary	10655/3	Mohi	508	53	12-06-2023	04-06-20
22	Nandini Jayant Dhanraj, Prakash Madhavi Jadhav, Prakash Shikhar Dhanraj, Vishwas Dhanraj Koyande, Chandankumar Sagarbhar Jadhav, Anil Laxman Ganeti, Rishi Udaya Gaykar, Kanta Udaya Gaykar, Ganesh Babasaheb Patil, Sushant Dhanraj Gaykar, Vanya Udaya Gaykar, Shamant Udaya Gaykar, Lakshman Balu Mishra, Bhawan Balu Mishra, Bhawika Bhaskar Mishra, Bhawika Bhaskar Mishra, Jyashree Ganesh Patil, Shree Kanta Dhanraj, Prashant Sagarbhar Patil, S. N. S. and 4 Children Mother Bhawan	140/8	Chikhale	38	16	12-06-2023	11-06-20	54	Ashish Rameshwar Choudhary	10353, 12808	Mohi	509, 507, 504	54	12-06-2023	04-06-20
23	Nandini Jayant Dhanraj, Prakash Madhavi Jadhav, Prakash Shikhar Dhanraj, Vishwas Dhanraj Koyande, Chandankumar Sagarbhar Jadhav, Anil Laxman Ganeti, Rishi Udaya Gaykar, Kanta Udaya Gaykar, Ganesh Babasaheb Patil, Sushant Dhanraj Gaykar, Vanya Udaya Gaykar, Shamant Udaya Gaykar, Lakshman Balu Mishra, Bhawan Balu Mishra, Bhawika Bhaskar Mishra, Bhawika Bhaskar Mishra, Jyashree Ganesh Patil, Shree Kanta Dhanraj, Prashant Sagarbhar Patil, S. N. S. and 4 Children Mother Bhawan	139/3	Chikhale	30	9	12-06-2023	11-06-20	57	Anta Abhishek Dhanraj, Vishu Madhavi Kachik	11803	Mohi	531	57	12-06-2023	05-06-20
24	Nandini Jayant Dhanraj, Prakash Madhavi Jadhav, Prakash Shikhar Dhanraj, Vishwas Dhanraj Koyande, Chandankumar Sagarbhar Jadhav, Anil Laxman Ganeti, Rishi Udaya Gaykar, Kanta Udaya Gaykar, Ganesh Babasaheb Patil, Sushant Dhanraj Gaykar, Vanya Udaya Gaykar, Shamant Udaya Gaykar, Lakshman Balu Mishra, Bhawan Balu Mishra, Bhawika Bhaskar Mishra, Bhawika Bhaskar Mishra, Jyashree Ganesh Patil, Shree Kanta Dhanraj, Prashant Sagarbhar Patil, S. N. S. and 4 Children Mother Bhawan	139/3	Chikhale	30	9	12-06-2023	11-06-20	58	Rishika Pandurang Shikha, Vinesh Pandurang Shikha, Vinesh Pandurang Shikha, Lakshya Pandurang Shikha, Sardulha Pandurang Shikha, Laxmi Manoj Kachik	11022, 13622B	Mohi	530, 529	58	12-06-2023	05-06-20
25	Nandini Jayant Dhanraj, Prakash Madhavi Jadhav, Prakash Shikhar Dhanraj, Vishwas Dhanraj Koyande, Chandankumar Sagarbhar Jadhav, Anil Laxman Ganeti, Rishi Udaya Gaykar, Kanta Udaya Gaykar, Ganesh Babasaheb Patil, Sushant Dhanraj Gaykar, Vanya Udaya Gaykar, Shamant Udaya Gaykar, Lakshman Balu Mishra, Bhawan Balu Mishra, Bhawika Bhaskar Mishra, Bhawika Bhaskar Mishra, Jyashree Ganesh Patil, Shree Kanta Dhanraj, Prashant Sagarbhar Patil, S. N. S. and 4 Children Mother Bhawan	140/8	Chikhale	38	16	12-06-2023	11-06-20	60	Ratan Jayesh Korpalkar, Vasishth Narayan Choudhary, Nandini Jayant Choudhary	11148B, 11664	Mohi	536, 536	59	12-06-2023	05-06-20
26	Nandini Jayant Dhanraj, Prakash Madhavi Jadhav, Prakash Shikhar Dhanraj, Vishwas Dhanraj Koyande, Chandankumar Sagarbhar Jadhav, Anil Laxman Ganeti, Rishi Udaya Gaykar, Kanta Udaya Gaykar, Ganesh Babasaheb Patil, Sushant Dhanraj Gaykar, Vanya Udaya Gaykar, Shamant Udaya Gaykar, Lakshman Balu Mishra, Bhawan Balu Mishra, Bhawika Bhaskar Mishra, Bhawika Bhaskar Mishra, Jyashree Ganesh Patil, Shree Kanta Dhanraj, Prashant Sagarbhar Patil, S. N. S. and 4 Children Mother Bhawan	140/8	Chikhale	38	16	12-06-2023	11-06-20	62	Rupesh Kishore Kachik	11164/5	Mohi	537	60	12-06-2023	05-06-20
