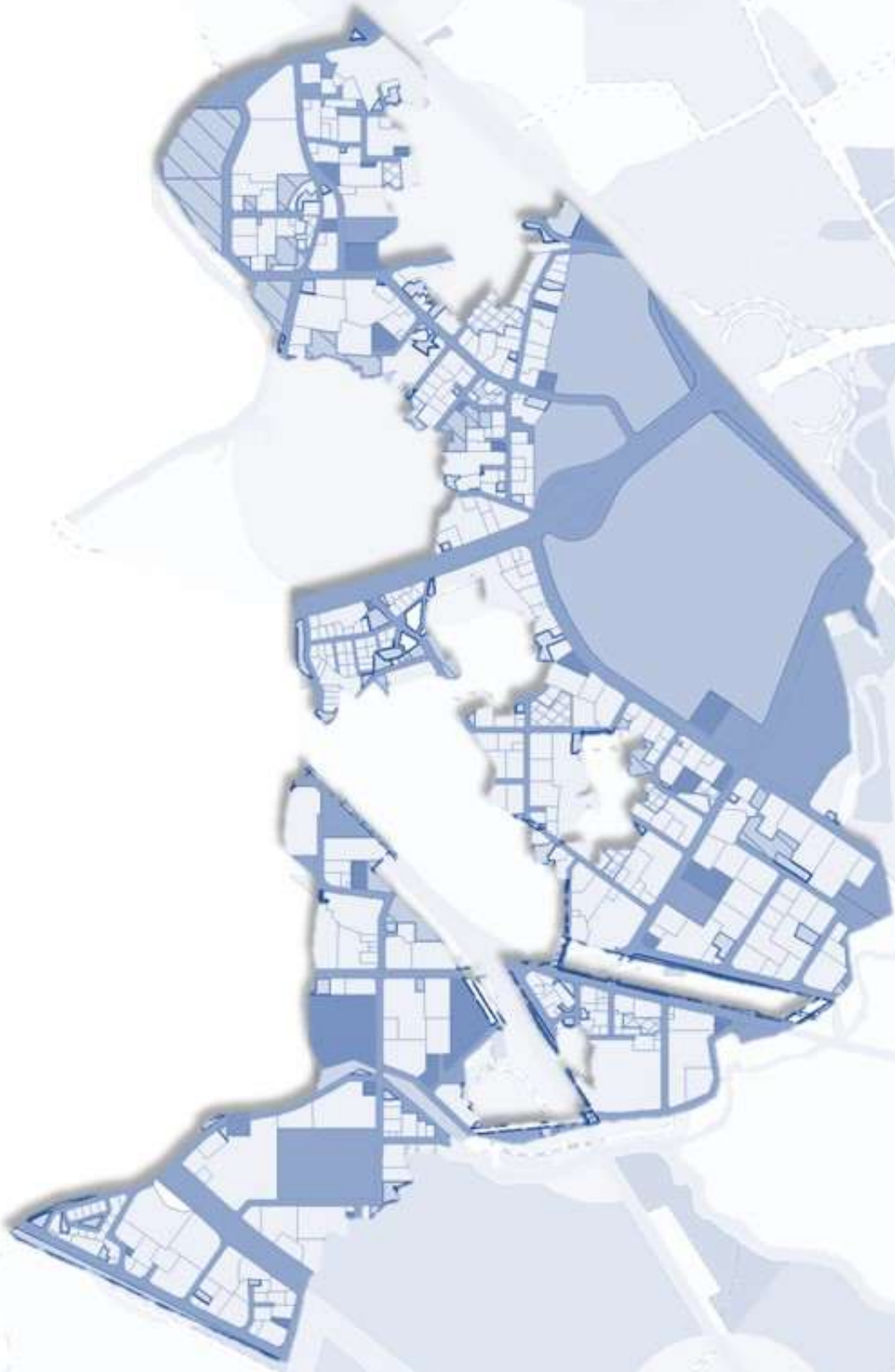
TOWN PLANNING SCHEME, NAINA NO. 07

FINAL SCHEME REPORT



SPECIAL PLANNING AUTHORITY, NAINA, CIDCO

TOWN PLANNING SCHEME, NAINA NO. 07

Part of Villages Devad, Vichumbe Kolkhe Peth, Usarli Khurd and Shivkar

Tahsil Panvel, District Raigad

FINAL SCHEME

REPORT

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

Abhiraj Girkar
Arbitrator

Contents

1. PREAMBLE 1
2. NEED OF TOWN PLANNING SCHEME NO. 7 2
3. CONCEPT FOR LAYOUT OF TOWN PLANNING SCHEME 3
4. THE DRAFT SCHEME BY SPA - NAINA 4
4.1 DECLARATION OF INTENTION 4
4.2 THE SALIENT FEATURES OF TPS-7 4
4.3 NATURAL AND EXISTING FEATURES UNDER THE SCHEME:- 7
4.4 ENGINEERING AND TRANSPORTATION ASPECT: 8
4.5 PUBLICATION OF DRAFT SCHEME: 8
4.6 SANCTIONING OF THE DRAFT SCHEME UNDER SECTION 68(2) 9
4.7 LAND USE DISTRIBUTION: 9
5. ARBITRATION 10
5.1 APPOINTMENT OF ARBITRATOR BY THE GOVT. 10
5.2 ARBITRATION PROCEEDINGS 10
5.3 AWARD OF PRELIMINARY SCHEME 12
5.4 LAND USE ANALYSIS OF THE PRELIMINARY SCHEME 14
6. FINAL TOWN PLANNING SCHEME 15
6.1 Date of Valuation 16
6.2 Original Plot Value 17
6.3 Seemi-Final Value 21
6.4 Final Value 22
7. COMPENSATION TO THE LAND OWNERS 24
8. COMPENSATION BY SPA, NAINA 25
9. INCREMENTAL VALUE OF FINAL PLOTS 26
10. CONTRIBUTION BY LAND OWNERS 26

11. CONTRIBUTION BY SPA, NAINA.....27

12. COMPONENTS OF FINANCE OF THE SCHEME.....28

12.1 Cost side of the scheme.....28

12.2 Receipts Side of the Scheme Finance 32

13. FORM NO-1 REDISTRIBUTION AND THE VALUATION STATEMENT 34

14. FORM NO. -2 FINANCE OF THE TOWN PLANNING SCHEME 34

15. SUBSTANTIAL VARIATIONS IN THE DRAFT SCHEME 35

16. TIME LIMIT FOR DRAWING THE FINAL SCHEME.....35

17. AWARD OF THE FINAL TOWN PLANNING SCHEME 36

18. ACCOMPANYMENTS OF THE FINAL SCHEME.....36

19. LEGAL FORMALITIES IN TPS-7: 38

20. TIMELINES FOLLOWED IN PREPARING TPS-7:.....40

21. FORM NO. 1 – REDISTRIBUTION AND VALUATION STATEMENT OF THE SCHEME 42

22. FORM NO. 2 – FINANCE OF THE SCHEME.....75

23. PLANS A TO F .....

24. ANNEXURES 86

List of Tables

Table 1: Declaration of Intension as per MR&TP Act 1966 4
Table 2: Land use distribution in the Sanctioned Draft TPS 7 9
Table 3: Land-Use Analysis of the Preliminary Scheme and its comparison with the sanctioned Draft Scheme 14
Table 4: Village wise Land Rates (per Sq.mts.) 17
Table 5: Land Values in Sale transactions obtained during previous 5 years 18
Table 6: Land Values sanctioned in adjoining Final Town Planning Schemes 19
Table 7Cost of Construction of Roads and services along it. 29
Table 8: Cost of Development of Social Facilities 30
Table 9: Total Estimated Cost of infrastructural works 31
Table 10: Legal Formalities 38
Table 11: Timelines followed in TPS - 7 40

List of figures

Figure 1: Plan Showing Location of IDP and its surroundings 6
Figure 2: Plan showing the Location of TPS 7 and its surrounding 6

List of Annexures

Annexure 1: Draft Sanction of TPS-7 by Govt. 86
Annexure 2: Newspaper Notice of Sanction of Draft Scheme9**Error! Bookmark not defined.**
Annexure 3: Appointment of the Arbitrator by Government 94
Annexure 4: Commencement of duty by the Arbitrator 95
Annexure 5: Notice of Commencement of duty by the Arbitrator in Newspaper 98
Annexure 6: Subdivision of the Scheme u/s 72 (3) 99
Annexure 7: Drawing up of the Preliminary Scheme u/s 72 (7) 100
Annexure 8: Preliminary Scheme drawn up by Arbitrator- Newspaper Notice 104
Annexure 9: Newspaper Notice for Compensation for Affected Structures 106
Annexure 10: Sanction of Preliminary Scheme 110
Annexure 11: Gazette Publication for Drawing up Final Town Planning Scheme no 7 112
Annexure 13: Publication of Notice in Newspaper 116

TOWN PLANNING SCHEME, NAINA NO. 7,

(Part of Villages Devad, Vichumbe, Kolkhe Peth, Usarli Khurd and Shivkar of Taluka – Panvel, District – Raigad)

FINAL SCHEME

REPORT

1. PREAMBLE

The Government of Maharashtra in exercise of powers conferred under clause (b) of subsection (1) of the section 40 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act ") declared, by Notification no. TPS -1712/475/CR-98/12/UD-12, dated 10th January, 2013, City and Industrial Development Corporation of Maharashtra Limited (being a company owned and controlled by the Government of Maharashtra) (hereinafter referred to as "CIDCO") as Special Planning Authority (hereinafter referred to as "SPA-NAINA") for 270 villages for an area notified as Navi Mumbai Airport Influence Notified Area (hereinafter referred to as "NAINA") as specified therein. The Sub-section (2) of Section 21 of the said Act makes it obligatory on the part of any Planning Authority to prepare and publish a Development Plan for the entire area under its jurisdiction and to submit it to the State Government for sanction within a period of three years from its constitution.

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

Thereafter, the Government of Maharashtra vide Notifications dated 22/09/2015 and 18/03/2016 had declared Maharashtra Industrial Development Corporation Limited (MIDC)

and Maharashtra State Road Development Corporation Limited (MSRDC) respectively as SPA, for some villages in NAINA. Thus, resulting SPA (NAINA) to 224 villages with a total area of 474 sq.km. While sanctioning Development plan of balance 201 villages on 16.09.2019, considering the contiguity of NAINA project, the UDD in GOM has excluded 49 non-contiguous village pockets. Thus, now the notified area of NAINA is for 174 villages 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.

2. NEED OF TOWN PLANNING SCHEME NO. 7

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

proposed road linkages in the scheme. The physical infrastructure and road connectivity of Navi Mumbai can be extended as a comprehensive system.

With this background, SPA- NAINA had declared its intention for making of Town Planning Scheme No. 7 (TPS- 7) at part of Villages Devad, Vichumbe, Usarli Khurd, Kolkhe and Shivkar of Taluka – Panvel, District Raigad (admeasuring approximately 215 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.

3. CONCEPT FOR LAYOUT OF TOWN PLANNING SCHEME

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

- All landowners will contribute in general, equal percentage of land for the scheme and DP proposal.
- Forest lands, water bodies, and existing structures of valid permissions are to be maintained.
- Land owners will get at least 40% of original land holding in the form of a well laid final plot.
- As far as possible final plots will be anchored to their original location.
- Approximate 10% open space and 5% amenity will be provided commonly in scheme layout and distributed spatially on neighborhood concept.
- As far as possible existing structures will be protected and a final plot to be given around existing structures.
- The final plots are of regular shape and developable.
- As far as possible, land affected by the gas pipe line, between river and blue line, will be allotted unencumbered final plots to its nearby original location.
- As far as possible, scattered holdings in the same ownership will be amalgamated to have a single bigger holding for better planning.
- Ownerships, tenures and area will be ascertained from the latest 7/12 extract.
- As far as possible, no land owner will be dispossessed in the scheme.

- EWS and LIG Housing sites will be provided below 10 % of the scheme area as most of the residents of the scheme area and the developers will construct the tenements to suit the LIG persons considering the present demand in the area.
- Special scheme Regulations will be framed in addition to the sanctioned NAINA IDP DCPR -2017 to facilitate the land owners to develop their final plots with ease.
- As far as possible the land owners will be encouraged to accept the compensation in the form of FSI instead monetary compensation.

4. THE DRAFT SCHEME BY SPA - NAINA

4.1 DECLARATION OF INTENTION

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

Table 1: Declaration of Intension as per MR&TP Act 1966

Sr. No	Details	Section	Date
1	CIDCO's BR No. 12255 to declare intention to prepare scheme	60(1)	13/09/2019
2	Extraordinary official Maharashtra Government Gazette (part-II)-for declaration of intention	60(2)	18/09/2019
3	Public notice in two local Newspaper: Ram Prahar (Marathi) Krishival (Marathi)	60(2)	20/09/2019

4.2 THE SALIENT FEATURES OF TPS-7

i. The identified Town Planning Scheme No. 7 boundary admeasuring about total area 225.25 Ha includes developable lands admeasuring about 215.21 Ha from part of villages Devad, Vichumbe, Usarli khurd, Kolkhe & Shivkar of Taluka – Panvel, District - Raigad and is located on West side of Mumbai Pune Expressway.

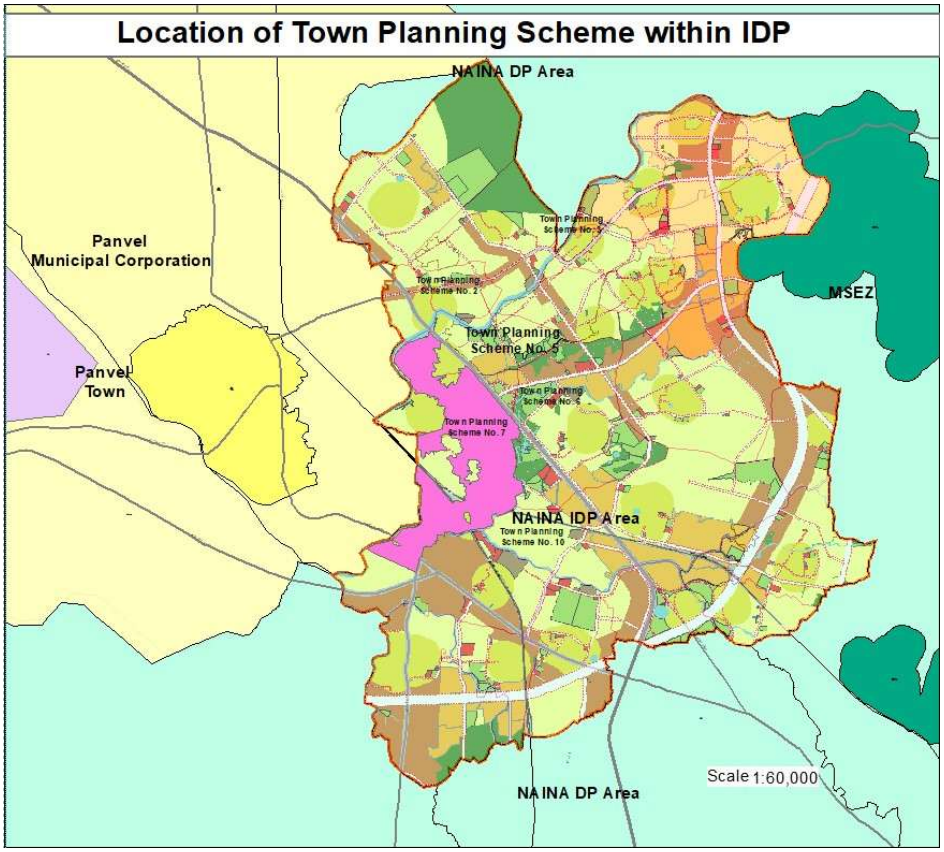
ii. The scheme area is located in Raigad district of Maharashtra state between (18.995676, 73.132906) (North), (18.968996, 73.131588) (South), (18.984911, 73.143742) (East) and (18.980729, 73.131836) (West). It is linked through a state-of-the-art Expressway with Mumbai (40 km), the state capital and India's commercial capital. It is about 8 km and 20 km away from the ongoing Navi Mumbai International Airport and India's largest container port JNPT, while 16 km from Thane-Belapur Industrial Belt. It abuts Pune Expressway. The scheme is contiguous.

iii. The Scheme is bounded by;

- On the *North* by Palidevad village & across Gadhi River
- On the *East* by Mumbai Pune Expressway & TPS 05
- On the *South* by IDP NAINA (Kolkhe village)
- On the *West* by Navi Mumbai (New Panvel)

Figure 1: Plan Showing Location of IDP and its surroundings

Figure 2: Plan showing the Location of TPS 7 and its surrounding



4.3 NATURAL AND EXISTING FEATURES UNDER THE SCHEME:-

4.3.1. River:

In the scheme, Gadhi River is traversing along its northern boundary and Kirki River is traversing along the southern boundary of the scheme and along the northern boundary of village Kolkhe through the scheme. The length of the Kirki river is around 2.2 Km. The course of the tributary is very undulating with an average width of 15M.

The high flood line of Gadhi River is marked, but it is not marked for Kirki River. The High flood line of Gadhi River in terms of Blue and Red Line is running deep inside the scheme area.

The area between the river bank and the blue flood line in the scheme is major area of about 13.70 Ha. and many structures are existing therein. Therefore as the flood control measure, the Corporation in the sanctioned Draft Scheme has proposed the big size of Government plot along the river bank, to be utilized as open spaces or Holding pond. Beyond that 20 mts. layout road and thereafter landholder's plots are proposed.

4.3.2. High Tension & Tata Hydro Power Transmission Tower Lines:

MSEB's extra high voltage tower line of 220 KV having corridor of 35 M traversing through village Vichumbe & Usarli Khurd and 110 KV having corridor of 22 M is passing through the village- Kolkhe The length of HT line passing through village Vichumbe & Usarli Khurd is approx 1.4 Km, and in Kolkhe around 0.2 Km. In this scheme, in village- Vichumbe & Usarli khurd, below this power corridor, already some authorized as well as unauthorized structures is existing.

4.3.3. Existing Railway Lines:

Panvel- Karjat & Panvel- Roha (Konkan) Railway line are passing through the scheme. In addition to the existing railway line, a future expansion area is proposed along Panvel-Roha line.

4.3.4. Existing Structures and Structures with Valid Building Permission:

- The location of the scheme is in the vicinity to Navi Mumbai – New Panvel and therefore it is vulnerable to haphazard development. There are approximately 712 numbers of existing structures in the scheme, very few of which are authorized structures. The development is in sporadic manner. With regards to honoring the

existing structures wherever possible, more than 40% of the original lands were proposed as final plots at some locations in the draft sanctioned scheme.

- Within the scheme area, there are about 712 nos. 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 was taken to provide the final plots around the structure to retain it.

4.4 ENGINEERING AND TRANSPORTATION ASPECT:

4.4.1. Engineering Aspects:

TPS-7 is located adjacent to the New Panvel node of CIDCO and also shares the boundary of Navi Mumbai Project. The existing water supply network of Navi Mumbai will be extended to the scheme.

There is a Sewerage Treatment Plant (STP) reserved in sanctioned IDP of NAINA across the Kirki River at Usarli Khurd Village. Till the STPs earmarked in the IDP gets 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.

4.4.2. Transportation Aspect:

The road network in sanctioned Draft TPS- 7 was prepared in consultation with CIDCO's T&C Dept. Necessary Modifications at major road junctions and other geometrics of the roads were planned after due suggestions from T&C Dept. The proposed road sections have provisions for future service lines such as Cooking gas lines, fiber optics, electric cables. The footpath will have tree guards. The main roads will have Bus bays and bus shelters. The proposed Dumbbell shaped interchange at Mumbai Pune Expressway, Devad Bridge on Gadhi River, bridge at Kirki River, Underpass at Railway lines were proposed in consultation with the transportation department.

4.5 PUBLICATION OF DRAFT SCHEME:

In accordance with provisions of section 61(1) of the MR&TP Act, TPS 07 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 कृषीवल and रायगड नगरी dated 28/04/2022.

As the provision of section 67 of the MR&TP act, 1966, after publication total 23 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 34 applications of suggestions / objections were received. The SPA considered 14 out of 57 applications related valid suggestions, record updation and others and the draft scheme was modified accordingly.

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

The draft Town Planning Scheme no. 7 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; who has been delegated the powers of sanctioning of the draft schemes as provided under section 68(2) of the said Act by the State Government.

The Vice Chairman and the Managing Director, CIDCO had then forwarded the draft scheme for consultation as per section 68(2) to the Director of Town Planning, Maharashtra State, Pune vide his letter dated 22.07.2022. The Director of Town Planning vide letter no. Draft TPS/TPS 7/NAINA/Sec 68(1)/467 dated 17.10.2022 had given consultation for sanction of TPS-7 and also accorded approval for suitable amendment in the sanctioned IDP reservations as per section 59(2) of the said Act. Vice Chairman and the Managing Director of the Corporation vide his Notification CIDCO/NAINA/TPS-7/Draft Scheme/2022/ dated 21/10/2022 has sanctioned Draft Town Planning Scheme no.7 (TPS-7) along with corresponding Special Development Control Regulations under section 68 (2) of the said Act. The said notification was published in the Maharashtra Government Gazette Extraordinary Part-2, dated 4-11-2022 and in the local newspapers as required on 11/11/2022 in Dainik Raigad Nagari and Newsband respectively. The gazette Notification and publication of notifications in Newspapers are attached as Annexure 1 and Annexure 2 respectively.

4.7 LAND USE DISTRIBUTION:

The land use distribution in sanctioned Draft TPS-7 was as under:

Table 2: Land use distribution in the Sanctioned Draft TPS 7

Sr. No.	Particulars	Area (in Ha)	% on Scheme area (Drawing)
1	Area of the TPS-07 as per 7/12	225.25	
2	**Area of the TPS-07 as per Drawing**	**215.73**	

Sr. No.	Particulars	Area (in Ha)	% on Scheme area (Drawing)
3	Area under non developable such as Nala, Forest, River, already developed area	11.62	
4	National Highway NH-17	2.64	
5	Area (Gross) for TPS-07	201.47	100%
6	Area under IDP Reservation	83.04	41.22%
	a. Area under IDP road	19.91	9.88%
	b. IDP reservations such as Schools, Hospitals etc.	6.98	3.46%
	c. IDP reservations such as Park, Playgrounds etc.	17.93	8.90%
	d. Area under Growth Centre	38.22	18.97%
7	Area (Net) available for scheme	118.43	58.78%
8	Area under internal Roads (actuals)	15.94	7.91%
9	Area reserved for Recreational open spaces	4.03	2.00%
10	Area reserved towards Amenities / Social Facilities	4.34	2.15%
11	Area available for EWS	4.05	2.01%
12	Area to be distributed in the form of final plots (40% of 7/12 area)	90.07	44.70%
13	Total Numbers of original Plots	690	
14	Total number of Final Plots to landowners	439	

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

5. ARBITRATION

5.1 APPOINTMENT OF ARBITRATOR BY THE GOVT.

The State Government 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. 7 vide Urban Development Department Notification no. TPS-1222/2152/CR-148/22/UD-12 dated 02.12.2022, which was appeared in Maharashtra Government Gazette, Konkan Division Supplement, Part I dated 23-29.03.2023. The gazette notice of Appointment of Arbitrator for TPS-7 is attached as Annexure 3.

5.2 ARBITRATION PROCEEDINGS

The Arbitrator then entered upon the duties w.e.f. 05-04-2023 by publishing a notice in the Maharashtra Government Gazette, Extraordinary, Part II, on pages 1, 2 & 3 dated 25th April 2023. The same notice in English and Marathi was published in daily Newspapers Raigad Nagari and NewsBand dated 16/04/2023 and 17/04/2023 respectively for the information of the land owners and the public. The gazette notice of Commencement of Duties by Arbitrator and notice in 2 Newspapers for TPS-7 is attached as Annexure 4 and Annexure 5 respectively.

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

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 on each and every owner of the original plots included in this scheme from all the four villages, for the hearing from 24/07/2023 to 21/08/2023. This special notice in form no. 4 was 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 was 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 were asked to appear before the Arbitrator on the specified dates and time to submit their say on the proposals of the sanctioned draft scheme and to record minutes of the same. Due to change of address by the owner or incomplete addresses, it was possibility that all owners will not receive these special notices. Therefore, the general public notice was published in the local newspaper Kille Raigad and Ram Prahar dated 18/07/2023. Also it was published on CIDCO's website (https://cidco.maharashtra.gov.in) on 18/07/2023 and in the respective Gram Panchayat Offices on 20/07/2023.

For those land owners, who had not attended the above mentioned hearing, the 2nd hearing was arranged between 04/09/2023 to 15/09/2023 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 on 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 Kille Raigad and Krushival dated 02/09/2023. Also it was published on CIDCO's website

(https://cidco.maharashtra.gov.in) on 05/09/2023 and in the respective Gram Panchayat Offices on 05/09/2023.

The Arbitrator 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 on 10/08/2023, Executive Engineer, MSRDC for Mumbai Pune Expressway on 21/08/2023, Executive Engineer, MSEDCL for Transmission line passing through TPS on 21/08/2023, were called for individual hearing through letter. Also, other organizations like Manager, Hindustan Petroleum for HP Pipeline on 21/08/2023, Manager, and TATA Power for TATA Hydropower Line on 21/08/2023 were called for individual hearing through letter. The Corporation, NAINA (CIDCO) has also been given hearing on 21.11.2023 after the draft preliminary scheme has been prepared.

The Arbitrator then subdivided the sanctioned draft scheme into two parts as i) the Preliminary Scheme and ii) the Final Scheme; as provided in sub-section (3) of Section 72 of the said Act on 29th August, 2023 under his order bearing no ARB/TPS-7/GEN/2023/488/2. Order attached as Annexure 6. 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.

5.3 AWARD OF PRELIMINARY SCHEME

By considering all the issues/points/observations stated above and also after hearing SPA-NAINA on 1st November 2023, the layout of the draft scheme 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. 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.

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

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

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

The Preliminary Town Planning Scheme, NAINA no. 07 was drawn up accordingly under sub-section (7) of Section 72 of the said Act on 30th November 2023. The notices in English and in Marathi regarding drawing-up of this preliminary scheme were published in the Extra-Ordinary Gazette no. 101, in Part II; dated 01/12/ 2023. These notices were also published in the local Newspapers, Dainik Kille, Ram Prahar and Newsband dated 12/12/2023. The gazette Notification and publication of notifications in Newspapers are attached as Annexure 7 and Annexure 8 respectively.

The Preliminary Town Planning Scheme, NAINA no. 07 was 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-7/Pre-Sub/2023/522, dated 29th December 2023. The State Government in UDD wide Notification No. TPS-1224/06/CR23/24/UD-12 Dated 1st March 2024, has sanctioned the said Preliminary Town Planning Scheme, NAINA no.7, with some changes as described in the schedule I, II and III

of the Notification. The said Notification was published in Govt Gazette, part A, Konkan Division dated 26th September- 2nd October 2024. The Gazette Notification is attached as Annexure 9.

5.4 LAND USE ANALYSIS OF THE PRELIMINARY SCHEME

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

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

Sr. No.	Public Sites and Users	Percentages with Scheme area						Remarks
		Draft Scheme		Preliminary Scheme				
		Area (Sq.m.)	%	Area (Ha)	Total	% on Gross Area	% on Net Area	
	Total Area Under Scheme	**215.73Ha (Gross Area) 201.47 Ha (Net Area)**		**213.726 HA (Gross Area)**			**198.25 Ha (Net Area)**	
1	**Users as per Section 64 (g-1) (i)**							
A	EWS	**4.05**	**2.0**	3.05				
B	**Total Users as per Section 64 (g-1) (i)**	**4.05**	**2.0**	**3.05**	3.05	**1.43**	1.54	**Below 10% of the Total Area under TPS - 7.**
2	**Users as per Section 64 (g-1) (ii)**							
A	**For Roads**							
1	IDP Roads	35.85	17.79	19.90	**36.23**	**16.95**	18.27	
2	Layout Roads			16.33				
B	**For Parks, Play Ground, Garden & Open Spaces**							
1	IDP City Parks	17.93	8.9	5.39	17.76	8.31	8.96	
2	IDP Parks			7.08				
3	IDP Play Grounds			5.30				
4	Layout Open Spaces	4.03	2.0	4.02	4.02	1.88	2.03	
	Total Open Space Area	**21.96**	**10.9**		**21.79**	**10.19**	10.99	
C	**For Social Infrastructure and Public Utility**							
1	IDP Schools	6.98	3.5	1.48	6.64	3.11	3.35	
2	IDP Daily Bazar			0.38				
3	IDP Primary Health Centres			0.59				
4	**IDP ESS**			0.43				
5	**IDP ESR/GSR**			0.26				
6	**IDP Police Station**			1.11				
7	**IDP CC**			0.25				
8	IDP STP			2.14				

Sr. No.	Public Sites and Users	Percentages with Scheme area						Remarks
		Draft Scheme		Preliminary Scheme				
		Area (Sq.m.)	%	Area (Ha)	Total	% on Gross Area	% on Net Area	
9	Layout Amenities	4.34	2.2	2.53	2.96	1.39	1.49	
10	Existing Amenity			0.43				
	Total Social Infrastructure and Public Utility Area	**11.32**	**5.62**		**9.60**	**4.49**	**4.84**	
D	**Sale plot by SPA NAINA**							
1	Sale Plots	**0.00**	**0.00**	0.80	**0.80**	0.38	0.41	
	Total Users as per Section 64 (g-1) (ii)	**80.45**			**68.42**	**32.01**	**34.51**	**Below 40% of the Total Area under TPS - 7.**
3	**Plots of Users not falling under 64(g-1)**							
A	IDP Growth Centres	38.22	19.0	37.14	37.14	17.38	18.73	
B	Govt./ Public Purpose Lands			8.20	8.20	3.84	4.13	
	Total of Plot Users not falling under 64(g-1)	**38.22**	**18.5**		**45.34**	**21.21**	**22.87**	
4	**Area excluded from Scheme to calculate Net Area**							
1	Area Under Pune-Mumbai Highway	11.62		2.72	**2.72**	**1.27**		
2	Area Under Railway			11.47	**11.47**	**5.37**		
3	Waterbody			0.92	**0.92**	**0.43**		
4	Pada			0.36	**0.36**	**0.17**		
5	**Final Plots allotted to Land Owners**							
1	Final Plots allotted to Land Owners	90.07	44.7	81.45	81.45	38.11	41.08	
	Gross Scheme Area	**201.47**	**100.0**	**213.726**	**213.726**	**100.00**	**100.00**	

6. FINAL TOWN PLANNING SCHEME

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

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

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

1. While estimating the value of the original plots, existing trees, dug-wells, bore-wells and compound walls/fencing have been neglected and hence not valued.

2. Existing structures constructed with due permission of the respective Gram Panchayats are authorized, still not valued.

3. The contribution levied to the final plots is exorbitant.

4. The landowners were never told by the SPA, NAINA that the contribution is required to be paid by them even when they are surrendering 60 % of their lands to the scheme.

5. The contribution should have to be waived considering that they have parted with their 60 % lands to the scheme; which is highest in the state.

6. The landowners should be paid monetary compensation for 60 % of lands surrendered by them and at the same time they should be permitted to consume FSI of 2.5 in the final plots allotted to them as promised by the SPA, NAINA.

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

6.1 Date of Valuation

In the scheme, it is required to estimate the market values of all the lands included in the scheme i.e. the market values of all the Original Plots included in the scheme. Further, The Semi-final and the Final values of all the Final Plots reconstituted have to be worked out. These market values are required to be estimated as provided in the section 97(f) and section 98. Both these

sections of the said Act state that these valuations are prevailing to the date of declaration of intention of this scheme under section 60(1) by the SPA, NAINA.

The intention to make scheme no. 7 for this identified area is declared by the SPA, NAINA under section 60(1) of the said Act on 13th September 2019. Hence, the date of values of Original Plots, Semi-Final and Final values of Final Plots is **13th September 2019**.

6.2 Original Plot Value

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

A. Land values in sanctioned Draft Scheme no. 7.

The Form no. 1 accompanied to the sanctioned draft scheme is scrutinised by the Arbitrator in light of the provisions made under section 72 (6) of the Act. It is found that the rates of land values of the original plots included in the scheme are adopted from the Annual Statement of Rates (ASR) published by the Inspector General of Registration and Superintendent of Stamps, Maharashtra State. The date of declaration of intention under Section 60 (1) of this scheme is 13th September 2019. The SPA, NAINA has considered the Annual Statement of Rates of Non-agriculture land of 2019-20 for the lands from the villages of Devad, Vichumbe, Kolkhe Peth, Usarli Khurd and Shivkar in Panvel Tahsil of the Raigad District as given below.

Table 4: Village wise Land Rates (per Sq.mts.)

Sr. No.	Village	Assessment Type	Rate per sq.mt.
1	Devad	NA Land	4420
2	Vichumbe	NA land in Gaothan periphery area	3960
		NA land in out of Gaothan periphery area	3770
3	Kolkhe Peth	NA land in Gaothan periphery area along Highway	6740
		Other NA land in Gaothan periphery area	6120
		NA land in out of Gaothan periphery area along Highway	6420
		Other NA land in out of Gaothan periphery area	5830
4	Usarli Khurd	NA Land	4420
5	Shivkar	NA land	3590
		NA land along Highway	4390

They have adopted the following assumptions:

1. For original plot value of land parcels, ASR of Non-agriculture land of 2019-20 is considered.
2. If more than 50% of a particular survey number falls under no construction activity area due to restriction of buffer/ HT line/ Gas pipe line etc, 50% of NA rate mentioned in ASR is considered.
3. For the already granted CC permissions by competent Authority, OP value is considered equal to semi-final value, considering that there will be enhancement only in terms of provision of infrastructure by CIDCO.
4. For the land parcels falling 50% or more in 200mts of Gaothan or in urban village, original plot value is considered as 1.1 times ASR of Non-agriculture land of 2019-20, so that the net demand becomes zero for such plots.
5. For the purpose of semi-final value of plot, 1.5 times ASR of Non-agriculture land of 2019-20 of OP is considered.
6. Final value of plot is calculated considering 4 times ASR of Non-agriculture land of 2019-20.
7. No contribution is levied on plot reserved for public purpose which will be solely for the benefit of the owners/residents within scheme area or purposes of Planning Authority.
8. Plots reserved for Planning Authority such as park, open space, gardens, common play grounds which are non-saleable plots. Hence, semi-final value is considered as ASR and equal to final plot value.

B. Land Values in sale transactions obtained during previous 5 years

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

Table 5: Land Values in Sale transactions obtained during previous 5 years

No.	Village	Date of transaction	Rate per sq.mt.	Rate per sq.mt. at the date of valuation (By assuming 10% rise /year)
1	Devad - Outside of Urban Village	April 2018	4500/ sq.mt,	5175/sq.mt.
2		July- 2016	3840/sq.mt.	4992/sq.mt.
3	Devad- Lands situated in Urban Village areas	July 2016	5886 /sq.mt	7651/ sq.mt.
4		April-2019		4992/sq.mt.

5	Vichumbe-Lands situated outside of Urban Village areas	August 2016	4297.99 /sqmt.	5587/sq.mt.
6		August 2016	3846.15 /sqmt.	5000/sq.mt.
6	Vichumbe-Lands situated in Urban Village areas	October 2016	3775.51/sq.mt.	4908/sq.mt.
7		October 2016	3898.10/sqmt	5067/sq.mt.
8	Usarli Khurd-Lands situated outside of Urban Village areas	June 2016	2682.18/sqmt	3554/sq.mt.
9	Usarli Khurd-Lands situated inside Urban Village areas	September 2016	3850/sqmt	5005/sq.mt.
10	Kolkhe Peth-Lands situated inside of Urban Village areas	December-2019	7200/sqmt.	7200/sq.mt.

C. Land Values sanctioned in adjoining Final Town Planning Schemes

The Town planning scheme no. 2 has been finalised by the arbitrator and submitted to the State Govt. for sanction. It is situated adjoining to the East boundary of the said scheme. The finalised values of Original Plots, Semi-final and Final values of Final plots at the date of valuation of December 2017 are as follows:

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

Type of Plot	Description	Value/ sq.mt.
Original Plot	Lands situated outside the urban village areas and do not have any access	4,500
	Lands situated in urban village areas and do not have any access	7,000
	Lands situated in urban village areas and having access	8,000
	The rates of OPs fronting on Kaccha and Pucca village roads	5,000 and 6,000
	The rates of OPs fronting on State Highway	10,000
	Developed plots and having NA value	10,000
	Developed and fronting on State Highway	12,000
Semi-Final value	Semi-final value of Final plots	9,000
	Final plots fronting on State Highway	18,000
Final value	FPs fronting on scheme roads	18,000
	FPs fronting the State Highway & 45 mt. IDP road	20,000 and 19,000
	FPs situated on corner or on double frontage	5% higher than their normal final value.
	The plots designated to open users	40% of similar FP

D. Finalized Land values in Final Scheme no. 7

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

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

It is seen that the finalised value of Original plot in TPS-2 at the date of valuation of December 2017 is 4500/sq.mt. The lands fronting the State highway have good potentiality and are not much dependent on the scheme roads or infrastructure and hence, possess higher values. The Arbitrator has also considered the above mentioned land values in sale transactions. Accordingly the rates of land values pertaining to September 2019 in these four villages included in the scheme have been decided as given below.

The lands situated outside the urban village areas (beyond 200 m from notified village gaothans) and do not possess any access and could not therefore be developed independently for want of accesses are valued at Rs. 6,000/sq.mt. for Kolkhe Peth village and 5,500/sq.mt. for other villages. For lands situated within the urban village areas where FSI of 1.00 is permissible are valued at Rs. 9,000/- per sq.mt. for Kolkhe Peth village and Rs. 8,000/- per sq.mt. for other villages. The rates of OPs fronting on (i) local village roads & proposed IDP roads, (ii) classified village roads & District Roads and (iii) Highways are valued respectively at 10 %, 20% and 30 % higher over and above the general land value rates stated above. The

OPs those are directly fronting the State highway and which have been already fully developed are valued at the rate of Rs. 15,000/sq.mt. for Kolkhe Peth village and 14,000/sq.mt. for other villages. Similarly, those OPs situated elsewhere and have been already fully developed and possess NA value are valued at the rate of Rs. 13,000/sq.mt. for Kolkhe Peth village and 12,000/sq.mt. for other villages. It is observed that some OPs are affected by the GAIL pipe line and hence, the development potential there is got restricted. As such, these OPs have been valued at 60 % of the normal OP value. These original plot values are marked on the Plan no. A appended to this Scheme.

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

It is observed that not a single structure constructed with due permission of the competent authority is affected during the reconstitution. In this regard, public notices were published in Newspaper Ramprahar & Sagar, dated 13th March 2024, and thereafter again in Newspaper Ramprahar & Wadalvara dated 29th July 2024, and requested to all the land owners that if their authorised structure has been affected in the Preliminary NAINA TPS No. 7, compensation claim shall be submitted within 15 days, along with sanctioned development permission from the competent authority and valuation report. The public notices are attached as Annexure 10. In response, only 1 request letter dated 12/08/2024 has been received from Shri. Naresh Shankar Ramdharne and has submitted the sanctioned layout order and plan from the collector, Raigad. However sanctioned Development/Building permission and valuation report of any affected structure has not been submitted. Hence, valuation in this respect is not necessary.

6.3 SEMI-FINAL VALUE

Semi-final value is defined under clause (f) of Section 97 (1) of the Act. It is the value of a Final Plot prevailing at the date of declaration of intension under section 60 (1) of the Act to prepare a scheme without reference to any improvements contemplated in the scheme, other than the improvements due to alterations of its boundaries. This is the value of a final plot only

as a result of improvements in its shape or location due to the reconstitution. The Form no. 1 accompanied to the sanctioned draft scheme is scrutinised by the Arbitrator in light of the provisions made under section 72 (6) of the Act. It is found that the rates of Semi-Final values of all the final plots reconstituted in Part A of the scheme estimated in the sanctioned draft scheme are at 1.5 times the respective original plot values.

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

Considering all these factors and points, it has been decided that Semi-Final Values of all the final plots included in this scheme prevailing to 13th September 2019 i.e. on the date of declaration of intention of this scheme as Rs. 13,000/sq.mt. for Kolkhe Peth village and 12,000/sq.mt. for other villages which is proper and appropriate. However, the final plots those are fronting the State Highway are valued at Rs. 15,000/sq.mt. for Kolkhe Peth village and 14,000/sq.mt. for other villages. The Plan no. B appended to this report shows plot-wise semi-final values decided by the Arbitrator.

6.4 FINAL VALUE

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

The works contemplated in the scheme are road network which consume total area of 36.23 Ha. The roads being constructed in the scheme including the IDP roads which provide proper circulation pattern to the scheme development are as below. There are 6 m wide roads having area of 0.364 Ha, 9 m wide roads having area of 1.149 Ha, 12 m wide roads having area of 6.98

Ha, 15 m wide roads having area of 7.277 Ha, 20 m wide roads having area of 9.421 Ha, 30 m wide road having area of 3.882 Ha and 45 m wide road having area of 7.154 Ha. There are various infrastructural sites being provided in the scheme as IDP proposals or the scheme proposals. These are

a) 43 sites for Open Spaces having total area of 4.02 Ha
b) 22 sites for City Park/Park having total area of 12.47 Ha.
c) 4 sites for Play Grounds having total area of 5.30 Ha
d) 3 sites for Schools having total area of 1.48 Ha.
e) 3 sites for Primary Health Centre having area of 0.59 Ha.
f) 3 sites for Daily Bazar having area of 0.38 Ha.
g) 33 Amenity Sites for various public purposes having total area of 2.96 Ha. Similarly, there are 10 Sites for EWS/LIG Housing having total area of 3.05 Ha and 16 sites reserved as Sale Plots to provide funds for the scheme by selling them in the open market which admeasuring to 0.80 Ha. The IDP has sites for Growth Centres at various locations and this scheme includes 3 sites having total area of 37.14 Ha which will be developed by the SPA, NAINA as CBD outside the scheme.

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

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

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

a) The FSI permissible in all the Final Plots is equal to the quotient of the OP Area divided by the FP Area. As most of the final plots allotted are of reduced areas to the extent of 40 % of the OP areas, the FSI works out to 2.5 as maximum.
b) The Amenity Plots and other developable reserved Plots will have FSI of 2.50

c) Growth Centre Plots will have FSI of 2.50 and can be increased upto 4.00 on the payment of premium.
d) Overall rate of final value of FPs fronting the scheme roads will be Rs. 26,000/sq.mt. for Kolkhe Peth village and 24,000/sq.mt. for other villages.
e) The rates of final value of FPs fronting along classified village & District roads and along 27.0 m and above wide IDP road will be Rs. 28,000/sq.mt. for Kolkhe Peth village and 26,000/sq.mt. for other villages.
f) The rates of final value of FPs fronting along highway and the 45 mt. wide IDP road will be Rs. 30,000/sq.mt. for Kolkhe Peth village and 28,000/sq.mt. for other villages..
g) The final values of FP's situated at the corner of the roads or having double frontage have been valued at Rupees 1000/- higher than their normal value (Increase of about 5%).
h) By considering FSI of Growth Centre Plot can be raised to 4.00, the rates of Final Values of Growth Centre Plots are valued at Rs. 32000/ sqm.
i) The plots designated to open users like Gardens, Play Grounds or Parks have been valued at 40 % their normal values.

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

7. COMPENSATION TO THE LAND OWNERS

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

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

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

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

8. COMPENSATION BY SPA, NAINA

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

Planning Authority which are partially beneficial to the land owners or residents of the scheme and partially beneficial to the general public is payable in proportion to the percentage of such benefits attributable to the residents of the scheme by the Planning Authority to the cost of the Scheme.

9. INCREMENTAL VALUE OF FINAL PLOTS

Increment in the value of a final plot is defined in section 98 and it is deemed to be the amount by which the market value of such final plot estimated with reference to all the improvements contemplated in the scheme have been completed would exceed over the value of the same final plot estimated without reference to such improvements, both the values are prevailing to the date of declaration of intention to make a scheme under section 60 (1) of the Act. In other words, increment in the value of a final plot is equal to the difference of its final value and the semi-final value prevailing to the date of declaration of intention to prepare a scheme. Such incremental values have been worked out in respect of all the reconstituted final plots including the plots designated to public purposes and allotted to the Planning Authority.

10. CONTRIBUTION BY LAND OWNERS

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

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

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

In TPS- 2 & 3, the Arbitrator concluded that the percentage of contribution to be charged to the land owners will have to be reconsidered and will have to be lowered down to a nominal amount if the receipt side is sufficiently on higher side to meet the cost of the scheme. This is in view of considering that the land owners have surrendered their 60 % of lands and cooperated with the SPA, NAINA in making the participatory Town Planning Scheme. Accordingly the Arbitrator decided to levy contribution to the landowners at a reduced rate of only 0.05 percent of the incremental value instead of 50% as is proposed by the SPA, NAINA in the draft sanctioned scheme. The Govt. of Maharashtra has approved both Final TPS no. 2 & 3 with the said contribution.