27	Nandini Jayant Dhanraj, Prakash Madhavi Jadhav, Prakash Shikhar Dhanraj, Vishwas Dhanraj Koyande, Chandankumar Sagarbhar Jadhav, Anil Laxman Ganeti, Rishi Udaya Gaykar, Kanta Udaya Gaykar, Ganesh Babasaheb Patil, Sushant Dhanraj Gaykar, Vanya Udaya Gaykar, Shamant Udaya Gaykar, Lakshman Balu Mishra, Bhawan Balu Mishra, Bhawika Bhaskar Mishra, Bhawika Bhaskar Mishra, Jyashree Ganesh Patil, Shree Kanta Dhanraj, Prashant Sagarbhar Patil, S. N. S. and 4 Children Mother Bhawan	140/8	Chikhale	38	16	12-06-2023	11-06-20	63	Jyoti Changa Mali, Mahadev Changa Mali, Dhanrajya Jyoti Patil, Dhanrajya Changa Mali	11115	Mohi	539	62	12-06-2023	06-06-20
28	Nandini Jayant Dhanraj, Prakash Madhavi Jadhav, Prakash Shikhar Dhanraj, Vishwas Dhanraj Koyande, Chandankumar Sagarbhar Jadhav, Anil Laxman Ganeti, Rishi Udaya Gaykar, Kanta Udaya Gaykar, Ganesh Babasaheb Patil, Sushant Dhanraj Gaykar, Vanya Udaya Gaykar, Shamant Udaya Gaykar, Lakshman Balu Mishra, Bhawan Balu Mishra, Bhawika Bhaskar Mishra, Bhawika Bhaskar Mishra, Jyashree Ganesh Patil, Shree Kanta Dhanraj, Prashant Sagarbhar Patil, S. N. S. and 4 Children Mother Bhawan	140/8	Chikhale	38	16	12-06-2023	11-06-20	64	Ganesh Kachik Mishra, Bhagat Tularam Bhopat, Vishaldev Bhatim Mishra, Rajesh Bhatim Mishra, Santosh Bhatim Mishra, Soma Lavanya Tarkhi	11112	Mohi	535	64	12-06-2023	06-06-20
29	Nandini Jayant Dhanraj, Prakash Madhavi Jadhav, Prakash Shikhar Dhanraj, Vishwas Dhanraj Koyande, Chandankumar Sagarbhar Jadhav, Anil Laxman Ganeti, Rishi Udaya Gaykar, Kanta Udaya Gaykar, Ganesh Babasaheb Patil, Sushant Dhanraj Gaykar, Vanya Udaya Gaykar, Shamant Udaya Gaykar, Lakshman Balu Mishra, Bhawan Balu Mishra, Bhawika Bhaskar Mishra, Bhawika Bhaskar Mishra, Jyashree Ganesh Patil, Shree Kanta Dhanraj, Prashant Sagarbhar Patil, S. N. S. and 4 Children Mother Bhawan	140/8	Chikhale	38	16	12-06-2023	11-06-20	65	Jyoti Changa Mali	11736	Mohi	541	65	12-06-2023	06-06-20
30	Nandini Jayant Dhanraj, Prakash Madhavi Jadhav, Prakash Shikhar Dhanraj, Vishwas Dhanraj Koyande, Chandankumar Sagarbhar Jadhav, Anil Laxman Ganeti, Rishi Udaya Gaykar, Kanta Udaya Gaykar, Ganesh Babasaheb Patil, Sushant Dhanraj Gaykar, Vanya Udaya Gaykar, Shamant Udaya Gaykar, Lakshman Balu Mishra, Bhawan Balu Mishra, Bhawika Bhaskar Mishra, Bhawika Bhaskar Mishra, Jyashree Ganesh Patil, Shree Kanta Dhanraj, Prashant Sagarbhar Patil, S. N. S. and 4 Children Mother Bhawan	140/8	Chikhale	38	16	12-06-2023	11-06-20	66	Pratik Patil, Changshikhi Kishu Bhatikar, Jyashree Narayan Patil, Prashantya Narayan Patil, Bhatikar Narayan Patil, Bhatikar Narayan Patil, Kishore Narayan Patil, Ganesh Narayan Patil, Sardulha Kishu Patil, Soma Nani Patil, Shikha Sushant Mishra	11117	Mohi	534	73	12-06-2023	06-06-20
31	Nandini Jayant Dhanraj, Prakash Madhavi Jadhav, Prakash Shikhar Dhanraj, Vishwas Dhanraj Koyande, Chandankumar Sagarbhar Jadhav, Anil Laxman Ganeti, Rishi Udaya Gaykar, Kanta Udaya Gaykar, Ganesh Babasaheb Patil, Sushant Dhanraj Gaykar, Vanya Udaya Gaykar, Shamant Udaya Gaykar, Lakshman Balu Mishra, Bhawan Balu Mishra, Bhawika Bhaskar Mishra, Bhawika Bhaskar Mishra, Jyashree Ganesh Patil, Shree Kanta Dhanraj, Prashant Sagarbhar Patil, S. N. S. and 4 Children Mother Bhawan	140/8	Chikhale	38	16	12-06-2023	11-06-20	70	Mayank Jyoti Shikha, Anita Shikhar Bhatikar, Rishika Shikha, Bhavi Mahesh Kachik	11117	Mohi	534	73	12-06-2023	06-06-20



Annexure 13: 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, 7<sup>th</sup> 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

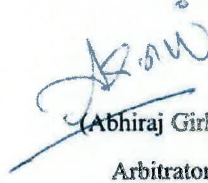
The draft Town Planning Scheme, NAINA No. 6 (Chikhale, Moho, Pali Khurd and Shivkar) has been sanctioned under section 68(2) of the Maharashtra Regional and Town Planning Act, 1966 vide notification no. CIDCO/NAINA/TPS-6/Draft Scheme/2022/565 dated 21<sup>st</sup> October 2022, by the Vice Chairman and 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. 02<sup>nd</sup> December, 2022.

Accordingly, the undersigned has commenced the duties in respect of the said Town Planning Scheme w.e.f. 05<sup>th</sup> 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 29<sup>th</sup> August, 2023.



  
(Abhiraj Girkar)  
Arbitrator,

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

Annexure 14: Drawn up of the Preliminary Scheme u/s 72 (7)

RNI No. MAHBIL /2012/46121



## महाराष्ट्र शासन राजपत्र असाधारण भाग दोन

वर्ष १, अंक ७३(३)]

शुक्रवार, डिसेंबर १, २०२३/अग्रहायण १०, शके १९४५

[पृष्ठ 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 ( १ ) सहित महाराष्ट्र प्रादेशिक नियोजन नगररचना अधिनियम, १९६६ च्या कलम ७२ ( ७ ) अन्वये ]

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

ज्याअर्थी, प्रारूप 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 प्रसिद्ध झालेली आहे ;

आणि ज्याअर्थी, शासनाच्या नगरविकास विभागाने श्री. अभिराज गिरकर, निवृत्त सह संचालक, नगररचना यांची नेमणूक उक्त अधिनियमाच्या पोट-कलम ( १ ) कलम ७२ प्रमाणे उक्त मंजूर प्रारूप 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 ;

( १ )

भाग दोन-१००-१





२

महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, डिसेंबर १, २०२३/अग्रहायण १०, शके १९४५

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 करित आहेत.

ही प्राथमिक परियोजना निम्नस्वाक्षरीकार लवाद यांच्याकडून तयार करण्यात आल्यानंतर जनतेच्या तसेच या परियोजनेत समाविष्ट झालेल्या जमिनीच्या 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.

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,

नगररचना परियोजना, नैना क्र. ६.



महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, डिसेंबर १, २०२३/अग्रहायण १०, शके १९४५

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**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.





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महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, डिसेंबर १, २०२३/अग्रहायण १०, शके १९४५

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.