11. CONTRIBUTION BY SPA, NAINA

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

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

12. COMPONENTS OF FINANCE OF THE SCHEME

12.1 Cost side of the scheme

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

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

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

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

12.1.1. Costs incurred on Making of the Scheme

The costs incurred on i) making of the draft scheme since its declaration of intension under section 60 (1) till its sanction under section 68 (2), ii) on preparation of the base map of the scheme area by carrying out ownership-wise physical survey and getting it vetted from the Lands Record Department, iii) legal charges paid during the making the draft scheme,

Preliminary Scheme and the Final Scheme iv) cost of publication of notices etc. in the gazette and in the newspapers, v) demarcation and measurement of the scheme on site by fixing boundary marks etc. vi) cost incurred on arbitration proceedings of preliminary scheme and of the final scheme, vii) remuneration of the Arbitrator till the sanctioning of the final scheme, viii) cost incurred on the Tribunal of Appeals, ix) any other miscellaneous cost, if any, incurred by the Planning Authority till the sanction of the scheme; are considered as the cost of preparation of the scheme.

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

12.1.2. Cost of providing Infrastructure

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

a) Construction of Roads

Sanctioned Preliminary Scheme provides various widths of roads giving access to every final plot reconstituted including all IDP roads in these five villages. The road network consumes total area of 36.223 Ha. The roads under construction in the scheme including the IDP roads, which provide proper circulation pattern to the scheme.

The lengths of these different widths of roads and cost of development are as tabulated below:

Table 7Cost of Construction of Roads and services along it.

No.	Width of Roads (meter)	Length of Roads (meter)	Area in Ha
1	6.00	518.03	0.36
2	9.00	1078.52	1.149
2	12.00	6224.05	6.98
3	15.00	4603.87	7.277
4	20.00	6204.65	9.421
5	30.00	1263.38	3.882
6	45.00	1788.954	7.154
Total		**21,681.45**	**36.223**
No.		**Head**	**Cost in crore**
1		Road Ph-1	96.06
2		Road phase-2	59.00
3		Storm Water Drain	84.55
4		Water Supply Lines	12.60
5		Grey water lines	10.08
6		Sewer Lines	14.47
3		Growth Centre	62.55
4		Bridges	0.00

5	Channel	0.00
6	Interchange	187.50
Total		526.82

The plan no. D accompanied to the Final Scheme gives the details of roads along with their areas and the plans no. F and G give the constructional details and estimated costs of construction. The Storm Water drains, Water Supply Distribution Lines, Grey water supply lines and sewer lines are proposed to be provided along all the roads in the scheme. The cost of the roads and the public utilities along it have been estimated by the Engineering Wing of the CIDCO and the same have been considered. The total cost is estimated to Rs. 526.82 crore.

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

As said earlier, it has been decided that the 43 sites of Open Spaces, 4 sites of Play Grounds, 1 sites of Park, and 1 site of City Park will have to be developed by the SPA, NAINA in the scheme. The cost of development as estimated by the Engineering department of CIDCO is Rs. 26.65 crore, as tabulated below:

Table 8: Cost of Development of Social Facilities

No.	Sites	No of Sites	Area in Ha	Cost in Crore
1	Open Spaces	43	4.02	5.70
2	Play Ground	4	5.29	3.19
3	Park	21	7.08	17.76
4	City Park	1	5.38	
Total			**22.63**	**26.65**

c) Cost of providing the Utilities/Services

The Engineering Wing of CIDCO has estimated intermittent water storage/reservoir at Rs. 20.27 crore. The Engineering Department of CIDCO has further estimated cost of providing Sewerage Treatment Plant and Solid Waste Management as Rs. 80.41 crore and Rs. 12.14 crore respectively.

The cost of development of cremation or graveyard is estimated to Rs. 5.80 crore which includes development and construction of compound walls with gates, lighting etc.

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

The cost of providing compound wall to all amenity plots and Growth Centre is estimated as 4.82 crore.

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

The estimated cost of providing Street Lighting along all the roads in the scheme is Rs. 5.85 crore. For this, electricity power supply line is required to be made available immediately and the cost for this has been estimated to Rs. 34.90 crore.

12.1.3. Total Estimated Cost of infrastructural works

The total infrastructural cost has been estimated to Rs.834.81 crore.

Table 9: Total Estimated Cost of infrastructural works

Sr. No.	Head	Development Cost in Crores
1	Survey, Soil Investigation, Consultancy	1.42
2	Network of road, W/S, Sewer line etc.	526.82
3	Sewerage Treatment Plant	80.41
4	River Front Development	99.17
5	Intermittent Water Storage/Reservoir	20.27
6	Open User Reservations and layout open spaces	26.65
7	Development of Cremation ground or graveyard	5.80
8	Solid Waste Management	12.14
9	Other & Misc. (Compound wall, shifting of utilities, tree plantation, preservation of water bodies etc.)	21.38
10	Street Lighting	5.85
11	Electric Power Line	34.90
	Total Cost	**834.81**

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

SPA, NAINA has been allotted 43 plots for Layout Open Spaces, 4 plots for Play-Grounds and 22 plots for Parks. Similarly, 2 plots for Primary Health Centres, 3 plots for Daily Bazar have been allotted to SPA, NAINA. Further, there are 4 plots for Schools and-30 plots for Layout Amenities have been allotted to the SPA, NAINA. All these plots are meant for various public purposes and are either fully or partially beneficial to the residents of the scheme as shown in the remark column of the Form no. 1 accompanied to this Final scheme.

According to section 97 (1) (c & d), the compensation payable by the SPA, NAINA in respect of plots which are solely or partially beneficial to the residents of the scheme is required to be included in the cost of the scheme. Hence, this compensation works out to Rs. 139.10 Crores as shown in the Form no. 2 accompanied to this Final scheme.

12.1.5. Compensation to the Land Owners

The original plots have been reconstituted to form the final plots to be allotted to the owners of the lands. Generally, the 40 percent of the original lands have been allotted to the land owners.

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

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

12.2 Receipts Side of the Scheme Finance

12.2.1. Contribution by Land Owners

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

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

In this regard, following points are considered:

1. All the landowners have strongly urged not to levy such contribution in respect of final plots allotted to them as they have parted about 60% of their original lands in the scheme.
2. In TPS- 2 & 3, the Arbitrator considered that the landowners have surrendered their 60 % of lands and cooperated with the SPA, NAINA in making the participatory Town Planning Scheme and decided to levy contribution to the landowners at a reduced rate of only 0.05 percent of the incremental value instead of 50% as is proposed by the SPA,

NAINA in the draft sanctioned scheme. The Govt. of Maharashtra has approved both Final TPS no. 2 & 3 with the said contribution.

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

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

Accordingly, the Arbitrator has decided to levy contribution to the land owners at a reduced rate of only 0.05 % of the incremental value instead of 50% as is proposed by the SPA, NAINA in the draft sanctioned scheme. As such, the total amount of contribution receivable from the land owners works out to Rs. 57, 92,002.5/- as can be seen from Form No. 2 accompanying this final scheme.

12.2.2. Contribution by SPA, NAINA

The Planning Authority is not required to contribute in respect of plots meant for public purposes which are solely beneficial to the residents of the scheme. If such plots are solely or partially beneficial to the general public, then the Planning Authority is required to pay the contribution in proportionate to the benefits provided to the general public. The plots meant for housing of the EWS/LIG Housing is for specific purpose and it is solely beneficial to the general public. The plots for Growth Centres and MMC are also solely beneficial to the general public. Hence, Contribution levied in proportion of the benefits attributable to the general public in respect of all these plots is payable by the SPA, NAINA. The Arbitrator has decided to levy contribution to the SPA, NAINA also at the same reduced rate of 0.05% of the incremental value. The total amount of such contribution works out to Rs. 44, 44,079/-

12.2.3. Proceeds obtained by Sale Plots

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

16 final plots bearing nos. 41, 48, 79B, 129D, 150B, 167B, 167C, 170B, 201, 383, 387, 460, 481, 497B, 510 and 535B, total area- 0.80 Ha have been allotted to the SPA, NAINA by the Arbitrator in the Preliminary Scheme which have been sanctioned by the Government. Hence the proceeds at the base rates ranging from Rs.24000/- to Rs.30000/- have been estimated to

receive, if sold in the open market by the SPA, NAINA for meeting partially the cost of infrastructure. This amount of proceeds works out to Rs. 20, 26, 91,180/-.

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

12.2.4. Proceeds obtained by development of Growth Centre Plots

For IDP reservation of Growth Centre in the scheme area, admeasuring Final Plots bearing nos. 183, 184, 189, total area- 37.14 Ha have been allotted to the SPA, NAINA in the Preliminary Scheme which have been sanctioned by the Government. Hence the proceeds at the rates of Rs. 32000/- per sq. m respectively have been estimated to receive, Rs. 1188, 49, 84,320/-.

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

13. FORM NO-1 REDISTRIBUTION AND THE VALUATION STATEMENT

The Arbitrator has then estimated valuation relevant to the date of declaration of intention to prepare this scheme under section 60 (1) of all the original plots included in the scheme and the valuations considering the semi-final and final values relevant to the same date of all the reconstituted final plots allotted to the land owners and to the SPA, NAINA. The Form no. 1 is prescribed under Rule no. 6 (v) of the Maharashtra Town Planning Schemes Rules, 1974 as Redistribution and the Valuation Statement. This is important accompaniment of the Final Scheme and all the decisions of the Arbitrator regarding the valuations, Incremental Values and of the Contribution in respect of all the Original Plots and the Final Plots are recorded in it. The Ownerships and Areas of OPs and their allotted FPs in lieu of them along with their areas are entered in this Form 1 as decided by the Arbitrator in the Table B of the Preliminary Scheme. The rates of land values of Original Plots, of Semi-Final and Final Values of Final Plots, contribution are entered in this Form no. 1 as decided by the Arbitrator and as appearing in the Plans no. A, B, C and D accompanied to this Final Scheme.

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

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

side and the cost side of the scheme. The receipt side includes the total contribution receivable from the land owners and from the Planning Authority.

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

The Form no. 2 of the Final Scheme reveals that the Total Expenditure estimated is of Rs. 976.00 /- Crores whereas, the total Receipts are expected to Rs. 1.023 Crores. The net cost of the scheme to NAINA is Rs. 974.98 crores.

15. SUBSTANTIAL VARIATIONS IN THE DRAFT SCHEME

The clause (b) of sub-section (7) of section 72 of the Act permits the Arbitrator with the prior approval of the State Government to make even substantial variations in the sanctioned draft scheme. The explanation under this clause states the meaning of substantial nature of variation and it is an increase in the cost of the draft scheme by more than 20 % of the scheme cost or Rs. 2.00 lakh whichever is more on account of provision of new works or reservations of additional sites of public purposes in the scheme drawn up by the Arbitrator. In the Preliminary Scheme drawn up by the Arbitrator and now sanctioned by the Government under section 86 (1) of the Act does not include any additional work or site which will exceed this limit. Hence, the question of substantial variation in respect of this final scheme does not arise.

16. TIME LIMIT FOR DRAWING THE FINAL SCHEME

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

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

17. AWARD OF THE FINAL TOWN PLANNING SCHEME

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

The Final Town Planning Scheme, NAINA no. 7 (Part of Villages Devad, Vichumbe, Kolkhe Peth, Usarli Khurd and Shivkar of Taluka – Panvel, District – Raigad) has been accordingly drawn up by the Arbitrator on 27th September 2024, well within the prescribed time limit.

The Final Town Planning Scheme, NAINA no. 7 (Part of Villages Devad, Vichumbe, Kolkhe Peth, Usarli Khurd and Shivkar of Taluka – Panvel, District – Raigad) so drawn up by the Arbitrator as said above under section 72 (7) of the Act has been published in the office of the Arbitrator and in the Office of the SPA, NAINA for the inspection of the public and of the General Public. The Notices in this regard in Marathi and in English are published in the Maharashtra Government Gazette, Extra-Ordinary No 98, Part II dated 27th September 2024 as provided under Rule no. 13 (9) of the Maharashtra Town Planning Schemes Rules, 1974. The same notices are also published in the local Newspapers, daily Newsband. The gazette Notification and publication of notifications in Newspapers are attached as Annexure 11 and Annexure 12 respectively.

18. ACCOMPANYMENTS OF THE FINAL SCHEME

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

1) Form No. 1 – Redistribution and valuation Statement of the Scheme

2) Form No. 2 – Finance of the Scheme
3) Plan No. A showing the rates of OP values in the Scheme.
4) Plan No. B showing the rates of Semi-Final Values of FPs in the Scheme.
5) Plan No. C showing the rates of Final Values of FPs in the Scheme.
6) Plan No. D showing the roads under construction and their Cross Section
7) Plan No. E showing the services along the roads to be provided in the Scheme

Abhiraj Girkar
Arbitrator

27 September 2024 **Town Planning Scheme, NAINA no. 7**

19. LEGAL FORMALITIES IN TPS-7:

Table 10: Legal Formalities

No	Section	Actions	Reference	Date
(A)	Draft Scheme by SPA, NAINA			
1	60(1)	Declaration of Intention	Resolution No. 122555, Board Meeting	13/09/2019
2	60(2)	Declaration in the Official Gazette	Maharashtra Govt Gazette, Extraordinary Part II	18/09/2019
3	60(2) Rule 3(2)	Newspaper publication of notice	Ramprahar Krushival	20/09/2019
4	60(3) Rule 3(1)	Display of Plan in SPA's office	-	18/09/2019
5	Rule 4(1)	Meeting with landowners	-	10/06/2020 -to 20/06/2020
6	Consultation with DTP	61(1) Rule 4(2)	Letter No. CIDCO/NAINA/TPS-7/Consultation u/s 61(1) /2020/1213	11/08/2020
8	National Lockdown applicable as per Maharashtra Ordinance XV of 2020 dated 31st August 2020			
9	61(1) Rule 4(2)	1st DTP's remarks on draft scheme	जा. क्र. नैना नरयो क्र. 7/ प्र .क्र. 74/ २०/टीपीव्ही-३/ 1495	15/03/2021
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	Krushival Raigad Nagari	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-7/Sec68(1)/2022/E-136658	22/07/2022
15	68(2)	Consultation with DTP	Letter No. CIDCO/NAINA/TPS-7/Consult 68(2) /2022/467	17/10/2022
18	68(2)	Sanction of Draft Scheme by Govt. (Now VC & MD, CIDCO)	CIDCO/NAINA/TPS-7/Draft Scheme /2022	21/10/2022
19	68(2)	Gazette publication of Sanction of Draft Scheme	CIDCO/NAINA/TPS-7/Draft Scheme /2022	04/11/2022
20	68(2)	Newspaper publication of Notification	-	-

No	Section	Actions	Reference	Date
(B)	Arbitration Proceedings			
21	72 (1)	Notification of Appointment of Arbitrator	TPS-1222/2152/C.R.148 /22/UD-12	02/12/2022
22	72(1)	Gazette publication of Appointment of an Arbitrator by Govt.	TPS-1222/2152/C.R.148 /22/UD-12	23/03/2023 to 29/03/2023
23	Rule 13	Gazette of Arbitrator to commence the duties	ARB/TPS-7/GEN/2023/08	25/04/2023
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.	18/07/2023
26	72(4)(i) Rule 13(4)	1st Hearing to Land Owners	Hearing Period	24/07/2023 - 21/08/2023
27	72(4)(i) Rule 13(4)	Special Notices in form 4	Issued to all Land Owners by Post, who did not appear for 1st Hearing. Hearing Schedule is published on CIDCO's website and Newspaper - Dainik Sagar, Dainik Raigad Nagari and CIDCO's Website	02/09/2023
28	72(4)(i) Rule 13(3)	2nd Hearing to Land Owners	Hearing Period.	04/09/2023 - 15/09/2023
29	72(3)	Request to State Govt to extend time limit to prepare preliminary scheme.	लवाद/न.र.यो-7/सर्वसाधारण/२०२३/470	02/08/2023
30	72(3)	Arbitrator to subdivide the scheme into Preliminary and Final schemes	ARB/TPS-7/GEN/2023/488/2	29/08/2023
31		Remarks of SPA, NAINA on hearing to Arbitrator	CIDCO/NAINA/Arbitrator/ TPS-7/2023/956	24/11/2023

No	Section	Actions	Reference	Date
32	72(3)	Preparation of Preliminary Scheme by the Arbitrator	ARB/TPS-7/Award/2023/512	30/11/2023
33	Rule 13(9)	Publication of notice regarding preparation of the preliminary scheme	महाराष्ट्र शासन राजपत्र, असाधारण भाग दोन, असाधारण क्रमांक १०१, 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-7/Pre-Sub/2023/522	29/12/2023
36	86(1)	Notification sanctioning the Preliminary Scheme	TPS-1224/06/CR23/24/UD-12	01/03/2024
37	Rule 13(9)	Gazette Publication of Notification	Government of Maharashtra Ordinary Kokan Division Supplement, Page no 123 to 167	26/09/2024 - 02/10/2024
38	86(2)(b)	Date of Enforcement of Preliminary Scheme	From one month after publication in Gazette	27/10/2024
39	72(7) Rule 13(9)	Notice of Drawing of the Final Scheme	ARB/TPS-7/Final Award/2024/550	27/09/2024
40	Rule 13(9)	Gazette Publication of Notice of Final Scheme	Government of Maharashtra, Extra-Ordinary no. 98, Part II,	27/09/2024
41	Rule 13(9)	Newspaper Publication of Notice of Final Scheme	Dainik NewsBand	01/10/2024

20. TIMELINES FOLLOWED IN PREPARING TPS-7:

Table 11: Timelines followed in TPS - 7

Sr. No.	Section of the Act.	Time limit Prescribed	Time Limit Followed
1	60(1)	Declaration of Intention	13-09-2019
2	60(2)	Declaration in the Official Gazette (30 days)	18-09-2019
		(upto 19/08/2019)	
3		Covid Orders	31-03-2022
4	61(1)	Publication of Draft Scheme	25-04-2022
		(9+3 months extension)	

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

Town Planning Scheme No. 7

FORM No. 1

Redistribution and Valuation Statement

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

SR. NO.	Name of Owner	Survey Details of land			Original Plot			Value in Rs.		Inclusive of Structure (Rs.)	FP Allotted in Village	Final Plot Value in Rupees.											Contribution (+) Compensation (-) (Col. 9c - Col 6c)	Increment (Col. 10(b) - 9(b)	Contribution 0.05 percent of col. 12	Additional to (+) or deducton from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks
													Undeveloped							Developed								
		Tenure of Land	Survey No.	Village	OP No	Area (Sq.M.)	Amalgamted Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)			(Final) FP. No.	Area Indiv. Amlg.	Area Amlgamated (Sqm)	*Rate of Semi final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure						
1	2	3a	3b	3c	4	5a	5b	6a	6b	6c		7	8a	8b	9a	(9b)	9b	9 (c)	10a	(10b)	10b	10c	11	12	13	14	15	16
1	T.M.H. Staff & friends Co.Ho. Sco. Secretary Ravindra Pahanu Ingale (97%) M/S Appasavami Asociates Partner A. Jayraj (3%)	Class I	(42/1/42/2A)	Devad	65	3,247	19,940	12000	38964000	239280000	Devad	**3**	19,398	19398	12000	232776000	232776000	232776000	24000	465552000	465552000	465552000	0	232776000	116388	0	116388	
2			(42/1/42/2C)	Devad	67	766		12000	9192000																			
3			(42/1/42/2D)	Devad	68	1,647		12000	19764000																			
4			(42/1/42/2B)	Devad	66	2,000		12000	24000000																			
5			(43(P)/1(P))	Devad	69			12000																				
6			(43(P)/2(P))	Devad	70	8,019		12000	96228000																			
7			(43(P)/3(P))	Devad	71			12000																				
8			(44(P)/45/1B/1(P))	Devad	72			12000																				
9			(44(P)/45/1B/2(P))	Devad	73		4,261	12000	51132000																			
10			(44(P)/45/1B/3(P))	Devad	74			12000																				
11			(44(P)/45/1B/4(P))	Devad	75			12000																				
12	Suresh D. Kolhe	Class I	(41/2)	Devad	64	2,000	2,000	8800	17600000	17600000	Devad	**4**	800	800	12000	9600000	9600000	9600000	24000	19200000	19200000	19200000	0	9600000	4800	0	4800	
13	Parshuram Dharma Waghmare Bebibai Pandharinath Mhatre Leelabai Shankar Patil Savitribai Prakash Gharat (Share of 1 to 4 - 55.65%) Ramesh Gulab Chaudhari Vijeta Laxmikant Sing Jay Mata di Builders and Developers tarfe Partners (Share of 5 to 7 - 44.35%)	Class I	(40/0)	Devad	62	2,480	2,480	6435	15958800	15958800	Devad	**7**	1233	1233	12000	14796000	14796000	14796000	24000	29592000	29592000	29592000	0	14796000	7398	0	7398	
14	Vasant Narayan More	Class II	(36/2)	Devad	56	4,000	4,000	6600	26400000	26400000	Devad	**8**	1,600	1600	12000	19200000	19200000	19200000	24000	38400000	38400000	38400000	0	19200000	9600	0	9600	
15	M/s Shree Swaminath Developers Behalf partner Prabhakar S. Sonavane Sandip G. Waghmare	Class I	(38/2)	Devad	60	560	560	5500	3080000	3080000	Devad	**9**	553	553	12000	6636000	6636000	6636000	24000	13272000	13272000	13272000	0	6636000	3318	0	3318	
16	Sunil Nana Waghmare Dilip Nana Waghmare Vijay Nana Waghmare Gulab Sunil Patil Indu Nana Waghmare	Class I	(39/0)	Devad	61	2,380	2,380	5500	13090000	13090000	Devad	**11**	952	952	12000	11424000	11424000	11424000	24000	22848000	22848000	22848000	0	11424000	5712	0	5712	
17	Prayag Gurudarshan Co.op. Housing.Society. Ltd.	Class I	(33/0)	Devad	52	3,090	3,090	12000	37080000	37080000	Devad	**12**	2,958	2958	12000	35496000	35496000	35496000	25000	73950000	73950000	73950000	0	38454000	19227	0	19227	
18	Jagan Shankar Waghmare Somi Tukaram Bhopi Parshuram Jairam Waghmare Sanjay Jairam Waghmare Vishwas Jairam Waghmare Manisha Mangesh Bhagat Janabai Changa Patil Sonabai Jairam Waghmare Balaram Shankar Mhatre Manohar Shankar Mhatre Shakuntala Shankar Mhatre Changuna Shankar Mhatre	Class I	(31/0)	Devad	49	1,720	1,720	8000	13760000	13760000	Devad	**13A**	688	688	12000	8256000	8256000	8256000	24000	16512000	16512000	16512000	0	8256000	4128	0	4128	
19	Jagan Shankar Waghmare Somi Tukaram Bhopi Parshuram Jairam Waghmare Sanjay Jairam Waghmare Vishwas Jairam Waghmare Manisha Mangesh Bhagat Janabai Changa Patil Sonabai Jairam Waghmare Balaram Shankar Mhatre Manohar Shankar Mhatre Shakuntala Shankar Mhatre Changuna Shankar Mhatre	Class II	(34/0)	Devad	53	2,500	2,500	7535	18837500	18837500	Devad	**13B**	1,000	1000	12000	12000000	12000000	12000000	24000	24000000	24000000	24000000	0	12000000	6000	0	6000	
20	Virsen Kamlakar Sav Parees Kunjavihari Sav Sandhya Kunjavihari Sav	Class I	(27/1C)	Devad	29	1,970	25,140	6600	13002000	153180500	Devad	**14, 55, 75**	2825	10056	12000	33900000	120672000	120672000	25000	70625000	248148000	248148000	0	127476000	63738	0	63738	
													3,979		12000	47748000			25000	99475000								
21			(27/2A)	Devad	30	23,170		6050	140178500				3,252		12000	39024000			24000	78048000								
22	Vinod Kisan Patil	Class I	(37/2)	Devad	58	1,040	1,040	5500	5720000	5720000	Devad	**15**	416	416	12000	4992000	4992000	4992000	25000	10400000	10400000	10400000	0	5408000	2704	0	2704	
23	Nilesh Dashrath Devdkar Rupesh Nagnath Khanavkar Anant Ramdas Vaskar	Class I	(38/1)	Devad	59	2,600	2,600	5500	14300000	14300000	Devad	**16**	1,040	1,040	12000	12480000	12480000	12480000	24000	24960000	24960000	24960000	0	12480000	6240	0	6240	
24	Ashok Baraku Waghmare (18.43%) Chandrabhaga Ganesh Waghmare Samadhan Ganesh Waghmare Satyawan Ganesh Waghmare Sangita Madan Patil Pramila Kamlakar Patil Anita Navnath Patil Vanita Raju Bhagat Lalita Keshav Patil Sunita Sunil Maali (Share of 2 to 10 - 50%) Raghunath Gopal Waghmare (4.60 %) Shivdham Co.op Hsg. Society Ltd. (26.97%)	Class I	(37/1)	Devad	57	2,170	2,170	5500	11935000	11935000	Devad	**17**	1,936	1936	12000	23232000	23232000	23232000	24000	46464000	46464000	46464000	0	23232000	11616	0	11616	

SR. NO.	Name of Owner	Survey Details of land			Original Plot					Inclusive of Structure (Rs.)	Final Plot												Contribution (+) Compensation (-) (Col. 9c - Col 6c)	Increment (Col. 10(b) - 9(b)	Contribution 0.05 percent of col. 12	Additional to (+) or deducton from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks
								Value in Rs.				Value in Rupees.																
												Undeveloped							Developed									
		Tenure of Land	Survey No.	Village	OP No	Area (Sq.M.)	Amalgamted Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)		FP Allotted in Village	(Final) FP. No.	Area Indiv. Amlg.	Area Amlgamated (Sqm)	*Rate of Semi final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure					
1	2	3a	3b	3c	4	5a	5b	6a	6b	6c		7	8a	8b	9a	(9b)	9b	9 (c)	10a	(10b)	10b	10c	11	12	13	14	15	16
25	Malti Shankar Ramdharane Naresh Shankar Ramdharane Parashuram Shankar Ramdharane Vanita Shankar Ramdharane Karuna Shankar Ramdharane Jyoti Prakash Chandne Surekha Shashikant Singasane - It is subjected to the final decision in the Special Leave to Appeal (Civil) 18909/2013 in Hon. Supreme Court of India.	Class I	(27/1A/1)	Devad	27	6,020	23,460	6600	39732000	145244000	Devad	**20**	9,384	9384	12000	112608000	112608000	112608000	25000	234600000	234600000	234600000	0	121992000	60996	0	60996	
26			(27/2/B)	Devad	31	17,440		6050	105512000																			
27	Vijay Jagashi Chheda (59 %) M/s Dukes Developers LLP (28.83%) Aditya B CHS Ltd. (0.63%) Kunal B CHS Ltd. (0.55%) Prime Infracon L.L.P Bevarli Developers L.L.P (Share of 5 and 6 - 10.99%)	Class I	(10/0)	Devad	5	4,910	1,08,610	6050	29705500	739722500	Devad	**24**	17068	43,444	12000	204816000	521328000	204816000	25000	426700000	1079287000	1079287000	0	557959000	278980	0	278980	
28			(25/0)	Devad	25	960		5500	5280000																			
29			(27/2/D)	Devad	33	3,530		6050	21356500																			
30			(27/3)	Devad	34	5,010		6600	33066000																			
31			(18/2)	Devad	16	4,000		6050	24200000		Usarli Khurd	**439**	1616		12000	19392000		19392000	24000	38784000								
32			(11/0)	Devad	6	880		6600	5808000																			
33			(20/2)	Devad	19	3,040		5500	16720000																			
34			(21/0)	Devad	21	3,240		6050	19602000		Usarli Khurd	**441**	10327		12000	123924000		123924000	25000	258175000								
35			(24/0)	Devad	24	3,460		5500	19030000																			
36			(39/3)	Vichumbe	130	16,840		8800	148192000																			
37			(110/0)	Vichumbe	232	630		8800	5544000		Usarli Khurd	**445**	5197		12000	62364000		62364000	24000	124728000								
38			(111/0)	Vichumbe	233	3,290		8800	28952000																			
39			(193/1)	Vichumbe	243	6,770		6050	40958500		Usarli Khurd	**449**	3,955		12000	47460000		47460000	25000	98875000								
40			(27/0)	Usarli Khurd	363	7,510		6600	49566000																			
41			(206/C)	Shivkar	687	4,040		6050	24442000																			
42			(107/0)	Usarli Khurd	475	18,670		6600	123222000		Usarli Khurd	**467**	5,281		12000	63372000		63372000	25000	132025000								
43			(105/A)	Usarli Khurd	472	9,890		6600	65274000																			
44			(113/0)	Usarli Khurd	485	11,940		6600	78804000																			
45	Santosh Dayanand Sonawane Ramesh Narsimha Soni (Share of 1 and 2 - 4.94%) M/s Galaxy Builders & Developers through partners Mahesh Somiskar M/s Maitri Infrahousing Pvt. Ltd. through Ajhar Ayub Bhaldar (Share of 3 and 4 - 18.52 %) M/s Smile Intra Trade (I) pvt. ltd. (22.22%)) Shri Dattanath Aangan Co-op. Housing Society (25.92%)) Samir Pandurang Patil Ekvira Developers Through Partners Prabhakar Sakharam Sonavane (Share of 7 and 8 - 19.14%)) Anil Vasant Thakekar (9.26 %)	Class I	(26/0)	Devad	26	3240	3240	12000	38880000	38880000	Devad	**25**	3240	3240	12000	38880000	38880000	38880000	24000	77760000	77760000	77760000	0	38880000	19440	0	19440	
46	Abhinav V. Chheda	Class I	(23/0)	Devad	23	2,150	2,150	6050	13007500	13007500	Devad	**26**	860	860	12000	10320000	10320000	10320000	25000	21500000	21500000	21500000	0	11180000	5590	0	5590	
47	Eknath Rama Bhoir Ashok Bhau Bhoir Suman Subhash Patil Lata Kashinath Patil Dehubai Atmaram Bhoir Suresh Atmaram Bhoir	Class I	(59/0)	Vichumbe	166	5,080	5,080	5500	27940000	27940000	Devad	**28**	2,032	2032	12000	24384000	24384000	24384000	24000	48768000	48768000	48768000	0	24384000	12192	0	12192	
48	Shashikant Tuljaram Jadhav Vinod Parasmal Palresha	Class I	(29/0)	Devad	46	1,260	1,260	6947	8753220	8753220	Devad	**42**	504	504	12000	6048000	6048000	6048000	25000	12600000	12600000	12600000	0	6552000	3276	0	3276	
49	Janardan Maruti Fadke Bhagwan Kanu Fadke Raghunath urfa Eknath Maruti Fadke (Share of 1 to 3 - 9.09 %) Nimbeshwar Srushti Co.op Housing Society Ltd. (90.91%)	Class I	(30/2)	Devad	48	4,400	4,400	12000	52800000	52800000	Devad	**43**	4,400	4400	12000	52800000	52800000	52800000	24000	105600000	105600000	105600000	0	52800000	26400	0	26400	
50	Parashram Dharma Waghmare, Bhagibai Maruti Patil, Namdev Narayan Waghmare, Godabai Dhau Patil, Shalu Bhagwan Patil, Tai Narayan Chaudhary, Shalik Dhau Waghmare, Rambhau Dhau Waghmare, Lila Dhau Waghmare, Nirmala Dhau Waghmare, Sunil Dhau Waghmare, Bami Budhaji Mahtre, Gulab Krishna Waghmare, Bhaskar Krishna Waghmare, Shashikant Krishna Waghmare, Sangita Dinanath Fadke, Sulochna Gopal Gaikar, Mali Bhau Gharat, Shaila Kisan Waghmare, Radhabai Padmakar Patil, Suman Kisan Gharat, Vaman Ganpat Waghmare, Arun Ganpat Waghmare, Uttam Ganpat Waghmare, Sandip Ganpat Waghmare, Nanda Ganpat Waghmare, Nirmala Baliram Waghmare, Hanuman Baliram Waghmare, Ujwalla Baliram Waghmare, Tanaji Baliram Waghmare	Class II	(27/1B)	Devad	28	4050	4050	6600	26730000	26730000	Devad	**45**	1620	1620	12000	19440000	19440000	19440000	25000	40500000	40500000	40500000	0	21060000	10530	0	10530	

SR. NO.	Name of Owner	Survey Details of land			Original Plot					Inclusive of Structure (Rs.)	FP Allotted in Village	Final Plot												Contribution (+) Compensation (-) (Col. 9c - Col 6c)	Increment (Col. 10(b) - 9(b)	Contribution 0.05 percent of col. 12	Additional to (+) or deducton from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks
								Value in Rs.				Value in Rupees.																	
												Undeveloped							Developed										
		Tenure of Land	Survey No.	Village	OP No	Area (Sq.M.)	Amalgamted Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)			(Final) FP. No.	Area Indiv. Amlg.	Area Amlgamated (Sqm)	*Rate of Semi final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure						
1	2	3a	3b	3c	4	5a	5b	6a	6b	6c		7	8a	8b	9a	(9b)	9b	9 (c)	10a	(10b)	10b	10c	11	12	13	14	15	16
51	M/s Best Enterprises Tarfe Partners Chandrakant Shantilal Jain Shashikant Tuljaram Jhadhav Vinod Parasmal Palresha (37.28 %) Sita Vitthal Patil Gita Pandhari Mahtre Lata Ananta Waghmare Shevanti Baban patil (Share of 2 to 5 - 62.72 %)	Class I	(32/2)	Devad	51	1,690	1,690	8800	14872000	14872000	Devad	**46**	676	676	12000	8112000	8112000	8112000	24000	16224000	16224000	16224000	0	8112000	4056	0	4056	
52	M/s Best Enterprises Tarfe Partners Chandrakant Shantilal Jain Shashikant Tuljaram Jhadhav Vinod Parasmal Palresha (18.42 %) Chandrakant Shantilal Jain Shashikant Tuljaram Jadhav Vinod Parasmal Palresha (Share of 2 to 4 - 44.74 %) Mangesh Waman Waghmare (18.42 %) Arun Ganpat Waghmare Trupti Jitendra Goyaji Taisif Jalaluddin Aaga Waman Ganpat Waghmare Sushman Namdev Kalyankar (Share of 6 to 10 - 18.42 %)	Class I	(9/3)	Devad	3	2,500	13,570	8800	22000000	119416000	Devad	**47**	5,428	5428	12000	65136000	65136000	65136000	25000	135700000	135700000	135700000	0	70564000	35282	0	35282	
53			(32/1)	Devad	50	6,070		8800	53416000																			
54			(41/1)	Devad	63	5,000		8800	44000000																			
55	Bhagwan Ram Waghmare	Class I	(9/2)	Devad	2	2,600	2,600	12000	31200000	31200000	Devad	**49**	2,516	2516	12000	30192000	30192000	30192000	24000	60384000	60384000	60384000	0	30192000	15096	0	15096	
56	Shalik Dhau Waghmare Rambhau dhau Waghmare Sunil Dhau Waghmare Lilabai Dhau Waghmare Nirmala Dhau Waghmare (Share of 1 to 5 - 44.66%) Praful Kumar Manajibhai Kapupara Patel Vaman Ganapat Waghmare (Share of 6 to 7- 55.34 %)	Class I	(30/1)	Devad	47	5,060	5,060	8800	44528000	44528000	Devad	**51**	2,024	2024	12000	24288000	24288000	24288000	25000	50600000	50600000	50600000	0	26312000	13156	0	13156	
57	Krupa Anil Patil Laxman Barashya Gharat Shekhar Dattatreya Jadhav Mohan Narayan Shetati (Share of 1 to 4- 66.35 %) Ramdas Gavatya Waghmare Pandurang Gavatya Wagmare (Share of 5 to 6- 33.65%) It is subject to the final decision in the Regular Civil Appeal No. 72/2009 in the court of Civil Judge, Panvel.	Class I	(9/1/A)	Devad	1	15,070	15,070	8800	132616000	132616000	Devad	**52A**	6,028	6028	12000	72336000	72336000	72336000	24000	144672000	144672000	144672000	0	72336000	36168	0	36168	
58	Vijay Jagashi Cheda	Class I	(9/1/B)	Devad	1	1,700	1,700	8800	14960000	14960000	Devad	**52B**	680	680	12000	8160000	8160000	8160000	24000	16320000	16320000	16320000	0	8160000	4080	0	4080	
59	Padmini Vilas Jadhav Vilas Ramchandra Jadhav	Class I	(12/0)	Devad	7	480	1140	5500	2640000	6996000	Devad	**56**	456	456	12000	5472000	5472000	5472000	24000	10944000	10944000	10944000	0	5472000	2736	0	2736	
60			(13/0)	Devad	8	660		6600	4356000																			
61	Nikhil Shashikant Patil Neha Abhishek Deshmukh	Class I	(9/4)	Devad	4	4,000	4,000	8800	35200000	35200000	Devad	**58**	1,600	1600	12000	19200000	19200000	19200000	25000	40000000	40000000	40000000	0	20800000	10400	0	10400	
62	Santosh Shekhar Asawale Sandhya Sanjay Bhoir (Share of 1 to 2 - 76.92 %) Sanjay Vasant Mhatre (23.08 %)	Class I	(15/0)	Devad	10	1,690	1,690	6600	11154000	11154000	Devad	**60**	868	868	12000	10416000	10416000	10416000	24000	20832000	20832000	20832000	0	10416000	5208	0	5208	
63	Darshak Shamrao Siddha (61.98 %) Wardhrajan Kasinathan Nainar (38.02 %)	Class I	(14/0)	Devad	9	2,630	2,630	6600	17358000	17358000	Devad	**62**	1,052	1052	12000	12624000	12624000	12624000	24000	25248000	25248000	25248000	0	12624000	6312	0	6312	
64	Nagu Bhagoji Lahane Godabai Kamlakar Patil Mandabai Hiraji Shelke Kunda Suresh Gondhali Nandini Dattatreya Kher Manda Madhukar lahane Dipak Madhukar Lahane Mahesh Madhukar Lahane Neeta Jagdish Bhagat	Class I	(20/1)	Devad	18	660	660	5500	3630000	3630000	Devad	**63**	607	607	12000	7284000	7284000	7284000	24000	14568000	14568000	14568000	0	7284000	3642	0	3642	
65	Namdev Baloo Fadke	Class I	(16/0)	Devad	11	1,720	1,720	5500	9460000	9460000	Devad	**65**	762	762	12000	9144000	9144000	9144000	24000	18288000	18288000	18288000	0	9144000	4572	0	4572	
66	Shobhana Balkrushna Ghate Jomibai Vilas. Bhoir Sulabai Ramesh Govari	Class II	(20/3)	Devad	20	600	600	5500	3300000	3300000	Devad	**66**	240	240	12000	2880000	2880000	2880000	24000	5760000	5760000	5760000	0	2880000	1440	0	1440	
67	Sajjansingh Yadav	Class I	(27/2/C)	Devad	32	3,740	3,740	6050	22627000	22627000	Devad	**67**	1,496	1496	12000	17952000	17952000	17952000	24000	35904000	35904000	35904000	0	17952000	8976	0	8976	
68	Kokila Kanubhai Patel Sonal Kanubhai Patel	Class I	(22/0)	Devad	22	5,500	5,500	6050	33275000	33275000	Devad	**70**	2,200	2200	12000	26400000	26400000	26400000	25000	55000000	55000000	55000000	0	28600000	14300	0	14300	
69	Kokila Kanubhai Patel Sonal Kanubhai Patel	Class I	(18/1)	Devad	15	6,100	6,100	6050	36905000	36905000	Devad	**71**	2,440	2440	12000	29280000	29280000	29280000	24000	58560000	58560000	58560000	0	29280000	14640	0	14640	
70	Rohini Dattatreya Bankar Anita Dattatreya Bankar Nalini Dattatreya Bankar Anjana Dattatreya Bankar	Class I	(18/3/A)	Devad	13	2,880	2,880	6050	17424000	17424000	Devad	**73**	1,152	1152	12000	13824000	13824000	13824000	24000	27648000	27648000	27648000	0	13824000	6912	0	6912	

SR. NO.	Name of Owner	Survey Details of land			Original Plot					Inclusive of Structure (Rs.)	FP Allotted in Village	Final Plot											Contribution (+) Compensation (-) (Col. 9c - Col 6c)	Increment (Col. 10(b) - 9(b)	Contribution 0.05 percent of col. 12	Additional to (+) or deducton from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks
								Value in Rs.				Value in Rupees.																
												Undeveloped							Developed									
		Tenure of Land	Survey No.	Village	OP No	Area (Sq.M.)	Amalgamted Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)			(Final) FP. No.	Area Indiv. Amlg.	Area Amlgamated (Sqm)	*Rate of Semi final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure						
1	2	3a	3b	3c	4	5a	5b	6a	6b	6c		7	8a	8b	9a	(9b)	9b	9 (c)	10a	(10b)	10b	10c	11	12	13	14	15	16
71	Ramesh Alya Gondhali Suresh Alya Gondhali Rajesh Dattatreya Gondhali Gita Nitin Patil Kamala Dattatreya Gondhali Harsh Vinod Gondhali Harshali Vinod Gondhali Pinki Vinod Gondhali	Class I	(193/2)	Vichumbe	244	1,700	1,700	6050	10285000	10285000	Vichumbe	**74**	681	681	12000	8172000	8172000	8172000	24000	16344000	16344000	16344000	0	8172000	4086	0	4086	
72	Radhabai C. Bankar Prakash C. Bankar, (Share of 1 and 2 - 50%) Kishar G. Surate Dhananjay L. Patil (Share of 3 and 4 - 50 %)	Class I	(18/3/B)	Devad	14	400	400	6050	2420000	2420000	Devad	**76**	400	400	12000	4800000	4800000	4800000	24000	9600000	9600000	9600000	0	4800000	2400	0	2400	
73	Baliram C. Bhingarkar Genu C. Bhingarkar Shantabai K.Keni Suman L. Keni Kanta B. Keni Rami B. Patil Sundar L. Bhoir	Class II	(224/0)	Vichumbe	281	2,480	2,480	8800	21824000	21824000	Vichumbe	**79A**	992	992	12000	11904000	11904000	11904000	24000	23808000	23808000	23808000	0	11904000	5952	0	5952	
74	Radhabai A.Surate, Naina A. Surate Nanda T. Mahtre Sangeeta R.Surate Karan R. Surate Kavita S.Surate Ritesh S.Surate Kayra S. Surate Kavita Swami Surate guardian mother of Ritesh and kayra Yashwant A. Surate Vaibhav V. Shelke Geeta U.Bhoir (Share of 1 to 12 - 9.51 %)) Yadneshwar S. Patil (90.49 %)	Class I	(195/1)	Vichumbe	246	4,310	4,310	6050	26075500	26075500	Vichumbe	**80**	1,724	1724	12000	20688000	20688000	20688000	24000	41376000	41376000	41376000	0	20688000	10344	0	10344	
75	Shivam Co-Op Housing Society Ltd	Class I	(195/3)	Vichumbe	248	8,000	8,000	12000	96000000	96000000	Vichumbe	**81**	7,973	7973	12000	95676000	95676000	95676000	24000	191352000	191352000	191352000	0	95676000	47838	0	47838	
76	Radhabai A.Surate Naina A. Surate Nanda T. Mahtre Sangeeta R.Surate Karan R. Surate Kavita S.Surate Ritesh S.Surate Kayra S. Surate Kavita Swami Surate guardian mother of Ritesh and kayra Yashwant A. Surate Vaibhav V. Shelke Geeta U.Bhoir	Class I	(195/4)	Vichumbe	249	5,890	5,890	12000	70680000	70680000	Vichumbe	**83**	2,356	2356	12000	28272000	28272000	28272000	24000	56544000	56544000	56544000	0	28272000	14136	0	14136	
77	Nilkanth Construction Tarfe partners Kishor Krishankant Gupte	Class I	(195/2)	Vichumbe	247	2,000	11,850	12000	24000000	120924120	Vichumbe	**84**	8,716	8716	12000	104592000	104592000	104592000	25000	217900000	217900000	217900000	0	113308000	56654	0	56654	
78	Maganbhai Nanabhai Patel		(196/0)	Vichumbe	250	4,780		12000	57360000																			
79	Jayesh Chimanlal Sonneta		(197/0)	Vichumbe	251	450		12000	5400000																			
80	Gopal Devram Chaudhari		(201/1)	Vichumbe	256	4,020		7396	29731920																			
81	Bhavna Bhavin Gadia Bhagchand Chuvadmal Khubchandani		(200/0)	Vichumbe	255	600		7387	4432200																			
82	Shree Shankar Devsthan Vichumbe Vahivtdar, Keshav Kana Bhingarkar Gangabai Chahu Bhingarkar Vijay Chahu Bhingarkar Vishwas Chahu Bhingarkar Kalibai Chandrakant Patil Sakharibai Chandrakant Govari Kundabai Suresh Bhingarkar Rajesh Suresh Bhingarkar Amita Vishwas Govari, Sangita Patil, Sudhir Janardan Keni, Prasad Rajendra Keni Anil Janardan Keni, Aruna Rajendra Keni Shobha Janardan Keni Maribai Rajendra Keni	Class I	(199/0)	Vichumbe	254	1,210	1,210	6050	7320500	7320500	Vichumbe	**85**	1142	1142	12000	13704000	13704000	13704000	24000	27408000	27408000	27408000	0	13704000	6852	0	6852	
83	M/s Luniya Relalty Partnership Firm behalf partner Vinod Gangaram Jain	Class I	(203/0)	Vichumbe	262	4,170	4,170	12000	50040000	50040000	Vichumbe	**87**	2,634	2634	12000	31608000	31608000	31608000	24000	63216000	63216000	63216000	0	31608000	15804	0	15804	
84	Shree Shankar Devsthan Vichumbe Vahivatdar Wasudeo Dharma Bhingarkar Tulsabai K.Bhingarkar Sambhaji K.Bhingarkar Pradip K.Bhingarkar Surekha D.Shinde Vanita D. Patil Aparna R.Gavand Nirasha P.Mundkar	Class I	(198/1)	Vichumbe	252	1,240	1,770	7387	9159880	13399880	Vichumbe	**89**	711	711	12000	8532000	8532000	8532000	25000	17775000	17775000	17775000	0	9243000	4622	0	4622	
85			(198/2)	Vichumbe	253	530		8000	4240000																			
86	Gaus Mohiyoddin Mohammad Ajimoddin Shaikh Aamin Shaikh Hussain	Class I	(207/1)	Vichumbe	264	940	940	6812	6403280	6403280	Vichumbe	**91A**	376	376	12000	4512000	4512000	4512000	24000	9024000	9024000	9024000	0	4512000	2256	0	2256	
87	Rajendra H. Padate	Class I	(207/2)	Vichumbe	265	1,010	1,010	6812	6880120	6880120	Vichumbe	**91B**	404	404	12000	4848000	4848000	4848000	24000	9696000	9696000	9696000	0	4848000	2424	0	2424	
88	Anant Chahu Surate Manohar Chahu Surate Nirmala Gajanan Surate Kishor Gajanan Surate Ghanshyam Gajanan Surate Namrata Mangesh Patil	Class II	(217/0)	Vichumbe	279	1,200	1,200	8800	10560000	10560000	Vichumbe	**92**	480	480	12000	5760000	5760000	5760000	24000	11520000	11520000	11520000	0	5760000	2880	0	2880	
89	Anant Sakharam Sawant Chandrakant B. Mohite	Class I	(128/2 (P))	Vichumbe	241	316	316	8800	2780800	2780800	Vichumbe	**93**	126	126	12000	1512000	1512000	1512000	24000	3024000	3024000	3024000	0	1512000	756	0	756	