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शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित

## जाहीर सूचना

प्रारंभिक नैना नगर रचना परियोजना क्र. ६,  
(चिरखले (भाग), मोहो (भाग), पाली खुर्द (भाग), शिवछर (भाग))  
ता. पन्वेल, जिल्हा रायगड.

(महाराष्ट्र नगर रचना परियोजना नियम १९७४ च्या नियम क्र. १२(१) सहित  
महाराष्ट्र प्रादेशिक नियोजन नगर रचना अधिनियम १९६५ च्या कलम ७२(७) अन्वये)  
क्र. लघुवाट/नगरो- ६/ नैना /प्रादेशिक/ निविदा/ २०२३/ ५१०

[illegible][illegible]

अर्जुन जन्मशती, महाशयु जन्म शतक परीक्षेच्या निमित्तक, १.१९७७ मध्ये नियमक, १२ (१) अन्वये दिनांक ०५ एप्रिल, २०२२ रोजी मुख्य अतिरिक्त सल्लागार सहायक परीक्षेच्या वेळी स. ६, (मिळवले (भाषा), सोटी (भाषा), पाली खुर्द (भाषा), शिखर (भाषा); तर, पत्रवैकल्य, विभागा राहण, कालीय सहायक सल्लागार कालीय पार पाहण्याचे काम दिनांक ०५ एप्रिल, २०२२ पासून सुरू करणार्या आले असे.

अर्जुन उवाच ॥ विप्रिह्वितः कलेभ्यः प्रभुः प्रमत्तः ॥ मरिचिह्नितः सुखेन तप्तः कण्ठः पक्वाः पश्यान्मनोवशः समर्पितः ॥ कलेभ्यः सर्वैः ॥ अस्मिन् महाकांटे देव्यान् आलेभ्यः प्रभुः पश्यान् ॥ यः संवर्धयति सुखेनार्जुन ॥ पार्थ सज्जनः स्यादात्मनः ॥ विप्रो नैव विप्रवान् आलेभ्यः अस्मिन् ॥

अतिम जवाहरजी मकर शुद्ध चतुर्थीला येता का. ८, (विष्णूजी (याग), सोरो (याग), पाली सुद्ध (याग), निमकन (याग), आ. पालेवेल, जिवात मण्डळ, हीवी उल्ल अधिनिधायमांता बोधकत्वम (३) कलम ७२ प्रमाण शिरोम २० अधिष्ट, २०२३ सोडोवो सोडोवो का. मण्डळ, पाली- ६/ सर्वनाथान/ २०२३/४४४/१ अन्वये प्रथमिक सोडोवो अतिम बोधता जरी उदयिवापली वरमाला आवेली आहे.

[illegible]

ज्याअर्था विम्वलजलशेकर मज रचन परितोडत मेरा क्र. ६ (विम्वल (भाग), मोरो (भाग), पाली खुर्द (भाग), शिरावर (भाग)), वा. पयोले, विम्वल हायगड, वांठोलेनेवे लखत घरगुल उमा अधिविपर्यायका कथम (५) रवा पयोलेवरम (५) प्रमाण समवेत उमा विचारप्रवाहा नियम क्र. १३९) प्रमाणे जी परितोडत दिव्यंक ३० मेनेलेका, २०२३ तेरासी अथवा कलपाडत जाली असेल उमे वाजरी नवरी आसत.

ह्री प्रार्थिका पर्वत उमा विमलवाराहिकर लज्जत मांय्या कटुन तयार कलयावत श्रुतलज्जतमर उमय्य्या तय्ये वा वरीदेवतेत तय्यविह प्रार्थन्य्या उमय्यीर्य्या मातलज्ज्या अवलोकय्यते तय्यवय्य्या व मेरुय्य्या कलयावत कलयातल्य्ये कलयाकाज्याय्ये मेरुतेत तैवा कलयातय्य, दुर्गे व, १०, मातलज्ज पयल्ल, वेल्लापूर तेम्ये स्टेटल, सीसीटी वेल्लापूर - मयी मूरुह १००६१४ येने प्रसिद्ध करण्यल आयेरी आये.