SR. NO.	Name of Owner	Survey Details of land			Original Plot					Inclusive of Structure (Rs.)	FP Allotted in Village	Final Plot												Contribution (+) Compensation (-) (Col. 9c - Col 6c)	Increment (Col. 10(b) - 9(b)	Contribution 0.05 percent of col. 12	Additional to (+) or deducton from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks
								Value in Rs.				Value in Rupees.																	
												Undeveloped								Developed									
		Tenure of Land	Survey No.	Village	OP No	Area (Sq.M.)	Amalgamted Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)			(Final) FP. No.	Area Indiv. Amlg.	Area Amlgamated (Sqm)	*Rate of Semi final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure						
1	2	3a	3b	3c	4	5a	5b	6a	6b	6c		7	8a	8b	9a	(9b)	9b	9 (c)	10a	(10b)	10b	10c	11	12	13	14	15	16
90	Baliram C. Bhingarkar Genu Shandar Bhingarkar Shantabai Kashinath keni Suman Lahu Keni Kanta Bharat Keni Rami Bandu Patil Sundar Laxman Bhoir	Class II	(201/3)	Vichumbe	258	450	450	9900	4455000	4455000	Vichumbe	**95**	180	180	12000	2160000	2160000	2160000	24000	4320000	4320000	4320000	0	2160000	1080	0	1080	
91	Naina Enterprises behalf Partners Yatij P. Chheda Rohit H.Patel Amba Parbat Patel Kamlesh L.Patel Govind M.Patel	Class I	(201/4)	Vichumbe	259	1,090	6,463	8800	9592000	57548800	Vichumbe	**96A**	2585	2585	12000	31020000	31020000	31020000	25000	64625000	64625000	64625000	0	33605000	16803	0	16803	
92			(216/2)	Vichumbe	277	3,420		8800	30096000																			
93			(212/1)	Vichumbe	270	440		9600	4224000																			
94			(212/4)	Vichumbe	273	403		9600	3868800																			
95			(216/1)	Vichumbe	276	810		8800	7128000																			
96			(216/3)	Vichumbe	278	300		8800	2640000																			
97	Kanha C.Patil (50 %) Amba Parbat Patel Kamlesh L.Patel Govind M.Patel Naina Enterprises behalf Parner Yatij P. Chheda Rohit H.Patel (Share of 2 to 6 - 50 %)	Class I	(212/2)	Vichumbe	271	450	450	9600	4320000	4320000	Vichumbe	**96B**	180	180	12000	2160000	2160000	2160000	24000	4320000	4320000	4320000	0	2160000	1080	0	1080	
98	Gangavihar Infrakon LLP Tarfe Partner Kishor Kaluram Chaudhari Tikaram Viramaji Chaudhari Mayank A. Dhakad Yogesh Durgaram Chaudhari Rohit Hiraji Patel	Class I	(127 (P))	Vichumbe	240	410	410	8800	3608000	3608000	Vichumbe	**97**	164	164	12000	1968000	1968000	1968000	24000	3936000	3936000	3936000	0	1968000	984	0	984	
99	Anant Chahu Surate Manohar chahu Surate Nirmala Gagajan Surate Kishor Gajanan Surate Ghanashyam Gajanan Surate Namrata Mangesh Patil (Share of 1 to 6 - 52.62 %) Chandrashekhar Giradharbhai Darji Vijaykumar Motiram Udasi Sunil Motiram Udasi (Share of 7 to 9 - 47.38 %)	Class I	(218/1)	Vichumbe	280	12,770	12,770	8800	112376000	112376000	Vichumbe	**100**	5,108	5108	12000	61296000	61296000	61296000	24000	122592000	122592000	122592000	0	61296000	30648	0	30648	
100	Janardhan D.Mhatre (29.72%) Lila S.Mhatre Vijay S.Mhatre Arvind S.Mhatre Madhumati M.Maali Jayshree U.Patil (20.52 %) Jaydas D.Mhatre (29.43 %) Manoraj D.Mhatre (20.33 %)	Class I	(77/0)	Vichumbe	189	16,820	16,820	6050	101761000	101761000	Vichumbe	**102**	6,728	6728	12000	80736000	80736000	80736000	25000	168200000	168200000	168200000	0	87464000	43732	0	43732	
101	Kanha C. Patil	Class I	(212/3)	Vichumbe	272	477	477	9600	4579200	4579200	Vichumbe	**103**	191	191	12000	2292000	2292000	2292000	24000	4584000	4584000	4584000	0	2292000	1146	0	1146	
102	Yakoob Beg Trust Panvel Alhaj M Mustafa Yakub Beg Chief Trustee Yusuf khan Akbar khan Imran Salim khan Allabaksh Appalal Mulla M Tasleem Mahamad Husen	Class I	(201/5)	Vichumbe	257	610	1220	8000	4880000	10248000	Vichumbe	**104**	758	758	12000	9096000	9096000	9096000	24000	18192000	18192000	18192000	0	9096000	4548	0	4548	
103			(201/2)	Vichumbe	260	610		8800	5368000																			
104	Manoj H. Padate	Class I	(206/0)	Vichumbe	263	2,380	4,710	6687	15915060	31360630	Vichumbe	**107**	1884	1884	12000	22608000	22608000	22608000	25000	47100000	47100000	47100000	0	24492000	12246	0	12246	
105			(208/0)	Vichumbe	266	2,330		6629	15445570																			
106	Dhau L. Bhingarkar	Class I	(209/0)	Vichumbe	267	1,190	1,190	6750	8032500	8032500	Vichumbe	**108**	476	476	12000	5712000	5712000	5712000	25000	11900000	11900000	11900000	0	6188000	3094	0	3094	
107	Shashikala R. Devkar	Class I	(211/0)	Vichumbe	269	780	780	9600	7488000	7488000	Vichumbe	**109**	715	715	12000	8580000	8580000	8580000	24000	17160000	17160000	17160000	0	8580000	4290	0	4290	
108	Hadaku B.Bhoir Govind B.Bhoir Krishnabai V.Govari Other Rights: (Protected Tenant) Namdev Kamlu Bhoir	Class I	(215/3)	Vichumbe	275	150	150	9600	1440000	1440000	Vichumbe	**111**	60	60	12000	720000	720000	720000	24000	1440000	1440000	1440000	0	720000	360	0	360	
109	Sunil Duklya Sonawale	Class I	(9/3)	Vichumbe	84	610	610	9600	5856000	5856000	Vichumbe	**113**	610	610	12000	7320000	7320000	7320000	24000	14640000	14640000	14640000	0	7320000	3660	0	3660	
110	Vasudev Dharma Bhingarkar Tulsabai K. Bhingarkar Sambhaji K. Bhingarkar Pradeep K. Bhingarkar Surekha D. Shinde Vanita D. Patil Aparna R. gavand Nirasha P. Mundkar	Class I	(51/0)	Vichumbe	149	1,870	1,870	5500	10285000	10285000	Vichumbe	**114**	748	748	12000	8976000	8976000	8976000	24000	17952000	17952000	17952000	0	8976000	4488	0	4488	
111	Ramdas Kathod Bhoir Dattatray Kathod Bhoir Sarita Harishchandra Bhoir Other Rights: Other Dagadi N. Bhoir Dhondu G. Surate Mahadi B. Keni Mangali G. Surate Bali B. Paredeshi	Class I	(9/1)	Vichumbe	82	2,150	2,150	9600	20640000	20640000	Vichumbe	**115**	860	860	12000	10320000	10320000	10320000	24000	20640000	20640000	20640000	0	10320000	5160	0	5160	

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								Value in Rs.				Value in Rupees.																
												Undeveloped							Developed									
		Tenure of Land	Survey No.	Village	OP No	Area (Sq.M.)	Amalgamted Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)	Inclusive of Structure (Rs.)	FP Allotted in Village	(Final) FP. No.	Area Indiv. Amlg.	Area Amlgamated (Sqm)	*Rate of Semi final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure					
1	2	3a	3b	3c	4	5a	5b	6a	6b	6c		7	8a	8b	9a	(9b)	9b	9 (c)	10a	(10b)	10b	10c	11	12	13	14	15	16
112	Waman Ram Govari , Umabai Bama Mundkar, Leelabai Bama Mundkar , Devram Balaram Govari, Krishna Balaram Govari , Karuna Balaram Govari , Vasanti Balaram Govari , Hirabai Balaram Govari Shantabai Goma Govari , Anjali Sitaram Pandit , Rakhamabai Arun Bhoir , Pushpa Ghansham Gupta , Fashi Goma Govari , Laxman Mahadu Patil, Bebibai Chandrakant Govari , Sonali Chandrakant Govari, Sudarshan Chandrakant Govari Swati Chandrakant Govari, Shraddha Chandrakant Govari , Ganesh Padaya Mundkar, Pramila Padaya Mundkar, Ranjana Padaya Mundkar Jaydas Padaya Mundkar	Class I	(136(P)/0)	Usarli Khurd	501	2476	2476	8800	21788800	21788800	Vichumbe	**116**	990	990	12000	11880000	11880000	11880000	24000	23760000	23760000	23760000	0	11880000	5940	0	5940	
113	Anoop V. Kamble Rajendra S. Kamble Vasant A. Raut Shrikrushana A. Bangare Prabhakar N. Tayade Kusum A.Kamble Abhijit A. Kamble (Share of 1 to 7- 23.43%) Ram J. Mhatre (7.58%) MacMohan Paul (7.56%) Devesh V. Raut Sharada V. Raut (Share of 10 and 11- 7.81%) Rajendra S. Kamble (7.72%) Prabhakar N. Tayade (38.18%) Anoop V. Kamble Kusum A. Kamble Abhijit A.Kamble (Share of 14 to 16- 7.72%)	Class I	(10/0)	Vichumbe	85	504	2150	7423	3741192	15959450	Vichumbe	**117**	1875	1875	12000	22500000	22500000	22500000	25000	46875000	46875000	46875000	0	24375000	12188	0	12188	
114			(10/3)	Vichumbe	88	163		7423	1209949																			
115			(10/2)	Vichumbe	87	162		7423	1202526																			
116			(10/1)	Vichumbe	86	168		7423	1247064																			
117			(10/4)	Vichumbe	89	166		7423	1232218																			
118			(10/5)	Vichumbe	90	821		7423	6094283																			
119			(10/6)	Vichumbe	91	166		7423	1232218																			
120	Namdev B. Phadke (51.16%) Kaluram B. Dundrekar (48.84%)	Class II	(12/0)	Vichumbe	93	2,150	2,150	6600	14190000	14190000	Vichumbe	**118**	860	860	12000	10320000	10320000	10320000	25000	21500000	21500000	21500000	0	11180000	5590	0	5590	
121	Namdev B. Phadke (50 %) Eknath D. Bhoir Kashinath D. Bhoir Ganesh D. Bhoir (Share of 2 to 4 - 44 %) Shailaja J.Bhoir Pratik J.Bhoir Pratit J.Bhoir (Share of 5 to 7 - 6%)	Class I	(13/0)	Vichumbe	94	2,500	2,500	6600	16500000	16500000	Vichumbe	**119**	1,000	1000	12000	12000000	12000000	12000000	24000	24000000	24000000	24000000	0	12000000	6000	0	6000	
122	Namdev B. Phadke	Class I	(14/0)	Vichumbe	95	2,880	2,880	6050	17424000	17424000	Vichumbe	**120**	2,435	2435	12000	29220000	29220000	29220000	24000	58440000	58440000	58440000	0	29220000	14610	0	14610	
123	Shree Shankar Devasthan Vichumbe Vahivatdar Wasudeo Dharma Bhingarkar Tulsabai Krishna Bhingarkar Sambhaji Krishna Bhingarkar Pradip Krishna Bhingarkar Surekha Datta Shinde Vanita Dhanaji Patil Aparna Rajesh Gavand Nirasha Pravin Mundkar	Class I	(52/0)	Vichumbe	150	1,240	1,240	6050	7502000	7502000	Vichumbe	**121**	496	496	12000	5952000	5952000	5952000	25000	12400000	12400000	12400000	0	6448000	3224	0	3224	
124	Pramod S. Bhingarkar(25 %) Dhau L. Bhingarkar(50 %) Pravin W. Chimane(25 %)	Class I	(11/0)	Vichumbe	92	2,400	2,400	8800	21120000	21120000	Vichumbe	**122**	960	960	12000	11520000	11520000	11520000	25000	24000000	24000000	24000000	0	12480000	6240	0	6240	
125	Sunil D.Sonawale	Class I	(9/2)	Vichumbe	83	2,600	2,600	8800	22880000	22880000	Vichumbe	**123**	1,040	1040	12000	12480000	12480000	12480000	24000	24960000	24960000	24960000	0	12480000	6240	0	6240	
126	Ramdas Nagya Mhatre	Class II	(126/0)	Vichumbe	239	180	180	8800	1584000	1584000	Vichumbe	**124**	72	72	12000	864000	864000	864000	24000	1728000	1728000	1728000	0	864000	432	0	432	
127	Sharad Jagannath Bhingarkar Subhash Maya Bhingarkar Damaji Raghunath Bhingarakar Jagadish Maya Bhingarkar Pandit Maya Bhingarkar Varsha Jitendra Mundkar Rajashri Maya Bhingarkar	Class II	(54/1C)	Vichumbe	154	1,800	1,800	6050	10890000	10890000	Vichumbe	**126**	720	720	12000	8640000	8640000	8640000	24000	17280000	17280000	17280000	0	8640000	4320	0	4320	
128	Jani B. Govari Manda M. Patil Manik S. Bhoir Kamla R. Bhoir Alka D. Pardeshi Chhaya G. Pardeshi Dilip Munga Mundkar Shamabai M. Mundkar Aanata N. Bhoir (Share of 1 to 9 - 75.02 %) Vaman G. Mundkar (24.98 %)	Class I	(8/0)	Vichumbe	81	2,550	2,550	8800	22440000	22440000	Vichumbe	**127**	1,020	1020	12000	12240000	12240000	12240000	24000	24480000	24480000	24480000	0	12240000	6120	0	6120	

SR. NO.	Name of Owner	Survey Details of land			Original Plot						Final Plot																	
								Value in Rs.				Value in Rupees.																	
												Undeveloped								Developed									
		Tenure of Land	Survey No.	Village	OP No	Area (Sq.M.)	Amalgamted Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)	Inclusive of Structure (Rs.)	FP Allotted in Village	(Final) FP. No.	Area Indiv. Amlg.	Area Amlgamated (Sqm)	*Rate of Semi final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	Contribution (+) Compensation (-) (Col. 9c - Col 6c)	Increment (Col. 10(b) - 9(b)	Contribution 0.05 percent of col. 12	Additional to (+) or deducton from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks
1	2	3a	3b	3c	4	5a	5b	6a	6b	6c		7	8a	8b	9a	(9b)	9b	9 (c)	10a	(10b)	10b	10c	11	12	13	14	15	16
129	Kaluram C. Patil Shivdas C. Patil Bhaskar R. Patil Santosh R. Patil Anant R. Patil	Class I	(90/0)	Vichumbe	204	4,200	4,200	6050	25410000	25410000	Vichumbe	**128**	1,680	1680	12000	20160000	20160000	20160000	24000	40320000	40320000	40320000	0	20160000	10080	0	10080	
130	Shridhar K. Bhoir	Class I	(54/2C/3)	Vichumbe	161	3,000	3,000	6050	18150000	18150000	Vichumbe	**129B**	1,200	1,200	12000	14400000	14400000	14400000	24000	28800000	28800000	28800000	0	14400000	7200	0	7200	
131	Jomi Vilas Bhoir Rajeshri Mahendra Gavand Shyam Vilas Bhoir Surekha Vilas Bhoir	Class I	(54/2C/2)	Vichumbe	160	3,000	3,000	6050	18150000	18150000	Vichumbe	**129C**	1,200	1200	12000	14400000	14400000	14400000	24000	28800000	28800000	28800000	0	14400000	7200	0	7200	
132	Parvati S.Dundrekar, Pradip L.Govari, Priyanka S.Dundrekar, Bala A.Dunrekar, Budhya A.Dunrekar, Bharti S.Ghondhali, Manoj K.Dundrekar, Ratan C.Govari, Radhabai C.Dunrekar, Ram G.Dundrekar, Varsha D.Keni Sanjya R.Govari, Sandip L.Govari, Hanuman K.Dundrekar, Hasuram G.Dundrekar, Anusaya K.Dundrekar, Amita R.Davlekar, Anjali N.Dundrekar, Uttam N.Dundrekar, Kamlakar C.Dundrekar, Karuna N.Bhoir, Gurunath K.Dundrekar, Janardhan A.Dundrekar, Dhaya A.Dundrekar, Nandabai R.Kaskar, Sadhana R.Dhokare, Seetabai N.Dundrekar, Sukanya C.Patil, Sunita Y.Patil, Suresh G.Dundrekar Sangita G.Patil , Sandip N.Dundreka Sarita S.Bhagat, Hirabai P.Bhoir, Sareeka S.Pandit, Namrata S.Bhoir, Vikram B.Govari Anju S.Patil, Manju B.Govari	Class I	(37/0)	Vichumbe	125	860	860	6281	5401660	5401660	Vichumbe	**130**	344	344	12000	4128000	4128000	4128000	25000	8600000	8600000	8600000	0	4472000	2236	0	2236	
133	Vasudev Dharma Bhingarkar Tulasabai K. Bhingarkar Sambhaji k. Bhingarkar Pradeep K. Bhingarkar Surekha D. Shinde Vanita D. Patil Arpana R. Gavand Nirasha P. Mundkar	Class I	(36/2)	Vichumbe	122	1,340	1,540	6050	8107000	9317000	Vichumbe	**132**	616	616	12000	7392000	7392000	7392000	24000	14784000	14784000	14784000	0	7392000	3696	0	3696	
134			(36/4)	Vichumbe	124	200		6050	1210000																			
135	Damaji Raghunath Bhingarkar Meghanath Raghunath Bhingarkar Janabai Kashinath Patil Kanta Aniruddha Govari Shanta Balaram Gondhali Shubhangi Rajaram Bhagat Sangita Raghunath Bhingarkar	Class I	(36/3)	Vichumbe	123	480	480	6050	2904000	2904000	Vichumbe	**133**	223	223	12000	2676000	2676000	2676000	24000	5352000	5352000	5352000	0	2676000	1338	0	1338	
136	Jaivanti R.Bhopi Suresh R.Bhopi Bharti R.Bhopi Jitendra R.Bhopi Reshma R.Bhopi Kanha C.Patil Jayendra C.Patil Suman S.Patil Pritesh S.Patil Vikas S.Patil Ranjana S.Patil Varun S.Patil Nayan S.Patil Vithabai P.Bhopi Nirmala P.Bhopi Jayshri P.Keni Dinesh P.Bhopi Dilip P.Bhopi Mayee G.Keni Deubai D.Patil Vatsala N.Patil Prashant E.Bhoir Poonam M.Madhavi Ranali S.Bhagat Sushant E.Bhoir Rukmini N.Bhopi Mahendra Namdev Bhopi Rajendra N.Bhopi Savita M.Patil Jagdish N.Bhopi Riya R.Mahadik Dipa P.Vartak Hemant H.Bhoir Madhavi S.Patil Bhagyashree H.Bhoir	Class I	(92/0)	Vichumbe	206	2,330	5,010	6050	14096500	31988000	Vichumbe	**134**	2,004	2,004	12000	24048000	24048000	24048000	24000	48096000	48096000	48096000	0	24048000	12024	0	12024	
137			(233/0)	Vichumbe	282	2,070		6050	12523500																			
138			(124(P)	Vichumbe	235	610		8800	5368000																			

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								Value in Rs.				Value in Rupees.																	
												Undeveloped							Developed										
		Tenure of Land	Survey No.	Village	OP No	Area (Sq.M.)	Amalgamted Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)	Inclusive of Structure (Rs.)	FP Allotted in Village	(Final) FP. No.	Area Indiv. Amlg.	Area Amlgamated (Sqm)	*Rate of Semi final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure						
1	2	3a	3b	3c	4	5a	5b	6a	6b	6c		7	8a	8b	9a	(9b)	9b	9 (c)	10a	(10b)	10b	10c	11	12	13	14	15	16
139	Aanna Nama Gayakwad, Vishnu Nama Gayakwad, Vatsalabai Ragho urf Raghunath Gayakwad, Rajesh Raghunath Gayakwad, Sujata Raghunath Gayakwad, Vijay Raghunath Gayakwad, Ramesh Goma Gayakwad Gunabai Goma Gayakwad, Kalpana Goma Gayakwad, Vandana Goma Gayakwad Lila Eknath Gayakwad, Chhaya Prakash Gayakwad, Sundara Dattu Gayakwad Prashant Dattu Gayakwad Asmita Dattu Gayakwad Priyanka Dattu Gayakwad Suhasini Balkrushna Gayakwad Gita Ganesh Gade Vicky Ganesh Gade Diksha Ganesh Gade Aparna Siddharth Sonawane Ashwini Anil Babare Maruti Dharma Gayakwad Rupesh Keshav Gayakwad Paresh Keshav Gayakwad Subhash Govind Gayakwad Krushnabai Govind Gayakwad Santosh Dharma Gayakwad Kamla Dharma Gayakwad Ranjana Gana Gayakwad Jayashri Dipak Nikalaje Babu Gana Gayakwad Deepali Vinayak Gayakwad Dipika Vinayak Gayakwad Samakshi Vinayak Gayakwad Nayan Vinayak Gayakwad Deepali V. Gayakawad guardian sister of Samakshi and Nayan	Class I	(34/0)	Vichumbe	120	2730	2730	6050	16516500	16516500	Vichumbe	**135**	1092	1092	12000	13104000	13104000	13104000	25000	27300000	27300000	27300000	0	14196000	7098	0	7098	
140	Sudam Sitaram Patil Keshav Sitaram Patil Krushnabai Dattatrey Patil Baliram Dattatrey Patil Ram Dattatrey Patil Bharat Dattatrey Patil Urmila Dilip Mundkar Vanita Harishchandra Bhagat Sangeeta Krishna Patil Aakash Krushna Patil Avinash Krushna Patil Akshata Krushna Patil Minnath Ramchandra Patil	Class I	(15/A)	Vichumbe	96	3,750	3,750	4865	18243750	18243750	Vichumbe	**137**	1,500	1500	12000	18000000	18000000	18000000	24000	36000000	36000000	36000000	0	18000000	9000	0	9000	
141	Shyam Shankar Patil Karuna Kishor Patil Karuna K. Patil Guardian mother of Gayatri and Giriraj Ashiwni Arun Patil Tulsabai Shankar Patil	Class I	(15/B)	Vichumbe	97	2,220	2,220	4865	10800300	10800300	Vichumbe	**138**	888	888	12000	10656000	10656000	10656000	24000	21312000	21312000	21312000	0	10656000	5328	0	5328	
142	Lahu N Waghmare Suresh N Waghmare Prakash N Waghmare Ravi N Waghmare Jijabai D Shedge Uma N Waghmare Santosh A Waghmare Pamabai A Waghmare Sandhya B Patil	Class II	(73(P))	Devad	77	234	234	5500	1287000	1287000	Vichumbe	**140**	94	94	12000	1128000	1128000	1128000	24000	2256000	2256000	2256000	0	1128000	564	0	564	
143	Sunanda N. Surate Bhagesh N. Surate Janhavi J. Bhingarkar (Share of 1 to 3 - 20.0 %) Neha D. Goyal(80.0%)	Class I	(19/2/A)	Vichumbe	104	3,000	3,000	6050	18150000	18150000	Vichumbe	**141**	1,200	1200	12000	14400000	14400000	14400000	24000	28800000	28800000	28800000	0	14400000	7200	0	7200	
144	Malati Madhukar Pandhare	Class I	(67/0)	Vichumbe	183	1,060	1,060	6050	6413000	6413000	Vichumbe	**142**	424	424	12000	5088000	5088000	5088000	24000	10176000	10176000	10176000	0	5088000	2544	0	2544	
145	M/s Prayag Realty through partners Bhikhabhai R.Madat Jitesh P. Agrawal	Class I	(19/1A/1)	Vichumbe	98	2,000	2,000	6607	13214000	13214000	Vichumbe	**143**	2,000	2000	12000	24000000	24000000	24000000	24000	48000000	48000000	48000000	0	24000000	12000	0	12000	
146	Shri Rushikesh Shikshan Prasarak Mandal	Class I	(103/0)	Devad	79	2,400	2,400	12000	28800000	28800000	Vichumbe	**144**	1,690	1690	12000	20280000	20280000	20280000	25000	42250000	42250000	42250000	0	21970000	10985	0	10985	

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								Value in Rs.				Value in Rupees.																		
												Undeveloped								Developed										
		Tenure of Land	Survey No.	Village	OP No	Area (Sq.M.)	Amalgamted Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)	Inclusive of Structure (Rs.)	FP Allotted in Village	(Final) FP. No.	Area Indiv. Amlg.	Area Amlgamated (Sqm)	*Rate of Semi final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure							
1	2	3a	3b	3c	4	5a	5b	6a	6b	6c		7	8a	8b	9a	(9b)	9b	9 (c)	10a	(10b)	10b	10c	11	12	13	14	15	16
147	Vishawanath Bandu Surate (24.0 %) Janabai Pandharinath Surate, Namdev Babu Surate, Prakash Babu Surate, Vithabai Kanha Patil, Yamuna Narayan Surate, Revati Narayan Surate, Rajshri Narayan Surate Tejshri Narayan Surate Bhagyashree Narayan Surate Mayuri Narayan Surate Nishikant Narayan Surate Dharmibai Babu Surate Sanjeevani Narayan SurateGujmabai Maya SurateJayshri Ulhas Patil Yogita Vishnu Bhagat Kundan Maya Surate (Share of 2 to 17 - 56 %) Jaibunissa Asagarali Ansari M/s Krishna Enerprises Builders & Developers Behalf Partner Acchelal Dudhnath Yadav (Share of 18 and 19 -20%)	Class I	(19/1A/5)	Vichumbe	102	1500	1500	6607	9910500	9910500	Vichumbe	**148**	600	600	12000	7200000	7200000	7200000	25000	15000000	15000000	15000000	0	7800000	3900	0	3900	
148	Sachin Omprakash Agrawal	Class I	(25(P))	Vichumbe	110	1,790	1,790	6050	10829500	10829500	Vichumbe	**149**	716	716	12000	8592000	8592000	8592000	24000	17184000	17184000	17184000	0	8592000	4296	0	4296	
149	Jomibai D. Surate Santosh D. Surate Anjira S. Govari Dipak D. Surate Jomi R. Patil Sunil R. Patil Tai D. Govari Samasu R. Patil Ranjana S. Patil Padibai A. Mundkar Kamlakar N. Patil Baliram Nama Patil Goma N. Patil Nagesh N. Patil Dharmi N. Patil Manda C. Bhagat Poshi B. Mundkar Alka K. Keni Uttam B.Pardehshi Chahubai B. Patil Chandrabai R. Govari Shravan B. Patil Nagin B. Patil Prashant Pardeshi Pralhad B. Patil Rajendra B. Patil Sagar B. Patil Subhas R. Patil Pramila P. Govari	Class I	(19/1A/4)	Vichumbe	101	2,550	2,550	6607	16847850	16847850	Vichumbe	**151**	1,020	1020	12000	12240000	12240000	12240000	24000	24480000	24480000	24480000	0	12240000	6120	0	6120	
150	Pradip K. Bhopi	Class I	(19/1A/3)	Vichumbe	100	2,600	2,600	6607	17178200	17178200	Vichumbe	**152**	1,818	1818	12000	21816000	21816000	21816000	24000	43632000	43632000	43632000	0	21816000	10908	0	10908	
151	Sai Chirag Infra Project Pvt Ltd.	Class I	(19/1/B)	Vichumbe	103	4,000	5,680	6607	26428000	36592000	Vichumbe	**153**	2,272	2272	12000	27264000	27264000	27264000	24000	54528000	54528000	54528000	0	27264000	13632	0	13632	
152			(19/2/B)	Vichumbe	105	1,680		6050	10164000																			
153	Vishvanath B. Surate (56.71 %) Kalibai M. Surate Hiraman M. Surate Chaitanya D. Surate Janhavi D. Surate Hiraman M. Surate Guardian of 3 and 4 Sunita M. Bhingarkar Mangala S.Patil Vanita J. Bhoir (Share of 2 to 9 - 43.29 %)	Class I	(19/1A/2)	Vichumbe	99	4,620	4,620	6607	30524340	30524340	Vichumbe	**154**	1,848	1848	12000	22176000	22176000	22176000	24000	44352000	44352000	44352000	0	22176000	11088	0	11088	
154	Yakub Beg Trust Panvel Alhaj M. Mustafa Yakub Beg- Chief Trustee, Yusufkhan Akabar Khan, Imran Salim Khan, Allabaksh Appalal Mulla, M. Tasleem Mahamad Husen Other Rights Tenant - Anant H. Bhigarkar, Ranjana H. Bhigarkar, Manjula H. Patil, Minakshee H. Surate, Renuka G. Bhoir Heir- Changunabai P. Bhingarkar, Jaivant P. Bhingarkar, Deepali P. Bhingarkar Ramibai S. Bhingarkar , Pramod S. bhingarkar, Sunita N. Govari, Surekha K. Bhopi, Vanita S. Bhingarkar, Parvati S. Bhingarkar, Balaram L. Bhingarkar,, Mathurabai B. Chimane , Jijabai A. Bhingarkar, Pravin A Bhingarkar, Kavita A. Bhingarkar, Girish A. Bhingarkar, Mahesh A. Bhingarkar	Class I	(50/0)	Vichumbe	148	3820	3820	5500	21010000	21010000	Vichumbe	**155A**	1528	1528	12000	18336000	18336000	18336000	24000	36672000	36672000	36672000	0	18336000	9168	0	9168	

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								Value in Rs.				Value in Rupees.																
												Undeveloped							Developed									
		Tenure of Land	Survey No.	Village	OP No	Area (Sq.M.)	Amalgamted Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)	Inclusive of Structure (Rs.)	FP Allotted in Village	(Final) FP. No.	Area Indiv. Amlg.	Area Amlgamated (Sqm)	*Rate of Semi final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure					
1	2	3a	3b	3c	4	5a	5b	6a	6b	6c		7	8a	8b	9a	(9b)	9b	9 (c)	10a	(10b)	10b	10c	11	12	13	14	15	16
155	Yakub Beg Trust Panvel Alhaj M. Mustafa Yakub Beg- Chief Trustee Yusufkhan Akabar Khan, Imran Salim Khan Allabaksh Appalal Mulla, M. Tasleem Mahamad Husen Other Rights Others- Ramdas K. Gayakawad Ananta K. Gayakawad Heir- Nirmala S. Gayakwad, Swati S. Gayakwad, Jyoti S. Gayakwad, Vidya S. Gayakwad Hausabai K. Gayakwad, Indubai K. Gayakwad Heir- Tanaji S. Khandagale, Sadhana A Salunkhe Madhuri M. Lokhande, Rupali R. Jadhav Heir- Kisan K. Gayakwad Heir- Prakash H. Salunke, Kailas H. Salunkhe Vanita R. Tandel., Sunita S. Fulare Bharti S. Khandagale, Bharti Khandagale Guardian mother of Sarthak S. Khandagale Manasi M. gayakwad, Sakshi M. Gayakwad Shreya M Gaykwad Manasi M. gayakwad Guardian Mother of Sakshi and Shreya	Class I	(32/0)	Vichumbe	118	3950	3950	6050	23897500	23897500	Vichumbe	**155B**	1580	1580	12000	18960000	18960000	18960000	24000	37920000	37920000	37920000	0	18960000	9480	0	9480	
158	Pushpa Lakshman Gayakwad Lila Lakshman Gayakwad Hemant Lakshman Gayakwad Jayesh Lakshman Gayakwad Punam Lakshman Gayakwad Mohini Lakshman Gayakwad	Class I	(33/0)	Vichumbe	119	1,850	1,850	6050	11192500	11192500	Vichumbe	**156**	1238	1238	12000	14856000	14856000	14856000	25000	30950000	30950000	30950000	0	16094000	8047	0	8047	
159	Vasudev Dharma Bhingarkar Tulasabai K. Bhingarkar Sambhaji K. Bhingarkar Pradeep K. Bhingarkar Surekha D. Shinde Vanita D. Patil Aparna R. Gavand Nirasha P. Mundkar Other Rights Kul- Hemala B. Petkar Under 32 G Enquiry - Babu H. Gayakwad Kamlya J. Bhoir Hasha J. Bhoir Ganpat Shankar Bhoir	Class II	(39/2)	Vichumbe	129	510	510	6050	3085500	3085500	Vichumbe	**159**	204	204	12000	2448000	2448000	2448000	25000	5100000	5100000	5100000	0	2652000	1326	0	1326	
160	Shashikala Pai (44.44%) Arun Changa Surate Jaydas Changa Surate Arjun Changa Surate Deubai Changa Surate (Share of 2 to 5 - 25.93 %) Shankar E. Maitri (29.63 %)	Class I	(39/1/A)	Vichumbe	127	4,750	6,750	6050	28737500	40837500	Vichumbe	**161A**	2,700	2700	12000	32400000	32400000	32400000	25000	67500000	67500000	67500000	0	35100000	17550	0	17550	
161			(39/1/B)	Vichumbe	128	2,000		6050	12100000																			
162	Chandar Mahadu Bhingarkar Vasudev Dharma Bhingarkar Paribai Narayan Bhoir Gunabai Datta Patil Vithabai Sharad Bhagat Tulsabai K. Bhingarkar Sambhaji K. Bhingarkar Pradip K. Bhingarkar Surekha D. Shinde Vanita D. Patil Aparna R. Gavand Nerasa P. Mundkar	Class II	(39/4)	Vichumbe	131	130	130	6050	786500	786500	Vichumbe	**161B**	52	52	12000	624000	624000	624000	24000	1248000	1248000	1248000	0	624000	312	0	312	
163	Balaram Babu Dundrekar	Class II	(41/0)	Vichumbe	133	2,910	2,910	6050	17605500	17605500	Vichumbe	**163**	1,164	1164	12000	13968000	13968000	13968000	25000	29100000	29100000	29100000	0	15132000	7566	0	7566	
164	Digambar Kashinath Gavhane Mustafa Abbas Shaikh	Class I	(43/2)	Vichumbe	137	430	2520	5500	2365000	13860000	Vichumbe	**165**	1008	1008	12000	12096000	12096000	12096000	24000	24192000	24192000	24192000	0	12096000	6048	0	6048	
165			(43/1/1)	Vichumbe	135	2,090		5500	11495000																			
166	Mohammad Hanif Sheikh Alfa Nazir Khatib Mudassar Nazir Khatib Nurjaha Nazir Khatib Rafat Nazir Khatib	Class I	(43/1/2)	Vichumbe	136	1,800	1,800	5500	9900000	9900000	Vichumbe	**166**	720	720	12000	8640000	8640000	8640000	25000	18000000	18000000	18000000	0	9360000	4680	0	4680	
167	Achhelal D.Yadav M/s Krishna Enterprises Builders & Developers Behalf Partner Ramesh Laxman Waghmare	Class I	(235/0)	Vichumbe	284	860	860	5500	4730000	4730000	Vichumbe	**167A**	344	344	12000	4128000	4128000	4128000	24000	8256000	8256000	8256000	0	4128000	2064	0	2064	
168	Ramesh Narayan Patil Barasu Kana Patil Manda Pandharinath Patil Ratan Govind Patil	Class I	(46/1)	Vichumbe	140	2,400	2,400	5500	13200000	13200000	Vichumbe	**168A**	960	960	12000	11520000	11520000	11520000	24000	23040000	23040000	23040000	0	11520000	5760	0	5760	

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								Value in Rs.				Value in Rupees.																
												Undeveloped							Developed									
		Tenure of Land	Survey No.	Village	OP No	Area (Sq.M.)	Amalgamted Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)	Inclusive of Structure (Rs.)	FP Allotted in Village	(Final) FP. No.	Area Indiv. Amlg.	Area Amlgamated (Sqm)	*Rate of Semi final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure					
1	2	3a	3b	3c	4	5a	5b	6a	6b	6c		7	8a	8b	9a	(9b)	9b	9 (c)	10a	(10b)	10b	10c	11	12	13	14	15	16
169	Ramesh Narayan Patil Barasu Kana Patil Manda Pandharinath Patil Ratan Govind Patil	Class II	(49/3/A)	Vichumbe	146	5,190	5,190	6050	31399500	31399500	Vichumbe	**168B**	2,076	2076	12000	24912000	24912000	24912000	24000	49824000	49824000	49824000	0	24912000	12456	0	12456	
170	Vishnu G. Bhoir Hanuman G. Bhoir Sudam G. Bhoir Shankar G. Bhoir (Share of 1 to 4 - 84.57 %) M/s. Ashapura Realtors Tarfe Partner Rakesh Pravin Sanghvi (15.43 %)	Class II	(62/1)	Vichumbe	170	14,260	14,260	6050	86273000	86273000	Vichumbe	**169**	5,704	5704	12000	68448000	68448000	68448000	25000	142600000	142600000	142600000	0	74152000	37076	0	37076	
171	Dagadu Hirya Patil Sitaram H. Patil Munabai H. Patil Lilabai D. Mundhkar Tulsa H. Patil	Class I	(31/0)	Vichumbe	117	2,630	2,630	6050	15911500	15911500	Vichumbe	**171**	1,052	1052	12000	12624000	12624000	12624000	24000	25248000	25248000	25248000	0	12624000	6312	0	6312	
172	Nityanand J. Madhav	Class I	(45/0)	Vichumbe	139	860	860	8800	7568000	7568000	Vichumbe	**172**	344	344	12000	4128000	4128000	4128000	25000	8600000	8600000	8600000	0	4472000	2236	0	2236	
173	Minnath R. Patil	Class I	(46/2)	Vichumbe	141	1,670	1,670	5500	9185000	9185000	Vichumbe	**173A**	668	668	12000	8016000	8016000	8016000	24000	16032000	16032000	16032000	0	8016000	4008	0	4008	
174	Minnath R. Patil	Class II	(49/3/B)	Vichumbe	147	5,180	5,180	6050	31339000	31339000	Vichumbe	**173B**	2,072	2072	12000	24864000	24864000	24864000	24000	49728000	49728000	49728000	0	24864000	12432	0	12432	
175	Madhu Shankar Bhoir Vishnu Ganapat Bhoir Changunabai Janu Bhoir Chandrakant Janu Bhoir Ragho Janu Bhoir Namdev Janu Bhoir Taibai Kamlakar Patil Mandabai Suresh Mundkar Shankuntala Vithhal Bhoir Manisha Baburao Govari Jitendra Vitthal Bhoir Vinod Vithhal Bhoir	Class I	(56/0)	Vichumbe	163	600	600	5500	3300000	3300000	Vichumbe	**175**	240	240	12000	2880000	2880000	2880000	25000	6000000	6000000	6000000	0	3120000	1560	0	1560	
176	Suresh Ramdas Bhopi Jaivanti Ramdas Bhopi Bharti Ramdas Bhopi Jitendra Ramdas Bhopi Ranjana Santosh Patil Reshma Ramdas Bhopi Kanha Chandrakant Patil Jayendra Chandrakant Patil Suman Subhash Patil Pritesh Subhash Patil Vikas Subhash Patil Varun Santosh Patil Nayan Santosh Patil Vithabai Padu Bhopi Nirmala Pandurang Bhopi Jayashri Pankanj Keni Dinesh Pandurang Bhopi Dilip Padu Bhopi Mayee Gopal Keni Deubai Devidas Patil Vatsala Nilesh Patil Prashant Eknath Bhoir Poonam Mayur Madhavi Ranali Sachin Bhagat Sushant Eknath Bhoir Rukmini Namdev Bhopi Mahendra Namdev Bhopi Rajendra Namdev Bhopi Savita Mahendra Patil Jagdish Namdev Bhopi Riya Ravindra Mahadik Dipa Pravesh Vartak Hemant Hanuman Bhoir Madhavi Swagata Patil Bhagyashree Hanuman Bhoir	Class II	(109/2)	Vichumbe	231	2190	2190	8800	19272000	19272000	Vichumbe	**176**	876	876	12000	10512000	10512000	10512000	24000	21024000	21024000	21024000	0	10512000	5256	0	5256	
177	M/s. J D Realtors Tarfe Vivek k.Cheaethramani Viki Shyamlal Artavani	Class I	(109/1)	Vichumbe	230	1,600	1,600	8800	14080000	14080000	Vichumbe	**177**	1,597	1597	12000	19164000	19164000	19164000	24000	38328000	38328000	38328000	0	19164000	9582	0	9582	
178	Bali Nama Bhoir Uttam Bandu Bhoir Pandurang Bandu Bhoir Rukmini Arun Bhoir Avinash Arun Bhoir Balkrishna Bandu Bhoir Rekha Changdev Govari Sunita Sunil Bhoir Suraj Sunil Bhoir Sumit Sunil Bhoir Babibai Bandu Bhoir Pralhad Narayan Bhoir Vishvanath Narayan Bhoir Pradip Sitaram Bhoir Sandip Sitaram Bhoir	Class I	(108/1)	Vichumbe	228	2,070	2,070	8800	18216000	18216000	Vichumbe	**179**	828	828	12000	9936000	9936000	9936000	24000	19872000	19872000	19872000	0	9936000	4968	0	4968	
179	M/s Sai Infra Partnership Firm M/s Home Ambition Properties Partnership Firm	Class I	(108/2)	Vichumbe	229	2,200	2,200	8800	19360000	19360000	Vichumbe	**180**	880	880	12000	10560000	10560000	10560000	24000	21120000	21120000	21120000	0	10560000	5280	0	5280	
180	Dipak V.Shinde	Class I	(54/1/B)	Vichumbe	153	1,530	1,530	6050	9256500	9256500	Vichumbe	**182**	626	626	12000	7512000	7512000	7512000	24000	15024000	15024000	15024000	0	7512000	3756	0	3756	

SR. NO.	Name of Owner	Survey Details of land			Original Plot					Inclusive of Structure (Rs.)	FP Allotted in Village	Final Plot											Contribution (+) Compensation (-) (Col. 9c - Col 6c)	Increment (Col. 10(b) - 9(b)	Contribution 0.05 percent of col. 12	Additional to (+) or deducton from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks
								Value in Rs.				Value in Rupees.																
												Undeveloped							Developed									
		Tenure of Land	Survey No.	Village	OP No	Area (Sq.M.)	Amalgamted Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)			(Final) FP. No.	Area Indiv. Amlg.	Area Amlgamated (Sqm)	*Rate of Semi final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure						
1	2	3a	3b	3c	4	5a	5b	6a	6b	6c		7	8a	8b	9a	(9b)	9b	9 (c)	10a	(10b)	10b	10c	11	12	13	14	15	16
181	Yakoob Beg Trust Panvel Alhaz M. Mustafa Yakub Beg Chief Trustee Yusufkhan A. Khan, Imran S. Khan, Allabaksha A. Mulla, M. Tasalim M. Husen Other Rights (Protected Tenant) Ananta H. Bhingarkar Ranjana H. Bhingarkar, Manjula H. Patil, Minakshee H. Surate, Renuka Gopinath Bhoir Others Heir- Changunabai P. Bhingarkar Jaiwant Parshuram Bhingarkar Deepali P. Bhingarkar Ramibai S. Bhingarkar Pramod S. Bhingarkar Vanita S. Bhingarkar Sunita N. Govari Surekha K. Bhopi Ananta L. Bhingarkar Balaram B. Chimane Heir- Jijabai A. Bhingarkar Pravin A. Bhingarkar Kavita A. Bhingarkar Girish A. Bhingarkar Mahesh A. Bhingarkar Heir- Akshata K. Patil Avinash K. Patil Akash K. Patil Urmila D. Mundkar Krushnabai D. Patil Baliram D. Patil Bharat D. patil Ram D. Patil Vanita H. Bhagat Sangita K. Patil	Class I	(93/0)	Vichumbe	207	3,570	8,000	5500	19635000	5,86,19,000	Vichumbe	**190**	3,200	3,200	12,000	3,84,00,000	3,84,00,000	3,84,00,000	29,000	9,28,00,000	9,28,00,000	9,28,00,000	0	5,44,00,000	27,200	0	27,200	
182			(106/0)	Vichumbe	226	4430		8800	38984000																			
183	Bijesh Hanumant Bhoir	Class I	(105/1)	Vichumbe	225	3,160	3,160	8800	27808000	27808000	Vichumbe	**191**	1,264	1264	12000	15168000	15168000	15168000	28000	35392000	35392000	35392000	0	20224000	10112	0	10112	
184	Nilesh Becharbhai Patel	Class I	(62/2 Pt)	Vichumbe	171	14,970	14,970	6050	90568500	90568500	Vichumbe	**192**	5,988	5988	12000	71856000	71856000	71856000	28000	167664000	167664000	167664000	0	95808000	47904	0	47904	
185	Vasant Namdev Bhoir (37.53 %) Anant Namdev Bhoir (37.78 %) Hirubai Baliram Bhagat Gangabai Dashrath Patil Janabai Parshuram Patil Kamlabai Anant Gondhali Gulab Yashvant Bhoir (Share of 3 to 7 - 24.69 %)	Class I	(54/1/A)	Vichumbe	152	4,050	4,050	6050	24502500	24502500	Vichumbe	**193**	1,620	1620	12000	19440000	19440000	19440000	28000	45360000	45360000	45360000	0	25920000	12960	0	12960	
186	Ritesh Raju Patil Raju Dhanraj Patil	Class I	(101/0)	Vichumbe	218	600	600	8800	5280000	5280000	Vichumbe	**194**	240	240	12000	2880000	2880000	2880000	28000	6720000	6720000	6720000	0	3840000	1920	0	1920	
187	Vaignyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: Kamalkar T. Kharje	Class I	(165/1)	Usarli Khurd	531	500	500	8800	4400000	4400000	Usarli Khurd	**196**	500	500	12000	6000000	6000000	6000000	29000	14500000	14500000	14500000	0	8500000	4250	0	4250	
188	Ganpat Z. Mhatre Anant Z. Mhatre Shankuntala Z. Mhatre Pushpa Urfa Phusabai D. Dharnekar Vinod Shantaram Patil Baliram S. Mhatre Tukaram S. Mhatre Gangabai Maya Patil Sitabai S. Mhatre	Class I	(100/1)	Vichumbe	216	580	580	8800	5104000	5104000	Usarli Khurd	**197**	232	232	12000	2784000	2784000	2784000	28000	6496000	6496000	6496000	0	3712000	1856	0	1856	
189	Shital Jitesh Munot	Class I	(100/2)	Vichumbe	217	890	890	12000	10680000	10680000	Usarli Khurd	**198A**	356	356	12000	4272000	4272000	4272000	28000	9968000	9968000	9968000	0	5696000	2848	0	2848	

SR. NO.	Name of Owner	Survey Details of land			Original Plot						Final Plot												Contribution (+) Compensation (-) (Col. 9c - Col 6c)	Increment (Col. 10(b) - 9(b)	Contribution 0.05 percent of col. 12	Additional to (+) or deducton from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks
								Value in Rs.				Value in Rupees.																
												Undeveloped							Developed									
		Tenure of Land	Survey No.	Village	OP No	Area (Sq.M.)	Amalgamted Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)	Inclusive of Structure (Rs.)	FP Allotted in Village	(Final) FP. No.	Area Indiv. Amlg.	Area Amlgamated (Sqm)	*Rate of Semi final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure						
1	2	3a	3b	3c	4	5a	5b	6a	6b	6c		7	8a	8b	9a	(9b)	9b	9 (c)	10a	(10b)	10b	10c	11	12	13	14	15	16
190	Jaivanti Ramdas Bhopi Suresh Ramdas Bhopi Bharti Ramdas Bhopi Jitendra Ramdas Bhopi Reshma Ramdas Bhopi Kanha Chandrakant Patil Jayendra Chandrakant Patil Suman Subhash Patil Pritesh Subhash Patil Ranjana Santosh Patil Varun Santosh Patil Nayan Santosh Patil Vikas Subhash Patil Vithabai Padu Bhopi Nirmala Pandurang Bhopi Jayashree Pankaj Keni Dinesh Pandurang Bhopi Dilip Padu Bhopi Mayee Gopal Keni Deubai Devidas Patil Vatsala Nilesh Patil Prashant Eknath Bhoir Punam Mayur Madhavi Ranali Sachin Bhagat Sushant Eknath Bhoir Rukmini Namdev Bhopi Mahendra Namdev Bhopi Rajendra Namdev Bhopi Savita Mahendra Patil Jagadish Namdev Bhopi Riya Ravindra Mahadik Dipa Pravesh Vartak Hemant Hanuman Bhoir Madavi Swagata Patil Bhagyashree Hanuman Bhoir	Class I	(24(P)/0)	Vichumbe	109	1122	1122	6050	6788100	6788100	Usarli Khurd	**198B**	449	449	12000	5388000	5388000	5388000	28000	12572000	12572000	12572000	0	7184000	3592	0	3592	
191	M/s Unmesh House Makers tarfe Owner Laxmikant Ramkrushna Vyankatraman	Class I	(166/1(P))	Usarli khurd	570	9,752	9752	6050	58999600	58999600	Usarli Khurd	**200A**	3,901	3901	12000	46812000	46812000	46812000	28000	109228000	109228000	109228000	0	62416000	31208	0	31208	
192			(166/2(P))	Usarli khurd	571																							
193			(166/3(P))	Usarli khurd	572																							
194	Anil Krushna Patil	Class I	(134/1)	Usarli Khurd	499	1500	1500	4800	7200000	7200000	Usarli Khurd	**200B**	600	600	12000	7200000	7200000	7200000	29000	17400000	17400000	17400000	0	10200000	5100	0	5100	
195	Vaignyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: V. M. Pawar.	Class I	(165/12)	Usarli Khurd	542	500	500	6050	3025000	3025000	Usarli Khurd	**203**	500	500	12000	6000000	6000000	6000000	25000	12500000	12500000	12500000	0	6500000	3250	0	3250	
196	Vaignyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: D. K. Jain	Class I	(165/11)	Usarli Khurd	541	500	500	6050	3025000	3025000	Usarli Khurd	**204**	500	500	12000	6000000	6000000	6000000	24000	12000000	12000000	12000000	0	6000000	3000	0	3000	
197	Vaignyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: Hari Singh	Class I	(165/10)	Usarli Khurd	540	500	500	6050	3025000	3025000	Usarli Khurd	**205**	500	500	12000	6000000	6000000	6000000	24000	12000000	12000000	12000000	0	6000000	3000	0	3000	
198	Vaignyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: S. S. Kumar	Class I	(165/9)	Usarli Khurd	539	500	500	6050	3025000	3025000	Usarli Khurd	**206**	500	500	12000	6000000	6000000	6000000	24000	12000000	12000000	12000000	0	6000000	3000	0	3000	
199	Vaignyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: Anusaya Ramchandran V. R. Purushottam.	Class I	(165/8)	Usarli Khurd	538	201	201	6050	1216050	1216050	Usarli Khurd	**207**	201	201	12000	2412000	2412000	2412000	24000	4824000	4824000	4824000	0	2412000	1206	0	1206	
200	Vaignyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: Archana V. Palande	Class I	(165/7)	Usarli Khurd	537	514	514	6050	3109700	3109700	Usarli Khurd	**208**	514	514	12000	6168000	6168000	6168000	24000	12336000	12336000	12336000	0	6168000	3084	0	3084	
201	Vaignyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: Mahesh Singh	Class I	(165/6)	Usarli Khurd	535	500	500	6050	3025000	3025000	Usarli Khurd	**209**	500	500	12000	6000000	6000000	6000000	24000	12000000	12000000	12000000	0	6000000	3000	0	3000	
202	Vaignyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: Kiran P. Bhoir Vasant G. Bhundere Ganpat M. Patil	Class I	(165/13)	Usarli Khurd	543	500	500	6050	3025000	3025000	Usarli Khurd	**211**	500	500	12000	6000000	6000000	6000000	25000	12500000	12500000	12500000	0	6500000	3250	0	3250	
203	Vaignyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: K. Ram. Radhinam	Class I	(165/14)	Usarli Khurd	544	401	401	6050	2426050	2426050	Usarli Khurd	**212**	401	401	12000	4812000	4812000	4812000	25000	10025000	10025000	10025000	0	5213000	2607	0	2607	
204	Vaignyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: Vishawas L. Bhagat	Class I	(165/15)	Usarli Khurd	545	513	513	6050	3103650	3103650	Usarli Khurd	**213**	513	513	12000	6156000	6156000	6156000	24000	12312000	12312000	12312000	0	6156000	3078	0	3078	
205	Vaignyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: Anil V. Bhoir	Class I	(165/17)	Usarli Khurd	547	500	500	6050	3025000	3025000	Usarli Khurd	**215**	500	500	12000	6000000	6000000	6000000	24000	12000000	12000000	12000000	0	6000000	3000	0	3000	
206	Vaignyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: Suresh M. Shinde	Class I	(165/16)	Usarli Khurd	546	500	500	6050	3025000	3025000	Usarli Khurd	**216**	500	500	12000	6000000	6000000	6000000	25000	12500000	12500000	12500000	0	6500000	3250	0	3250	
207	Vaignyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: Abdul Aziz A. Momin Israr A. Ansari Paramount Behalf Partners Moijuddin G. Kazi Mohammad A. Khan Sagir A. Khan Salim M. Sayyed.	Class I	(165/18)	Usarli Khurd	548	500	500	6050	3025000	3025000	Usarli Khurd	**217**	500	500	12000	6000000	6000000	6000000	25000	12500000	12500000	12500000	0	6500000	3250	0	3250	

SR. NO.	Name of Owner	Survey Details of land			Original Plot						Final Plot												Contribution (+) Compensation (-) (Col. 9c - Col 6c)	Increment (Col. 10(b) - 9(b)	Contribution 0.05 percent of col. 12	Additional to (+) or deducton from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks
								Value in Rs.				Value in Rupees.																
												Undeveloped							Developed									
		Tenure of Land	Survey No.	Village	OP No	Area (Sq.M.)	Amalgamted Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)	Inclusive of Structure (Rs.)	FP Allotted in Village	(Final) FP. No.	Area Indiv. Amlg.	Area Amlgamated (Sqm)	*Rate of Semi final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure					
1	2	3a	3b	3c	4	5a	5b	6a	6b	6c		7	8a	8b	9a	(9b)	9b	9 (c)	10a	(10b)	10b	10c	11	12	13	14	15	16
208	Vaignyanik Niwas Sarkari Sanstha Ltd Other Rights: Lease Holder: P. L Vijay	Class I	(165/19)	Usarli Khurd	549	500	500	6050	3025000	3025000	Usarli Khurd	**218**	500	500	12000	6000000	6000000	6000000	24000	12000000	12000000	12000000	0	6000000	3000	0	3000	
209	Vaignyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: H. G. Panwal	Class I	(165/20)	Usarli Khurd	550	500	500	6050	3025000	3025000	Usarli Khurd	**219**	500	500	12000	6000000	6000000	6000000	24000	12000000	12000000	12000000	0	6000000	3000	0	3000	
210	Vaignyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: D. W. Dhuri	Class I	(165/21)	Usarli Khurd	551	500	500	6050	3025000	3025000	Usarli Khurd	**220**	500	500	12000	6000000	6000000	6000000	24000	12000000	12000000	12000000	0	6000000	3000	0	3000	
211	Vaignyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: Krishnapriya B. Dhareshwar	Class I	(165/24)	Usarli Khurd	554	500	500	6050	3025000	3025000	Usarli Khurd	**221**	500	500	12000	6000000	6000000	6000000	24000	12000000	12000000	12000000	0	6000000	3000	0	3000	
212	Vaignyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: P.K. Vattal	Class I	(165/23)	Usarli Khurd	553	401	401	6050	2426050	2426050	Usarli Khurd	**222**	401	401	12000	4812000	4812000	4812000	24000	9624000	9624000	9624000	0	4812000	2406	0	2406	
213	Vaignyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: Vandana M. Bhavsar	Class I	(165/22)	Usarli Khurd	552	496	496	6050	3000800	3000800	Usarli Khurd	**223**	496	496	12000	5952000	5952000	5952000	25000	12400000	12400000	12400000	0	6448000	3224	0	3224	
214	Vaignyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: Ashok Y. Dangore	Class I	(165/25)	Usarli Khurd	555	500	500	6050	3025000	3025000	Usarli Khurd	**224**	500	500	12000	6000000	6000000	6000000	25000	12500000	12500000	12500000	0	6500000	3250	0	3250	
215	Vaignyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: S. D. Mishra	Class I	(165/26)	Usarli Khurd	556	500	500	6050	3025000	3025000	Usarli Khurd	**225**	500	500	12000	6000000	6000000	6000000	24000	12000000	12000000	12000000	0	6000000	3000	0	3000	
216	Vaignyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: Suresh C. Dubey	Class I	(165/27)	Usarli Khurd	557	500	500	6050	3025000	3025000	Usarli Khurd	**226**	500	500	12000	6000000	6000000	6000000	24000	12000000	12000000	12000000	0	6000000	3000	0	3000	
217	Vaignyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: Mahavir Singh	Class I	(165/29)	Usarli Khurd	559	500	500	6050	3025000	3025000	Usarli Khurd	**227**	500	500	12000	6000000	6000000	6000000	24000	12000000	12000000	12000000	0	6000000	3000	0	3000	
218	Vaignyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: R. K. Mathur	Class I	(165/28)	Usarli Khurd	558	500	500	6050	3025000	3025000	Usarli Khurd	**228**	500	500	12000	6000000	6000000	6000000	25000	12500000	12500000	12500000	0	6500000	3250	0	3250	
219	Vaignyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder:Nirmal Gupta	Class I	(165/30)	Usarli Khurd	560	500	500	6050	3025000	3025000	Usarli Khurd	**229**	500	500	12000	6000000	6000000	6000000	24000	12000000	12000000	12000000	0	6000000	3000	0	3000	
220	Vaignyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: R. K. Varma	Class I	(165/31)	Usarli Khurd	561	500	500	6050	3025000	3025000	Usarli Khurd	**230**	500	500	12000	6000000	6000000	6000000	25000	12500000	12500000	12500000	0	6500000	3250	0	3250	
221	Vaignyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: A. K. Shrivastava	Class I	(165/32)	Usarli Khurd	562	500	500	6050	3025000	3025000	Usarli Khurd	**231**	500	500	12000	6000000	6000000	6000000	24000	12000000	12000000	12000000	0	6000000	3000	0	3000	
222	Vaignyanik Niwas Sarkari Sanstha Ltd.	Class I	(165/33)	Usarli Khurd	563	500	500	6050	3025000	3025000	Usarli Khurd	**232**	500	500	12000	6000000	6000000	6000000	24000	12000000	12000000	12000000	0	6000000	3000	0	3000	
223	Vaignyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: Diwansinh H. Brisht Gulshan D. Brisht	Class I	(165/37)	Usarli Khurd	567	500	500	6050	3025000	3025000	Usarli Khurd	**234**	500	500	12000	6000000	6000000	6000000	24000	12000000	12000000	12000000	0	6000000	3000	0	3000	
224	Vaignyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: Mahendra S. Bhavsar	Class I	(165/36)	Usarli Khurd	566	522	522	6050	3158100	3158100	Usarli Khurd	**235**	522	522	12000	6264000	6264000	6264000	24000	12528000	12528000	12528000	0	6264000	3132	0	3132	
225	Vaignyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: V. C. Rakheja	Class I	(165/35)	Usarli Khurd	565	500	500	6050	3025000	3025000	Usarli Khurd	**236**	500	500	12000	6000000	6000000	6000000	24000	12000000	12000000	12000000	0	6000000	3000	0	3000	
226	Vaignyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: Suklala Bhaviskar	Class I	(165/34)	Usarli Khurd	564	501	501	6050	3031050	3031050	Usarli Khurd	**237**	501	501	12000	6012000	6012000	6012000	24000	12024000	12024000	12024000	0	6012000	3006	0	3006	
227	Rajesh keshav Bhavsar Sandip Pandharinath Kokre (Share of 1 to 2 - 15.25%) Vandana Mahendra Bhavsar Sanjay Vasasnt Mhatre (Share of 3 to 4 - 84.75%)	Class I	(129/1)	Usarli Khurd	497	540	3540	6050	3267000	21417000	Usarli Khurd	**238**	3097	3097	12000	37164000	37164000	37164000	25000	77425000	77425000	77425000	0	40261000	20131	0	20131	
228			(129/2)	Usarli Khurd	498	3,000		6050	18150000																			
229	Ram C Chikhlekar Lakshman C Chikhlekar Sambhaji C Chikhlekar Pandurang C Chikhlekar Sangeeta D Mhaskar Geeta M Ulvekar Prema D Gharat	Class II	(30/3)	Usarli Khurd	366	590	590	5400	3186000	3186000	Usarli Khurd	**240**	236	236	12000	2832000	2832000	2832000	24000	5664000	5664000	5664000	0	2832000	1416	0	1416	
230	M/s Mahavir Builders Through partner Shailendra Mathur, Vinay B Patil It is subject to the decision in the Regular Civil Appeal number 580/2019 in the District Court Panvel.	Class I	(138/1)	Usarli Khurd	502	4,120	8,120	6600	27192000	53592000	Usarli Khurd	**244**	3,248	3248	12000	38976000	38976000	38976000	25000	81200000	81200000	81200000	0	42224000	21112	0	21112	
231			(138/2)	Usarli Khurd	503	4,000		6600	26400000																			
232	Vaignyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: Vinod K. Palande	Class I	(165/5)	Usarli Khurd	535	485	485	6050	2934250	2934250	Usalri Khurd	**246**	485	485	12000	5820000	5820000	5820000	24000	11640000	11640000	11640000	0	5820000	2910	0	2910	

SR. NO.	Name of Owner	Survey Details of land			Original Plot						Final Plot												Contribution (+) Compensation (-) (Col. 9c - Col 6c)	Increment (Col. 10(b) - 9(b)	Contribution 0.05 percent of col. 12	Additional to (+) or deducton from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks
								Value in Rs.				Value in Rupees.																
												Undeveloped							Developed									
		Tenure of Land	Survey No.	Village	OP No	Area (Sq.M.)	Amalgamted Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)	Inclusive of Structure (Rs.)	FP Allotted in Village	(Final) FP. No.	Area Indiv. Amlg.	Area Amlgamated (Sqm)	*Rate of Semi final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure						
1	2	3a	3b	3c	4	5a	5b	6a	6b	6c		7	8a	8b	9a	(9b)	9b	9 (c)	10a	(10b)	10b	10c	11	12	13	14	15	16
233	Vaignyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: Purushottam B. Bhoir	Class I	(165/4)	Usarli Khurd	534	500	500	8000	4000000	4000000	Usalri Khurd	**247**	500	500	12000	6000000	6000000	6000000	24000	12000000	12000000	12000000	0	6000000	3000	0	3000	
234	Vaignyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: Rajesh K. Singhal	Class I	(165/3)	Usarli Khurd	533	500	500	8000	4000000	4000000	Usalri Khurd	**248**	500	500	12000	6000000	6000000	6000000	24000	12000000	12000000	12000000	0	6000000	3000	0	3000	
235	Vaignyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: P. J. John	Class I	(165/2)	Usarli Khurd	532	500	500	8000	4000000	4000000	Usalri Khurd	**249**	500	500	12000	6000000	6000000	6000000	24000	12000000	12000000	12000000	0	6000000	3000	0	3000	
236	M/s Garden Residency Co-Op So. Chief Promotor Zavior Tonny Pavath It is subject to the final decision in the Special Civil Suit no. 423/2011 in the Court of Civil Judge Senior Division Panvel.	Class I	(94/1)	Vichumbe	208	230	15590	12000	2760000	158536000	Vichumbe	**250A**	10040	10040	12000	120480000	120480000	120480000	28000	281120000	281120000	281120000	0	160640000	80320	0	80320	The said final Plot shall not be independently considered for development but shall be considered for joint development with the remaining lands under the sanctioned development permission granted by the Collector Raigad vide order no Ma. Sha. /LNA1 (B)/CR30/2010 dated 31/05/2011.
237			(94/2B)	Vichumbe	210	720		12000	8640000																			
238			(94/2C)	Vichumbe	211	400		12000	4800000																			
239			(95/0)	Vichumbe	212	4,270		12000	51240000																			
240			(96/0)	Vichumbe	213	940		8800	8272000																			
241			(99/0)	Vichumbe	215	2,860		8800	25168000																			
242			(102/1)	Vichumbe	219	960		8800	8448000																			
243			(102/2)	Vichumbe	220	350		8800	3080000																			
244			(102/3)	Vichumbe	221	710		8800	6248000																			
245			(103/0)	Vichumbe	222	700		8800	6160000																			
246			(105/2)	Vichumbe	224	910		8800	8008000																			
247			(107/0)	Vichumbe	227	1,490		8800	13112000																			
248			(98/0)(pt)	Vichumbe	214	1,050		12000	12600000																			
249	Sudam Ganpat Bhoir It is subject to the final decision in the Special Civil Suit no. 423/2011 in the Court of Civil Judge Senior Division Panvel.	Class I	(98/0)(pt)	Vichumbe	214	1000	1000	12000	12000000	12000000	Vichumbe	**250C**	436	436	12000	5232000	5232000	5232000	28000	12208000	12208000	12208000	0	6976000	3488	0	3488	
250	Shashikala Pai Alaukik R. Pai	Class I	(135(P))	Usarli Khurd	500	3,275	3,275	4800	15720000	15720000	Vichumbe	**251**	1,310	1310	12000	15720000	15720000	15720000	28000	36680000	36680000	36680000	0	20960000	10480	0	10480	
251	Prabhakar Raghunath Bhoir Purushottam Baban Bhoir	Class I	(48/0)	Vichumbe	143	1,370	1,370	6050	8288500	8288500	Vichumbe	**252A**	548	548	12000	6576000	6576000	6576000	28000	15344000	15344000	15344000	0	8768000	4384	0	4384	
252	Prabhakar Raghunath Bhoir Purushottam Baban Bhoir	Class II	(49/1)	Vichumbe	144	2,500	2,500	6050	15125000	15125000	Vichumbe	**252B**	1,000	1000	12000	12000000	12000000	12000000	29000	29000000	29000000	29000000	0	17000000	8500	0	8500	
253	Ramdas Kathod Bhoir Dattatray Kathod Bhoir Sarita Harishchandra Bhoir	Class I	(104/0)	Vichumbe	223	2,380	6,220	8800	20944000	46556800	Vichumbe	**253B**	2488	2488	12000	29856000	29856000	29856000	26000	64688000	64688000	64688000	0	34832000	17416	0	17416	
254			(237/0)	Vichumbe	285	3,840		6670	25612800																			
255	Ramdas Kathod Bhoir Dattatray Kathod Bhoir	Class I	(215/1)	Vichumbe	274	2,330	2,330	9600	22368000	22368000	Vichumbe	**253A**	932	932	12000	11184000	11184000	11184000	26000	24232000	24232000	24232000	0	13048000	6524	0	6524	
256	Kamali Bapu Bhoir Devram Bapu Bhoir Ghanshyam Bapu Bhoir Pramila Ravindra Bhagat Hausa Deepak Sharma Anikta Ravindra Bhagat Akshay Ravindra Bhagat (Share of 1 to 7 - 66.73 %) Dinesh Namdev Bhagat (33.27 %)	Class I	(28/0)	Vichumbe	114	4,810	4,810	5500	26455000	26455000	Vichumbe	**254**	1,924	1924	12000	23088000	23088000	23088000	26000	50024000	50024000	50024000	0	26936000	13468	0	13468	
257	Rajesh Y. Mhatre Jayesh Y. Mhatre Nilesh Y. Mhatre Other Rights: Heirs: Anita Santosh Mate Gopinath Chahu Mhatre Bhagwan Chahu Mhatre Sarita Gurunath Phadke Sulochana Chahu Mhatre.}	Class I	(94/2A)	Vichumbe	209	320	320	12000	3840000	3840000	Vichumbe	**255**	128	128	12000	1536000	1536000	1536000	26000	3328000	3328000	3328000	0	1792000	896	0	896	

SR. NO.	Name of Owner	Survey Details of land			Original Plot					Inclusive of Structure (Rs.)	FP Allotted in Village	Final Plot											Contribution (+) Compensation (-) (Col. 9c - Col 6c)	Increment (Col. 10(b) - 9(b)	Contribution 0.05 percent of col. 12	Additional to (+) or deducton from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks
								Value in Rs.				Value in Rupees.																
												Undeveloped							Developed									
		Tenure of Land	Survey No.	Village	OP No	Area (Sq.M.)	Amalgamted Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)			(Final) FP. No.	Area Indiv. Amlg.	Area Amlgamated (Sqm)	*Rate of Semi final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure						
1	2	3a	3b	3c	4	5a	5b	6a	6b	6c		7	8a	8b	9a	(9b)	9b	9 (c)	10a	(10b)	10b	10c	11	12	13	14	15	16
258	Jaivanti R.Bhopi Suresh R.Bhopi Bharti R.Bhopi Jitendra R.Bhopi Reshma R.Bhopi Kanha C.Patil Jayendra C.Patil Suman S.Patil Pritesh S.Patil Vikas S.Patil Ranjana S.Patil Varun S.Patil Nayan S.Patil	Class II	(7/0)	Vichumbe	80	1,670	5,930	8800	14696000	39660500	Vichumbe	**256**	2372	2,372	12000	28464000	28464000	28464000	26000	61672000	61672000	61672000	0	33208000	16604	0	16604	
259	Vithabai P.Bhopi Nirmala P.Bhopi Jayshri P.Keni Dinesh P.Bhopi Dilip P.Bhopi Mayee G.Keni Deubai D.Patil Vatsala N.Patil Prashant E.Bhoir Poonam M.Madhavi Ranali S.Bhagat Sushant E.Bhoir Rukmini N.Bhopi Mahendra Namdev Bhopi		(36/1)	Vichumbe	121	2,790		6050	16879500																			
260	Rajendra N.Bhopi Savita M.Patil Jagdish N.Bhopi Riya R.Mahadik Dipa P.Vartak Hemant H.Bhoir Madhavi S.Patil Bhagyashree H.Bhoir		(42/0)	Vichumbe	134	1,470		5500	8085000																		
261	M/s S. S. Enterprises Partneship Firm Tarfe Partner Sunil Krishna Tupe Satish Ram Mhatre (50%) Kanishka Realty Partneship Firm Tarfe Partner Satyavan Dharma Alimkar Kiritinandan Vasant Kalan (50%)	Class I	(234/0)	Vichumbe	283	1,060	1,060	5500	5830000	5830000	Vichumbe	**257**	424	424	12000	5088000	5088000	5088000	26000	11024000	11024000	11024000	0	5936000	2968	0	2968	
262	Jyotsna J. Patil	Class I	(46/B)	Usarli Khurd	378	4,050	4,050	6050	24502500	24502500	Usarli Khurd	**259**	1,620	1620	12000	19440000	19440000	19440000	26000	42120000	42120000	42120000	0	22680000	11340	0	11340	
263	Shashikala Pai	Class I	(30/1)	Usarli Khurd	364	1,970	5,990	5400	10638000	43532000	Usarli Khurd	**261**	2396	2396	12000	28752000	28752000	28752000	26000	62296000	62296000	62296000	0	33544000	16772	0	16772	
264			(30/2)	Usarli Khurd	365	730		5400	3942000																		
265			(91/0)	Vichumbe	205	3,290		8800	28952000																		
266	Rajendra V. Pai Vikramaditya V Pai	Class II	(47/1)	Usarli Khurd	379	10,460	10,460	6050	63283000	63283000	Usarli Khurd	**262**	4,184	4184	12000	50208000	50208000	50208000	27000	112968000	112968000	112968000	0	62760000	31380	0	31380	
267	Archana Bhagyesh Divate Madhukar Damu Bhagat M/s A&B Infra Tarfe Partner Shakuntala Madhukar Bhagat	Class I	(47/2)	Usarli Khurd	380	2,010	2,010	6050	12160500	12160500	Usarli Khurd	**263**	804	804	12000	9648000	9648000	9648000	27000	21708000	21708000	21708000	0	12060000	6030	0	6030	
268	Sanjay T. Bhagat Kiran T.Bhagat Krishnabai T. Bhagat Mohan T. Bhagat Ratan T. Bhagat Raja T. Bhagat Shrikant Maya Bhagat Bharat Maya Bhagat Gajanan Maya Bhagat Maneek Subodh Patil Asha Ashok Govari	Class II	(49/0)	Usarli Khurd	382	400	400	6050	2420000	2420000	Usarli Khurd	**264**	257	257	12000	3084000	3084000	3084000	24000	6168000	6168000	6168000	0	3084000	1542	0	1542	
269	Sanjay G. Patkar Ragunath C Gharat	Class I	(63/1/2)	Usarli Khurd	402	8,000	8000	6600	52800000	52800000	Usarli Khurd	**266**	3,200	3200	12000	38400000	38400000	38400000	24000	76800000	76800000	76800000	0	38400000	19200	0	19200	
270	M/s Tirupati Balaji Buildcon Pvt Ltd. Director through Partners Mahendra P. Singh Sudhir B Todkar Janardhan L Kharude (29.56 %) Janardhan L Kharude Prakash L Kharude M/s Tirupati Balaji Buildcon through Director Sudhir B. Todkar (Share of 2 to 4 -41.29 %) M/s Sadguru Builders Tarfe Partners Vinod T. Chande Sudhir A. Gayakwad Ramesh G. Nachre Tejas Shirish Patil (29.15 %)	Class I	(46/D)	Usarli Khurd	375A	2,900	9,810	6050	17545000	59350500	Usarli Khurd	**267**	3,924	3924	12000	47088000	47088000	47088000	24000	94176000	94176000	94176000	0	47088000	23544	0	23544	
271			(46/C)	Usarli Khurd	375B	2,860		6050	17303000																		
272			(46/E)	Usarli Khurd	376	2,030		6050	12281500																		
273			(46/A)	Usarli Khurd	377	2,020		6050	12221000																		
274	Baliram D. Patil	Class I	(45/2/A)	Usarli Khurd	371	1,720	1,720	4248	7306560	7306560	Usarli Khurd	**268A**	688	688	12000	8256000	8256000	8256000	24000	16512000	16512000	16512000	0	8256000	4128	0	4128	
275	Sunil D. Sonavale	Class I	(45/2/B)	Usarli Khurd	371	1,720	1,720	4248	7306560	7306560	Usarli Khurd	**268B**	688	688	12000	8256000	8256000	8256000	24000	16512000	16512000	16512000	0	8256000	4128	0	4128	

SR. NO.	Name of Owner	Survey Details of land			Original Plot						Final Plot															
								Value in Rs.				Value in Rupees.												Contribution (+) Compensation (-) (Col. 9c - Col 6c)	Increment (Col. 10(b) - 9(b)	Contribution 0.05 percent of col. 12	Additional to (+) or deducton from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks
												Undeveloped								Developed								
		Tenure of Land	Survey No.	Village	OP No	Area (Sq.M.)	Amalgamted Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)	Inclusive of Structure (Rs.)	FP Allotted in Village	(Final) FP. No.	Area Indiv. Amlg.	Area Amlgamated (Sqm)	*Rate of Semi final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure					
1	2	3a	3b	3c	4	5a	5b	6a	6b	6c		7	8a	8b	9a	(9b)	9b	9 (c)	10a	(10b)	10b	10c	11	12	13	14	15	16
276	Sanjay G. Patkar Ragunath C Gharat (Share pf 1 and 2 - 74.79 %) Raje Shiwaji Sankul Co-Op Housing So. Ltd (25.21 %)	Class I	(53/1)	Usarli Khurd	384	1,391	23,820	6050	8415550	144111000	Usarli Khurd	**270**	13131	13131	12000	157572000	157572000	157572000	25000	328275000	328275000	328275000	0	170703000	85352	0	85352	
277			(53/2)	Usarli Khurd	385	718		6050	4343900																			
278			(53/3)	Usarli Khurd	386	591		6050	3575550																			
279			(45/3/1)	Usarli Khurd	367	3,268		6050	19771400																			
280			(45/3/2(Part area in TPS-7)	Usarli Khurd	368	1,509		6050	9129450																			
281			(45/3/3)	Usarli Khurd	369	197		6050	1191850																			
282			(45/3/4)	Usarli Khurd	370	519		6050	3139950																			
283			(45/4/1)	Usarli Khurd	372	88		6050	532400																			
284			(45/4/2)	Usarli Khurd	373	1904		6050	11519200																			
285			(45/4/3)	Usarli Khurd	374	393		6050	2377650																			
286			(19/1A/1)	Usarli Khurd	342	10		6050	60500																			
287			(19/1A/2)	Usarli Khurd	343	114		6050	689700																			
288			(19/1A/3)	Usarli Khurd	344	1,668		6050	10091400																			
289			(19/1A/4)	Usarli Khurd	345	1,235		6050	7471750																			
290			(19/1A/5)	Usarli Khurd	346	3,095		6050	18724750																			
291			(19/1A/6)	Usarli Khurd	347	2,287		6050	13836350																			
292			(19/1A/7)	Usarli Khurd	348	2,327		6050	14078350																			
293			(19/1A/8)	Usarli Khurd	349	2,506		6050	15161300																			
294	Dattatray K Bhoir Sarita H Bhoir Kamlabai D Bhoir Ramdas K. Bhoir	Class I	(50(P)	Usarli Khurd	383	192	192	6050	1161600	1161600	Usarli Khurd	**271**	77	77	12000	924000	924000	924000	24000	1848000	1848000	1848000	0	924000	462	0	462	
295	Shree Shankar Devsthan vichumbe Keshav Kana Bhingarkar Gangabai Chahu Bhingarkar Vijay Chahu Bhingarkar Vishawas Chahu Bhingarkar Kalibai chandrakant Patil Sakharibai chandrakant Govari Kundabai Suresh Bhingarkar Rajesh Suresh Bhingarkar Amita Vishawas Govari Sangita Patil Sudhir Janardan Keni Prasad Rajendra Keni Anil Janardan Keni Aruna Rajendra Keni Shobha Janardan Keni Maribai Rajendra Keni	Class I	(125/2)	Vichumbe	238	870	870	8800	7656000	7656000	Usarli Khurd	**274A**	348	348	12000	4176000	4176000	4176000	25000	8700000	8700000	8700000	0	4524000	2262	0	2262	
296	M/s I. M. S. Tarfe Mohmmad Mumtaj Abdul Kayak Shahanvaj Kamrulhoda Alam Mohmmad Emamuddin Mohmmad Amarulah Shaikh Sanjay K. J. Sinh	Class I	(125/1/1)	Vichumbe	236	350	700	8800	3080000	6160000	Usarli Khurd	**274B**	280	280	12000	3360000	3360000	3360000	24000	6720000	6720000	6720000	0	3360000	1680	0	1680	
297			(125/1/2)	Vichumbe	237	350		8800	3080000																			
298	Harichandra P. Bhoir, Babibai K. Bhoir Hanuman K. Bhoir Bansidhar K. Bhoir Gitabai M. Patil Vanmala N. Pandit Kunda R. Madhavi Sulochana C. Keni Sarita S. Gondhali Kamali Bapu Bhoir Devram Bapu Bhoir Ghanshyam Bapu Bhoir Pramila Ravindra Bhagat Hausa Deepak Sharma, Ankita Ravindra Bhagat, Akshay Ravindra Bhagat	Class I	(68 (Pt))	Vichumbe	184	2,810	2,810	6050	17000500	17000500	Usarli Khurd	**275**	1,124	1124	12000	13488000	13488000	13488000	24000	26976000	26976000	26976000	0	13488000	6744	0	6744	
299	Arjun Hasha Patil Babi Damu Patil Shaila Shaniwar Chimane Chandra Atmaram Govari Ganesh Namdev Patil Navin Krushna Patil Satish Krushna Patil Rohan Bharat Bhingarkar Tulsabai Joma Patil Karishma Joma Patil Rohit Joma Patil	Class I	(57/0)	Vichumbe	164	4,480	4,480	5500	24640000	24640000	Usarli Khurd	**276**	1,792	1792	12000	21504000	21504000	21504000	24000	43008000	43008000	43008000	0	21504000	10752	0	10752	
300	Pavani Ramesh Patel Agastya Ramesh Patel Pratibha Ramesh Patel	Class II	(207(P))	Shivkar	689	12,781	12,781	6050	77325050	77325050	Usarli Khurd	**278**	1,634	5112	12000	19608000	61344000	61344000	24000	39216000	122688000	122688000	0	61344000	30672	0	30672	
301												**287**	3,478		12000	41736000			24000	83472000							
302	Manoraj Dhondu Mhatre Lila Sadanand Mhatre Vijay Sadanand Mhatre Arvind Sadanand Mhatre Madhumati Madhav Maali Jayshree Uday Patil	Class II	(119/2)	Usarli Khurd	491	1,060	1,060	6050	6413000	6413000	Usarli Khurd	**279A**	424	424	12000	5088000	5088000	5088000	24000	10176000	10176000	10176000	0	5088000	2544	0	2544	
303	Lila sadanand Mhatre Vijay Sadanand Mhatre Arvind Sadanand Mhatre Madhumati Madhav Maali Jayshree Uday Patil (Share of 1 to 5 - 50%) Manoraj D Mhatre (50%)	Class I	(26/0)	Usarli Khurd	362	4,500	4,500	6050	27225000	27225000	Usarli Khurd	**279B**	1,800	1800	12000	21600000	21600000	21600000	25000	45000000	45000000	45000000	0	23400000	11700	0	11700	
304	Vinay Vijay Aggarwal	Class I	(61/2)	Vichumbe	171	7,460	7,460	6050	45133000	45133000	Usarli Khurd	**280**	2,984	2984	12000	35808000	35808000	35808000	25000	74600000	74600000	74600000	0	38792000	19396	0	19396	

SR. NO.	Name of Owner	Survey Details of land			Original Plot					Inclusive of Structure (Rs.)	FP Allotted in Village	Final Plot												Contribution (+) Compensation (-) (Col. 9c - Col 6c)	Increment (Col. 10(b) - 9(b)	Contribution 0.05 percent of col. 12	Additional to (+) or deducton from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks
								Value in Rs.				Value in Rupees.																	
												Undeveloped							Developed										
		Tenure of Land	Survey No.	Village	OP No	Area (Sq.M.)	Amalgamted Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)			(Final) FP. No.	Area Indiv. Amlg.	Area Amlgamated (Sqm)	*Rate of Semi final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure						
1	2	3a	3b	3c	4	5a	5b	6a	6b	6c		7	8a	8b	9a	(9b)	9b	9 (c)	10a	(10b)	10b	10c	11	12	13	14	15	16
305	Lahu Govind Mhatre Ankush Govind Mhatre Bhagwan Govind Mhatre Durga Hiraman Mhatre Haresh Hiraman Mhatre Shridhar Hiraman Mhatre Umesh Maya Mhatre Ashirvad Maya Mhatre (Share of 1 to 8 - 49.60%) Sanjay Vasant Mhatre (25.20 %) Nitin Ram Mhatre Satish Ram Mhatre (Share of 10 and 11 - 25.20 %)	Class I	(23/0)	Usarli Khurd	358	6,150	6,150	6600	40590000	40590000	Usarli Khurd	**281**	2,460	2460	12000	29520000	29520000	29520000	24000	59040000	59040000	59040000	0	29520000	14760	0	14760	
306	Ravikumar M Arya Pawan kumar M Arya	Class I	(25/3)	Usarli Khurd	361	6,000	6,000	6600	39600000	39600000	Usarli Khurd	**282**	2,352	2352	12000	28224000	28224000	28224000	25000	58800000	58800000	58800000	0	30576000	15288	0	15288	
307	Ashok D Bhagat, Ramakant D Bhagat, Babibai D Bhagat, Manik A Joshi, Manda M Bhoir, Lata D Bhagat, Sarita S Bhagat, Rajesh S Bhagat Jyoti L Bhoir, Jyotsna L Bhagat, Meenakshi J Bhagat Harreshwar V Patil Pratibha S Bhagat Priya S Bhoir Snehal A Patil Geetanjai H Govari Kalpesh Damodar Bhagat Prajakta Ram Patil Akshata D.Bhagat Shusmita D.Bhagat	Class I	(25/2(P))	Usarli Khurd	361	4272	4272	6600	28195200	28195200	Usarli Khurd	**283**	1709	1709	12000	20508000	20508000	20508000	24000	41016000	41016000	41016000	0	20508000	10254	0	10254	
308	Neerabai J. Mhatre	Class I	(24/0)	Usarli Khurd	359	4,100	4,100	6600	27060000	27060000	Usarli Khurd	**284**	1,640	1640	12000	19680000	19680000	19680000	24000	39360000	39360000	39360000	0	19680000	9840	0	9840	
309	Bhagwan Bhimrao Aaher Ashish Suresh Jadhav Dhanraj Urf Dhanavant Ramdas Mahajan Balasaheb Mahadev Savant Sakharam Tukaram Shende (Share of 1 to 5- 13.63 %) Moreshwar Harishchandra Bhoir (48.04 %) Ram H.Bhoir (38.33 %)	Class I	(49/2)	Vichumbe	145	5,870	5,870	6050	35513500	35513500	Usarli Khurd	**285**	2,348	2348	12000	28176000	28176000	28176000	25000	58700000	58700000	58700000	0	30524000	15262	0	15262	
310	Bhagchand C Khubchandani Maganbhai N Patel Bhavna B Gadhiya (Share of 1 to 3 - 50%) Lakhan G Bhoir Kamini G Bhoir Ajay G Bhoir Renuka G Bhoir (Share of 4 to 7 - 50%)	Class I	(57/2)	Usarli Khurd	388	3,240	3,240	6600	21384000	21384000	Usarli Khurd	**286**	1,296	1296	12000	15552000	15552000	15552000	25000	32400000	32400000	32400000	0	16848000	8424	0	8424	
311	Vithhal Govind Pardeshi	Class I	(19/1C/2)	Usarli Khurd	351	1,700	1,700	6600	11220000	11220000	Usarli Khurd	**290**	680	680	12000	8160000	8160000	8160000	24000	16320000	16320000	16320000	0	8160000	4080	0	4080	
312	Aabasaheb Shankar Aldar	Class I	(20/0)	Usarli Khurd	357	1,060	1,060	6600	6996000	6996000	Usarli Khurd	**291**	890	890	12000	10680000	10680000	10680000	24000	21360000	21360000	21360000	0	10680000	5340	0	5340	
313	M/s DSE Enterprises Registered Partner on Behalf of Association - Shankar Hande Abdul Wahid Vamik Sheikh	Class I	(19/1B/1)	Usarli Khurd	353	2,000	2,000	5500	11000000	11000000	Usarli Khurd	**292**	800	800	12000	9600000	9600000	9600000	24000	19200000	19200000	19200000	0	9600000	4800	0	4800	
314	Prakash R. Bhagat	Class I	(19/1B/2)	Usarli Khurd	354	2,020	2,020	6600	13332000	13332000	Usarli Khurd	**293**	808	808	12000	9696000	9696000	9696000	25000	20200000	20200000	20200000	0	10504000	5252	0	5252	
315	Ramesh N. Bhagat	Class I	(19/1C/1/2)	Usarli Khurd	352	2,400	2,400	6600	15840000	15840000	Usarli Khurd	**295**	990	990	12000	11880000	11880000	11880000	24000	23760000	23760000	23760000	0	11880000	5940	0	5940	
316	Nitin Krushna Bhagat (84.28 %) Anita Nitin Bhagat (15.72 %)	Class I	(19/1C/1/1)	Usarli Khurd	350	3,180	3,180	6600	20988000	20988000	Usarli Khurd	**296**	1,276	1276	12000	15312000	15312000	15312000	24000	30624000	30624000	30624000	0	15312000	7656	0	7656	
317	Shashikant K Kalushte Vaishali S Palkar Anand K Kalushte Amruta A Kalushte Omkar A Kalushte Rekha N Todkari (Share of 1 to 6 - 12.0%) Madhukar G Kulkarni Rajendran G Kulkarni Anil G Kulkarni Vaishali V Kulkarni Neeta Adhikari Aboli A Kulkarni (Share of 7 to 12 - 73.70 %) Rahul Madhukar Kulkarni (14.30 %)	Class I	(12/2)	Usarli Khurd	331	300	2502	12000	3600000	30024000	Usarli Khurd	**299**	2008	2008	12000	24096000	24096000	24096000	24000	48192000	48192000	48192000	0	24096000	12048	0	12048	
318			(12/1)	Usarli Khurd	330	2,202		12000	26424000																			
319	Kishor Shivdas Govari	Class I	(11/2)	Usarli Khurd	329	660	660	6600	4356000	4356000	Usarli Khurd	**300**	264	264	12000	3168000	3168000	3168000	24000	6336000	6336000	6336000	0	3168000	1584	0	1584	