दिनांक : 30/09/2023

पत्ता: मैना कावायनस, टॉवर नं. १२, सहाय्य भवना,  
बंगलूर येल्वे स्टेशन, सी.ओ.डी. केंद्रास - मुंबई ४०० २२७

(अभिमान विस्फोट)  
मनसः,  
नगर रचना परियोजना के तः ६

CIDCO/PR/450/2023-24





संशुद्धित, १२ डिसेंबर २०२३ सार्वजनिक



# CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA Ltd.

## शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित

### PUBLIC NOTICE

**Preliminary NAINA Town Planning Scheme, No. 7**  
(Devad (pt), Vichumbe (pt), Usari Khurd (pt), Kolikhe Peth (pt) and Shivkar (pt) Taluka Panvel, District 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-7/Award/2023/512

WHEREAS, the Draft Town Planning Scheme, No. 7 (TPS-7) (Devad (pt), Vichumbe (pt), Usari Khurd (pt), Kolikhe (pt) (New-Kolikhe Peth) and Shivkar (pt) of Taluka Panvel, District 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-7/Draft Scheme/2022, dated 21st October 2022, in exercise of the powers delegated to him by the Urban Development Department vide its Notification No.TPS-1817/973CR-103/17AJD-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 12.

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-1222/212JC-R-148/22AJD-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. 7 (Devad (pt), Vichumbe (pt), Usari Khurd (pt), Kolikhe Peth (pt) and Shivkar (pt) of Taluka Panvel, District 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. 7 (Devad (pt), Vichumbe (pt), Usari Khurd (pt), Kolikhe Peth (pt) and Shivkar (pt) of Taluka Panvel, District Raigad) has been sub-divided by the Arbitrator under his notice bearing No. ARB/TPS-7/GEN/2023/468/2, 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. 7 (Devad (pt), Vichumbe (pt), Usari Khurd (pt), Kolikhe Peth (pt) and Shivkar (pt) of Taluka Panvel, District 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. 7,  
(Devad (pt), Vichumbe (pt), Usari Khurd (pt),  
Kolikhe Peth (pt) and Shivkar (pt) of  
Taluka Panvel, District Raigad)

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

### जाहीर सूचना

प्राथमिक नैना नगर रचना परियोजना क्र. ७,  
(देवाद (भाग), विचुंबे (भाग), उसरी खुर्द (भाग), कोळखे पेट (भाग), शिवकार (भाग),  
तालुका पनवेल, जिल्हा रायगड)

(संशुद्धित नगर रचना परियोजना नियम १९७४ च्या विभाग क्र. १३(९) खाली  
महाराष्ट्र प्राथमिक नियोजन नगर रचना अधिनियम १९६६ च्या कलम ७२(७) अन्वयेने)  
क्र. लयावट/व.नं.-७/ नैना /प्राथमिक/ नियोजन/२०२३/५१२

जाहीर, प्रत्येक नगर रचना परियोजना नैना क्र. ७, (देवाद (भाग), विचुंबे (भाग), उसरी खुर्द (भाग), कोळखे पेट (भाग), शिवकार (भाग), तालुका पनवेल, जिल्हा रायगड) ही उपलब्ध व व्यवस्थापकीय संरचना, विभाग, नवीन नगर विकास विभाग, अधिनियम क्र. टीपीएस/१८१/१०३/१५ क्र. १०३/१०/नवि-१३, दि. १३ सप्टेंबर २०१७ अन्वयेने त्यांना प्राप्त झालेल्या अधिकाऱ्याच्या कार्या काल घडणूक प्राथमिक नियोजन व नगर रचना अधिनियम १९६६ च्या कलम ७२(७) च्या अन्वयेने त्यांनी अधिनियम क्र. निवडणे/नैना/टीपीएस-७/पा. वी./२०१७/ दि. २१ ऑक्टोबर २०२३ प्रमाणे मंजूर केले आहे. उक्त अधिनियम ही महाराष्ट्र राज्य नगरपालिका अधिनियम भाग-२ मधील मूळ क्र. १ ते १२ मध्ये दि. ४ कोळखे २०२२ मध्ये प्रसिद्ध झालेली आहे.

आणि ज्याप्रमाणे, शासनाच्या नगर विकास विभागाने श्री. अभिराज गिरकार, निवृत्त सहायक सचिव, नगर रचना यांची नेमणूक उक्त अधिनियमाच्या पोटकलम (१) कलम ७२ प्रमाणे उक्त मंडळ प्रत्येक परियोजनासाठी स्वतः मंडळ अधिकाऱ्याने क्र. टीपीएस-१२२२/२१२२/१५ क्र. १५८/२१/नवि-१३, दि. २ डिसेंबर २०२२ अन्वयेने केले आहे व उक्त अधिनियम ही महाराष्ट्र राज्य नगरपालिका अधिनियम भाग-१ मध्ये दि. २३-२९ मार्च २०२३ रोजी प्रसिद्ध केलेली आहे.