SR. NO.	Name of Owner	Survey Details of land			Original Plot					Inclusive of Structure (Rs.)	FP Allotted in Village	Final Plot												Contribution (+) Compensation (-) (Col. 9c - Col 6c)	Increment (Col. 10(b) - 9(b)	Contribution 0.05 percent of col. 12	Additional to (+) or deducton from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks
								Value in Rs.				Value in Rupees.																	
												Undeveloped							Developed										
		Tenure of Land	Survey No.	Village	OP No	Area (Sq.M.)	Amalgamted Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)			(Final) FP. No.	Area Indiv. Amlg.	Area Amlgamated (Sqm)	*Rate of Semi final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure						
1	2	3a	3b	3c	4	5a	5b	6a	6b	6c		7	8a	8b	9a	(9b)	9b	9 (c)	10a	(10b)	10b	10c	11	12	13	14	15	16
320	Kalabai Chandrakant Govari , Manda Uday Patil Anil Baliram Bhagat , Lila Kisan Patil , Pushpa S. Patil, Ajinkya Dattatreya Bhagat , Aditya Dattatreya Bhagat , Amey Dattatreya Bhagat Sudha Dattatreya Bhagat (Share of 1 to 9 - 50.17 %) Dhau Kathod Bhagat Janardhan Ganpat Bhagat Manohar Ganpat Bhagat Shankar Babu urph Padu Bhagat Sanjay Baban Bhagat Santosh Baban Bhagat Sunanda Vasant Govari Bamibai Joma Bhagat Gajanan Joma Bhagat Ranjana Suresh Bhoir Vandana Pandurang Gondhali Shanta Prakash Bhoir Sharda Nagu Bhagat Ganesh Nagu Bhagat Rekha Kumud Patil Kavita Pradeep Patil Mahesh Chahu Bhagat Umesh Chahu Bhagat Sandesh Chahu Bhagat Vanita Sunil Bhopi Gita Gunaji Shinde Swati Ganesh Bhopi Suraj Padmakar Bhagat Sachin Padmakar Bhagat Kunda Narayan Bhagat Ankush Narayan Bhagat Roopali Chandrakant Jhavre Rupesh Narayan Bhagat (Share of 10 to 37 - 49.83 %)	Class II	(11/1)	Usarli Khurd	328	6020	6020	6600	39732000	39732000	Usarli Khurd	**301**	2408	2408	12000	28896000	28896000	28896000	25000	60200000	60200000	60200000	0	31304000	15652	0	15652	
321	Shri Dyaneshwar Mauli Co. Housing Scoiety	Class I	(80/2)	Vichumbe	193	12,010	12,010	6050	72660500	72660500	Usarli Khurd	**302**	4,804	4804	12000	57648000	57648000	57648000	25000	120100000	120100000	120100000	0	62452000	31226	0	31226	
322	Vishwas Laxshman Bhagat	Class I	(10/1A/1)	Usarli Khurd	319	1,900	1,900	6600	12540000	12540000	Usarli Khurd	**303**	760	760	12000	9120000	9120000	9120000	24000	18240000	18240000	18240000	0	9120000	4560	0	4560	
323	Subhas K. Sarpotdar	Class I	(63/1/1)	Usarli Khurd	401	8,100	8,100	6600	53460000	53460000	Usarli Khurd	**304**	3,240	3240	12000	38880000	38880000	38880000	24000	77760000	77760000	77760000	0	38880000	19440	0	19440	
324	Shubhangi Nishikant Bhagat Mayuresh Nishikant Bhagat Juili Nishikant Bhagat Shubhangi N. Bhagat -Guardian mother of 2 and 3	Class I	(19/4A(P))	Usarli Khurd	355	1,215	1,215	5500	6682500	6682500	Usarli Khurd	**305B**	725	725	12000	8700000	8700000	8700000	24000	17400000	17400000	17400000	0	8700000	4350	0	4350	
325	Smita S. Sapre Swapna S. Sapre Ujjwala R. Sapre Alpana A. Annachhatre Prachi N. Prasade Dipti S. Patil (Share of 1 to 6 - 50.57 %) Ujjwala R Sapre Alpana A Annachattre Deepti S Patil Prachi N Prasade (Share of 7 to 10 - 49.43 %)	Class I	(10/1A/2 (P))	Usarli Khurd	320	23,070	48,600	7709	177846630	340844630	Usarli Khurd	**305A**	11370	19440	12000	136440000	233280000	233280000	25000	284250000	486000000	486000000	**0**	252720000	126360	0	126360	
326			(19/4B)	Usarli Khurd	356	5000		5500	27500000																			
327			(10/2/1)	Usarli Khurd	322	1,400		6600	9240000			**310A**	8070		12000	96840000			25000	201750000								
328			(63/2)	Usarli Khurd	403	19,130		6600	126258000																			
329	Rajendra G.Kulkarni Anil G.Kulkarni Vaishali V.Kulkarni Neeta Ramesh Adhikari Aboli Ajeet Kulkarni Madhukar Gangadhar Kulkarni Rahul Madhukar Kulkarni (Share of 1 to 7 - 28.22%) Madhukar G Kulkarni Rajendra G Kulkarni Neeta Adhikari Anil G Kulkarni Aboli A Kulkarni Vaishali V Kulkarni (63.63%) Rahul M Kulkarni (8.15 %)	Class I	(12/4)	Usarli Khurd	333	360	1232	12000	4320000	14784000	Usarli Khurd	**306**	493	493	12000	5916000	5916000	5916000	24000	11832000	11832000	11832000	0	5916000	2958	0	2958	
330			(12/5)	Usarli Khurd	334	167		12000	2004000																			
331			(12/6)	Usarli Khurd	334A	705		12000	8460000																			
332	Sandhya L. Tiwari	Class I	(10/1B)	Usarli Khurd	321	1,800	1,800	6600	11880000	11880000	Usarli Khurd	**309**	720	720	12000	8640000	8640000	8640000	24000	17280000	17280000	17280000	0	8640000	4320	0	4320	
333	Mohan Nanaji Bhimani Patel Bharat Kanji Shah	Class I	(159/B)	Usarli Khurd	520	2,000	2,000	8800	17600000	17600000	Usarli Khurd	**310B**	800	800	12000	9600000	9600000	9600000	25000	20000000	20000000	20000000	0	10400000	5200	0	5200	
334	Ramdas K. Bhoir	Class I	(73/0)	Usarli Khurd	412	3,210	3,210	5500	17655000	17655000	Usarli Khurd	**311**	1,284	1284	12000	15408000	15408000	15408000	24000	30816000	30816000	30816000	0	15408000	7704	0	7704	
335	Bama R. Mhatre	Class II	(72/0)	Usarli Khurd	411	3,950	3,950	5254	20753300	20753300	Usarli Khurd	**312**	1,580	1580	12000	18960000	18960000	18960000	24000	37920000	37920000	37920000	0	18960000	9480	0	9480	
336	Rajshri Eknath Bhopi Shrinath Eknath Bhopi Ramubai Ragunath Bhopi	Class I	(74/3)	Usarli Khurd	415	3,590	3,590	5500	19745000	19745000	Usarli Khurd	**313**	1,436	1436	12000	17232000	17232000	17232000	24000	34464000	34464000	34464000	0	17232000	8616	0	8616	

SR. NO.	Name of Owner	Survey Details of land			Original Plot					Inclusive of Structure (Rs.)	FP Allotted in Village	Final Plot												Contribution (+) Compensation (-) (Col. 9c - Col 6c)	Increment (Col. 10(b) - 9(b)	Contribution 0.05 percent of col. 12	Additional to (+) or deducton from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks
								Value in Rs.				Value in Rupees.																	
															Undeveloped				Developed									
		Tenure of Land	Survey No.	Village	OP No	Area (Sq.M.)	Amalgamted Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)			(Final) FP. No.	Area Indiv. Amlg.	Area Amlgamated (Sqm)	*Rate of Semi final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure						
1	2	3a	3b	3c	4	5a	5b	6a	6b	6c		7	8a	8b	9a	(9b)	9b	9 (c)	10a	(10b)	10b	10c	11	12	13	14	15	16
337	Tahir A Panvelwala Shabbir A Vohra Mustafa A Vohra Murtaza A Vohra Aliasgar Vohra Mohammad A. Vohra (Share of 1 to 6 - 19.74 %) Rajshri Eknath Bhopi Shrinath Eknath Bhopi Ramubai Ragunath Bhopi Share of 7 to 9 - (8.27%) Chintamani Bhaskarrao Dhuri Minakshi Bhaskarrao Dhuri Dayanand Bhaskarrao Dhuri Tushar Dattaram Dhuri Aarti Parikshit Sawant Lina Amit Redkar Deepali Dattaram Dhuri (Share of 10 to 16 - 52.33 %) Nafisa Faiyaj Lokhandwala (19.66 %)	Class I	(74/1)	Usarli Khurd	413	2,410	12,210	5191	12510310	64893990	Usarli Khurd	**314**	4213	10618	12000	50556000	127416000	127416000	25000	105325000	260912000	260912000	0	133496000	66748	0	66748	
338			(74/2)	Usarli Khurd	414	1,010		5191	5242910			**316**	1867		12000	22404000			25000	46675000								
339			(75/A)	Usarli Khurd	416	8,790		5363	47140770			**347**	4,538		12000	54456000			24000	108912000								
340	Vincent Luis Mathais	Class I	(71/0)	Usarli Khurd	410	5,790	5,790	6600	38214000	38214000	Usarli Khurd	**319**	2,316	2316	12000	27792000	27792000	27792000	24000	55584000	55584000	55584000	0	27792000	13896	0	13896	
341	Satish S Jadhav Dilip S Jadhav	Class I	(57/1)	Usarli Khurd	387	2,170	2,170	6050	13128500	13128500	Usarli Khurd	**320B**	868	868	12000	10416000	10416000	10416000	24000	20832000	20832000	20832000	0	10416000	5208	0	5208	
342	Ambibai Hasha Bhoir	Class II	(57/3C)	Usarli Khurd	391	2,020	2,020	6600	13332000	13332000	Usarli Khurd	**321**	808	808	12000	9696000	9696000	9696000	24000	19392000	19392000	19392000	0	9696000	4848	0	4848	
343	Eknath Rama Bhoir Suman Subhash Patil Dehubai Lata Kashinath Patil Suresh Atmaram Bhoir Ashwini Ashok Bhoir Anket Ashok Bhoir Mitali Rushikesh Kathe Ashwini Ashok Bhoir Guardian mother of Gitashri Ashok Bhoir (Share of 1 to 9 - 49.58 %) Archana Bhagyesh Divate (50.42 %)	Class I	(70/0)	Usarli Khurd	409	2,380	2,380	6050	14399000	14399000	Usarli Khurd	**322**	952	952	12000	11424000	11424000	11424000	24000	22848000	22848000	22848000	0	11424000	5712	0	5712	
344	Chandrakant G Mhatre Dhanaji G Mhatre Sushila K. Patil Nira L Waghmare Anusaya C Patil	Class II	(59/2A)	Usarli Khurd	394	1,500	1,500	6050	9075000	9075000	Usarli Khurd	**324**	600	600	12000	7200000	7200000	7200000	27000	16200000	16200000	16200000	0	9000000	4500	0	4500	
345	Lilabai Vasant Patil Hirabai Haribhau Patil Bharti Dattaram Patil Asha Ramesh Patil	Class I	(48/0)	Usarli Khurd	381	5,210	5,210	6600	34386000	34386000	Usarli Khurd	**325**	2,084	2084	12000	25008000	25008000	25008000	26000	54184000	54184000	54184000	0	29176000	14588	0	14588	
346	Posha G. Bhoir Lakhan G. Bhoir Kamini G. Bhoir Ajay G Bhoir Renuka G Bhoir (Share of 1 to 5 - 60 %) Maryambi Shabbir Shaik Rujan Shabbir Shaik (Share of 6 to 7 - 40%)	Class I	(57/3A)	Usarli Khurd	389	4,000	4,000	6600	26400000	26400000	Usarli Khurd	**326**	1,600	1600	12000	19200000	19200000	19200000	26000	41600000	41600000	41600000	0	22400000	11200	0	11200	
347	Radhabai V Bhoir Baliram V Bhoir Ganesh V Bhoir Vithoba V Bhoir Anita J Bhoir	Class II	(57/3B)	Usarli Khurd	390	2,100	2,100	6600	13860000	13860000	Usarli Khurd	**327**	840	840	12000	10080000	10080000	10080000	27000	22680000	22680000	22680000	0	12600000	6300	0	6300	
348	Milind Balwant Nene Ashutosh Gunwant Abhyankar	Class I	(58/0)	Usarli Khurd	392	5,060	5,060	6050	30613000	30613000	Usarli Khurd	**329**	2,024	2024	12000	24288000	24288000	24288000	26000	52624000	52624000	52624000	0	28336000	14168	0	14168	
349	Babibai K. Bhoir	Class I	(64/0)	Usarli Khurd	404	2,760	5,140	6050	16698000	31097000	Usarli Khurd	**330B**	2,056	2,056	12000	24672000	24672000	24672000	26000	53456000	53456000	53456000	0	28784000	14392	0	14392	
350			(69/0)	Usarli Khurd	408	2,380		6050	14399000																			
351	Babibai K. Bhoir	Class II	(66/0)	Usarli Khurd	406a	1,420	1,420	6050	8591000	8591000	Usarli Khurd	**330A**	568	568	12000	6816000	6816000	6816000	26000	14768000	14768000	14768000	0	7952000	3976	0	3976	
352	Nirbhaymal Jain Vijaymal Sand	Class I	(77/1)	Usarli Khurd	422a	5,300	6,092	6600	34980000	40207200	Usarli Khurd	**334**	6,092	6092	12000	73104000	73104000	73104000	27000	164484000	164484000	164484000	0	91380000	45690	0	45690	
353			(77/3)	Usarli Khurd	422c	592		6600	3907200																			
354			(77/6)	Usarli Khurd	422f	200		6600	1320000																			
355	Babibai K. Bhoir Hanuman K. Bhoir Bansidhar K. Bhoir Gitabai M. Patil Vanmala N. Pandit Kunda R. Madhavi Sulochana C. Keni Sarita S. Gondhali	Class I	(29/0)	Vichumbe	115	6,200	6,200	5500	34100000	34100000	Usarli Khurd	**337**	2,480	2480	12000	29760000	29760000	29760000	26000	64480000	64480000	64480000	0	34720000	17360	0	17360	
356	Rajshri Mahindra Naik Gaurang Mahindra Naik Chinmay Mahindrda Naik	Class I	(81/0)	Usarli Khurd	432	20,350	20,350	5652	115018200	115018200	Usarli Khurd	**338**	8,140	8140	12000	97680000	97680000	97680000	27000	219780000	219780000	219780000	0	122100000	61050	0	61050	
357	M/s Kajal Enterprises Owner Shanti Lal D Thakkar	Class I	(77/2)	Usarli Khurd	422b	10,171	14,848	6600	67128600	97996800	Usarli Khurd	**339**	5,939	5939	12000	71268000	71268000	71268000	26000	154414000	154414000	154414000	0	83146000	41573	0	41573	
358			(77/4)	Usarli Khurd	422d	1,127		6600	7438200																			
359			(77/5)	Usarli Khurd	422e	3,550		6600	23430000																			
360	Yamuna Ganapat bhoir (33.30 %) Vasant Namdev Bhoir (33.40%) Anant Namdev Bhoir (33.30 %)	Class I	(54/2A)	Vichumbe	157	9,820	9,820	6050	59411000	59411000	Usarli Khurd	**340**	3,928	3928	12000	47136000	47136000	47136000	26000	102128000	102128000	102128000	0	54992000	27496	0	27496	

SR. NO.	Name of Owner	Survey Details of land			Original Plot					Inclusive of Structure (Rs.)	Final Plot												Contribution (+) Compensation (-) (Col. 9c - Col 6c)	Increment (Col. 10(b) - 9(b)	Contribution 0.05 percent of col. 12	Additional to (+) or deducton from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks
								Value in Rs.				Value in Rupees.																
												Undeveloped							Developed									
		Tenure of Land	Survey No.	Village	OP No	Area (Sq.M.)	Amalgamted Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)		FP Allotted in Village	(Final) FP. No.	Area Indiv. Amlg.	Area Amlgamated (Sqm)	*Rate of Semi final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure					
1	2	3a	3b	3c	4	5a	5b	6a	6b	6c		7	8a	8b	9a	(9b)	9b	9 (c)	10a	(10b)	10b	10c	11	12	13	14	15	16
361	Tukaram M Bhagat Buguna Bai M Bhagat Pushpa M Bhagat Kusum M Bhagat Parvati M Bhagat (Share of 1 to 5 - 2.06 %%) Bhagchand C Khubchandani Magan Bhai Patel Bhavna B Gadhia (Share of 6 to 8 - 15.70%) Vivek B Bhoir (15.70%) Hanuman G Bhagat (33.27%) Laxman G. Bhagat (33.27 %)	Class I	(76/4)	Usarli Khurd	420	3,410	10,190	6600	22506000	67254000	Usarli Khurd	**342**	4,076	4076	12000	48912000	48912000	48912000	26000	105976000	105976000	105976000	0	57064000	28532	0	28532	
362			(76/3)	Usarli Khurd	419	3,390		6600	22374000																			
363			(76/1)	Usarli Khurd	418	3,390		6600	22374000																			
364	Umabai Bama Mundkar, Krushna Balaram Govari, Karuna Balaram Govari, Anjali Sitaram Pandit, Ganesh Padya Mundkar, Lilabai Bama Mundkar, Vasanti Balaram Govari, Hirabai Balaram Govari Shantabai Goma Govari, Rakhmabai Arun Bhoir, Lakshman Mahadu Patil Bebibai Chandrakant Govari Sonali Chandrakant Govari Sudarshan Chandrakant Govari Swati Chandrakant Govari Shraddha Chandrakant Govari Ranjana Padya Mundkar Vaman Rama Govari Devram Balaram Govari Pushpa Ghanshyam Gupta Fashi Goma Govari Pramila Padya Mundkar Jaydas Padya Mundkar	Class I	(58/0)	Vichumbe	165	4900	4900	5500	26950000	26950000	Usarli Khurd	**344**	1960	1960	12000	23520000	23520000	23520000	27000	52920000	52920000	52920000	0	29400000	14700	0	14700	
365	Dayabai Dattatreya Bhagat Hareshwar Dattatreya Bhagat Ganesh Dattatreya Bhagat Roopali Rakesh Bhoir	Class I	(76/2)	Usarli Khurd	421	3,390	4,060	6600	22374000	28270000	Usarli Khurd	**345B**	1,624	1624	12000	19488000	19488000	19488000	24000	38976000	38976000	38976000	0	19488000	9744	0	9744	
366			(88/2)	Usarli Khurd	447	140		8800	1232000																			
367			(158/5)	Usarli Khurd	516	530		8800	4664000																			
368	Lansi M. Barboja	Class I	(75/B)	Usarli Khurd	417	8,000	8,000	6600	52800000	52800000	Usarli Khurd	**348**	3,200	3200	12000	38400000	38400000	38400000	24000	76800000	76800000	76800000	0	38400000	19200	0	19200	
369	Stanis L C Desouza Pamela F Desouza	Class I	(87/1)	Usarli Khurd	445	7,590	7,590	6600	50094000	50094000	Usarli Khurd	**351**	3,036	3036	12000	36432000	36432000	36432000	24000	72864000	72864000	72864000	0	36432000	18216	0	18216	
370	Sugandha S. Paradkar	Class I	(87/2)	Usarli Khurd	446	2,000	2,000	6600	13200000	13200000	Usarli Khurd	**352**	800	800	12000	9600000	9600000	9600000	24000	19200000	19200000	19200000	0	9600000	4800	0	4800	
371	Ramchandra Gana Bhagat (15.06 %) Asha Kamalakar Bhagat, Lakshmi Gana Bhagat Anita Ananta Bhagat, Savita Yashvant Bhopi, Manoj Ananta Bhagat, Sanchita Ravindra Bhoir Bharti Pradip Surve, Pranali Prakash Jhavre Yamuna Maruti Surve, Vaishali Santosh Pardeshi Roopali Sachin Patil, Pranali Purushottam Bhoir Sushila Vittal Zavare, Niranjan Eknath Govari Bhupali Kamlakar Bhagat (Share of 2 to 15 - 9.09 %) Devendra Gana Bhagat (21.82 %) Vilas Ramchandra Jadhav, Padmini Vilas Jadhav (Share of 17 to 18 - 10.39 %) Manoj Anant Bhagat (14.03 %) Ashabai Kamlakar Bhagat (21.82 %) Sanchita Ravindra Bhoir, Pranali Prakash Zavare Rupuli Sachin Patil, Manoj Ananta Bhagat, Bharti Pradip Surve, Anita Ananta Bhagat, Vaishali Santosh Pardeshi, Pranali Purushottam Bhoir (Share of 21 to 28 - 7.79 %)	Class I	(86/1/1)	Usarli Khurd	440	19250	19250	6050	116462500	116462500	Usarli Khurd	**354**	7700	7700	12000	92400000	92400000	92400000	24000	184800000	184800000	184800000	0	92400000	46200	0	46200	
372	Ramchandra G. Bhagat	Class I	(86/1/3)	Usarli Khurd	443	2,400	2,400	6050	14520000	14520000	Usarli Khurd	**355**	960	960	12000	11520000	11520000	11520000	24000	23040000	23040000	23040000	0	11520000	5760	0	5760	
373	Krushna M Bhoir Aanu M Bhoir Leela G Pardeshi Anjira A Govari	Class II	(86/2)	Usarli Khurd	444	710	710	6050	4295500	4295500	Usarli Khurd	**356**	284	284	12000	3408000	3408000	3408000	25000	7100000	7100000	7100000	0	3692000	1846	0	1846	
374	Deepti D Bhagat Deepali P Joshi Hemant D Bhagat Mukesh D Bhagat	Class I	(86/1/2/1)	Usarli Khurd	441	9,896	9,896	6050	59870800	59870800	Usarli Khurd	**358**	3,958	3958	12000	47496000	47496000	47496000	24000	94992000	94992000	94992000	0	47496000	23748	0	23748	
375	Shrikant Maya Bhagat Bharat Maya Bhagat Gajanan Maya Bhagat Maneek Subodh Patil Asha Ashok Govari	Class I	(80/2)	Usarli Khurd	430	11,600	11,600	6050	70180000	70180000	Usarli Khurd	**359**	4,640	4640	12000	55680000	55680000	55680000	24000	111360000	111360000	111360000	0	55680000	27840	0	27840	
376	Paresh S Patel Navneet S Patel	Class I	(78/1/1)	Usarli Khurd	423	10,550	12,066	5175	54596250	62441550	Usarli Khurd	**360**	4,826	4826	12000	57912000	57912000	57912000	25000	120650000	120650000	120650000	0	62738000	31369	0	31369	
377			(78/1/2)	Usarli Khurd	424	1,516		5175	7845300																			

SR. NO.	Name of Owner	Survey Details of land			Original Plot					Inclusive of Structure (Rs.)	Final Plot												Contribution (+) Compensation (-) (Col. 9c - Col 6c)	Increment (Col. 10(b) - 9(b)	Contribution 0.05 percent of col. 12	Additional to (+) or deducton from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks
								Value in Rs.				Value in Rupees.																
												Undeveloped							Developed									
		Tenure of Land	Survey No.	Village	OP No	Area (Sq.M.)	Amalgamted Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)		FP Allotted in Village	(Final) FP. No.	Area Indiv. Amlg.	Area Amlgamated (Sqm)	*Rate of Semi final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure					
1	2	3a	3b	3c	4	5a	5b	6a	6b	6c		7	8a	8b	9a	(9b)	9b	9 (c)	10a	(10b)	10b	10c	11	12	13	14	15	16
378	Nirbhaymal Jain	Class I	(79/1)	Usarli Khurd	427	2,530	9,330	5725	14484250	53414250	Usarli Khurd	**361**	3,732	3732	12000	44784000	44784000	44784000	24000	89568000	89568000	89568000	0	44784000	22392	0	22392	
379			(79/2)	Usarli Khurd	428	6,800		5725	38930000																			
380	Vishswas L. Bhagat	Class I	(78/2)	Usarli Khurd	425	4,047	4,047	5175	20943225	20943225	Usarli Khurd	**364**	1,619	1619	12000	19428000	19428000	19428000	25000	40475000	40475000	40475000	0	21047000	10524	0	10524	
381	Medha Ajit Katti Angha Jokim Fernandes Ashlesha Saurabh Oak	Class I	(78/3)	Usarli Khurd	426	4,047	4,047	5175	20943225	20943225	Usarli Khurd	**365**	1,619	1619	12000	19428000	19428000	19428000	24000	38856000	38856000	38856000	0	19428000	9714	0	9714	
382	Mohan T. Bhagat Raja T. Bhagat Ratan T. Bhagat Kiran T. Bhagat Sanjay T. Bhagat Krushabai T. Bhagat	Class I	(80/3)	Usarli Khurd	431	4,300	4,300	6050	26015000	26015000	Usarli Khurd	**366**	1,720	1720	12000	20640000	20640000	20640000	24000	41280000	41280000	41280000	0	20640000	10320	0	10320	
383	Vijay Narottamdas Agrawal	Class I	(59/1)	Usarli Khurd	393	500	11140	6050	3025000	65785500	Usarli Khurd	**367**	4456	4456	12000	53472000	53472000	53472000	24000	106944000	106944000	106944000	0	53472000	26736	0	26736	
384			(60/1)	Usarli Khurd	396	710		5500	3905000																			
385			(60/2)	Usarli Khurd	397	1,210		5500	6655000																			
386			(60/3)	Usarli Khurd	398	1,010		5500	5555000																			
387			(61/0)	Usarli Khurd	399	3,340		6050	20207000																			
388			(65/0)	Usarli Khurd	405	2,730		6050	16516500																			
389			(68/0)	Usarli Khurd	407	1,640		6050	9922000																			
390	Sanjay Tulshiram Bhagat Kiran Tulshiram Bhagat Krishnabai T.Bhagat Mohan T. Bhagat Ratan T. Bhagat Raja T.Bhagat Shrikant Maya Bhagat Bharat Maya Bhagat Gajanan Maya Bhagat Maneek Subhodh Patil Asha Ashok Govari	Class I	(80/1)	Usarli Khurd	429	8,360	8,360	6050	50578000	50578000	Usarli Khurd	**368**	3,344	3344	12000	40128000	40128000	40128000	25000	83600000	83600000	83600000	0	43472000	21736	0	21736	
391	Jagdish D. Bhagat Tai M. Bhagat Dhakali D. Bhagat Narayan D. Bhagat Vasanti H. Patil Vishnu D. Bhagat	Class II	(206/A)	Shivkar	688	2,780	2,780	5500	15290000	15290000	Usarli Khurd	**369**	1,112	1112	12000	13344000	13344000	13344000	24000	26688000	26688000	26688000	0	13344000	6672	0	6672	
392	National Builders through partner M. C. Sanni Cijo Sanni	Class I	(27/2(P))	Vichumbe	113	5,855	5,855	6050	35422750	35422750	Usarli Khurd	**370**	2,342	2342	12000	28104000	28104000	28104000	25000	58550000	58550000	58550000	0	30446000	15223	0	15223	
393	Radhabai K Mhatre Krushna R Bhagat Harreswar R Bhagat Dwarkabai Y Patil Kashibai H Govari Shaila S Joshi Seema C Pardeshi Vandana B Pardeshi Pushpa Eknath Bhagat Shobha Naresh Mhatre Hema Atmaram Patil Dharmendra Eknath Bhagat Jitendra Eknath Bhagat	Class I	(83/1)	Usarli Khurd	434	16180	16180	6050	97889000	97889000	Usarli Khurd	**371A**	4,508	6472	12000	54096000	77664000	77664000	24000	108192000	155328000	155328000	0	77664000	38832	0	38832	
												376	1,964		12000	23568000			24000	47136000						0		
394	Raghunath G. Waghmare Ashok B. Waghmare Dipak L. Waghmare Baby L. Waghmare Chandra M. Patil Laxmi B. More Vandana J. Mali Jyoti G. Chalake Sugandha L. Waghmare Chandrabhaga Ganesh Waghmare Samadhan Ganesh Waghmare Satyvan Ganesh Waghmare	Class I	(21/1)	Vichumbe	107	4,270	7,610	5500	23485000	41855000	Usarli Khurd	**372**	3,044	3044	12000	36528000	36528000	36528000	25000	76100000	76100000	76100000	0	39572000	19786	0	19786	
395	Sangita Madan Patil Pramila Kamlakar Patil Anita Navnath Patil Vanita Raju Bhagat Lalita Keshav Patil Sunita Sunil Maali		(21/2)	Vichumbe	108	3,340		5500	18370000																			
396	Namdev Babu Surate Prakash Babu Surate Vithabai Kana Patil Dharmibai Babu Surate Janabai Pandharinath Surate Nishikant Narayan Surate Sanjeevani Lakhan Bhoir Mayuri Narayan Surate Bhagyashree Chetan Punkar Rajshri Narayan Surate Tejshri Harishcandra Banda Revati Pandurang Kardile Yamuna Narayan Surate Gujmabai Maya Surate Jayashree Ulhas Patil Yogita Vishnu Bhagat Kundan Maya Surate	Class II	(27/1)	Vichumbe	112	7260	7260	6050	43923000	43923000	Usarli Khurd	**373**	2904	2904	12000	34848000	34848000	34848000	24000	69696000	69696000	69696000	0	34848000	17424	0	17424	

SR. NO.	Name of Owner	Survey Details of land			Original Plot							Final Plot															Contribution (+) Compensation (-) (Col. 9c - Col 6c)	Increment (Col. 10(b) - 9(b)	Contribution 0.05 percent of col. 12	Additional to (+) or deducton from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks
								Value in Rs.				Value in Rupees.																				
												Undeveloped								Developed												
		Tenure of Land	Survey No.	Village	OP No	Area (Sq.M.)	Amalgamted Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)	Inclusive of Structure (Rs.)	FP Allotted in Village	(Final) FP. No.	Area Indiv. Amlg.	Area Amlgamated (Sqm)	*Rate of Semi final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure								
1	2	3a	3b	3c	4	5a	5b	6a	6b	6c		7	8a	8b	9a	(9b)	9b	9 (c)	10a	(10b)	10b	10c	11	12	13	14	15	16
397	Varadrajan Urf A. K. Nainar (50.36 %) Vasanti V. Bhagat Vandana V. Bhagat Santosh V. Bhagat Nitesh V. Bhagat Gopal P. Bhagat Prachi D. Bhagat Chirag D. Bhagat Darshana D. Bhagat (Share of 2 to 8 - 49.64 %)	Class I	(206/B)	Shivkar	686	2,780	2,780	6050	16819000	16819000	Usarli Khurd	**375**	1,112	1112	12000	13344000	13344000	13344000	24000	26688000	26688000	26688000	0	13344000	6672	0	6672	
398	The Pen Urban CO-OP Bank Ltd (11.36 %) M/s. Ashapura Realtors Register partnership Firm through Rakesh Pravin Sanghavi (10.12 %) M/s National Builders behalf Partner M. C. Sani (78.52 %)	Class I	(64/2B(P))	Vichumbe	179	13883	13883	6050	83992150	83992150	Usarli Khurd	**377**	5553	5553	12000	66636000	66636000	66636000	25000	138825000	138825000	138825000	0	72189000	36095	0	36095	
399			(64/2A(P))	Vichumbe	178			6050																					
400	Waman Dharma Bhagat Manik Chandar Patil Radhabai Balaram Bhagat Ajay Balaram Bhagat Chayya Balaram Bhagat Sanjay Balaram Bhagat Ganpat Balaram Bhagat Vasanti Vishnu Bhagat Vinay Vishnu Bhagat Pritam Ramesh Patil Vaibhav Vishnu Bhagat	Class I	(84/1)	Usarli Khurd	436	10,430	10,430	6050	63101500	63101500	Usarli Khurd	**384**	4,172	4172	12000	50064000	50064000	50064000	25000	104300000	104300000	104300000	0	54236000	27118	0	27118	
401	Majida bi Mir Imdadali Qureshi (86.53 %) Navazkhan Nihal Ahmed (6.38%) Vinaya Vithal Dukhande (7.09%)	Class I	(88/4)	Usarli Khurd	448	460	460	8800	4048000	4048000	Usarli Khurd	**385**	184	184	12000	2208000	2208000	2208000	25000	4600000	4600000	4600000	0	2392000	1196	0	1196	
402	Waman Dharma Bhagat Vasanti Vishnu Bhagat Vinay Vishnu Bhagat Pritam Ramesh Patil Vaibhav Vishnu Bhagat	Class I	(162/7)	Usarli Khurd	530	336	336	8800	2956800	2956800	Usarli Khurd	**386**	134	134	12000	1608000	1608000	1608000	24000	3216000	3216000	3216000	0	1608000	804	0	804	
403	M/s Aawas Asso. Partners association through partner Bharat K. Patel Bhavesh K. Patel(73.98%) Prakash V Desai Sangeeta P Desai (Share of 2 and 3 - 2.57 %)	Class I	(1/0)	Usarli Khurd	286	1,420	46270	8800	12496000	393906450	Usarli Khurd	**388**	10591	33917	12000	127092000	407004000	127092000	25000	264775000	847925000		0	440921000	220461	0	220461	
404	Dhau Kathod Bhagat Janardhan Ganpat Bhagat Manohar Ganpat Bhagat Shankar Babu Urph Padu Bhagat Sanjay Baban Bhagat		(2/0)	Usarli Khurd	287	2,020		8800	17776000																				
405	Santosh Baban Bhagat Sunanda Vasant Govari		(3/1)	Usarli Khurd	288	710		8800	6248000																				
406	Bamibai Joma Bhagat Gajanan Joma Bhagat Ranjana Suresh Bhoir Hirabai Baliram Bhagat Kalabai Chandrakant Govari		(3/2)	Usarli Khurd	289	810		8800	7128000																				
407	Manda Uday Patil Anil Baliram Bhagat		(89/1)	Usarli Khurd	449	4,270		8800	37576000																				
408	Lila Kisan Patil Pushpa Santosh Patil		(89/2)	Usarli Khurd	450	3,060		8800	26928000																				
409	Ajinkya Dattatreya Bhagat Aditya Dattatreya Bhagat		(89/5)	Usarli Khurd	453	1,690		8800	14872000																				
410	Amey Dattatreya Bhagat Sudha Dattatreya Bhagat		(89/6)	Usarli Khurd	454	5,410		8800	47608000																				
411	Parvati Nagu Bhagat Vandana Pandurang Gondhali		(89/8)	Usarli Khurd	456	1,420		8800	12496000			**390**	23326		12000	279912000		279912000	25000	583150000									
412	Shanta Prakash Bhoir Sharda Nagu Bhagat Ganesh Nagu Bhagat		(89/9)	Usarli Khurd	457	1,010		8800	8888000																				
413	Rekha Kumud Patil		(89/10)	Usarli Khurd	458	1,090		8800	9592000																				
414	Shakuntala Chahu Bhagat Kavita Pradeep Patil		(89/11)	Usarli Khurd	459	4,550		8800	40040000																				
415	Mahesh Chahu Bhagat		(93/0)	Usarli Khurd	463	1,380		8800	12144000																				
416	Umessh Chahu Bhagat Sandesh Chahu Bhagat Vanita Sunil Bhopi Gita Gunaji Shinde		(89/3)	Usarli Khurd	451	4,180		8800	36784000																				
417	Swati Ganesh Bhopi Suraj Padmakar Bhagat Sachin Padmakar Bhagat Kunda Narayan Bhagat		(90/0)	Usarli Khurd	460	1,210		8800	10648000																				
418	Ankush Narayan Bhagat Rupali Chandrakant Jhavre Rupesh Narayan Bhagat		(89/7)	Usarli Khurd	455	1,190		8800	10472000																				
419	(Share of 4 to 46 - 23.45 %)		(91/0)	Usarli Khurd	461	10,850		7577	82210450																				
420	Harishchandra B Bhagat Radhabai K Mhatre	Class I	(92/0)	Usarli Khurd	462	9,330	9,330	6594	61522020	61522020	Usarli Khurd	**389**	3,732	3732	12000	44784000	44784000	44784000	24000	89568000	89568000	89568000	0	44784000	22392	0	22392	
421	Kanchan K. Sontakke	Class I	(55/0)	Vichumbe	162	3,900	3,900	6050	23595000	23595000	Usarli Khurd	**391**	1,560	1560	12000	18720000	18720000	18720000	24000	37440000	37440000	37440000	0	18720000	9360	0	9360	
422	Ramesh N. Rudhani	Class I	(89/4)	Usarli Khurd	452	940	940	8800	8272000	8272000	Usarli Khurd	**392**	376	376	12000	4512000	4512000	4512000	24000	9024000	9024000	9024000	0	4512000	2256	0	2256	
423	Taher A.Panvelwala Shabir A. Vora Mustafa A.Vora Murtaja A.Vora Aliasagar A.Vora Mohamaad A.Vora	Class I	(85/1)	Usarli Khurd	438	360	360	5500	1980000	1980000	Usarli Khurd	**393**	144	144	12000	1728000	1728000	1728000	24000	3456000	3456000	3456000	0	1728000	864	0	864	

SR. NO.	Name of Owner	Survey Details of land			Original Plot					Inclusive of Structure (Rs.)	FP Allotted in Village	Final Plot											Contribution (+) Compensation (-) (Col. 9c - Col 6c)	Increment (Col. 10(b) - 9(b)	Contribution 0.05 percent of col. 12	Additional to (+) or deducton from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks
								Value in Rs.				Value in Rupees.																
												Undeveloped							Developed									
		Tenure of Land	Survey No.	Village	OP No	Area (Sq.M.)	Amalgamted Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)			(Final) FP. No.	Area Indiv. Amlg.	Area Amlgamated (Sqm)	*Rate of Semi final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure						
1	2	3a	3b	3c	4	5a	5b	6a	6b	6c		7	8a	8b	9a	(9b)	9b	9 (c)	10a	(10b)	10b	10c	11	12	13	14	15	16
424	Anil S. Jadhav Kashinath K. Suvase Gabrialle Aulwin Tukaram S. Kadam Prabhakar S. More Raosaheb C. Walke Bipin M. Paradhi Vijay K.M. Kurup Ruku Digprasad Shresth Rahul Digprasad Shresth Dinesh Digprasad Shresth Suman Digprasad Shresth Ujwala ashok Gurav Dkshta Ashok Gurav Kalpesh Ashok Gurav	Class I	(7/1/A/2/1/1)	Usarli Khurd	303	84	84	8800	739200	739200	Usarli Khurd	**394**	84	84	12000	1008000	1008000	1008000	24000	2016000	2016000	2016000	0	1008000	504	0	504	
425	Mohan T. Bhagat Raja T. Bhagat Ratan T. Bhagat Kiran T. Bhagat Sanjay T. Bhagat Krishnabai T. Bhagat (Share of 1 to 6 - 31.51 %) Narendra Gopal Govari (32.79%) Sagar S. Khond (8.37 %) Sneha Pradip Gupte Swapnil Pradip Gupte Ekta Pradip Gupte (Share of 9 to 11 - 27.33%)	Class I	(7/1A/1)	Usarli Khurd	299	1,750	5,554	8800	15400000	48875200	Usarli Khurd	**396**	2221	2221	12000	26652000	26652000	26652000	25000	55525000	55525000	55525000	0	28873000	14437	0	14437	
426			(7/1/1C)	Usarli Khurd	300	1,821		8800	16024800																			
427			(7/1B)	Usarli Khurd	301	465		8800	4092000																			
428			(7/1/1B/1)	Usarli Khurd	302	1,518		8800	13358400																			
429	Riddi Siddhi Usarli Sahakari Gruhnirman Sanstha Ltd.	Class I	(6/1)	Usarli Khurd	293	284	1690	12000	3408000	20280000	Usarli Khurd	**397**	1599	1599	12000	19188000	19188000	19188000	25000	39975000	39975000	39975000	0	20787000	10394	0	10394	
430			(6/2)	Usarli Khurd	294	320		12000	3840000																			
431			(6/3)	Usarli Khurd	295	360		12000	4320000																			
432			(6/4)	Usarli Khurd	296	296		12000	3552000																			
433			(6/5)	Usarli Khurd	297	288		12000	3456000																			
434			(6/6)	Usarli Khurd	298	142		12000	1704000																			
435	Indu Gupta Surinder Kumar Kaul Y.D. Vashijha	Class I	(162/6)	Usarli Khurd	529	148	148	8800	1302400	1302400	Usarli Khurd	**398**	59	59	12000	708000	708000	708000	24000	1416000	1416000	1416000	0	708000	354	0	354	
436	Ganpat Nama Bhingarkar Vasudev Dharma Bhingarkar Tulsabai K.Bhingarkar Sambhaji K.Bhingarkar Pradip K.Bhingarkar Surekha Datta Shinde Vanita Dhanaji Patil Aparna Rajesh Gavand Nerasha P Mundkar	Class I	(53/0)	Vichumbe	151	1,640	1,640	6050	9922000	9922000	Usarli Khurd	**400**	656	656	12000	7872000	7872000	7872000	24000	15744000	15744000	15744000	0	7872000	3936	0	3936	
437	Dharma V. Patil Mahendra M. Patil	Class I	(7/2)	Usarli Khurd	304	1,520	1,520	8800	13376000	13376000	Usarli Khurd	**401**	608	608	12000	7296000	7296000	7296000	24000	14592000	14592000	14592000	0	7296000	3648	0	3648	
438	Sarita D Mhatre Manisha D Mhatre Mahesh D Mhatre Mohini D Mhatre Naina D Mhatre Madhukar S Mhatre Shobha S Mhatre Girish S Mhatre Latika S Mhatre Arun S Mhatre Lilabai K Mhatre Tai G Jale Asha A.Thale	ClassII	(67/0)	Usarli Khurd	406	660	660	6050	3993000	3993000	Usarli Khurd	**402**	264	264	12000	3168000	3168000	3168000	25000	6600000	6600000	6600000	0	3432000	1716	0	1716	
439	Varsha R. Teredesai	Class I	(4/2)	Usarli Khurd	291	870	870	8800	7656000	7656000	Usarli Khurd	**403**	348	348	12000	4176000	4176000	4176000	25000	8700000	8700000	8700000	0	4524000	2262	0	2262	
440	Sunita V. Mone Sandeep S.Talwalkar	Class I	(4/1)	Usarli Khurd	290	870	870	8800	7656000	7656000	Usarli Khurd	**404**	348	348	12000	4176000	4176000	4176000	24000	8352000	8352000	8352000	0	4176000	2088	0	2088	
441	Vandana V. Shete Baliram P. Mhatre Subhas Yadav Talele Sunanda Dhundre	Class I	(5/0)	Usarli Khurd	292	3,090	3,090	8800	27192000	27192000	Usarli Khurd	**405**	1,236	1236	12000	14832000	14832000	14832000	24000	29664000	29664000	29664000	0	14832000	7416	0	7416	
442	Narayan Krishna Gavand (12.66 %) Vishwas Laxman Bhagat (74.68 %) Pramod Ramkrishna Balkavde (12.66%)	Class I	(158/3/2)	Usarli Khurd	514	1,580	1,580	8800	13904000	13904000	Usarli Khurd	**406**	632	632	12000	7584000	7584000	7584000	24000	15168000	15168000	15168000	0	7584000	3792	0	3792	
443	Sushma V. Pardeshi Guardian Mother of Kankeshwar V. Pardeshi Other Rights: Heir- Nishali G. Zavare	Class I	(10/3)	Usarli Khurd	324	1,315	1,315	6600	8679000	8679000	Usarli Khurd	**408**	526	526	12000	6312000	6312000	6312000	24000	12624000	12624000	12624000	0	6312000	3156	0	3156	
444	Manohar C. Surate	Class I	(7/1A/2/8)	Usarli Khurd	307	419	419	8800	3687200	3687200	Usarli Khurd	**409**	419	419	12000	5028000	5028000	5028000	24000	10056000	10056000	10056000	0	5028000	2514	0	2514	
445	Keshav T. Gawande Vinayak D. Thakare Sunanda R. Gawande Sanajy B. Valake	Class I	(7/1A/2/3)	Usarli Khurd	305	312	312	8800	2745600	2745600	Usarli Khurd	**410**	312	312	12000	3744000	3744000	3744000	24000	7488000	7488000	7488000	0	3744000	1872	0	1872	
446	Datttatreya E. Valke Rajendra T. Gawande Ramchandra G. Lokhande	Class I	(7/1/A/2/2/1)	Usarli Khurd	310	170	170	8800	1496000	1496000	Usarli Khurd	**411**	170	170	12000	2040000	2040000	2040000	25000	4250000	4250000	4250000	0	2210000	1105	0	1105	
447	Kanthale Machindra Rajhans	Class I	(7/1A/2/6)	Usarli Khurd	306	279	279	8800	2455200	2455200	Usarli Khurd	**412**	279	279	12000	3348000	3348000	3348000	24000	6696000	6696000	6696000	0	3348000	1674	0	1674	

SR. NO.	Name of Owner	Survey Details of land			Original Plot						Final Plot														Contribution (+) Compensation (-) (Col. 9c - Col 6c)	Increment (Col. 10(b) - 9(b)	Contribution 0.05 percent of col. 12	Additional to (+) or deducton from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks
								Value in Rs.			Value in Rupees.																			
												Undeveloped								Developed										
		Tenure of Land	Survey No.	Village	OP No	Area (Sq.M.)	Amalgamted Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)	Inclusive of Structure (Rs.)	FP Allotted in Village	(Final) FP. No.	Area Indiv. Amlg.	Area Amlgamated (Sqm)	*Rate of Semi final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure								
1	2	3a	3b	3c	4	5a	5b	6a	6b	6c		7	8a	8b	9a	(9b)	9b	9 (c)	10a	(10b)	10b	10c	11	12	13	14	15	16
448	Yakoob Beg Trust Panvel Alhaj M. Mustapha Yakub Beg Chief Trustee Yusuf A. Khan Imran S. Khan. Allabaksh A. Mulla M. Taslim M. Husen Other Rights Heir- Laxmi G. Bhagat Ananta G. Bhagat Savita Y. Bhopi Yamuna M. Surve Ramchandra G. Bhagat Sushila V. Jhavre Niranjan E. Govari Asha K. Bhagat Devendra G. Bhagat Bhupali K. Bhagat (Share of 1 to 10- 9.47 %) Dipti D. Bhagat Deepali P. Joshi Hemant D. Bhagat Mukesh D. Bhagat (Share of 11 to 14- 90.53 %)	Class I	(9/1)	Usarli Khurd	317	3310	3310	8800	29128000	29128000	Usarli Khurd	**413**	1324	1324	12000	15888000	15888000	15888000	25000	33100000	33100000	33100000	0	17212000	8606	0	8606	
449	Tahir A Panvelwala Mustafa A Vhora Aliasagar A Vhora Mohmmad A Vhora Shabbir A Vhora Murtaza A Vhora	Class I	(160/3)	Usarli Khurd	522	510	510	8800	4488000	4488000	Usarli Khurd	**415**	204	204	12000	2448000	2448000	2448000	25000	5100000	5100000	5100000	0	2652000	1326	0	1326	
450	Shiv Shambho Complex CHS	Class I	(10/4A/2)	Usarli Khurd	326	1,510	1,510	12000	18120000	18120000	Usarli Khurd	**417**	1,396	1396	12000	16752000	16752000	16752000	24000	33504000	33504000	33504000	0	16752000	8376	0	8376	
451	Anil Vishnu Bhoir	Class I	(10/5)	Usarli Khurd	327	1,470	1,470	9600	14112000	14112000	Usarli Khurd	**419**	610	610	12000	7320000	7320000	7320000	24000	14640000	14640000	14640000	0	7320000	3660	0	3660	
452	Panvel Lalit Shanti CHS, J. S. Shah Secretary K S Chauhan (Member) C S Rao (Member) (34.75 %) Shashikala Pai (65.25 %)	Class I	(13/1B/2 (Pt)	Usarli Khurd	336	2,247	2,247	9600	21571200	21571200	Usarli Khurd	**420**	931	931	12000	11172000	11172000	11172000	25000	23275000	23275000	23275000	0	12103000	6052	0	6052	
453			(13/1B/3(Pt)	Usarli Khurd	337			9600																				
454			(13/1B(Pt)	Usarli Khurd	335			9600																				
455			(13/1B/4(Pt)	Usarli Khurd	338			9600																				
456			(13/1B/5(Pt)	Usarli Khurd	339			9600																				
457			(13/1B/6(Pt)	Usarli Khurd	340			9600																				
458			(13/1B/7(Pt)	Usarli Khurd	341			9600																				
459	Krushna Mahadu Bhoir	Class I	(159/A)	Usarli Khurd	519	400	400	8800	3520000	3520000	Usarli Khurd	**421**	400	400	12000	4800000	4800000	4800000	24000	9600000	9600000	9600000	0	4800000	2400	0	2400	
460	Pandurang K. Bhagat	Class I	(10/4A/1)	Usarli Khurd	325	2,780	2,780	9600	26688000	26688000	Usarli Khurd	**423**	1,112	1112	12000	13344000	13344000	13344000	24000	26688000	26688000	26688000	0	13344000	6672	0	6672	
461	Rajesh Anant Chaudhary Babibai Dhanaji Bhagat	Class I	(159/C)	Usarli Khurd	521	200	200	8800	1760000	1760000	Usarli Khurd	**424**	200	200	12000	2400000	2400000	2400000	24000	4800000	4800000	4800000	0	2400000	1200	0	1200	
462	Asha B Patil (32.05%) Lata D Patil (67.95%)	Class I	(158/3/1)	Usarli Khurd	513	1,560	1,560	8800	13728000	13728000	Usarli Khurd	**425**	624	624	12000	7488000	7488000	7488000	25000	15600000	15600000	15600000	0	8112000	4056	0	4056	
463	Karnala Enterprises Behalf Partner Vivekanand Shankar Patil Mukund Shalik Mhatre Rajshri Eknath Bhopi Shrinath Eknath Bhopi Ramubai Raghunath Bhopi	Class I	(158/1)	Usarli Khurd	511	2,780	4,370	8800	24464000	38456000	Usarli Khurd	**434**	4,369	4369	12000	52428000	52428000	52428000	25000	109225000	109225000	109225000	0	56797000	28399	0	28399	
464			(158/6)	Usarli Khurd	517	530		8800	4664000																			
465			(158/7)	Usarli Khurd	518	1,060		8800	9328000																			
466	Holaram Premchand Devani	Class I	(163/1 to 26)	Usarli Khurd	476	16,460	16,460	6600	108636000	108636000	Usarli Khurd	**437**	6,584	6584	12000	79008000	79008000	79008000	25000	164600000	164600000	164600000	0	85592000	42796	0	42796	
467					477			6600																				
468					479			6600																				
469	Shubhangi G Dhuri Anand G Dhuri Ajay G Dhuri Amita V Angne	Class I	(102/1)	Usarli Khurd	468	8,150	10,420	5500	44825000	57310000	Usarli Khurd	**438**	4,168	4168	12000	50016000	50016000	50016000	24000	100032000	100032000	100032000	0	50016000	25008	0	25008	
470			(102/2)	Usarli Khurd	469	2,270		5500	12485000																			
471	Amit Anant urfe Ananta Bhoir Atul Anant Urph Ananta Bhoir	Class I	(103/0)	Usarli Khurd	470	7,990	12,630	6600	52734000	80465000	Usarli Khurd	**443**	5,052	5052	12000	60624000	60624000	60624000	24000	121248000	121248000	121248000	0	60624000	30312	0	30312	
472			(104/0)	Usarli Khurd	471	1,720		6600	11352000																			
473			(152/0)	Usarli Khurd	505	290		6600	1914000																			
474			(156/0)	Usarli Khurd	508	2,630		5500	14465000																			
475	Chintamani B Dhuri Meenaklshi B Dhuri Dayanand B Dhuri	Class I	(105/B)	Usarli Khurd	473	3,900	3,900	6600	25740000	25740000	Usarli Khurd	**448**	1,560	1560	12000	18720000	18720000	18720000	24000	37440000	37440000	37440000	0	18720000	9360	0	9360	
476	Saifuddin M Vhora Ammar M Vhora Jujar M Panvelwala Joher M Vhora Indris M Vhora	Class I	(114/1A)	Usarli Khurd	486	16,227	16,227	6050	98173350	98173350	Usarli Khurd	**453**	6,491	6491	12000	77892000	77892000	77892000	24000	155784000	155784000	155784000	0	77892000	38946	0	38946	
477	Rakesh C Gupta M/s SS Asso Prop.	Class I	(116/0)	Usarli Khurd	488	4,070	11,710	12000	48840000	95062000	Usarli Khurd	**454**	10,453	10453	12000	125436000	125436000	125436000	24000	250872000	250872000	250872000	0	125436000	62718	0	62718	
478			(118/0)	Usarli Khurd	490	1,820		6050	11011000																			
479			(119/1)	Usarli Khurd	492	5,820		6050	35211000																			

SR. NO.	Name of Owner	Survey Details of land			Original Plot					Inclusive of Structure (Rs.)	FP Allotted in Village	Final Plot											Contribution (+) Compensation (-) (Col. 9c - Col 6c)	Increment (Col. 10(b) - 9(b)	Contribution 0.05 percent of col. 12	Additional to (+) or deducton from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks
								Value in Rs.				Value in Rupees.																
												Undeveloped							Developed									
		Tenure of Land	Survey No.	Village	OP No	Area (Sq.M.)	Amalgamted Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)			(Final) FP. No.	Area Indiv. Amlg.	Area Amlgamated (Sqm)	*Rate of Semi final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure						
1	2	3a	3b	3c	4	5a	5b	6a	6b	6c		7	8a	8b	9a	(9b)	9b	9 (c)	10a	(10b)	10b	10c	11	12	13	14	15	16
480	Santosh G. Gayakwad, Krushna M. Gayakwad Sujata V. Waghmare, Kalpna M. Gayakwad Shradhdha Sunil Jadhav, Dipika Pradeep Kamble, Archana Anil Jadhav Other Rights: (Protected Tenent- Hausabai K.Gayakwad, Nirmala S. Gayakwad, Mahesh S. Gayakwad Swati S. Gayakwad, Jyoti S. Gayakwad, Vidhya S. Gayakwad, Ramdas K. Gayakwad, Kisan K. Gayakwad, Anant K. Gayakwad, Indubai K. Gayakwad, Prakash H. Salunkhe , Kailas H. Salunkhe, Vanita R. Tandel, Sunita S. Fullare Naredra J. Gayakwad, Vijay J. Gayakwad Sunil J. Gayakwad, Mahendra J. Gayakwad Shailesh J. Gayakwad Heir- Ananta S. Kamble	Class II	(87/0)	Vichumbe	201	4150	4150	6050	25107500	25107500	Usarli Khurd	456	1660	1660	12000	19920000	19920000	19920000	24000	39840000	39840000	39840000	0	19920000	9960	0	9960	
481	Bhagchand C Khubchandani Maganbhai N Patel Bhavna B Gadhiya	Class I	(59/2B)	Usarli Khurd	395	2,480	2480	6050	15004000	15004000	Usarli Khurd	**457**	992	992	12000	11904000	11904000	11904000	25000	24800000	24800000	24800000	0	12896000	6448	0	6448	
482	Vijay N Aggarwal Madhu V Aggarwal	Class I	(62/0)	Usarli Khurd	400	1,520	1520	6050	9196000	9196000	Usarli Khurd	**458**	608	608	12000	7296000	7296000	7296000	24000	14592000	14592000	14592000	0	7296000	3648	0	3648	
483	Kisan K Bhagat Damu K Bhagat Shanivari G Bhoir Aanandibai D Ghate Manjubai Maruti Madhavi	Class II	(150/2)	Usarli Khurd	504	270	270	5500	1485000	1485000	Usarli Khurd	**459**	108	108	12000	1296000	1296000	1296000	24000	2592000	2592000	2592000	0	1296000	648	0	648	
484	Shangrila Sahakari Gruhanirman Sanstha Ltd. (46.16 %) M/s Aashirvad Developers through Pro. Jagannath Vasant Deshpande (26.67 %) Jujar M Ali Panvelwala Joher M Vohra Saifuddin M Vohra Idris M Vohra Ammar M Vohra (Share of 3 to 7 - 27.17%)	Class I	(167/1)	Usarli Khurd	486A	360	8516	12000	4320000	102192000	Usarli Khurd	**461A**	8512	8512	12000	102144000	102144000	102144000	25000	212800000	212800000	212800000	0	110656000	55328	0	55328	
485			(167/2)	Usarli Khurd	486A	342		12000	4104000																			
486			(167/3)	Usarli Khurd	486A	342		12000	4104000																			
487			(167/4)	Usarli Khurd	486A	342		12000	4104000																			
488			(167/5)	Usarli Khurd	486A	342		12000	4104000																			
489			(167/6)	Usarli Khurd	486A	342		12000	4104000																			
490			(167/7)	Usarli Khurd	486A	304		12000	3648000																			
491			(167/8)	Usarli Khurd	486A	323		12000	3876000																			
492			(167/9)	Usarli Khurd	486A	461		12000	5532000																			
493			(167/10)	Usarli Khurd	486A	319		12000	3828000																			
494			(167/11)	Usarli Khurd	486A	461		12000	5532000																			
495			(167/12)	Usarli Khurd	486A	376		12000	4512000																			
496			(167/13)	Usarli Khurd	486A	426		12000	5112000																			
497			(167/14)	Usarli Khurd	486A	510		12000	6120000																			
498			(167/15)	Usarli Khurd	486A	510		12000	6120000																			
499			(167/16)	Usarli Khurd	486A	442		12000	5304000																			
500			(167/17)	Usarli Khurd	486A	684		12000	8208000																			
501			(167/18)	Usarli Khurd	486A	1630		12000	19560000																			
502	Kamalabai T Bhagat Sugandha M Govari Jaidas T Bhagat Parshuram T Bhagat	Class II	(155/0)	Usarli Khurd	507	1,600	1,600	6600	10560000	10560000	Usarli Khurd	**462**	640	640	12000	7680000	7680000	7680000	24000	15360000	15360000	15360000	0	7680000	3840	0	3840	
503	Shilpa P. Jadhav	Class I	(112/A)	Usarli Khurd	483	1,550	2,550	6050	9377500	15427500	Usarli Khurd	**464**	1020	1020	12000	12240000	12240000	12240000	24000	24480000	24480000	24480000	0	12240000	6120	0	6120	
504			(112/B)	Usarli Khurd	484	1,000		6050	6050000																			
505	Mohammad Rajjaballi Bohri Taher Akabarali Panvelwala Shabbir Akabarali Vora Mustafa Akabarali Vora Murtaja Akabarali Vora Aliasgar Akabarali Vora Mohammad Akabarali Vora	Class I	(117/0)	Usarli Khurd	489	530	580	6050	3206500	3646500	Usarli Khurd	**465**	232	232	12000	2784000	2784000	2784000	24000	5568000	5568000	5568000	0	2784000	1392	0	1392	
506			(160/1)	Usarli Khurd	523	50		8800	440000																			
507	Ms Shivam Enterprises	Class I	(124/1A(P))	Usarli Khurd	496	545	545	6050	3297250	3297250	Usarli Khurd	**466**	218	218	12000	2616000	2616000	2616000	24000	5232000	5232000	5232000	0	2616000	1308	0	1308	

SR. NO.	Name of Owner	Survey Details of land			Original Plot						Final Plot												Contribution (+) Compensation (-) (Col. 9c - Col 6c)	Increment (Col. 10(b) - 9(b)	Contribution 0.05 percent of col. 12	Additional to (+) or deducton from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks
								Value in Rs.				Value in Rupees.																
												Undeveloped							Developed									
		Tenure of Land	Survey No.	Village	OP No	Area (Sq.M.)	Amalgamted Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)	Inclusive of Structure (Rs.)	FP Allotted in Village	(Final) FP. No.	Area Indiv. Amlg.	Area Amlgamated (Sqm)	*Rate of Semi final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure					
1	2	3a	3b	3c	4	5a	5b	6a	6b	6c		7	8a	8b	9a	(9b)	9b	9 (c)	10a	(10b)	10b	10c	11	12	13	14	15	16
508	Maruti D. Gaikawad Santosh D. Gaikawad Kamla D. Gaikawad (Share of 1 to 3 - 5.19 %) Anna Nama Gaikawad (6.60 %) Vishnu Nama Gaikawad (13.21 %) Ramesh Goma Gayakwad Gunabai goma Gayakwad	Class I	(63/1(P))	Vichumbe	172	15822	15822	6050	95723100	95723100	Usarli Khurd	**468**	6329	6329	12000	75948000	75948000	75948000	24000	151896000	151896000	151896000	0	75948000	37974	0	37974	
509	Kalpana Goma Gayakwad Vandana Goma Gayakwad Subhash Govind Gayakwad Krushnabai govind Gayakwad Lila Eknath Gayakwad Chhaya Prakash Gayakwad Sundara Dattu Gayakwad Prashant Dattu Gayakwad		(63/2(P))	Vichumbe	173																							
510	Suhasini Balkrushna Gayakwad Asmita Dattu Gayakwad Priyanka Dattu Gayakwad Gita Ganesh Gade Viki Ganesh Gade Diksha Ganesh Gade Aparna Siddhartha Sonawane Ashwini Anil Babare		(63/3/1(P))	Vichumbe	174																							
511	Rupesh Keshav Gayakwad Paresh Keshav Gayakwad Deepali Vinyak Gaikawad Dipika Vinyak Gaikawad Deepali Vinyak Gaikawad - guardian sister of Samakshi Vinyak Gaikawad and Nayan Vinyak Gaikawad (Share of 6 to 30 - 25.02 %)		(63/4/1(P))	Vichumbe	176																							
512	Vaibhav Eknath Dhudhe (9.82 %) Vatsalabai R. urfa Raghunath Gaikawad Rajesh Raghunath Gaikawad Sujata Raghunath Gaikawad Vijay Raghunath Gaikawad (Share of 31 to 35- 4.96 %) Madhu Vijay Agrawal Vijay N. Agrawal (Share of 36 and 37- 35.20 %)		(63/3/2(P))	Vichumbe	175																							
513			(63/4/2(P))	Vichumbe	177																							
514	Gopal H Chikhlekar Govind H Chikhlekar Baliram H Chikhlekar Janardhan H Chikhlekar Narayan H Chikhlekar	Class II	(110/1)	Usarli Khurd	478	2,960	2,960	6600	19536000	19536000	Usarli Khurd	**470**	1,184	1184	12000	14208000	14208000	14208000	24000	28416000	28416000	28416000	0	14208000	7104	0	7104	
515	Janardan D. Mhatre (41.74 %) Jaydas D. Mhatre (58.26 %)	Class I	(60/0)	Vichumbe	167	5,990	5,990	6050	36239500	36239500	Usarli Khurd	**471**	2,396	2396	12000	28752000	28752000	28752000	25000	59900000	59900000	59900000	0	31148000	15574	0	15574	
516	Sachin Vasudev Mali Rajesh Vasudev Mali Varsha Sandesh Patil	Class I	(86/1)	Vichumbe	199	7,590	8,120	6050	45919500	49126000	Kolkhe Peth	**475**	3,248	3248	13000	42224000	42224000	42224000	26000	84448000	84448000	84448000	0	42224000	21112	0	21112	
517			(86/2)	Vichumbe	200	530		6050	3206500																			
518	Shailesh C. Deshpande (6.44 %) The Pen Urban Co. op. Bank Ltd. Pen (93.56 %)	Class I	(54/1E)	Vichumbe	156	1,890	29,340	6050	11434500	173151000	Kolkhe Peth	**476**	11736	11736	13000	152568000	152568000	152568000	27000	316872000	316872000	316872000	0	164304000	82152	0	82152	
519			(54/2C/1)	Vichumbe	159	3,550		6050	21477500																			
520			(20/0)	Vichumbe	106	14,240		6050	86152000																			
521			(26/0)	Vichumbe	111	3,260		5500	17930000																			
522			(30/0)	Vichumbe	116	2,280		5500	12540000																			
523			(40/0)	Vichumbe	132	1,740		6050	10527000																			
524			(65/0)	Vichumbe	181	2,380		5500	13090000																			
525	Ghanshyam S Vaishnav Sharda G Vaishnav Pooja G Vaishnav Aarti G Vaishnav Royia G Vaishnav Ravish G Vaishnav	Class I	(34/45/2/1/B)	Kolkhe Peth	681	1,700	1,700	6600	11220000	11220000	Kolkhe Peth	**477**	680	680	13000	8840000	8840000	8840000	26000	17680000	17680000	17680000	0	8840000	4420	0	4420	
526	Suhas S Haldipurkar	Class I	34/45/2/1/C)	Kolkhe Peth	682	1,740	1,740	6600	11484000	11484000	Kolkhe Peth	**478**	696	696	13000	9048000	9048000	9048000	26000	18096000	18096000	18096000	0	9048000	4524	0	4524	
527	Dilip Kumar Shivprasad Mishra Rajendra Shivprasad Mishra Rajkumar Shivprasad Mishra	Class I	(34/45/2/2/4)	Kolkhe Peth	666	334	2743	6600	2204400	18103800	Kolkhe Peth	**480**	1097	1097	13000	14261000	14261000	14261000	26000	28522000	28522000	28522000	0	14261000	7131	0	7131	
528			(34/45/2/2/5)	Kolkhe Peth	667	450		6600	2970000																			
529			(34/45/2/2/6)	Kolkhe Peth	668	780		6600	5148000																			
530			(34/45/2/2/7)	Kolkhe Peth	669	430		6600	2838000																			
531			(34/45/2/2/8)	Kolkhe Peth	670	388		6600	2560800																			
532			(34/45/2/2/9)	Kolkhe Peth	671	361		6600	2382600																			
533	Vijaykumar S Mishra Dilipkumar S Mishra Rajkumar S Mishra Rajendra Shivprasad Mishra	Class I	(34/45/2/2/17)	Kolkhe Peth	679	1,120	2,939	6600	7392000	19397400	Kolkhe Peth	**483**	1176	1176	13000	15288000	15288000	15288000	26000	30576000	30576000	30576000	0	15288000	7644	0	7644	
534			(34/45/2/2/18)	Kolkhe Peth	680	1,819		6600	12005400																			
535	Mayur Rasiklal Satra Yogesh Popatlal Thakkar Ramesh Panachand Majethia (Thakkar)	Class I	(34/45/2/2/1)	Kolkhe Peth	662	392	392	6600	2587200	2587200	Kolkhe Peth	**484**	157	157	13000	2041000	2041000	2041000	27000	4239000	4239000	4239000	0	2198000	1099	0	1099	
536	Amol Arvind Kothari Nilam Arvind Kothari	Class I	(34/45/2/2/2)	Kolkhe Peth	663	390	390	6600	2574000	2574000	Kolkhe Peth	**485**	156	156	13000	2028000	2028000	2028000	26000	4056000	4056000	4056000	0	2028000	1014	0	1014	
537	Vatsala Arvind Kothari Arvind G. Kothari	Class I	(34/45/2/2/3)	Kolkhe Peth	664	385	385	6600	2541000	2541000	Kolkhe Peth	**486**	154	154	13000	2002000	2002000	2002000	26000	4004000	4004000	4004000	0	2002000	1001	0	1001	
538	Vijaykumar S Mishra	Class I	(34/45/2/2/10)	Kolkhe Peth	672	477	4367	6600	3148200	28822200	Kolkhe Peth	**487**	1747	1747	13000	22711000	22711000	22711000	26000	45422000	45422000	45422000	0	22711000	11356	0	11356	
539			(34/45/2/2/11)	Kolkhe Peth	673	493		6600	3253800																			
540			(34/45/2/2/12)	Kolkhe Peth	674	350		6600	2310000																			
541			(34/45/2/2/13)	Kolkhe Peth	675	433		6600	2857800																			
542			(34/45/2/2/14)	Kolkhe Peth	676	857		6600	5656200																			
543			(34/45/2/2/15)	Kolkhe Peth	677	899		6600	5933400																			
544			(34/45/2/2/16)	Kolkhe Peth	678	858		6600	5662800																			

SR. NO.	Name of Owner	Survey Details of land			Original Plot					Inclusive of Structure (Rs.)	FP Allotted in Village	Final Plot												Contribution (+) Compensation (-) (Col. 9c - Col 6c)	Increment (Col. 10(b) - 9(b)	Contribution 0.05 percent of col. 12	Additional to (+) or deducton from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks
								Value in Rs.				Value in Rupees.																	
												Undeveloped							Developed										
		Tenure of Land	Survey No.	Village	OP No	Area (Sq.M.)	Amalgamted Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)			(Final) FP. No.	Area Indiv. Amlg.	Area Amlgamated (Sqm)	*Rate of Semi final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure						
1	2	3a	3b	3c	4	5a	5b	6a	6b	6c		7	8a	8b	9a	(9b)	9b	9 (c)	10a	(10b)	10b	10c	11	12	13	14	15	16
545	Jijabai Gurunath Keni Kashinath Changa Bhingarkar Lakshmibai Changa Bhingarkar Anubai Bama Mhatre Anjirabai Lakshman Bhoir Jaymala Changa Bhingarkar Pramila Devidas Bhoir Lata Ramesh Bhoir Indubai Bhagwan Phadke Asha Sagar Koli Santoshi Vikram Mehara Vandana Santosh Bhagat	Class II	(64/1(P))	Vichumbe	180	1,200	1,200	6050	7260000	7260000	Kolkhe Peth	**488**	480	480	13000	6240000	6240000	6240000	26000	12480000	12480000	12480000	0	6240000	3120	0	3120	
546	Dinesh A. Daki Narayan G. Daki Machhindra A. Daki Jitendra A. Daki Vamubai A. Daki Mohan R. Daki Kishor R. Daki Prabhakar R. Daki Anjira T. Patil Laltita N. Bhagat Bhugnabai R. Daki	Class II	34/7/1	Kolkhe Peth	658	1670	1670	6600	11022000	11022000	Kolkhe Peth	**490A**	668	668	13000	8684000	8684000	8684000	26000	17368000	17368000	17368000	0	8684000	4342	0	4342	
547	Sajida Najir Shaikh Latif A. Rauf Shaikh Gazanfar Abdul Sattar Khan	Class I	34/7/2	Kolkhe Peth	658	2050	2050	6600	13530000	13530000	Kolkhe Peth	**490B**	820	820	13000	10660000	10660000	10660000	26000	21320000	21320000	21320000	0	10660000	5330	0	5330	
548	Janki R.Bhagat Bhaskar R.Bhagat Anil R.Bhagat Rajashri Ramdas Pardeshi Padmabai C.Bhoir	Class I	(158/4)	Usarli Khurd	515	1,040	1,040	8800	9152000	9152000	Kolkhe Peth	**491**	416	416	13000	5408000	5408000	5408000	26000	10816000	10816000	10816000	0	5408000	2704	0	2704	
549	Janki R.Bhagat Bhaskar R.Bhagat Anil R.Bhagat Rajashri Ramdas Pardeshi Padmabai C.Bhoir	Class II	(158/2)	Usarli Khurd	512	200	200	8800	1760000	1760000	Kolkhe Peth	**492**	80	80	13000	1040000	1040000	1040000	26000	2080000	2080000	2080000	0	1040000	520	0	520	
550	Ali Asgar Akbar Ali Vohra Taher Akbar Ali Panvelwala Murtja Akbar Ali Vohra Mustafa Akbar Ali Vohra Mohammad Akbar Ali Vohra Shabbir Akbar Ali Vohra	Class I	(34/2/1/B)	Kolkhe Peth	650	2,350	6,560	6600	15510000	43296000	Kolkhe Peth	**493**	2624	2624	13000	34112000	34112000	34112000	27000	70848000	70848000	70848000	0	36736000	18368	0	18368	
551			(34/A/1/B)	Kolkhe Peth	651	1,540		6600	10164000																			
552			(34/A/2/B)	Kolkhe Peth	652	1,420		6600	9372000																			
553			(34/A/45/1/B)	Kolkhe Peth	683	1,250		6600	8250000																			
554	Janardan B. Mhatre	Class I	(88/0)	Vichumbe	202	4,550	4,550	6050	27527500	27527500	Kolkhe Peth	**494**	1,820	1820	13000	23660000	23660000	23660000	26000	47320000	47320000	47320000	0	23660000	11830	0	11830	
555	Parshuram Surate (20%) Madhuri P. Bijapurkar (20%) Sheetal S. Karakare, Sampada S. Karkare, Soniya S. Karkare, Samruddhi S. Karkare Girish H. Gurjar, Sandhya S. Prabhudesai Anirudhha S. Kokil, Sonal S. Kokil, Meenal P. Gokhale (Share of 3 to 11 - 20%) Prashant L. karkare Ashwini A. Deulkar Jyoti P. Moghe Anuja A. Karkare Anish A. Karkare Abhishek A. Karkare (Share of 12 to 17 - 20%) Smita S Nyas Rahul V. Padhye (Gurjar) Nilima V. Padhye (Gurjar) Manjusha V. Padhye (Gurjar) (Share of 18 to 21 - 20%)	Class I	(34/A/4/B)	Kolkhe Peth	655	1240	1240	6600	8184000	8184000	Kolkhe Peth	**495**	496	496	13000	6448000	6448000	6448000	27000	13392000	13392000	13392000	0	6944000	3472	0	3472	
556	Bharat Patel Bhavesh Patel M/s. Aawas Associates through Partners	Class I	(162/1)	Usarli Khurd	524	116	563	8800	1020800	4954400	Kolkhe Peth	**498**	225	225	13000	2925000	2925000	2925000	27000	6075000	6075000	6075000	0	3150000	1575	0	1575	
557			(162/5)	Usarli Khurd	528	139		8800	1223200																			
558			(162/2)	Usarli Khurd	525	308		8800	2710400																			
559	Idris Mohammad Ali Vohra Joher Mohammad Ali Vohra Saifuddin Mohammad Ali Vohra Ammar Mohammad Ali Vohra Jujar Mohammad Ali Panvelwala	Class I	(30/B/1)	Kolkhe Peth	631	1,600	4,286	11700	18720000	50146200	Kolkhe Peth	**502**	2,105	2105	13000	27365000	27365000	27365000	26000	54730000	54730000	54730000	0	27365000	13683	0	13683	
560			(30/B/2)	Kolkhe Peth	632	2686		11700	31426200																			
561	Saifhuddin (Saifi) Mohammad Ali Bohri	Class I	(30/B/7)	Kolkhe Peth	637	1481	1481	11700	17327700	17327700	Kolkhe Peth	**503**	781	781	14000	10934000	10934000	10934000	30000	23430000	23430000	23430000	0	12496000	6248	0	6248	
562	Shabbir Akbar Ali Vohra Mustafa Akbar Ali Vora Mohammad Akbar Ali Vohra Ali Asgar Akbar Ali Vohra Taher Akbar Ali Panvelwala Murtja Akbar Ali Vohra	Class I	(30/A/1/1)	Kolkhe Peth	628	49,471	66,328	7402	366184342	549514822	Kolkhe Peth																		
563			(30/A/2)	Kolkhe Peth	630	3,090		7402	22872180																			
564			(30/B/3)	Kolkhe Peth	633	1239		11700	14496300																			
565			(30/B/4)	Kolkhe Peth	634	6497		11700	76014900			**505A**	24,863	26531	14000	348082000	371434000	371434000	30000	745890000	795930000	795930000	0	424496000	212248	0	212248	
566			(30/B/5)	Kolkhe Peth	635	606		11700	7090200																			
567			(30/B/6)	Kolkhe Peth	636	2195		11700	25681500																			
568			(30/B/8)	Kolkhe Peth	638	1332		11700	15584400																			
569			(30/C)	Kolkhe Peth	639	175		11700	2047500																			
570			(30/D)	Kolkhe Peth	640	115		11700	1345500																			
571			(30/E)	Kolkhe Peth	641	115		11700	1345500																			
572			(30/F)	Kolkhe Peth	642	80		11700	936000			**505B**	1668		14000	23352000			30000	50040000								
573			(30/G)	Kolkhe Peth	643	85		11700	994500																			
574			(30/H)	Kolkhe Peth	644	1100		11700	12870000																			
575			(31/0)	Kolkhe Peth	645	228		9000	2052000																			

SR. NO.	Name of Owner	Survey Details of land			Original Plot					Inclusive of Structure (Rs.)	Final Plot												Contribution (+) Compensation (-) (Col. 9c - Col 6c)	Increment (Col. 10(b) - 9(b)	Contribution 0.05 percent of col. 12	Additional to (+) or deducton from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks
								Value in Rs.				Value in Rupees.																
												Undeveloped							Developed									
		Tenure of Land	Survey No.	Village	OP No	Area (Sq.M.)	Amalgamted Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)		FP Allotted in Village	(Final) FP. No.	Area Indiv. Amlg.	Area Amlgamated (Sqm)	*Rate of Semi final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure					
1	2	3a	3b	3c	4	5a	5b	6a	6b	6c		7	8a	8b	9a	(9b)	9b	9 (c)	10a	(10b)	10b	10c	11	12	13	14	15	16
576	Eso Standard Infro Period Mumbai	Class I	(32/1)	Kolkhe Peth	646	3,400	3400	11700	39780000	39780000	Kolkhe Peth	**504B**	2,117	2117	14000	29638000	29638000	29638000	30000	63510000	63510000	63510000	0	33872000	16936	0	16936	
577	AP Khalid Mo. Malbari AP Azeez M Malbari AP Jalil M AP Mustafa M Malbari AP Zubair M Malbari Share of 1 to 5 – 54 %) AP Zohra M Malbari AP Rehmat M Malbari AP Mumtaz M Malbari AP Shehnaz M Malbari AP Khalid M Malbari AP Azeez M Malbari AP Jalil M Malbari AP Mustafa M Malbari AP Jubair M Malbari AP Khatija M Malbari AP Zubila M Malbari (Share of 6 to 16 - 46%)	Class I	(32/2A)	Kolkhe Peth	647	3069	5680	11700	35907300	35907300	Kolkhe Peth	**504A**	5513	5513	14000	77182000	77182000	77182000	30000	165390000	165390000	165390000	0	88208000	44104	0	44104	
578			(32/2B)	Kolkhe Peth	648	2611		11700	30548700	30548700																		
579	Arunkumar M Thakkar	Class I	(16/A/1(P))	Kolkhe Peth	574	2,416	2,416	11700	28267200	28267200	Kolkhe Peth	**506**	2,361	2361	14000	33054000	33054000	33054000	30000	70830000	70830000	70830000	0	37776000	18888	0	18888	
580	Kavaldip J Kohli Phirozlal S Pillai Sajid S Pillai Saynababivi S Pillai (Share of 1 to 4- 38.03%) Mukesh G Rajput(27.22%) Sunil G Rajput (29.80%) Ekta S Khosla Sanyuntka P Rajput Vinayak P Rajput Vaishali P. Rajput (Share of 7 to 10 - 4.95%)	Class I	(19/1(P))	Kolkhe Peth	584	862	862	7800	6723600	6723600	Kolkhe Peth	**507**	862	862	14000	12068000	12068000	12068000	30000	25860000	25860000	25860000	0	13792000	6896	0	6896	
581			(19/2(P))	Kolkhe Peth	585			7800																				
582	Shriniwas N Padhye	Class I	17	Kolkhe Peth	581	711	711	7800	5545800	5545800	Kolkhe Peth	**508**	711	711	14000	9954000	9954000	9954000	30000	21330000	21330000	21330000	0	11376000	5688	0	5688	
583	Kaval J. kohli (9.73%) Nanjibhai J. Shah (10.38%) Shriniwas N. Padhye (46.26%) Ajij E. Dhariwala Ismail E. Dhariwala (Share of 4 and 5 - 25.75%) Ekta Suresh Khosla Vinayak P. Rajput Sanyukta P. Rajput (Share of 6 and 7 - 7.88%)	Class I	(16/B/4/5/6/7/1(P))	Kolkhe Peth	578	2,280	2,280	7800	17784000	17784000	Kolkhe Peth	**509**	1087	1087	13000	14131000	14131000	14131000	26000	28262000	28262000	28262000	0	14131000	7066	0	7066	
584	Maruti D. Gaikawad Santosh D. Gaikawad Kamla D. Gaikawad (3.08 %) Anna Nama Gaikawad (64.62 %) Vishnu Nama Gaikawad (32.30 %)	Class I	(61/1)	Vichumbe	168	2,500	6,500	5500	13750000	37950000	Kolkhe Peth	**511**	2,600	2600	14000	36400000	36400000	36400000	30000	78000000	78000000	78000000	0	41600000	20800	0	20800	
585			(80/1)	Vichumbe	192	4,000		6050	24200000																			
586	Tukaram Kanu Bhoir Swati Devendra Patil Damini Sawalaram Bhoir Monika Harindra Gondhali Sugandha Sawalaram Bhoir Nikesh Sawalaram Bhoir (Share of 1 to 6 - 81.64 %) M. C. Sunny National Builder's behalf partner Cijo Sunny (18.36 %)	Class I	(54/2B)	Vichumbe	158	9,800	9,800	6050	59290000	59290000	Kolkhe Peth	**512** **519**	658 3,262	3920	13000 13000	8554000 42406000	50960000	50960000	27000 27000	17766000 88074000	105840000	105840000	0	54880000	27440	0	27440	
587	Bharat K Shah	Class I	16/B/3/1	Kolkhe Peth	575	1,156	1,156	6600	7629600	7629600	Kolkhe Peth	**513**	1,156	1156	13000	15028000	15028000	15028000	27000	31212000	31212000	31212000	0	16184000	8092	0	8092	
588	Mohmmad M Mahmmad Siddhiki Shrirajulahak S. Siddhiki Akbarhusain S Siddhiki Mohmmad F Siddhiki Mohammad S. Mohammad Sidhiki Sajra Khatun Rajbul Husain Chaudhari Shamshadhusain Rajbul Husain chaudhari & 7 Others	Class I	(16/B/4/5/6/7/2 (P))	Kolkhe Peth	579	3,160	3,160	7800	24648000	24648000	Kolkhe Peth	**514**	1,264	1264	14000	17696000	17696000	17696000	30000	37920000	37920000	37920000	0	20224000	10112	0	10112	
589	Nirmalkumar N Shah	Class I	16/B/3/2	Kolkhe Peth	576	657	657	6600	4336200	4336200	Kolkhe Peth	**515**	657	657	13000	8541000	8541000	8541000	27000	17739000	17739000	17739000	0	9198000	4599	0	4599	
590	Sayanbabivi S Pillai Firozlal S Pillai Sajid S. Pillai	Class I	(16/B/3/3)	Kolkhe Peth	577	816	816	6600	5385600	5385600	Kolkhe Peth	**516**	816	816	13000	10608000	10608000	10608000	26000	21216000	21216000	21216000	0	10608000	5304	0	5304	
591	Abhijit Singh Surjit Singh Kohli Harnit kaur Surjit Singh Kohli Paldip kaur Jasprit Singh Chandok Parmit kaur Surjit Singh Kohli Pretesh kaur Sanrnit Singh Kolhi Gurvinder kaur Surjit Singh Kohli	Class I	16/A/2	Kolkhe Peth	580	2,530	2,530	7394	18706820	18706820	Kolkhe Peth	**518**	1,052	1052	13000	13676000	13676000	13676000	26000	27352000	27352000	27352000	0	13676000	6838	0	6838	
592	Vinay J.Bansal	Class I	20/8/A/2	Kolkhe Peth	597	4,480	4,480	7285	32636800	32636800	Kolkhe Peth	**520**	1,792	1792	13000	23296000	23296000	23296000	26000	46592000	46592000	46592000	0	23296000	11648	0	11648	
593	Hari J Varchand Visanji V Chadva	Class I	20/8/A/1	Kolkhe Peth	596	730	730	7285	5318050	5318050	Kolkhe Peth	**521**	292	292	13000	3796000	3796000	3796000	26000	7592000	7592000	7592000	0	3796000	1898	0	1898	
594	Manoj P Gurjar (urf padhye)	Class I	25	Kolkhe Peth	622	1,060	1,060	6000	6360000	6360000	Kolkhe Peth	**522**	424	424	13000	5512000	5512000	5512000	27000	11448000	11448000	11448000	0	5936000	2968	0	2968	
595	Ms Ashapura Realties Tarfe Bhagidar Rakesh Pravin Sanghavi (82.62%) Aatmaram R. Bhoir (17.38 %)	Class II	(66(P)/0)	Vichumbe	182	3,234	3,234	6050	19565700	19565700	Kolkhe Peth	**523**	1,294	1294	13000	16822000	16822000	16822000	26000	33644000	33644000	33644000	0	16822000	8411	0	8411	
596	Jagdishchandra R Bansal	Class I	(20/6/B)	Kolkhe Peth	593	4,320	12,290	11700	50544000	139422150	Kolkhe Peth	**524**	4,916	4916	14000	68824000	68824000	68824000	30000	147480000	147480000	147480000	0	78656000	39328	0	39328	
597			(20/6/C)	Kolkhe Peth	594	4,170		11700	48789000																			
598			(20/7)	Kolkhe Peth	595	2,810		11700	32877000																			
599			20/8/B	Kolkhe Peth	598	990		7285	7212150																			

SR. NO.	Name of Owner	Survey Details of land			Original Plot					Inclusive of Structure (Rs.)	Final Plot													Contribution (+) Compensation (-) (Col. 9c - Col 6c)	Increment (Col. 10(b) - 9(b)	Contribution 0.05 percent of col. 12	Additional to (+) or deducton from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks
								Value in Rs.				Value in Rupees.																	
												Undeveloped								Developed									
		Tenure of Land	Survey No.	Village	OP No	Area (Sq.M.)	Amalgamted Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)		FP Allotted in Village	(Final) FP. No.	Area Indiv. Amlg.	Area Amlgamated (Sqm)	*Rate of Semi final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure						
1	2	3a	3b	3c	4	5a	5b	6a	6b	6c		7	8a	8b	9a	(9b)	9b	9 (c)	10a	(10b)	10b	10c	11	12	13	14	15	16
600	Parsian Agro Hot Ent. Pvt. Ltd. through director Dinesh Jain Yogesh P. Thakkar	Class I	20/6/A	Kolkhe Peth	592	20,590	20,590	11700	240903000	240903000	Kolkhe Peth	**527**	8,236	8236	14000	115304000	115304000	115304000	30000	247080000	247080000	247080000	0	131776000	65888	0	65888	
601	Soniya Sud Rahul Sud Laksh Sud BrijMohini Shivkumar Ramdas Sud (Share of 1 to 5 - 18.75 %) Harilal N.Patel (81.25 %)	Class I	(54/1D)	Vichumbe	155	14,400	14,400	6050	87120000	87120000	Kolkhe Peth	**528**	5,760	5760	13000	74880000	74880000	74880000	27000	155520000	155520000	155520000	0	80640000	40320	0	40320	
602	Kamalakar Padu Bhoir Sanjay kanu Bhoir Chandrakant Kanu Bhoir Radhabai Sharad Bhingarkar	Class II	(81/0)	Vichumbe	194	6,200	6,200	5500	34100000	34100000	Kolkhe Peth	**529**	2,480	2,480	13000	32240000	32240000	32240000	26000	64480000	64480000	64480000	0	32240000	16120	0	16120	
603	Kamalakar Padu Bhoir Sanjay kanu Bhoir Chandrakant Kanu Bhoir Radhabai Sharad Bhingarkar (35.17 %) Ganesh Valaku Bhoir (12.97%) Nana Valaku Bhoir Pandurang Valaku Bhoir Mayur Minunath Bhoir Sudesh Mahadu Bhoir (51.86 %)	Class I	(82/0)	Vichumbe	195	6,170	6,170	6050	37328500	37328500	Kolkhe Peth	**535A**	2,468	2,468	13000	32084000	32084000	32084000	27000	66636000	66636000	66636000	0	34552000	17276	0	17276	
604	Sharifabi H Kureshi Salim H Kureshi Nisar H Kureshi Ajit H Kureshi Aayub H Kureshi Riyaz H Kureshi	Class II	20/4/B	Kolkhe Peth	590	5,580	5,580	9900	55242000	55242000	Kolkhe Peth	**530**	2,232	2232	13000	29016000	29016000	29016000	26000	58032000	58032000	58032000	0	29016000	14508	0	14508	
605	Ismail E Dhariwala	Class I	(20/5)	Kolkhe Peth	591	2,380	2,380	9900	23562000	23562000	Kolkhe Peth	**532**	952	952	13000	12376000	12376000	12376000	27000	25704000	25704000	25704000	0	13328000	6664	0	6664	
606	Ismail E Dhariwala	Class I	21/3/3	Kolkhe Peth	616	403	1550	13000	5239000	20150000	Kolkhe Peth	**533**	620	620	13000	8060000	8060000	8060000	27000	16740000	16740000	16740000	0	8680000	4340	0	4340	
607			(21/3/4)	Kolkhe Peth	617	286		13000	3718000																			
608			(21/3/5)	Kolkhe Peth	618	861		13000	11193000																			
609	Warrior Foundation Through trustee A. S Madhvan	Class I	(21/3/1)	Kolkhe Peth	614	585	1030	13000	7605000	13390000	Kolkhe Peth	**534**	1030	1030	13000	13390000	13390000	13390000	27000	27810000	27810000	27810000	0	14420000	7210	0	7210	
610			(21/3/2)	Kolkhe Peth	615	445		13000	5785000																			
611	Hari J Varchand Visanji V Chadva	Class I	20/1	Kolkhe Peth	586	5,970	26,690	9900	59103000	240867000	Kolkhe Peth	**536**	10,676	10676	13000	138788000	138788000	138788000	26000	277576000	277576000	277576000	0	138788000	69394	0	69394	
612			20/2	Kolkhe Peth	587	6,780		9900	67122000																			
613			20/3	Kolkhe Peth	588	4,550		9900	45045000																			
614			20/9	Kolkhe Peth	599	3,490		6600	23034000																			
615			20/10	Kolkhe Peth	600	3,590		6600	23694000																			
616			20/4/A	Kolkhe Peth	589	2,310		9900	22869000																			
617	V S Kurup Shilpshri Darshan Co.Ho.So. Pvt. Ltd. through Treasurer	Class I	(21/1/1)	Kolkhe Peth	601	358	358	13000	4654000	4654000	Kolkhe Peth	**537**	358	358	13000	4654000	4654000	4654000	27000	9666000	9666000	9666000	0	5012000	2506	0	2506	
618	Raigad CHS Ltd.	Class I	(21/1/2)	Kolkhe Peth	602	856	856	13000	11128000	11128000	Kolkhe Peth	**538**	856	856	13000	11128000	11128000	11128000	27000	23112000	23112000	23112000	0	11984000	5992	0	5992	
619	Aftab Alam Mohammad Shafeeque	Class I	(21/1/3)	Kolkhe Peth	603	346	346	13000	4498000	4498000	Kolkhe Peth	**539**	346	346	13000	4498000	4498000	4498000	27000	9342000	9342000	9342000	0	4844000	2422	0	2422	
620	Jasvirsingh S Kohli	Class I	(21/1/12)	Kolkhe Peth	612	435	435	13000	5655000	5655000	Kolkhe Peth	**540**	435	435	13000	5655000	5655000	5655000	27000	11745000	11745000	11745000	0	6090000	3045	0	3045	
621	Jankalyan Sevagram through Director P S Rajgopalan	Class I	(21/1/11)	Kolkhe Peth	611	435	435	13000	5655000	5655000	Kolkhe Peth	**541**	435	435	13000	5655000	5655000	5655000	27000	11745000	11745000	11745000	0	6090000	3045	0	3045	
622	Jankalyan Sevagram through Director P S Rajgopalan	Class I	(21/1/10)	Kolkhe Peth	610	435	435	13000	5655000	5655000	Kolkhe Peth	**542**	435	435	13000	5655000	5655000	5655000	27000	11745000	11745000	11745000	0	6090000	3045	0	3045	
623	M/s Premium Construction through partners Chandrashekhar A Palande	Class I	(21/1/9)	Kolkhe Peth	609	435	435	13000	5655000	5655000	Kolkhe Peth	**543**	435	435	13000	5655000	5655000	5655000	27000	11745000	11745000	11745000	0	6090000	3045	0	3045	
624	Aftaab Alam Mohammad Shafeeque	Class I	(21/1/3)	Kolkhe Peth	603	346	346	13000	4498000	4498000	Kolkhe Peth	**545**	346	346	13000	4498000	4498000	4498000	27000	9342000	9342000	9342000	0	4844000	2422	0	2422	
625	Jubair Abdul Sheikh	Class I	(21/1/4)	Kolkhe Peth	604	346	346	13000	4498000	4498000	Kolkhe Peth	**546**	346	346	13000	4498000	4498000	4498000	27000	9342000	9342000	9342000	0	4844000	2422	0	2422	
626	Tabassum Jubair Sheikh	Class I	(21/1/5)	Kolkhe Peth	605	368	368	13000	4784000	4784000	Kolkhe Peth	**547**	368	368	13000	4784000	4784000	4784000	27000	9936000	9936000	9936000	0	5152000	2576	0	2576	
627	Silver Residency Sahakari Grahnirman Sanstha Ltd.	Class I	(21/1/6)	Kolkhe Peth	606	326	326	13000	4238000	4238000	Kolkhe Peth	**548**	326	326	13000	4238000	4238000	4238000	26000	8476000	8476000	8476000	0	4238000	2119	0	2119	
628	Silver Residency Sahakari Grahnirman Sanstha Ltd.	Class I	(21/1/7)	Kolkhe Peth	607	338	338	13000	4394000	4394000	Kolkhe Peth	**549**	338	338	13000	4394000	4394000	4394000	26000	8788000	8788000	8788000	0	4394000	2197	0	2197	
629	Shamin L.Sheikh Lajmin F.Pathan Nurajahan K.Momin	Class I	(21/1/8)	Kolkhe Peth	608	342	342	13000	4446000	4446000	Kolkhe Peth	**550**	342	342	13000	4446000	4446000	4446000	26000	8892000	8892000	8892000	0	4446000	2223	0	2223	
630	Ismail E Dhariwala	Class I	(29/2)	Kolkhe Peth	627	2,220	2,220	6000	13320000	13320000	Kolkhe Peth	**552**	888	888	13000	11544000	11544000	11544000	27000	23976000	23976000	23976000	0	12432000	6216	0	6216	