आणि ज्या अर्थी सारांश नगर रचना परियोजना नियम क्र. १९७४ च्या विभाग क्र. १३ (१) अन्वयेने दि. ५ एप्रिल २०२३ रोजी सूचना प्रसिद्ध करून नगर रचना परियोजना नैना क्र. ७, (देवाद (भाग), विचुंबे (भाग), उसरी खुर्द (भाग), कोळखे पेट (भाग), शिवकार (भाग), तालुका पनवेल, जिल्हा रायगड) मधील लयावट मंडळ कार्ये पर पाहण्याकरीता दि. ५ एप्रिल २०२३ रोजी सार्वजनिक झाले आहे.

आणि ज्या अर्थी विहित केलेल्या गुप्त झालेला व मर्यादित विवेक सूचना उक्त नगर रचना परियोजनाकरीता मर्यादित झालेल्या नवीन नगर विकास विभागाच्या प्रमुख व्यक्ती या संपूर्णतः सूचना पूर्ण करून त्याचायतही दिवस नोटीसलाय झालेली आहेत.

आणि ज्या अर्थी नगर रचना परियोजना नैना क्र. ७, (देवाद (भाग), विचुंबे (भाग), उसरी खुर्द (भाग), कोळखे पेट (भाग), शिवकार (भाग), तालुका पनवेल, जिल्हा रायगड) ही उक्त अधिनियमाच्या पोटकलम (३) कलम ७२ मधील दि. २१ ऑक्टोबर २०२३ रोजी मंडळ क्र. लयावट/व.नं.-७/ सर्वसाधारण/२०२३/४८८/२ अन्वयेने प्राथमिक योजना व अंतिम योजना अशी उपलब्धता करण्यात आलेली आहे.

आणि ज्या अर्थी उक्त नियमांमधील नियम क्र. १३ प्रमाणे सर्व कार्ये पूर्ण करून उक्त अधिनियमाच्या कलम ७२ च्या पोटकलम (४) मधील कार्ये वार पाहण्यात आलेली आहेत.

त्याअर्थी नियमावलीप्रमाणे नगर रचना परियोजना नैना क्र. ७, (देवाद (भाग), विचुंबे (भाग), उसरी खुर्द (भाग), कोळखे पेट (भाग), शिवकार (भाग), तालुका पनवेल, जिल्हा रायगड) या योजनाकरीता स्वतः मंडळ उक्त अधिनियमाच्या कलम ७२ च्या पोटकलम (५) प्रमाणे नवीन उक्त नियमांच्या नियम क्र. १३ (९) प्रमाणे ही परियोजना दि. ३० नोव्हेंबर २०२३ रोजी नगर कार्यालय आली आहे आणि जाहीर कोटीत आहेत.

ही प्राथमिक परियोजना नियमावलीप्रमाणे लयावट यांचा काढून घेऊन करण्यात आलेल्या नवीन नगर रचना परियोजनाकरीता मर्यादित झालेल्या नवीन नगर विकास विभागाने मर्यादित नगर रचना अधिनियम १९६६ च्या कलम ७२ मधील मूळ क्र. १ ते १२, लयावट मंडळ, लयावट नवीन नगर, टीपीएस-७/पा. वी./२०१७/२१ ऑक्टोबर २०२३ मध्ये प्रसिद्ध करण्यात आलेली आहे.

दिनांक : ३०/११/२०२३

पत्ता : नैना कार्यालय, टॉवर नं. १०, सार्वजनिक,  
बेलपूर रेल्वे स्टेशन, सी.बी.डी. बेलपूर - पोस्ट ४००६१४

(अभिमत विभाग)  
नगर रचना परियोजना नैना क्र. ७,  
(देवाद (भाग), विचुंबे (भाग), उसरी खुर्द (भाग),  
कोळखे पेट (भाग), शिवकार (भाग))

CIDCO/PR/451/2023-24





CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA Ltd.

शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित

PUBLIC NOTICE

Preliminary NAINA Town Planning Scheme, No. 7  
(Devad (pt), Vichumbe (pt), Usari Khurd (pt), Kolke Peth (pt) and Shivkar (pt) Taluka Panvel, District 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-7/Award/2023/512

WHEREAS, the Draft Town Planning Scheme, No. 7 (TPS- 7) (Devad (pt), Vichumbe (pt), Usari Khurd (pt), Kolke Peth (pt) and Shivkar (pt) Taluka Panvel, District Raigad) was sanctioned by the Vice Chairman & Managing Director, CIDCO under sub-section (2) of section 66 of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter, referred to as the 'said Act') vide Notification No. CIDCO/ NAINA/TPS-7/Draft Scheme/2022, dated 21st October 2022, in exercise of the powers delegated to him by the Urban Development Department vide its Notification No.TPS-1617/973/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 12.

And whereas, the Government of Maharashtra in Urban Development Department has appointed Shri Abhinav 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. 7 (Devad (pt), Vichumbe (pt), Usari Khurd (pt), Kolke Peth (pt) and Shivkar (pt) Taluka Panvel, District 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. 7 (Devad (pt), Vichumbe (pt), Usari Khurd (pt), Kolke Peth (pt) and Shivkar (pt) Taluka Panvel, District Raigad) has been sub-divided by the Arbitrator under his notice bearing No. ARB/TPS-7/GEN/2023/458/2, dated 26th 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. 7 (Devad (pt), Vichumbe (pt), Usari Khurd (pt), Kolke Peth (pt) and Shivkar (pt) Taluka Panvel, District 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.

Abhinav Girkar,  
Arbitrator,  
Town Planning Scheme NAINA No. 7  
(Devad (pt), Vichumbe (pt), Usari Khurd (pt),  
Kolke Peth (pt) and Shivkar (pt) of  
Taluka Panvel, District Raigad)

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जाहीर सूचना

प्राथमिक नैना नगर रचना परियोजना क्र. ७,  
(देवाद (भाग), विचुंबे (भाग), उसरी खुर्द (भाग), कोळखे पेट (भाग), शिवकार (भाग),  
तालुका पनवेल, जिल्हा रायगड)

(महाराष्ट्र नगर रचना परियोजना नियम १९७४ च्या नियम क्र. १३(१) सहीत)  
महाराष्ट्र प्राथमिक नियोजन नगर रचना अधिनियम १९६६ च्या कलम ७२(७) अन्वयेने  
क्र. लखवट/नयो- ७/ नैना /प्राथमिक/ निवाहा/२०२३/५१२

न्या.अर्बी, प्रथम नगर रचना परियोजना नैना क्र. ७, (देवाद (भाग), विचुंबे (भाग), उसरी खुर्द (भाग), कोळखे पेट (भाग), शिवकार (भाग), तालुका पनवेल, जिल्हा रायगड) ही उपलब्ध व शब्दस्वरूपीय संचालक, विकसक, बांधे नगर विकास विभाग, अधिपत्यक क्र. टीपीएस/१८२७/१०३/७.क्र. १०३/१९७/निय-१३, दि. १३ मार्च २०१७ अन्वये नैना प्रांत झालेल्या अधिकारवाचा वाचन करून महाराष्ट्र प्राथमिक नियोजन व नगर रचना अधिनियम १९६६ च्या कलम ६८च्या फोटोकॉपी (२) अन्वये त्यांची अधिसूचना क्र.निहकी/नैना/टीपीएस-७/नो. वी./२०२३/दि. २१ ऑक्टोबर २०२३ प्रमाणे संतुष्ट केली आहे. उक्त अधिसूचना ही महाराष्ट्र शासन राजपत्रात असाधारण भाग-२ मधील पृष्ठ क्र. १ ते १२ मध्ये दि. ५ नोव्हेंबर २०२३ मधील प्रसिद्ध झालेली आहे.

अर्बी न्या.अर्बी, शब्दस्वरूप वाचन विकास विभागाचे ही. अधिपत्य निवारक, नियुक्त सह संचालक, नगर रचना नाली वेवस्थेक उक्त अधिसूचनांच्या फोटोकॉपी (१) कलम ७२ प्रमाणे उक्त संतुष्ट प्रकृत परियोजनासाठी लखवट नगर अधिसूचना क्र.टीपीएस-२०२३/२१०३/७.क्र.१८८/२२/निय-१३, दि. २ डिसेंबर २०२३अन्वये केली आहे व मध्य अधिसूचना ही महाराष्ट्र शासन राजपत्रात भाग १ मध्ये दि. २३-२९ मार्च २०२३ मधील प्रसिद्ध केली आहे.