SR. NO.	Name of Owner	Survey Details of land			Original Plot					Inclusive of Structure (Rs.)	FP Allotted in Village	Final Plot											Contribution (+) Compensation (-) (Col. 9c - Col 6c)	Increment (Col. 10(b) - 9(b)	Contribution 0.05 percent of col. 12	Additional to (+) or deducton from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks
								Value in Rs.				Value in Rupees.																
												Undeveloped							Developed									
		Tenure of Land	Survey No.	Village	OP No	Area (Sq.M.)	Amalgamted Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)			(Final) FP. No.	Area Indiv. Amlg.	Area Amlgamated (Sqm)	*Rate of Semi final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure						
1	2	3a	3b	3c	4	5a	5b	6a	6b	6c		7	8a	8b	9a	(9b)	9b	9 (c)	10a	(10b)	10b	10c	11	12	13	14	15	16
631	Vidhya Sudhir Acharya, Surekha Sreekar Bhagawat, Chandrakant Ramkrishna Gurjar Suryakant Ramkrishna Gurjar , Anjali Prakash Kulkarni, Shubhangi Anant Gurjar, Prasad Anant Gurjar, Jayashree Vijay Joshi, Vasumathi Shridhar Gurjar, Satish Shridhar Gurjar, Survna Sunil Pawar, Angha Charudatta Adkar, Mangla Moreshwar Gurjar, Prashant Moreshwar Gurjar Sima Vilas Devasthali, Narayan Govind Gurjar, Yashwant Govind Gurjar Purushotma Pandurang Gurjar Kamal Rajnikant Sapre Prabhakar Govind Gurjar Sudhakar Govind Gurjar Kusum Shankar Desai Malti Ramdas Pimparkar Nalini Sharad Bhagawat Alka Krishnakumar Konkar Shriniwas Vinayak Gurjar	Class I	28	Kolkhe Peth	625	101	101	6000	606000	606000	Kolkhe Peth	**554**	40	40	13000	520000	520000	520000	27000	1080000	1080000	1080000	0	560000	280	0	280	
632	Shriniwas Narayan Padhye , Sadanand Narayan Padhye , Sudhir Narayan Padhye , Balkrishna Mahadev Padhye, Jagannath Mahadev Padhye , Shamkant Mahadev Padhye , Ramakant Mahadev Padhye , Shrikant Mahadev Padhye , Sushila Waman Pandit , Sumati Anant Paradkar, Kalpana Madhav Sandoo , Vasudha Vasudev Kiloskar , Smita Sharad Kulkarni , Suhasini Shrikant Sohni, Raghunath Vasudev Padhye , Vishwanath Vasudev Padhye , Shrikrishna Raghunath Sandoo vagaire , Dattatreya Shankar Paradkar , Madhusudan Shankar Paradkar , Mohan Shankar Paradkar , Mukund Shankar Paradkar , Kamal Vasudev Ambardekar , Urmila Bhaskar Halbe , Radhika Ravindr Deosthale, Priti Prakash Paradkar , Pranav Prakash Paradkar , Pratik Prakash Paradkar Bhavna Prasad Risbud , Manoj Prabhakar Gurjar urph Padhye, Nitin Vinayak Joshi	Class I	26	Kolkhe Peth	623	100	100	6000	600000	600000	Kolkhe Peth	**555**	40	40	13000	520000	520000	520000	26000	1040000	1040000	1040000	0	520000	260	0	260	
633	Shriniwas N Padhye Sadanand N Padhye Sudhakar N Padhye Nirmala L Jawdekar Sheila L Totade Shakuntala G Olkar Shyamla S Prabhu Anjali A Joshi Bhavna P Risbud Manoj P Gurjar (urf padhye)	Class I	23	Kolkhe Peth	620	126	126	6000	756000	756000	Kolkhe Peth	**556**	50	50	13000	650000	650000	650000	26000	1300000	1300000	1300000	0	650000	325	0	325	
634	Sadanand Narayan Padhye	Class I	27	Kolkhe Peth	624	130	130	6000	780000	780000	Kolkhe Peth	**557**	52	52	13000	676000	676000	676000	26000	1352000	1352000	1352000	0	676000	338	0	338	

SR. NO.	Name of Owner	Survey Details of land			Original Plot						Final Plot												Contribution (+) Compensation (-) (Col. 9c - Col 6c)	Increment (Col. 10(b) - 9(b)	Contribution 0.05 percent of col. 12	Additional to (+) or deducton from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks
								Value in Rs.				Value in Rupees.																
												Undeveloped							Developed									
		Tenure of Land	Survey No.	Village	OP No	Area (Sq.M.)	Amalgamted Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)	Inclusive of Structure (Rs.)	FP Allotted in Village	(Final) FP. No.	Area Indiv. Amlg.	Area Amlgamated (Sqm)	*Rate of Semi final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure						
1	2	3a	3b	3c	4	5a	5b	6a	6b	6c		7	8a	8b	9a	(9b)	9b	9 (c)	10a	(10b)	10b	10c	11	12	13	14	15	16
635	Shashikant V Gurjar - Padhye Shubhada G. Bhadkamkar Other Rights Tenant - Mahadev V. Padhye Other Balkrishna M. Padhye Jagannath M. Padhye Shyamkant M. Padhye Ramakant M. Padhye Shrikant M. Padhye Sushila V. Pandit Sumati A. Paradkar Kalpna M. Sandooo Vasudha V. Kirloskar Smita S. Kulkarni Suhasini S. Sohni Dattatreya S. Paradkar Madhusudan S. Paradkar Mohan S. Paradkar Mukund S. Paradkar Kamal V. Ambardekar Mira M. Joshi Urmila B Halbe Radhika R. Devsthale Prita P. Paradkar Pranav P. Paradkar Pratik P. Paradkar Dilip B. Padhye Gurjar Pradip Balkrishna Padhye Gurjar Sujata S Prabhu Ghate Vasanti B. Padhye Gurjar Jayashri B. Padhye Gurjar Madhuri M Pillai Rimakshi A. Raut Kawaldeep J. Kohli Vijaya P. Ghate	Class I	(29/1)	Kolkhe Peth	626	1190	1190	6000	7140000	7140000	Kolkhe Peth	**558**	476	476	13000	6188000	6188000	6188000	26000	12376000	12376000	12376000	0	6188000	3094	0	3094	
636	Aziz Ismail Dhariwala Ibrahim Ismail Dhariwala	Class I	(21/2)	Kolkhe Peth	627	4,960	4,960	6000	29760000	29760000	Kolkhe Peth	**559**	1,984	1984	13000	25792000	25792000	25792000	26000	51584000	51584000	51584000	0	25792000	12896	0	12896	
637	Sadanand Narayan Padhye	Class I	24	Kolkhe Peth	621	330	330	6000	1980000	1980000	Kolkhe Peth	**561**	132	132	13000	1716000	1716000	1716000	27000	3564000	3564000	3564000	0	1848000	924	0	924	
638	Vaishali P. Rajput Ekta S. khosala Sanyukta P. Rajput Vinayak P. Rajput	Class I	(22 (Pt))	Kolkhe Peth	684	460	460	6600	3036000	3036000	Kolkhe Peth	**561A**	184	184	13000	2392000	2392000	2392000	26000	4784000	4784000	4784000	0	2392000	1196	0	1196	
639	Dispossessed	-	(123(pt)/0)	Vichumbe	234	49	-	8800	431200	431200	-	-	-	-	0	0	0	0	0	0	0	0	-431200	0	0	0	-431200	
640	Dispossessed	-	(121(pt)/0)	Usarli Khurd	496	50	-	6050	302500	302500	-	-	-	-	0	0	0	0	0	0	0	0	-302500	0	0	0	-302500	
641	Governement Of Maharashtra	Sarkar	(74(P))	Vichumbe	185	5,943	62422	6050	35955150	381503100	Devad	**22**	19,675	25332	12000	236100000	303984000	303984000	24000	472200000	608955000	608955000	0	304971000	152486	0	152486	
642			(38/0)	Vichumbe	126	1,400		8800	12320000																			
643			(76/0)	Vichumbe	188	15,500		6050	93775000		Vichumbe	**162A**	987		12000	11844000			25000	24675000							
644			(78/0)	Vichumbe	190	23,022		6050	139283100																			
645			(79/0)	Vichumbe	191	8,000		6050	48400000			**245**	2489		12000	29868000			24000	59736000							
646			(205/0)	Shivkar	685	2,200		6050	13310000		Usarli Khurd																	
647			(208(P))	Shivkar	690	287		6050	1736350																			
648			(101/0)	Usarli Khurd	467	6,070		6050	36723500			**451**	2181		12000	26172000			24000	52344000							
649	Governement Of Maharashtra Other Rights: Given to Group Gram Panchayat Vichumbe on certain conditions.	Sarkar	(75(pt))	Vichumbe	186	75,203	90003	6050	454978150	553098150	Devad	**23**	11,944	35891	12000	143328000	430692000	430692000	24000	286656000	869376000	869376000	0	438684000	219342	0	219342	
650			(47/0)	Vichumbe	142	2,500		8800	22000000			**27**	914		12000	10968000			24000	21936000			0					
651			(192/0)	Vichumbe	242	2,000		6600	13200000			**78**	6556		12000	78672000			25000	163900000			0					
												69	3412		12000	40944000			24000	81888000			0					
652			(89/0)	Vichumbe	203	9,200		6050	55660000			**129A**	3418		12000	41016000			24000	82032000			0					
											Vichumbe	**99+101**	6591		12000	79092000			24000	158184000			0					
653			(194/0)	Vichumbe	245	1,100		6600	7260000			**162B**	1,436		12000	17232000			25000	35900000			0					
												242	454		12000	5448000			24000	10896000			0					
											Usarli Khurd	**239**	642		12000	7704000			24000	15408000			0					
												378	524		12000	6288000			24000	12576000			0					
654	Goverment Of Maharashtra	Sarkar	(75/78)	Vichumbe	187	1345	5,345	6050	8137250	32337250	Usarli Khurd	**243**	826	2084	12000	9912000	25008000	25008000	25000	20650000	53358000	53358000	0	28350000	14175	0	14175	
655			(157/2)	Usarli Khurd	510	4,000		6050	24200000			**362A**	1,258		12000	15096000			26000	32708000			0					
656	Government Of Maharashtra Other Rights: Given to Kolkhe Grampanchayat on certain conditions.	Sarkar	(82/0)	Usarli Khurd	433	800	23455	6050	4840000	163352600	Usarli Khurd	**320A**	2668	9397	12000	32016000	112764000	112764000	24000	64032000	225528000	225528000	0	112764000	56382	0	56382	
657			(95/0)	Usarli Khurd	465	6,500		8800	57200000																			
658			(100/0)	Usarli Khurd	466	2,100		6050	12705000																			
659			(115/0)	Usarli Khurd	487	1,500		6050	9075000																			
660			(120(P))	Usarli Khurd	493	6,948		6050	42035400		Usarli Khurd	**362B**	6082		12000	72984000			24000	145968000			0					
661			(154(P))	Usarli Khurd	506	1,007		9600	9667200																			
662			(157/1)	Usarli Khurd	509	4,600		6050	27830000																			
											Usarli Khurd	**265**	511		12000	6132000			24000	12264000			0					
												323	136		12000	1632000			24000	3264000			0					
663	Government Of Maharashtra	Sarkar	(111/1/1)	Usarli Khurd	480	7,300	9,100	6600	48180000	60060000	Usarli Khurd	**450**	4359	4359	12000	52308000	52308000	52308000	24000	104616000	104616000	104616000	0	52308000	26154	0	26154	
664			(111/1/2)	Usarli Khurd	481	300		6600	1980000																			
665			(111/2)	Usarli Khurd	482	1,500		6600	9900000																			
666	Government Of Maharashtra	Sarkar	(19/0)	Devad	17	400	400	5500	2200000	2200000	Devad	**68**	160	160	12000	1920000	1920000	1920000	24000	3840000	3840000	3840000	**0**	1920000	960	0	960	
667	Government Of Maharashtra	Sarkar	(106/0)	Usarli khurd	474	1,290	1,290	6600	8514000	8514000	Usarli Khurd	**442**	516	516	12000	6192000	6192000	6192000	24000	12384000	12384000	12384000	**0**	6192000	3096	0	3096	

SR. NO.	Name of Owner	Survey Details of land			Original Plot						Final Plot												Contribution (+) Compensation (-) (Col. 9c - Col 6c)	Increment (Col. 10(b) - 9(b)	Contribution 0.05 percent of col. 12	Additional to (+) or deducton from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks
								Value in Rs.			Value in Rupees.																	
												Undeveloped							Developed									
		Tenure of Land	Survey No.	Village	OP No	Area (Sq.M.)	Amalgamted Area (Sq.M.)	Rate of Original Value (Rs/Sq.M)	Without Reference to Value of Structure (Rs.)	Inclusive of Structure (Rs.)	FP Allotted in Village	(Final) FP. No.	Area Indiv. Amlg.	Area Amlgamated (Sqm)	*Rate of Semi final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Total value without reference to value of structure	Inclusive of Structure						
1	2	3a	3b	3c	4	5a	5b	6a	6b	6c		7	8a	8b	9a	(9b)	9b	9 (c)	10a	(10b)	10b	10c	11	12	13	14	15	16
668	Sarkari Parigh	Sarkar	(36/1)	Devad	55	4,600	6,600	6600	30360000	43560000	Devad	**77**	770		12000	9240000			25000	19250000			**0**					
669			(17/0)	Devad	12	2,000		6600	13200000																			
670	Sarkari Parigh (75 %) Akka Shankar Katkari (2.5 %) Krushna Balvant Juvekar (2.5 %) Gotya Laxman.Katkari ((2.5 %) Govind Posha Katkari (2.5 %) Barkya Parsha Gavand (2.5 %) Maniji Vinayak Bansude (2.5 %) Gulab Govind Haravandkar Prabhakar Sakharam Sonawane (Share of 8 and 9 - 2.5 %) Sakharam Pandurang Naik (2.5 %) Janabai Halya Salunkhe Shilpa Sanjay Haranvadkar Lila Pandurang Rasal (Share of 11 to 13 - 2.5 %) Nagu Bhagoji Lahane Godabai Kamalakar Patil Mandabai Hiraji Shelke Kunda Suresh Gondhali Nandini Dattatreya Kher Manda Madhukar Lahane Dipak Madhukar Lahane Mahesh Madhukar Lahane Neeta Jagdish Bhagat (Share of 14 to 22 - 2.5%)	Sarkar/	(28/1)	Devad	35	3,000		6600	19800000																			
671		Class I	(28/8)	Devad	42	100		6600	660000																			
672			(28/2)	Devad	36	100		6600	660000																			
673			(28/3)	Devad	37	100		6600	660000																			
674			(28/4)	Devad	38	100		6600	660000																			
675			(28/6)	Devad	40	100		6600	660000																			
676			(28/9)	Devad	43	100	4,000	6600	660000	26400000	Devad	**29**	3470	4240	12000	41640000	50880000	50880000	24000	83280000	102530000	102530000	**0**	51650000	25825	0	25825	
677			(28/10)	Devad	44	100		6600	660000																			
678			(28/11)	Devad	45	100		6600	660000																			
679			(28/5)	Devad	39	100		6600	660000																			
680			(28/7)	Devad	41	100		6600	660000																			
681	Government of Maharashtra Other Rights: Given to Devad Grampanchayat on certain conditions for crematorium	Sarkar	(66/0)	Devad	76	4300	4300	6600	28380000	28380000	Devad	**1**	1257	1257	12000	15084000	15084000	15084000	24000	30168000	30168000	30168000	0	15084000	7542	0	7542	
682	Government of Maharashtra Other Rights: Given to Kolkhe Grampanchayat on certain conditions for crematorium	Sarkar	(94/0)	Usarli Khurd	464	200	200	8800	1760000	1760000	Usarli Khurd	**431**	200	200	12000	2400000	2400000	2400000	24000	4800000	4800000	4800000	0	2400000	1200	0	1200	
683	Bohri Samajache Kabristan	Class-I	30/A/1/2	Kolkhe Peth		2400	2400	6600	15840000	15840000	Kolkhe Peth	**474A**	2366	2366	13000	30758000	30758000	30758000	26000	61516000	61516000	61516000	0	30758000	15379	0	15379	
Total in Rs.																							**-733700.00**	**11584005000.00**	**5792002.50**		**5058302.50**	
Total in Crores																							**-0.0734**	**1158.40**	**0.5792**		**0.5058**	

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

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

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

Abhiraj Girkar
(Arbitrator)
Town Planning Schem, NAINA no. 07

Town Planning Scheme No. 7

FORM No. 1

Redistribution and Valuation Statement

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

Sr. No	Name of Owner	Survey Details of Land			Original Plot					Final Plot								Value in Rs.							Remarks
		Tenure of land	Survey No.	Type of Amenity/Open space	OP No.	Area (sqm)	Value in Rs.			Value in Rs.															
							Rate of Original Value (Rs/sqm)	Without Reference to Value of Structures	Inclusive of Structures	Undeveloped					Developed			Contribution (+) Compensation (-) (Col. 9c - Col 6c)	Compensation attributed to the cost of the scheme as per Sec. 97 (1) (c & d)	Increment (10b-9b)	Increment attributed to the reciept of the scheme as per Sec. 99 (1) (ii & iii)	Contribution (0.05) of Col. 12(b)	Addition to (+) or deduction from (-) contribution to be made under other sections	Net demand from (+) or by owner (-) being the addition ofcol. 11, 13, 14	
										FP No	Area (sqm)	Rate of Semi Final Value (Rs/sqm)	Without Reference to Value of Structures	Inclusive of Structure	Rate of Final Value (Rs/sqm)	Without Reference to Value of Structures	Inclusive of Sturtcure								
1	2	3 (a)	3 (b)	3(c)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11 (a)	11 (b)	12(a)	12(b)	13	14	15	16
1	SPA, NAINA	202_GC		IDP Growth Centres			0	0	0	**183**	25356.33	12000	304275960	304275960	32000	811402560	811402560	304275960	0	507126600	507126600	253563.30	0.00	253563.30	0% Beneficial to the Scheme
2	SPA, NAINA	202_GC		IDP Growth Centres			0	0	0	**184**	76660.21	12000	919922520	919922520	32000	2453126720	2453126720	919922520	0	1533204200	1533204200	766602.10	0.00	766602.10	0% Beneficial to the Scheme
3	SPA, NAINA	202_GC		IDP Growth Centres			0	0	0	**189**	269389.2	12000	3232670640	3232670640	32000	8620455040	8620455040	3232670640	0	5387784400	5387784400	2693892.20	0.00	2693892.20	0% Beneficial to the Scheme
4	SPA, NAINA	28_CC		IDP CC			0	0	0	**98**	2546.85	12000	30562200	30562200	24000	61124400	61124400	30562200	15281100	30562200	15281100	7640.55	0.00	15288740.55	50% Beneficial to the Scheme
5	SPA, NAINA	33_ESR/GSR		IDP ESR/GSR			0	0	0	**317**	2564.38	12000	30772560	30772560	24000	61545120	61545120	30772560	15386280	30772560	15386280	7693.14	0.00	15393973.14	50% Beneficial to the Scheme
6	SPA, NAINA	34_ESS		IDP ESS			0	0	0	**260**	2010.61	12000	24127320	24127320	26000	52275860	52275860	24127320	12063660	28148540	14074270	7037.14	0.00	12070697.14	50% Beneficial to the Scheme
7	SPA, NAINA	180_ESS		IDP ESS			0	0	0	**436**	2249.66	12000	26995920	26995920	25000	56241500	56241500	26995920	13497960	29245580	14622790	7311.40	0.00	13505271.40	50% Beneficial to the Scheme
8	SPA, NAINA	39_PHC		IDP Primary Health Centres			0	0	0	**147**	2748.49	12000	32981880	32981880	24000	65963760	65963760	32981880	16490940	32981880	16490940	8245.47	0.00	16499185.47	50% Beneficial to the Scheme
9	SPA, NAINA	41_PHC		IDP Primary Health Centres			0	0	0	**158**	1651.54	12000	19818480	19818480	24000	39636960	39636960	19818480	9909240	19818480	9909240	4954.62	0.00	9914194.62	50% Beneficial to the Scheme
10	SPA, NAINA	40_PHC		IDP Primary Health Centres			0	0	0	**331**	1505.83	12000	18069960	18069960	27000	40657410	40657410	18069960	9034980	22587450	11293725	5646.86	0.00	9040626.86	50% Beneficial to the Scheme
11	SPA, NAINA	194_PS		IDP Police Station			0	0	0	**444**	11131.61	12000	133579320	133579320	25000	278290250	278290250	133579320	66789660	144710930	72355465	36177.73	0.00	66825837.73	50% Beneficial to the Scheme
12	SPA, NAINA	30_DB		IDP Daily Bazar			0	0	0	**40**	1727.17	12000	20726040	20726040	24000	41452080	41452080	20726040	10363020	20726040	10363020	5181.51	0.00	10368201.51	50% Beneficial to the Scheme
13	SPA, NAINA	31_DB		IDP Daily Bazar			0	0	0	**57**	1093.07	12000	13116840	13116840	25000	27326750	27326750	13116840	6558420	14209910	7104955	3552.48	0.00	6561972.48	50% Beneficial to the Scheme
14	SPA, NAINA	32_DB		IDP Daily Bazar			0	0	0	**353**	993.67	12000	11924040	11924040	25000	24841750	24841750	11924040	5962020	12917710	6458855	3229.43	0.00	5965249.43	50% Beneficial to the Scheme
15	SPA, NAINA	44_S		IDP Schools			0	0	0	**54**	4614.41	12000	55372920	55372920	25000	115360250	115360250	55372920	27686460	59987330	29993665	14996.83	0.00	27701456.83	50% Beneficial to the Scheme
16	SPA, NAINA	43_S		IDP Schools			0	0	0	**328**	4863.53	12000	58362360	58362360	26000	126451780	126451780	58362360	29181180	68089420	34044710	17022.36	0.00	29198202.36	50% Beneficial to the Scheme
17	SPA, NAINA	45_S		IDP Schools			0	0	0	**349**	5306.85	12000	63682200	63682200	24000	127364400	127364400	63682200	31841100	63682200	31841100	15920.55	0.00	31857020.55	50% Beneficial to the Scheme
18	SPA, NAINA	199_STP_1		IDP STP			0	0	0	**472**	21399.88	12000	256798560	256798560	24000	513597120	513597120	256798560	128399280	256798560	128399280	64199.64	0.00	128463479.64	50% Beneficial to the Scheme
19	SPA, NAINA	29_CP		IDP City Parks			0	0	0	**333**	53881.48	4800	258631104	258631104	10800	581919984	581919984	258631104	64657776	323288880	242466660	121233.33	0.00	64779009.33	25% Beneficial to the Scheme
20	SPA, NAINA	229_P		IDP Parks			0	0	0	**18**	1969.87	4800	9455376	9455376	10000	19698700	19698700	9455376	4727688	10243324	5121662	2560.83	0.00	4730248.83	50% Beneficial to the Scheme
21	SPA, NAINA	229_P		IDP Parks			0	0	0	**19**	2415.17	4800	11592816	11592816	10000	24151700	24151700	11592816	5796408	12558884	6279442	3139.72	0.00	5799547.72	50% Beneficial to the Scheme
22	SPA, NAINA	228_GB		IDP Parks			0	0	0	**21**	2372.13	4800	11386224	11386224	9600	22772448	22772448	11386224	5693112	11386224	5693112	2846.56	0.00	5695958.56	50% Beneficial to the Scheme
23	SPA, NAINA	214_P		IDP Parks			0	0	0	**164**	1548.16	4800	7431168	7431168	9600	14862336	14862336	7431168	3715584	7431168	3715584	1857.79	0.00	3717441.79	50% Beneficial to the Scheme
24	SPA, NAINA	35_P		IDP Parks			0	0	0	**185**	2987.05	4800	14337840	14337840	9600	28675680	28675680	14337840	7168920	14337840	7168920	3584.46	0.00	7172504.46	50% Beneficial to the Scheme
25	SPA, NAINA	35_P		IDP Parks			0	0	0	**186**	4242.32	4800	20363136	20363136	9600	40726272	40726272	20363136	10181568	20363136	10181568	5090.78	0.00	10186658.78	50% Beneficial to the Scheme
26	SPA, NAINA	35_P		IDP Parks			0	0	0	**187**	4999.75	4800	23998800	23998800	9600	47997600	47997600	23998800	11999400	23998800	11999400	5999.70	0.00	12005399.70	50% Beneficial to the Scheme
27	SPA, NAINA	35_P		IDP Parks			0	0	0	**188**	3448.28	4800	16551744	16551744	9600	33103488	33103488	16551744	8275872	16551744	8275872	4137.94	0.00	8280009.94	50% Beneficial to the Scheme
28	SPA, NAINA	35_P		IDP Parks			0	0	0	**336**	7504.88	4800	36023424	36023424	10400	78050752	78050752	36023424	18011712	42027328	21013664	10506.83	0.00	18022218.83	50% Beneficial to the Scheme
29	SPA, NAINA	35_P		IDP Parks			0	0	0	**374**	5383.97	4800	25843056	25843056	10000	53839700	53839700	25843056	12921528	27996644	13998322	6999.16	0.00	12928527.16	50% Beneficial to the Scheme
30	SPA, NAINA	219_P		IDP Parks			0	0	0	**382**	2268.78	4800	10890144	10890144	10000	22687800	22687800	10890144	5445072	11797656	5898828	2949.41	0.00	5448021.41	50% Beneficial to the Scheme
31	SPA, NAINA	187_B_P		IDP Parks			0	0	0	**430**	573.7	4800	2753760	2753760	9600	5507520	5507520	2753760	1376880	2753760	1376880	688.44	0.00	1377568.44	50% Beneficial to the Scheme
32	SPA, NAINA	218_P		IDP Parks			0	0	0	**433**	2991.93	4800	14361264	14361264	9600	28722528	28722528	14361264	7180632	14361264	7180632	3590.32	0.00	7184222.32	50% Beneficial to the Scheme
33	SPA, NAINA	220_P		IDP Parks			0	0	0	**435**	1324.18	4800	6356064	6356064	9600	12712128	12712128	6356064	3178032	6356064	3178032	1589.02	0.00	3179621.02	50% Beneficial to the Scheme
34	SPA, NAINA	187A_P		IDP Parks			0	0	0	**452**	7690	4800	36912000	36912000	9600	73824000	73824000	36912000	18456000	36912000	18456000	9228.00	0.00	18465228.00	50% Beneficial to the Scheme
35	SPA, NAINA	221_P		IDP Parks			0	0	0	**455**	1380.8	4800	6627840	6627840	9600	13255680	13255680	6627840	3313920	6627840	3313920	1656.96	0.00	3315576.96	50% Beneficial to the Scheme

Sr. No	Name of Owner	Survey Details of Land			Original Plot					Final Plot								Value in Rs.							Remarks
							Value in Rs.			Value in Rs.															
										Undeveloped					Developed										
		Tenure of land	Survey No.	Type of Amenity/Open space	OP No.	Area (sqm)	Rate of Original Value (Rs/sqm)	Without Reference to Value of Structures	Inclusive of Structures	FP No	Area (sqm)	Rate of Semi Final Value (Rs/sqm)	Without Reference to Value of Structures	Inclusive of Structure	Rate of Final Value (Rs/sqm)	Without Reference to Value of Structures	Inclusive of Sturtcure	Contribution (+) Compensation (-) (Col. 9c - Col 6c)	Compensation attributed to the cost of the scheme as per Sec. 97 (1) (c & d)	Increment (10b-9b)	Increment attributed to the reciept of the scheme as per Sec. 99 (1) (ii & iii)	Contribution (0.05) of Col. 12(b)	Addition to (+) or deduction from (-) contribution to be made under other sections	Net demand from (+) or by owner (-) being the addition ofcol. 11, 13, 14	
1	2	3 (a)	3 (b)	3(c)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11 (a)	11 (b)	12(a)	12(b)	13	14	15	16
36	SPA, NAINA	187_P		IDP Parks			0	0	0	**489**	3844.6	5200	19991920	19991920	10800	41521680	41521680	19991920	9995960	21529760	10764880	5382.44	0.00	10001342.44	50% Beneficial to the Scheme
37	SPA, NAINA	230_P		IDP Parks			0	0	0	**10A**	951	4800	4564800	4564800	10000	9510000	9510000	4564800	2282400	4945200	2472600	1236.30	0.00	2283636.30	50% Beneficial to the Scheme
38	SPA, NAINA	230_P		IDP Parks			0	0	0	**10B**	1346.08	4800	6461184	6461184	10000	13460800	13460800	6461184	3230592	6999616	3499808	1749.90	0.00	3232341.90	50% Beneficial to the Scheme
39	SPA, NAINA	35_P		IDP Parks			0	0	0	**186A**	4338.71	4800	20825808	20825808	9600	41651616	41651616	20825808	10412904	20825808	10412904	5206.45	0.00	10418110.45	50% Beneficial to the Scheme
40	SPA, NAINA	35_P		IDP Parks			0	0	0	**187A**	7227.67	4800	34692816	34692816	9600	69385632	69385632	34692816	17346408	34692816	17346408	8673.20	0.00	17355081.20	50% Beneficial to the Scheme
41	SPA, NAINA	185_PG		IDP Play Grounds			0	0	0	**500**	33771.8	5200	175613360	175613360	10800	364735440	364735440	175613360	87806680	189122080	94561040	47280.52	0.00	87853960.52	50% Beneficial to the Scheme
42	SPA, NAINA	36_PG		IDP Play Grounds			0	0	0	**53**	5959.76	4800	28606848	28606848	9600	57213696	57213696	28606848	14303424	28606848	14303424	7151.71	0.00	14310575.71	50% Beneficial to the Scheme
43	SPA, NAINA	38_PG		IDP Play Grounds			0	0	0	**332**	6567.53	4800	31524144	31524144	10800	70929324	70929324	31524144	15762072	39405180	19702590	9851.30	0.00	15771923.30	50% Beneficial to the Scheme
44	SPA, NAINA	37_PG		IDP Play Grounds			0	0	0	**350**	6655.21	4800	31945008	31945008	9600	63890016	63890016	31945008	15972504	31945008	15972504	7986.25	0.00	15980490.25	50% Beneficial to the Scheme
45	SPA, NAINA			EWS			0	0	0	**50**	2354.78	12000	28257360	28257360	24000	56514720	56514720	28257360	0	28257360	28257360	14128.68	0.00	14128.68	0% Beneficial to the Scheme
46	SPA, NAINA			EWS			0	0	0	**64**	1868.8	12000	22425600	22425600	24000	44851200	44851200	22425600	0	22425600	22425600	11212.80	0.00	11212.80	0% Beneficial to the Scheme
47	SPA, NAINA			EWS			0	0	0	**112**	1668.89	12000	20026680	20026680	24000	40053360	40053360	20026680	0	20026680	20026680	10013.34	0.00	10013.34	0% Beneficial to the Scheme
48	SPA, NAINA			EWS			0	0	0	**131**	2693.53	12000	32322360	32322360	25000	67338250	67338250	32322360	0	35015890	35015890	17507.95	0.00	17507.95	0% Beneficial to the Scheme
49	SPA, NAINA			EWS			0	0	0	**139**	7132.74	12000	85592880	85592880	24000	171185760	171185760	85592880	0	85592880	85592880	42796.44	0.00	42796.44	0% Beneficial to the Scheme
50	SPA, NAINA			EWS			0	0	0	**269**	5630.81	12000	67569720	67569720	25000	140770250	140770250	67569720	0	73200530	73200530	36600.27	0.00	36600.27	0% Beneficial to the Scheme
51	SPA, NAINA			EWS			0	0	0	**307**	2405.41	12000	28864920	28864920	24000	57729840	57729840	28864920	0	28864920	28864920	14432.46	0.00	14432.46	0% Beneficial to the Scheme
52	SPA, NAINA			EWS			0	0	0	**315**	2342.04	12000	28104480	28104480	24000	56208960	56208960	28104480	0	28104480	28104480	14052.24	0.00	14052.24	0% Beneficial to the Scheme
53	SPA, NAINA			EWS			0	0	0	**346**	1790.99	12000	21491880	21491880	24000	42983760	42983760	21491880	0	21491880	21491880	10745.94	0.00	10745.94	0% Beneficial to the Scheme
54	SPA, NAINA			EWS			0	0	0	**395**	2600.4	12000	31204800	31204800	24000	62409600	62409600	31204800	0	31204800	31204800	15602.40	0.00	15602.40	0% Beneficial to the Scheme
55	SPA, NAINA			Layout Amenities			0	0	0	**5**	1026.42	12000	12317040	12317040	24000	24634080	24634080	12317040	12317040	12317040	0	0.00	0.00	12317040.00	100% Beneficial to the Scheme
56	SPA, NAINA			Layout Amenities			0	0	0	**44**	152.48	12000	1829760	1829760	24000	3659520	3659520	1829760	1829760	1829760	0	0.00	0.00	1829760.00	100% Beneficial to the Scheme
57	SPA, NAINA			Layout Amenities			0	0	0	**61**	1221.47	12000	14657640	14657640	25000	30536750	30536750	14657640	14657640	15879110	0	0.00	0.00	14657640.00	100% Beneficial to the Scheme
58	SPA, NAINA			Layout Amenities			0	0	0	**72**	504.03	12000	6048360	6048360	24000	12096720	12096720	6048360	6048360	6048360	0	0.00	0.00	6048360.00	100% Beneficial to the Scheme
59	SPA, NAINA			Layout Amenities			0	0	0	**90**	1373.26	12000	16479120	16479120	24000	32958240	32958240	16479120	16479120	16479120	0	0.00	0.00	16479120.00	100% Beneficial to the Scheme
60	SPA, NAINA			Layout Amenities			0	0	0	**94**	783.49	12000	9401880	9401880	24000	18803760	18803760	9401880	9401880	9401880	0	0.00	0.00	9401880.00	100% Beneficial to the Scheme
61	SPA, NAINA			Layout Amenities			0	0	0	**105**	498.45	12000	5981400	5981400	25000	12461250	12461250	5981400	5981400	6479850	0	0.00	0.00	5981400.00	100% Beneficial to the Scheme
62	SPA, NAINA			Layout Amenities			0	0	0	**125**	193.68	12000	2324160	2324160	25000	4842000	4842000	2324160	2324160	2517840	0	0.00	0.00	2324160.00	100% Beneficial to the Scheme
63	SPA, NAINA			Layout Amenities			0	0	0	**146**	3522.84	12000	42274080	42274080	24000	84548160	84548160	42274080	42274080	42274080	0	0.00	0.00	42274080.00	100% Beneficial to the Scheme
64	SPA, NAINA			Layout Amenities			0	0	0	**160**	1206.01	12000	14472120	14472120	24000	28944240	28944240	14472120	14472120	14472120	0	0.00	0.00	14472120.00	100% Beneficial to the Scheme
65	SPA, NAINA			Layout Amenities			0	0	0	**174**	408.97	12000	4907640	4907640	24000	9815280	9815280	4907640	4907640	4907640	0	0.00	0.00	4907640.00	100% Beneficial to the Scheme
66	SPA, NAINA			Layout Amenities			0	0	0	**178**	757.12	12000	9085440	9085440	24000	18170880	18170880	9085440	9085440	9085440	0	0.00	0.00	9085440.00	100% Beneficial to the Scheme
67	SPA, NAINA			Layout Amenities			0	0	0	**181**	597.11	12000	7165320	7165320	25000	14927750	14927750	7165320	7165320	7762430	0	0.00	0.00	7165320.00	100% Beneficial to the Scheme
68	SPA, NAINA			Layout Amenities			0	0	0	**258**	2106.05	12000	25272600	25272600	26000	54757300	54757300	25272600	25272600	29484700	0	0.00	0.00	25272600.00	100% Beneficial to the Scheme
69	SPA, NAINA			Layout Amenities			0	0	0	**277**	365.24	12000	4382880	4382880	24000	8765760	8765760	4382880	4382880	4382880	0	0.00	0.00	4382880.00	100% Beneficial to the Scheme
70	SPA, NAINA			Layout Amenities			0	0	0	**298**	1723.79	12000	20685480	20685480	24000	41370960	41370960	20685480	20685480	20685480	0	0.00	0.00	20685480.00	100% Beneficial to the Scheme
71	SPA, NAINA			Layout Amenities			0	0	0	**357**	1749.32	12000	20991840	20991840	24000	41983680	41983680	20991840	20991840	20991840	0	0.00	0.00	20991840.00	100% Beneficial to the Scheme