अर्बी न्या.अर्बी महाराष्ट्र नगर रचना परियोजना नियम क्र. १९७४ च्या नियम क्र. १३ (१) अन्वये दि. ५ एप्रिल २०२३ मधील सूचना प्रसिद्ध करून नगर रचना परियोजना नैना क्र. ७, (देवाद (भाग), विचुंबे (भाग), उसरी खुर्द (भाग), कोळखे पेट (भाग), शिवकार (भाग), तालुका पनवेल, जिल्हा रायगड) कर्तव्य लखवट नगर अधिसूचना क्र. १०३/१९७/निय-१३, दि. १३ मार्च २०१७ च्या सूचना क्रमांक ५९२३/२०२३ मधील सूचना प्रमाणे सर्व जमीन मालकांच्या देवघन झालेल्या प्रकृत न्यायी व सदानीस मूलांसाठी पूर्व करून त्यांच्याकडील दिवसेंदिवस झालेली आहे.

अर्बी न्या.अर्बी महाराष्ट्र नगर रचना परियोजना नैना क्र. ७, (देवाद (भाग), विचुंबे (भाग), उसरी खुर्द (भाग), कोळखे पेट (भाग), शिवकार (भाग), तालुका पनवेल, जिल्हा रायगड) ही उक्त अधिसूचनांच्या फोटोकॉपी (२) कलम ७२ प्रमाणे दि. २१ ऑक्टोबर २०२३ मधील सूचना क्र. लखवट/नयो-७/ नैना/प्राथमिक/२०२३/५८८/२ अन्वये प्राथमिक नियोजन व अंतिम योजना अर्बी अधिसूचनांनी करण्यात आलेली आहे.

अर्बी न्या.अर्बी उक्त निवारापत्राला नियम क्र.१३ प्रमाणे सर्व कार्यवाही पूर्ण करून उक्त अधिसूचनांच्या कलम ७२ च्या फोटोकॉपी (१) मधील कार्यवाही या प्रकृत झालेली आहे.

न्या.अर्बी विनयस्वरूपीय मध्य नगर परियोजना नैना क्र. ७, (देवाद (भाग), विचुंबे (भाग), उसरी खुर्द (भाग), कोळखे पेट (भाग), शिवकार (भाग), तालुका पनवेल, जिल्हा रायगड) या कोळखे पेट नगर अधिसूचना क्र. अधिसूचनांच्या कलम ७२ च्या फोटोकॉपी (२) अन्वये त्यांचे उक्त निवारापत्राला नियम क्र. १९७४ अन्वये ही परियोजना दि. ३० नोव्हेंबर २०२३ मधील नगर अधिसूचनांनी झालेली आहे असे उक्त सूचना आहे.

ही प्राथमिक परियोजना विनयस्वरूपीय लखवट नगर अधिसूचना क्र. १०३/१९७/निय-१३, दि. १३ मार्च २०१७ च्या सूचना क्र. ५९२३/२०२३ मधील सूचना प्रमाणे सर्व जमीन मालकांच्या देवघन झालेल्या प्रकृत न्यायी व सदानीस मूलांसाठी पूर्व करून त्यांच्याकडील दिवसेंदिवस झालेली आहे.

न्या.अर्बी विनयस्वरूपीय लखवट नगर अधिसूचना क्र. १०३/१९७/निय-१३, दि. १३ मार्च २०१७ च्या सूचना क्र. ५९२३/२०२३ मधील सूचना प्रमाणे सर्व जमीन मालकांच्या देवघन झालेल्या प्रकृत न्यायी व सदानीस मूलांसाठी पूर्व करून त्यांच्याकडील दिवसेंदिवस झालेली आहे.

दिनांक : ३०/११/२०२३

पत्ता : नैना कार्यालय, टॉवर नं. १०, सातवा मजला,

बेलापुर रेल्वे स्टेशन, मी.सी.टी. बेलापुर - नवी मुंबई ४०० ६१४

(अर्बितार निवारक)

नगर रचना परियोजना नैना क्र. ७,  
(देवाद (भाग), विचुंबे (भाग), उसरी खुर्द (भाग),  
कोळखे पेट (भाग), शिवकार (भाग))

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