Sr. No	Name of Owner	Survey Details of Land			Original Plot					Final Plot								Value in Rs.							Remarks
							Value in Rs.			Value in Rs.															
										Undeveloped					Developed										
		Tenure of land	Survey No.	Type of Amenity/Open space	OP No.	Area (sqm)	Rate of Original Value (Rs/sqm)	Without Reference to Value of Structures	Inclusive of Structures	FP No	Area (sqm)	Rate of Semi Final Value (Rs/sqm)	Without Reference to Value of Structures	Inclusive of Structure	Rate of Final Value (Rs/sqm)	Without Reference to Value of Structures	Inclusive of Sturtcure	Contribution (+) Compensation (-) (Col. 9c - Col 6c)	Compensation attributed to the cost of the scheme as per Sec. 97 (1) (c & d)	Increment (10b-9b)	Increment attributed to the reciept of the scheme as per Sec. 99 (1) (ii & iii)	Contribution (0.05) of Col. 12(b)	Addition to (+) or deduction from (-) contribution to be made under other sections	Net demand from (+) or by owner (-) being the addition ofcol. 11, 13, 14	
1	2	3 (a)	3 (b)	3(c)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11 (a)	11 (b)	12(a)	12(b)	13	14	15	16
72	SPA, NAINA			Layout Amenities			0	0	0	**407**	388.15	12000	4657800	4657800	24000	9315600	9315600	4657800	4657800	4657800	0	0.00	0.00	4657800.00	100% Beneficial to the Scheme
73	SPA, NAINA			Layout Amenities			0	0	0	**418**	709.74	12000	8516880	8516880	25000	17743500	17743500	8516880	8516880	9226620	0	0.00	0.00	8516880.00	100% Beneficial to the Scheme
74	SPA, NAINA			Layout Amenities			0	0	0	**432**	460.54	12000	5526480	5526480	24000	11052960	11052960	5526480	5526480	5526480	0	0.00	0.00	5526480.00	100% Beneficial to the Scheme
75	SPA, NAINA			Layout Amenities			0	0	0	**446**	488.17	12000	5858040	5858040	25000	12204250	12204250	5858040	5858040	6346210	0	0.00	0.00	5858040.00	100% Beneficial to the Scheme
76	SPA, NAINA			Layout Amenities			0	0	0	**469**	1146.7	12000	13760400	13760400	24000	27520800	27520800	13760400	13760400	13760400	0	0.00	0.00	13760400.00	100% Beneficial to the Scheme
77	SPA, NAINA			Layout Amenities			0	0	0	**479**	498.59	13000	6481670	6481670	26000	12963340	12963340	6481670	6481670	6481670	0	0.00	0.00	6481670.00	100% Beneficial to the Scheme
78	SPA, NAINA			Layout Amenities			0	0	0	**501**	372.2	13000	4838600	4838600	26000	9677200	9677200	4838600	4838600	4838600	0	0.00	0.00	4838600.00	100% Beneficial to the Scheme
79	SPA, NAINA			Layout Amenities			0	0	0	**517**	344.91	13000	4483830	4483830	26000	8967660	8967660	4483830	4483830	4483830	0	0.00	0.00	4483830.00	100% Beneficial to the Scheme
80	SPA, NAINA			Layout Amenities			0	0	0	**551**	484.73	13000	6301490	6301490	27000	13087710	13087710	6301490	6301490	6786220	0	0.00	0.00	6301490.00	100% Beneficial to the Scheme
81	SPA, NAINA			Layout Amenities			0	0	0	**560**	573.04	13000	7449520	7449520	26000	14899040	14899040	7449520	7449520	7449520	0	0.00	0.00	7449520.00	100% Beneficial to the Scheme
82	SPA, NAINA			Layout Amenities			0	0	0	**150A**	979.09	12000	11749080	11749080	24000	23498160	23498160	11749080	11749080	11749080	0	0.00	0.00	11749080.00	100% Beneficial to the Scheme
83	SPA, NAINA			Layout Amenities			0	0	0	**345A**	324.23	12000	3890760	3890760	24000	7781520	7781520	3890760	3890760	3890760	0	0.00	0.00	3890760.00	100% Beneficial to the Scheme
84	SPA, NAINA			Layout Amenities			0	0	0	**497A**	358.38	13000	4658940	4658940	26000	9317880	9317880	4658940	4658940	4658940	0	0.00	0.00	4658940.00	100% Beneficial to the Scheme
85	SPA, NAINA			Layout Open Spaces			0	0	0	**2**	386.17	4800	1853616	1853616	9600	3707232	3707232	1853616	1853616	1853616	0	0.00	0.00	1853616.00	100% Beneficial to the Scheme
86	SPA, NAINA			Layout Open Spaces			0	0	0	**6**	419.72	4800	2014656	2014656	10000	4197200	4197200	2014656	2014656	2182544	0	0.00	0.00	2014656.00	100% Beneficial to the Scheme
87	SPA, NAINA			Layout Open Spaces			0	0	0	**59**	346.29	4800	1662192	1662192	10000	3462900	3462900	1662192	1662192	1800708	0	0.00	0.00	1662192.00	100% Beneficial to the Scheme
88	SPA, NAINA			Layout Open Spaces			0	0	0	**82**	928.61	4800	4457328	4457328	10000	9286100	9286100	4457328	4457328	4828772	0	0.00	0.00	4457328.00	100% Beneficial to the Scheme
89	SPA, NAINA			Layout Open Spaces			0	0	0	**86**	135.78	4800	651744	651744	9600	1303488	1303488	651744	651744	651744	0	0.00	0.00	651744.00	100% Beneficial to the Scheme
90	SPA, NAINA			Layout Open Spaces			0	0	0	**110**	1160.18	4800	5568864	5568864	9600	11137728	11137728	5568864	5568864	5568864	0	0.00	0.00	5568864.00	100% Beneficial to the Scheme
91	SPA, NAINA			Layout Open Spaces			0	0	0	**136**	383.24	4800	1839552	1839552	9600	3679104	3679104	1839552	1839552	1839552	0	0.00	0.00	1839552.00	100% Beneficial to the Scheme
92	SPA, NAINA			Layout Open Spaces			0	0	0	**145**	993.65	4800	4769520	4769520	9600	9539040	9539040	4769520	4769520	4769520	0	0.00	0.00	4769520.00	100% Beneficial to the Scheme
93	SPA, NAINA			Layout Open Spaces			0	0	0	**195**	406.09	4800	1949232	1949232	11200	4548208	4548208	1949232	1949232	2598976	0	0.00	0.00	1949232.00	100% Beneficial to the Scheme
94	SPA, NAINA			Layout Open Spaces			0	0	0	**199**	314.03	4800	1507344	1507344	11600	3642748	3642748	1507344	1507344	2135404	0	0.00	0.00	1507344.00	100% Beneficial to the Scheme
95	SPA, NAINA			Layout Open Spaces			0	0	0	**202**	2146.27	4800	10302096	10302096	9600	20604192	20604192	10302096	10302096	10302096	0	0.00	0.00	10302096.00	100% Beneficial to the Scheme
96	SPA, NAINA			Layout Open Spaces			0	0	0	**210**	1707.3	4800	8195040	8195040	9600	16390080	16390080	8195040	8195040	8195040	0	0.00	0.00	8195040.00	100% Beneficial to the Scheme
97	SPA, NAINA			Layout Open Spaces			0	0	0	**214**	1173.67	4800	5633616	5633616	9600	11267232	11267232	5633616	5633616	5633616	0	0.00	0.00	5633616.00	100% Beneficial to the Scheme
98	SPA, NAINA			Layout Open Spaces			0	0	0	**233**	795.41	4800	3817968	3817968	9600	7635936	7635936	3817968	3817968	3817968	0	0.00	0.00	3817968.00	100% Beneficial to the Scheme
99	SPA, NAINA			Layout Open Spaces			0	0	0	**273**	396.14	4800	1901472	1901472	10000	3961400	3961400	1901472	1901472	2059928	0	0.00	0.00	1901472.00	100% Beneficial to the Scheme
100	SPA, NAINA			Layout Open Spaces			0	0	0	**288**	179.74	4800	862752	862752	9600	1725504	1725504	862752	862752	862752	0	0.00	0.00	862752.00	100% Beneficial to the Scheme
101	SPA, NAINA			Layout Open Spaces			0	0	0	**289**	109.81	4800	527088	527088	9600	1054176	1054176	527088	527088	527088	0	0.00	0.00	527088.00	100% Beneficial to the Scheme
102	SPA, NAINA			Layout Open Spaces			0	0	0	**308**	311.74	4800	1496352	1496352	9600	2992704	2992704	1496352	1496352	1496352	0	0.00	0.00	1496352.00	100% Beneficial to the Scheme
103	SPA, NAINA			Layout Open Spaces			0	0	0	**318**	213.01	4800	1022448	1022448	9600	2044896	2044896	1022448	1022448	1022448	0	0.00	0.00	1022448.00	100% Beneficial to the Scheme
104	SPA, NAINA			Layout Open Spaces			0	0	0	**335**	468.64	4800	2249472	2249472	10400	4873856	4873856	2249472	2249472	2624384	0	0.00	0.00	2249472.00	100% Beneficial to the Scheme
105	SPA, NAINA			Layout Open Spaces			0	0	0	**363**	1894.59	4800	9094032	9094032	9600	18188064	18188064	9094032	9094032	9094032	0	0.00	0.00	9094032.00	100% Beneficial to the Scheme
106	SPA, NAINA			Layout Open Spaces			0	0	0	**379**	1432.74	4800	6877152	6877152	9600	13754304	13754304	6877152	6877152	6877152	0	0.00	0.00	6877152.00	100% Beneficial to the Scheme
107	SPA, NAINA			Layout Open Spaces			0	0	0	**380**	534.75	4800	2566800	2566800	9600	5133600	5133600	2566800	2566800	2566800	0	0.00	0.00	2566800.00	100% Beneficial to the Scheme

Sr. No	Name of Owner	Survey Details of Land			Original Plot					Final Plot								Value in Rs.							Remarks
							Value in Rs.			Value in Rs.															
										Undeveloped					Developed										
		Tenure of land	Survey No.	Type of Amenity/Open space	OP No.	Area (sqm)	Rate of Original Value (Rs/sqm)	Without Reference to Value of Structures	Inclusive of Structures	FP No	Area (sqm)	Rate of Semi Final Value (Rs/sqm)	Without Reference to Value of Structures	Inclusive of Structure	Rate of Final Value (Rs/sqm)	Without Reference to Value of Structures	Inclusive of Sturtcure	Contribution (+) Compensation (-) (Col. 9c - Col 6c)	Compensation attributed to the cost of the scheme as per Sec. 97 (1) (c & d)	Increment (10b-9b)	Increment attributed to the reciept of the scheme as per Sec. 99 (1) (ii & iii)	Contribution (0.05) of Col. 12(b)	Addition to (+) or deduction from (-) contribution to be made under other sections	Net demand from (+) or by owner (-) being the addition ofcol. 11, 13, 14	
1	2	3 (a)	3 (b)	3(c)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11 (a)	11 (b)	12(a)	12(b)	13	14	15	16
108	SPA, NAINA			Layout Open Spaces			0	0	0	**381**	2039.96	4800	9791808	9791808	9600	19583616	19583616	9791808	9791808	9791808	0	0.00	0.00	9791808.00	100% Beneficial to the Scheme
109	SPA, NAINA			Layout Open Spaces			0	0	0	**414**	442.35	4800	2123280	2123280	10000	4423500	4423500	2123280	2123280	2300220	0	0.00	0.00	2123280.00	100% Beneficial to the Scheme
110	SPA, NAINA			Layout Open Spaces			0	0	0	**416**	394.69	4800	1894512	1894512	10000	3946900	3946900	1894512	1894512	2052388	0	0.00	0.00	1894512.00	100% Beneficial to the Scheme
111	SPA, NAINA			Layout Open Spaces			0	0	0	**426**	883.03	4800	4238544	4238544	9600	8477088	8477088	4238544	4238544	4238544	0	0.00	0.00	4238544.00	100% Beneficial to the Scheme
112	SPA, NAINA			Layout Open Spaces			0	0	0	**473**	432.08	5200	2246816	2246816	10400	4493632	4493632	2246816	2246816	2246816	0	0.00	0.00	2246816.00	100% Beneficial to the Scheme
113	SPA, NAINA			Layout Open Spaces			0	0	0	**496**	1689.54	5200	8785608	8785608	10400	17571216	17571216	8785608	8785608	8785608	0	0.00	0.00	8785608.00	100% Beneficial to the Scheme
114	SPA, NAINA			Layout Open Spaces			0	0	0	**526**	713.37	5200	3709524	3709524	10400	7419048	7419048	3709524	3709524	3709524	0	0.00	0.00	3709524.00	100% Beneficial to the Scheme
115	SPA, NAINA			Layout Open Spaces			0	0	0	**544**	813.37	5200	4229524	4229524	10800	8784396	8784396	4229524	4229524	4554872	0	0.00	0.00	4229524.00	100% Beneficial to the Scheme
116	SPA, NAINA			Layout Open Spaces			0	0	0	**553**	924.26	5200	4806152	4806152	10800	9982008	9982008	4806152	4806152	5175856	0	0.00	0.00	4806152.00	100% Beneficial to the Scheme
117	SPA, NAINA			Layout Open Spaces			0	0	0	**562**	7730.57	5200	40198964	40198964	10400	80397928	80397928	40198964	40198964	40198964	0	0.00	0.00	40198964.00	100% Beneficial to the Scheme
118	SPA, NAINA			Layout Open Spaces			0	0	0	**170A**	122.34	4800	587232	587232	9600	1174464	1174464	587232	587232	587232	0	0.00	0.00	587232.00	100% Beneficial to the Scheme
119	SPA, NAINA			Layout Open Spaces			0	0	0	**241A**	1086.87	4800	5216976	5216976	9600	10433952	10433952	5216976	5216976	5216976	0	0.00	0.00	5216976.00	100% Beneficial to the Scheme
120	SPA, NAINA			Layout Open Spaces			0	0	0	**241B**	462.58	4800	2220384	2220384	9600	4440768	4440768	2220384	2220384	2220384	0	0.00	0.00	2220384.00	100% Beneficial to the Scheme
121	SPA, NAINA			Layout Open Spaces			0	0	0	**241C**	241.05	4800	1157040	1157040	9600	2314080	2314080	1157040	1157040	1157040	0	0.00	0.00	1157040.00	100% Beneficial to the Scheme
122	SPA, NAINA			Layout Open Spaces			0	0	0	**250B**	1000.28	4800	4801344	4801344	11200	11203136	11203136	4801344	4801344	6401792	0	0.00	0.00	4801344.00	100% Beneficial to the Scheme
123	SPA, NAINA			Layout Open Spaces			0	0	0	**269B**	866.66	4800	4159968	4159968	9600	8319936	8319936	4159968	4159968	4159968	0	0.00	0.00	4159968.00	100% Beneficial to the Scheme
124	SPA, NAINA			Layout Open Spaces			0	0	0	**371B**	1716.4	4800	8238720	8238720	9600	16477440	16477440	8238720	8238720	8238720	0	0.00	0.00	8238720.00	100% Beneficial to the Scheme
125	SPA, NAINA			Layout Open Spaces			0	0	0	**461B**	204.28	4800	980544	980544	9600	1961088	1961088	980544	980544	980544	0	0.00	0.00	980544.00	100% Beneficial to the Scheme
126	SPA, NAINA			Layout Open Spaces			0	0	0	**474B**	548.81	5200	2853812	2853812	10400	5707624	5707624	2853812	2853812	2853812	0	0.00	0.00	2853812.00	100% Beneficial to the Scheme
127	SPA, NAINA			Layout Open Spaces			0	0	0	**553A**	1068.07	5200	5553964	5553964	10400	11107928	11107928	5553964	5553964	5553964	0	0.00	0.00	5553964.00	100% Beneficial to the Scheme
128	SPA, NAINA			Sale Plots			0	0	0	**41**	349.57	12000	4194840	4194840	24000	8389680	8389680	4194840	0	4194840	4194840	2097.42	0.00	2097.42	0% Beneficial to the Scheme
129	SPA, NAINA			Sale Plots			0	0	0	**48**	602.87	12000	7234440	7234440	24000	14468880	14468880	7234440	0	7234440	7234440	3617.22	0.00	3617.22	0% Beneficial to the Scheme
130	SPA, NAINA			Sale Plots			0	0	0	**201**	376.94	12000	4523280	4523280	29000	10931260	10931260	4523280	0	6407980	6407980	3203.99	0.00	3203.99	0% Beneficial to the Scheme
131	SPA, NAINA			Sale Plots			0	0	0	**383**	623.7	12000	7484400	7484400	25000	15592500	15592500	7484400	0	8108100	8108100	4054.05	0.00	4054.05	0% Beneficial to the Scheme
132	SPA, NAINA			Sale Plots			0	0	0	**387**	245.44	12000	2945280	2945280	24000	5890560	5890560	2945280	0	2945280	2945280	1472.64	0.00	1472.64	0% Beneficial to the Scheme
133	SPA, NAINA			Sale Plots			0	0	0	**460**	2085.6	12000	25027200	25027200	24000	50054400	50054400	25027200	0	25027200	25027200	12513.60	0.00	12513.60	0% Beneficial to the Scheme
134	SPA, NAINA			Sale Plots			0	0	0	**481**	756.31	13000	9832030	9832030	27000	20420370	20420370	9832030	0	10588340	10588340	5294.17	0.00	5294.17	0% Beneficial to the Scheme
135	SPA, NAINA			Sale Plots			0	0	0	**510**	606.57	14000	8491980	8491980	30000	18197100	18197100	8491980	0	9705120	9705120	4852.56	0.00	4852.56	0% Beneficial to the Scheme
136	SPA, NAINA			Sale Plots			0	0	0	**129D**	300.45	12000	3605400	3605400	25000	7511250	7511250	3605400	0	3905850	3905850	1952.93	0.00	1952.93	0% Beneficial to the Scheme
137	SPA, NAINA			Sale Plots			0	0	0	**150B**	771.72	12000	9260640	9260640	24000	18521280	18521280	9260640	0	9260640	9260640	4630.32	0.00	4630.32	0% Beneficial to the Scheme
138	SPA, NAINA			Sale Plots			0	0	0	**167B**	280.21	12000	3362520	3362520	24000	6725040	6725040	3362520	0	3362520	3362520	1681.26	0.00	1681.26	0% Beneficial to the Scheme
139	SPA, NAINA			Sale Plots			0	0	0	**167C**	297.98	12000	3575760	3575760	25000	7449500	7449500	3575760	0	3873740	3873740	1936.87	0.00	1936.87	0% Beneficial to the Scheme
140	SPA, NAINA			Sale Plots			0	0	0	**170B**	148.56	12000	1782720	1782720	24000	3565440	3565440	1782720	0	1782720	1782720	891.36	0.00	891.36	0% Beneficial to the Scheme
141	SPA, NAINA			Sale Plots			0	0	0	**497B**	196.46	13000	2553980	2553980	26000	5107960	5107960	2553980	0	2553980	2553980	1276.99	0.00	1276.99	0% Beneficial to the Scheme
142	SPA, NAINA			Sale Plots			0	0	0	**535B**	265.58	13000	3452540	3452540	26000	6905080	6905080	3452540	0	3452540	3452540	1726.27	0.00	1726.27	0% Beneficial to the Scheme
143	SPA, NAINA			Sale Plots			0	0	0	**79B**	123.37	12000	1480440	1480440	24000	2960880	2960880	1480440	0	1480440	1480440	740.22	0.00	740.22	0% Beneficial to the Scheme

Sr. No	Name of Owner	Survey Details of Land			Original Plot					Final Plot								Value in Rs.							Remarks
							Value in Rs.			Value in Rs.															
										Undeveloped					Developed										
		Tenure of land	Survey No.	Type of Amenity/Open space	OP No.	Area (sqm)	Rate of Original Value (Rs/sqm)	Without Reference to Value of Structures	Inclusive of Structures	FP No	Area (sqm)	Rate of Semi Final Value (Rs/sqm)	Without Reference to Value of Structures	Inclusive of Structure	Rate of Final Value (Rs/sqm)	Without Reference to Value of Structures	Inclusive of Sturtcure	Contribution (+) Compensation (-) (Col. 9c - Col 6c)	Compensation attributed to the cost of the scheme as per Sec. 97 (1) (c & d)	Increment (10b-9b)	Increment attributed to the reciept of the scheme as per Sec. 99 (1) (ii & iii)	Contribution (0.05) of Col. 12(b)	Addition to (+) or deduction from (-) contribution to be made under other sections	Net demand from (+) or by owner (-) being the addition ofcol. 11, 13, 14	
1	2	3 (a)	3 (b)	3(c)	4	5	6 (a)	6 (b)	6 (c)	7	8	9 (a)	9 (b)	9 (c)	10 (a)	10 (b)	10 (c)	11 (a)	11 (b)	12(a)	12(b)	13	14	15	16
144	SPA, NAINA			Residential			0	0	0	**499A**	2964.71	14000	41505940	41505940	30000	88941300	88941300	41505940	41505940	47435360	0	0.00	0.00	41505940.00	100% Beneficial to the Scheme
145	SPA, NAINA			Residential			0	0	0	**499B**	5902.09	13000	76727170	76727170	26000	153454340	153454340	76727170	76727170	76727170	0	0.00	0.00	76727170.00	100% Beneficial to the Scheme
Total in Rs.																			**1390956760.00**	**10351240230.00**	**8888158001.00**	**4444079.00**		**1395400839.00**	
Total in Crores																			**139.096**	**1035.12**	**888.82**	**0.4444**		**139.54**	

Abhiraj Girkar
(Arbitrator)
Town Planning Schem, NAINA no. 07

FINAL TOWN PLANNING SCHEME, NAINA No. 07

FORM No. 2

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

FINANCE OF THE SCHEME

Sr.No.	Items	Amount	Remarks
a	**Expenses of the Scheme**	**Amount In crores**	
1	Estimated Expenses of Works included in the Scheme (section 59 (b))	834.81	Worked out as given in the Report
2	Compensation to Land Owners as per column 11 of the Form No. 1 (Section 100 & 104)	0.0734	
3	Compensation from SPA as per column 11 of the Form No. 1 (Section 97(1) (c & d))	139.10	Share as per percentage of benefit to the residents of the scheme of compensation in Column 11 of form no.1
4	Cost of preparation, publication and submission of the draft Scheme (sections 60 to 68)		As per Section 97 (1)
5	Legal expenses under section 97 (1) (e) incurred on making and execution of the Scheme	0.025	
6	Compensation in respect of Injurious Affection under section 102	-	No claim for injurious affection is received
7	Compensation under any other sections as per column 14 of Form no. 1	-	
8	Cost of demarcation and measurement in preparing base map including getting it certified from Land Records Department and of the final layout of the Scheme	1.50	As per Section 97 (1)
9	Cost incurred on Arbitration including his salaries in preparing and submitting Preliminary and Final Schemes	0.40	As per Section 97 (1)
10	Expenses to be incurred on Tribunal of Appeals including honorarium, salaries under section 81 (2)	0.10	As per Section 97 (1)
11	Cost of Infrastructure provided area adjacent to the scheme	_	As per Section 97 (1)
a	**Total Costs and Expenses**	**976.00**	
b	**Receipts in the Scheme**	**Amount in Crores**	
	Total of increment (coloumn 12 & 12 (b) of Form 1)	2,047.22	
	Proportion of increment to be charged under Section 99	0.05 percent	
1	Contribution receivable from land owners as per Column 13 of Form 1	0.5792	As per Section 99
2	Contribution receivable from SPA, NAINA as per Column 13 of Form 1 for plots beneficial to the general public	0.4444	As per Section 99
b	**Total receipts estimated in the Scheme**	**1.0236**	
c	**Net Cost of the Scheme to Planning Authority (a) -(b)**	**974.98**	
	Proceeds obatined by sale plots	20.27	
	Proceeds obatined by sale of Growth Centre Plots	1,188.50	
	Total	**1,208.77**	

FINAL TOWN PLANNING SCHEME, NAINA NO. 7

(Part of Villages Devad, , Vichumbe,Kolkhe Peth,
Shivkar and Usarli Khurd)

ESTIMATED RATES OF VALUES OF ORIGINAL PLOTS

PLAN (A)

Devad

Vichumbe

Vichumbe

Kolkhe

Legend

Boundaries

- IDP Boundary
- Town Planning Scheme (TPS) No. 7 Boundary
- Adjoining TPS Boundary
- Village Boundary
- Gaothan Boundary
- Urban Village As per Sanctioned IDP

Existing Features

- PADA
- HP Pipeline
- Power Transmission Line
- TATA HydroPower Line
- Existing Railway line
- Water Body

High Flood Line

- Blue line
- Red line
- IDP Roads
- 01 Original Plot Number
- YCMP Expressway

Classification of Final Values

- 4200 - 5499
- 5500
- 5501 - 5999
- 6000
- 6050
- 6051 - 6599
- 6600
- 6601 - 7799
- 7800
- 8000
- 8800
- 9000
- 9600
- 9900
- 11700
- 12000
- 13000

The Final scheme is drawn up by the Arbitrator on 27th September 2024 as provided under sub-section (7) of section 72 of M.R.&T.P. Act, 1966 vide his Notice No. ARB/ TPS-7/FinalAward/2024/550 dated 27th September 2024.

(Abhiraj Girkar)
Arbitrator
NAINA, Town Planning Scheme No. 7

Sheet No. 04/04 Scale - 1:2500

0 25 50 75 100 200 300 400 500 600 Meters

N W E S

CIDCO WE MAKE CITIES

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

FINAL TOWN PLANNING SCHEME, NAINA NO. 7

(Part of Villages Devad, , Vichumbe,Kolkhe Peth, Shivkar and Usarli Khurd)

ESTIMATED RATES OF SEMI-FINAL VALUES OF FINAL PLOTS

PLAN (B)

NEW PANVEL (NAVI MUMBAI)

Town Planning Scheme No - 02

Town Planning Scheme No - 05

Town Planning Scheme No - 10

GADHI RIVER

MUMBAI - PUNE EXPRESSWAY

Mumbai Pune (HP) Pipeline

Power Transmission Line

TATA Hydropower Line

MUMBAI - PUNE NATIONAL HIGHWAY (NH-17)

Panvel - Karjat Railway Line

Panvel - Roha (Goa) Railway Line

Railway Accquasition as per Revenue Village Map of Usarli Khurd

KIRKI RIVER

Developed Area

Devad

Vichumbe

Usarli Khurd

Gaothan Devad

Gaothan Vichumbe

Gaothan Kolkhe

Usarli Khurd Gaothan

Vichumbe Shivkar

Vichumbe Usarli Khurd

Kolkhe Peth

Shivkar

Usarli Khurd Orchard

Kolkhe Peth Orchard

Vichumbe Orchard

Vichumbe Usarli Khurd Orchard

Shivkar Orchard

Panvel - Karjat Railway Line Orchard

Panvel - Roha (Goa) Railway Line Orchard

Legend

Boundaries

- IDP Boundary
- Town Planning Scheme (TPS) No. 7 Boundary
- Adjoining TPS Boundary
- Village Boundary
- Gaothan Boundary
- Urban Village As per Sanctioned IDP

Existing Features

- PADA
- HP Pipeline
- Power Transmission Line
- TATA HydroPower Line
- Existing Railway line
- Water Body

High Flood Line

- Blue line
- Red line
- IDP Roads

01 Final Plot Number

- Scheme Roads
- YCMP Expressway
- Other Scheme Roads

Classification of SemiFinal_Value

- 4800
- 5200
- 12000
- 13000
- 14000

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(Abhiraj Girkar)
Arbitrator
NAINA, Town Planning Scheme No. 7

Sheet No. 04/04 Scale - 1:2500

0 25 50 75 100 200 300 400 500 Meters

N W E S

CIDCO WE MAKE CITIES

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

FINAL TOWN PLANNING SCHEME, NAINA NO. 7

(Part of Villages Devad, , Vichumbe,Kolkhe Peth, Shivkar and Usarli Khurd)

ESTIMATED RATES OF FINAL VALUES OF FINAL PLOTS

PLAN (C)

NEW PANVEL (NAVI MUMBAI)

Town Planning Scheme No - 02

Town Planning Scheme No - 05

Town Planning Scheme No - 10

MUMBAI - PUNE EXPRESSWAY

MUMBAI - PUNE NATIONAL HIGHWAY (NH-17)

GADHI RIVER

KIRKI RIVER

Mumbai Pune (HP) Pipeline

Power Transmission Line

TATA HydroPower Line

Panvel - Karjat Railway Line

Panvel - Roha (Goa) Railway Line

Railway Accquasition as per Revenue Village Map of Usarli Khurd

Developed Area

Gaothan Devad

Gaothan Vichumbe

Gaothan Usarli Khurd

Gaothan Kolkhe

Kolkhe Peth

Usarli Khurd Gaothan

Devad

Vichumbe

Usarli Khurd

Shivkar

Pada

Legend

Boundaries

- IDP Boundary
- Town Planning Scheme (TPS) No. 7 Boundary
- Adjoining TPS Boundary
- Village Boundary
- Gaothan Boundary
- Urban Village As per Sanctioned IDP

Existing Features

- PADA
- HP Pipeline
- Power Transmission Line
- TATA HydroPower Line
- Existing Railway line
- Water Body

High Flood Line

- Blue line
- Red line

- 01 Final Plot Number
- Scheme Roads
- YCMP Expressway
- Other Scheme Roads

Classification of Final Values

9600	25000
10000	26000
10400	27000
10800	28000
11200	29000
11600	30000
24000	32000

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(Abhiraj Girkar)
Arbitrator
NAINA, Town Planning Scheme No. 7

Sheet No. 04/04 Scale - 1:2500

0 25 50 75 100 200 300 400 500 Meters

N W E S

CIDCO WE MAKE CITIES

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

FINAL TOWN PLANNING SCHEME, NAINA NO. 7

(Part of Villages Devad, , Vichumbe,Kolkhe Peth, Shivkar and Usarli Khurd)

PLAN SHOWING ROADS UNDER CONSTRUCTION & CROSS SECTION

PLAN (D)

NEW PANVEL (NAVI MUMBAI)

Town Planning Scheme No - 02

Town Planning Scheme No - 05

Town Planning Scheme No - 10

MUMBAI - PUNE EXPRESSWAY

GADHI RIVER

Mumbai Pune (HP) Pipeline

Power Transmission Line

Panvel - Karjat Railway Line

Panvel - Roha (Goa) Railway Line

KIRKI RIVER

MUMBAI - PUNE NATIONAL HIGHWAY (NH-17)

TATA Hydropower Line

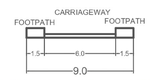
Developed Area

Railway Accquisition as per Revenue Village Map of Usarli Khurd

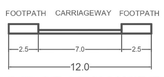
Usarli Khurd Gaothan

Kolathe Path

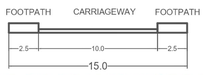
CONSTRUCTION DETAILS OF ROADS/CROSS SECTION



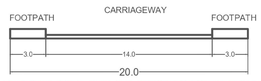
ROAD C/S OF 9.0M WIDE ROAD



ROAD C/S OF 12.0M WIDE ROAD

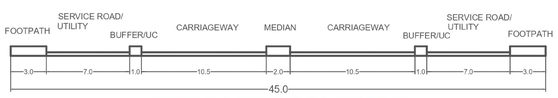


ROAD C/S OF 15.0M WIDE ROAD



ROAD C/S OF 20.0M WIDE ROAD

ROAD C/S OF 30.0M WIDE ROAD



ROAD C/S OF 45.0M WIDE ROAD

No.	Width of Roads (meter)	Length of Roads (meter)
1	6.00	518.03
2	9.00	1078.52
2	12.00	6224.05
3	15.00	4603.87
4	20.00	6204.65
5	30.00	1263.38
6	45.00	1788.954

Legend

Boundaries
- IDP Boundary
- Town Planning Scheme (TPS) No. 7 Boundary
- Adjoining TPS Boundary
- Village Boundary
- Gaothan Boundary
- Urban Village As per Sanctioned IDP

Existing Features
- PADA
- HP Pipeline
- Power Transmission Line
- TATA HydroPower Line
- Existing Railway line
- Water Body

High Flood Line
- Blue line
- Red line

01 Final Plot Number

- Scheme Roads
- YCMP Expressway
- Other Scheme Roads

Classification of Final Values

The Final scheme is drawn up by the Arbitrator on27th September 2024 as provided under sub-section (7) of section 72 of M.R.&T.P. Act, 1966 vide his Notice No. ARB/ TPS-7/FinalAward/2024/550 dated 27th September 2024.

(Abhiraj Girkar)
Arbitrator
NAINA, Town Planning Scheme No. 7

Scale - 1:2500

0 25 50 75 100 200 300 400 500 Meters

N W E S

CIDCO WE MAKE CITIES

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

24. ANNEXURES

Annexure 1: Draft Sanction of TPS-7 by Govt.

सत्यमेव जयते

महाराष्ट्र शासन राजपत्र

असाधारण भाग दोन

वर्ष ८, अंक ७८(४)] शुक्रवार, नोव्हेंबर ४, २०२२/कार्तिक १३, शके १९४४ [पृष्ठे १२, किंमत : रुपये १२.००

असाधारण क्रमांक १४१

प्राधिकृत प्रकाशन

शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित

अधिसूचना

महाराष्ट्र प्रादेशिक नियोजन आणि नगररचना अधिनियम, १९६६ च्या कलम ६८ च्या उप-कलम (२) नुसार

नगररचना परीयोजना क्रमांक - ७

क्र. सिडको / नैना / न.र.यो. ७/प्रा.यो./२०२२/

२१ ऑक्टोबर २०२२

ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन आणि नगररचना अधिनियम, १९६६ (महा.अधिनियम XXXVII, १९६६) (येथून पुढे उक्त अधिनियम असे निर्देशित करण्यात येईल), च्या कलम ४० च्या उपकलम (१) मधील खंड (ब) द्वारा प्रदान करण्यात आलेल्या अधिकारांचा वापर करून महाराष्ट्र शासनाच्या नगरविकास 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 उप-कलम (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 १३ सप्टेंबर, २०१९ रोजीच्या ठराव क्र. १२२५५ अन्वये मौजे देवद (भाग), विचुंबे (भाग), उसर्ली खुर्द (भाग), कोळखे (भाग) आणि शिवकर (भाग), तालुका पनवेल, जिल्हा रायगड येथे नगररचना परीयोजना क्रमांक ७ (टीपीएस - ७) करण्याकरिता त्याचा उद्देश घोषित केला आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ६०(२) मध्ये नमूद तरतूदीनुसार टीपीएस -७ करण्याच्या उद्देशाची घोषणा दिनांक १८ सप्टेंबर, २०१९ रोजीच्या असाधारण अधिकृत **महाराष्ट्र शासकीय राजपत्रात** (भाग -२) आणि दिनांक २० सप्टेंबर २०१९ रोजीच्या स्थानिक वृत्तपत्रे " राम प्रहार" आणि " कृषिवल " यात इंग्लिश व मराठी भाषेत प्रकाशित करण्यात आली आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ६१(१) नुसार, नियोजन प्राधिकरणाने संचालक, नगररचना, यांच्याशी सल्लामसलत करून, ज्या योजनेसाठी घोषणा करण्यात आली त्या क्षेत्रासाठी प्रारूप योजना तयार करून घोषणेच्या तारखेपासून नऊ महिन्यांच्या आत किंवा वाढीव कालावधित अधिकृत **महाराष्ट्र शासकीय राजपत्रात** नोटीस प्रकाशित करावयाची आहे ;

आणि ज्याअर्थी, सह संचालक, नगररचना, कोकण विभाग यांनी आदेश क्रमांक प्रा.न.र.यो.क्र. ७ / नैना / कलम ६१(३) / मुदतवाढ / सहसंकोवि / २०६१, दिनांक ४ मार्च, २०२० अन्वये प्रारूप योजना बनवून प्रकाशित करण्यासाठी तीन महिन्यांचा म्हणजेच दि. १९ जून, २०२० पर्यंतचा वाढीव कालावधी दिलेला आहे ;

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

आणि ज्याअर्थी, कोविड-१९ व्हायरसचा प्रसार व देशभरात टाळेबंदी या परिस्थितीत सदर परियोजनेच्या वेळापत्रकास अनुसरून टीपीएस नियम, १९७४ च्या नियम क्र. ४(१) नुसार नगररचना परियोजना -७ ची जमीन मालकांची सभा दिनांक १० ते २० जून २०२० रोजी संबंधित जमीन मालकांची सभा डिजिटल व पारंपारिक पद्धतीने आयोजित करून आणि जमीन मावकांकडून मिळालेल्या सूचनांचा समावेश केल्यानंतर दिनांक ११ ऑगस्ट २०२० रोजीच्या प्रस्तावान्वये टीपीएस-७ चा मसुदा उक्त अधिनियमाच्या कलम ६१(१) नुसार आणि टीपीएस नियम १९७४ च्या नियम क्रमांक ४(२) नुसार संचालक, नगररचना, महाराष्ट्र राज्य यांच्याकडे कलम ५९(२) अन्वये मान्यता व कलम ६१(१) प्रसिद्धीपूर्व सल्लामसलतीसाठी पाठविण्यात आला.

आणि ज्याअर्थी, संचालक, नगररचना, महाराष्ट्र राज्य यांनी दिनांक १५ मार्च २०२१ रोजीच्या पत्र क्र. जा. क्र. नैना/नरयो क्र. ७/ प्र. क्र. ७१ / २० / टीपीव्ही-३ / १४९५ अन्वये टीपीएस-७ बाबत सल्लामसलत दिली आहे तसेच टीपीएस-७ बनवताना मंजूर विकास योजनेच्या प्रस्तावांमध्ये झालेल्या बदलांना उक्त अधिनियमाच्या कलम ५९(२) अन्वये मंजुरी दिलेली आहे.

आणि ज्याअर्थी, संचालक, नगररचना यांनी सल्लामसलतीत सुचविल्याप्रमाणे आवश्यक ते बदल टीपीएस-७ मध्ये करण्यात आलेले आहेत आणि सल्लामसलतीनुसार आवश्यक ते बदल करून उक्तअधिनियमाच्या कलम ६१(१) अन्वये प्रारूप टीपीएस-७ तयार करण्यासंबंधीची नोटीस दिनांक २५ एप्रिल २०२२ रोजीच्या असाधारण अधिकृत **महाराष्ट्र शासकीय राजपत्रात** (भाग-२) आणि स्थानिक वृत्तपत्रे यात उक्त अधिनियमाच्या कलम ६७ च्या तरतुदींनुसार नोटीसच्या एक महिन्याच्या आत सूचना / आक्षेप मागविण्यासाठी प्रकाशित करण्यात आली आहे ;

आणि ज्याअर्थी, महाराष्ट्र शासनाने उक्त अधिनियमाच्या कलम १५१ च्या उपकलम (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 दिनांक २२ जुलै २०२२ रोजी मंजुरीसाठी सादर करण्यात आली.

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

आणि ज्याअर्थी, उपा व व्य सं. यांनी दिनांक ८ ऑगस्ट २०२२ रोजी उक्त अधिनियमाच्या कलम ६८ च्या उपकलम (२) नुसार, प्रारूप योजना मंजूर करण्यापूर्वी संचालक, नगररचना महाराष्ट्र राज्य यांची सल्लामसलत मागितली आहे ;

आणि ज्याअर्थी, संचालक, नगररचना, महाराष्ट्र राज्य यांनी दिनांक १७ ऑक्टोबर २०२२ रोजीचे पत्र. जा. क्र. प्रा.न.र.यो / नरयो क्र.७/ नैना / कलम ६८(१) /४६७ अन्वये प्रारूप योजनेच्या मंजुरीसाठी सल्ला दिला आहे तसेच मंजूर विकास योजनेच्या प्रस्तावांमध्ये झालेल्या बदलांना उक्त अधिनियमाच्या कलम ५९(२) अन्वये मंजुरी दिलेली आहे.

म्हणून, आता या अधिसूचनेद्वारे, दिनांक १३ सप्टेंबर २०१७ च्या अधिसूचनेअन्वये राज्य सरकारद्वारे मला प्रदान केलेल्या अधिकारांचा वापर करून पनवेल तालुक्यातील रायगड जिल्ह्यातील मौजे देवद (भाग), विचुंबे (भाग), उसर्ली खुर्द (भाग), कोळखे (भाग) आणि शिवकर

(भाग), येथे एकसंलग्न अशा **प्रारूप नगररचना परीयोजना क्रमांक ७ (टीपीएस-७)** त्यासोबतच्या विशेष विकास नियंत्रण नियमावलीसह उक्त अधिनियमाच्या कलम ६८ च्या पोट-कलम (२) अन्वये मंजूर करण्यात येत आहे.

उक्त अधिनियमाच्या कलम ६८ च्या उप-कलम (३) नुसार मंजूर प्रारूप टीपीएस-७ योजनेची प्रत संबंधित विशेष नियंत्रण नियमावलीसह नैना कार्यालय, ८ वा मजला, टॉवर नं. १०, बेलापूर रेल्वे स्टेशन संकुल, सीबीडी बेलापूर, नवी मुंबई ४००६१४ येथे कार्यालयीन कामकाजाच्या सर्व दिवशी नागरीकांच्या अवलोकनार्थ खुली ठेवण्यात आली आहे. तसेच प्रारूप टीपीएस-७ 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 पॉईंट, मुंबई ४०००२१.

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA Ltd.

NOTIFICATION

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

TOWN PLANNING SCHEME NO. 7

No. CIDCO/NAINA/TPS-7/Draft Scheme/2022/

21st October 2022

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

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

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

And whereas, as per sub-section (*1*) of section 60 of the said Act, CIDCO's Board *vide* Resolution No. 12255, dated 13th September, 2019, had declared its intention for making of Town Planning Scheme No. 7 (TPS- 7) at part of Villages Devad, Vichumbe, Usarli Khurd, Kolkhe and Shivkar of Taluka – Panvel, District – Raigad ;

And whereas, a notice about declaration of making TPS-7 as per provision in Section 60(2) of the Act, has been published in the Extraordinary official *Maharashtra Government Gazette* (part-II) dated 18th September, 2019 as well as in the daily newspapers "Ram Prahar" and "Krushiwal" dated 20th September, 2019 in both English and Marathi language ;

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. 7/NAINA/Section 61(3)/Time-Limit Extension/JDTP-KDN/2061 dated 4th March, 2020 has granted extension of three months' time *i.e.* up to 19th June, 2020 for making and publication of the said draft scheme ;

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

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

And whereas, in the wake of unprecedented scenario of COVID-19 Pandemic and Nationwide Lockdown, TPS-7 land owners meet was conducted digitally and in-person from 10th to 20th June, 2020 as per rule No. 4(1) of TPS Rule 1974 by inviting all the land owners to view their land details and the draft layout plan of the scheme on CIDCO's website *www.cidco.maharashtra.gov.in* After incorporating suggestions received from the owners, consultation as per Section 61(1) and approval for suitable amendments in Development Plans under section 59(2) was sought *vide* submission dated 11th August 2020 from the Director of Town Planning. GoM.

And whereas, the Director of Town Planning *vide* letter जा. क्र. नैना नरयो क्र. ७/ प्र .क्र. ७४ / २० / टीपीव्ही-३ / १४९५ dated 15th March 2021 had offered consultation on TPS-7 and also accorded approval for suitable amendment in the sanctioned IDP reservation while making provisions in a draft TPS-7 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-7 ;

And whereas, in accordance with provisions of section 61(1) of the said Act, a Notice of making draft TPS-7 had been published in extraordinary official *Maharashtra Government Gazette* (part-II) dated 25th 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. टिपीएस – १२१९ / २३८२ / प्र.क्र.१८६/१९/नवि-१२, दिनांक ३० डिसेंबर 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-7 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 had sought consultation of Director of Town Planning, Maharashtra State on 8th 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.7/ नैना / कलम 68(1) /467 dated 17th October 2022 had given consultation for sanction of Draft TPS - 7 and also accorded approval for suitable amendment in the sanctioned IDP/DP reservation as per provisions of section 59(*2*) of the said Act.

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. 7 (TPS-7)** at part of Villages Devad, Vichumbe, Usarli Khurd, Kolkhe and Shivkar in one contiguous pocket of Taluka-Panvel, District-Raigad is hereby sanctioned under section 68(*2*) of the MR&TP Act, 1966 along with corresponding Special Development Control Regulations.

Copy of sanctioned draft TPS-7 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 400021

Annexure 2: Newspaper Notice of Sanction of Draft Scheme

शुक्रवार दि.११ नोव्हेंबर २०२२ रायगड नगरी

सिडको
घडवणे शिल्पकार

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. 7

No. CIDCO/NAINA/TPS-7/Draft Scheme/2022/ 21st Oct.2022

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

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

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

And whereas , as per sub- Section (1) of Section 60 of the said Act, CIDCO's Board vide Resolution No 12255, dated 13th September, 2019, had declared its intention for making of Town Planning Scheme No. 7 (TPS- 7) at part of Villages Devad, Vichumbe, Usarli Khurd, Kolkhe and Shivkar of Taluka - Panvel, District - Raigad

And whereas, a notice about declaration of making TPS-7 as per provision in Section 60(2) of the Act, has been published in the Extraordinary official Maharashtra Government Gazette (part-II) dated 18th September, 2019 as well as in the daily newspapers "Ram Prahar" and "Krushiwal" dated 20th September, 2019 in both English and Marathi language.

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. 7/NAINA/Section 61(3)/Time-Limit Extension/JDTP-KDN/2061 dated 04th March, 2020 has granted extension of three months' time i.e. up to 19th June, 2020 for making and publication of the said draft scheme.

And whereas, after conducting owners meet on 10th to 20th June, 2020, as per rule No. 4(1) of TPS Rules 1974 by calling all the land owners for discussion and after incorporating suggestions received from the owners, consultation was sought vide submission dated 11th August, 2020 from the Director of Town Planning, GoM, as per section 61 (1) of the said Act and as per rule No. 4 (2) of TPS Rules 1974.

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

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

And whereas, the Director of Town Planning vide letter जा. क्र. नैना नरयो क्र. 7/प्र.क्र. 74 / 20 / टीपीव्ही-3 / 1495 dated 15.03.2021 had offered consultation on TPS-7 and also accorded approval for suitable amendment in the sanctioned IDP reservation while making provisions in a draft TPS-7 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-7.

And whereas, in accordance with provisions of section 61(1) of the said Act, a Notice of making draft TPS-7 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. टिपीएस – १२१९ / २३८२ / प्र.क्र.१८६ / 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-7 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 had sought consultation of Director of Town Planning, Maharashtra State on 08.08.2022 prior to sanction of Draft Scheme.

And whereas, the Director of Town Planning vide letter No. जा. क्र. प्रा.न.र.यो / नरयो क्र.7/ नैना / कलम 68(1) /467 dated 17.10.2022 had given consultation for sanction of Draft TPS - 7 and also accorded approval for suitable amendment in the sanctioned IDP/DP reservation as per provisions of section 59(2) of the said Act.

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. 7 (TPS-7) at part of Villages Devad, Vichumbe, Usarli Khurd, Kolkhe and Shivkar in one contiguous pocket of Taluka-Panvel, District-Raigad is hereby sanctioned under section 68(2) of the MR&TP Act, 1966 along with corresponding Special Development Control Regulations.

Copy of sanctioned draft TPS-7 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.

शहर आणि औद्योगिक विकास महामंडळ, महाराष्ट्र मर्यादित

अधिसूचना

महाराष्ट्र प्रादेशिक नियोजन आणि नगररचना अधिनियम १९६६च्या कलम ६८ च्या उपकलम (२) नुसार नगररचना परीयोजना क्रमांक - ७

क्र. सिडको / नैना / न.र.यो. ७/प्रा.यो./२०२२/

२१ ऑक्टोबर २०२२

ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन आणि नगररचना अधिनियम १९६६ (यहा.अधिनियम XXXVII, १९६६) (येथून पुढे उक्त अधिनियम असे निर्देशित करण्यात येईल), च्या कलम ४०च्या उपकलम (१) मधील खंड (ब) द्वारा प्रदान करण्यात आलेल्या अधिकारांचा वापर करुन महाराष्ट्र शासनाच्या नगर विकास विभाग (नविवि) ने अधिसूचना क्रमांक टीपीएस-१७१२/४७५/प्र.क्र.-९८/१२/नवि-१२ दिनांक १० जानेवारी, २०१३ व यांतील्यांतील 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 आराखड्यांचा वगळलेले भाग मंजूर केले आहेत.

आणि ज्याअर्थी महाराष्ट्र शासनाने अधिसूचना क्र. टीपीएस -१७१७/एमआयएस २७५०/सीआर -११/२०१९/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 १३ सप्टेंबर, २०१९ रोजीच्या ठराव क्र. १२२५५, अन्वये मौजे देवद (भाग), विचुंबे (भाग), उसली खुर्द (भाग), कोळखे (भाग) आणि शिवकर (भाग), तालुका पनवेल, जिल्हा रायगड येथे नगररचना परियोजना क्रमांक ७ (टीपीएस - ७) करण्याकरिता त्याचा उद्देश घोषित केला आहे.

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ६०(२) मध्ये नमूद तरतुदीनुसार टीपीएस -७ करण्याच्या उद्देशाची घोषणा दिनांक १८ सप्टेंबर, २०१९ रोजीच्या असाधारण अधिकृत महाराष्ट्र शासकीय राजपत्रात (भाग-२) आणि दिनांक २० सप्टेंबर, २०१९ रोजीच्या स्थानिक वृत्तपत्रे "रामप्रहर" आणि " कृषिवल " यात इंग्लिश व मराठी भाषेत प्रकाशित करण्यात आली आहे.

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

आणि ज्याअर्थी, सह संचालक, नगर रचना, कोकण विभाग यांनी आदेश क्रमांक प्रा.न.र.यो.क्र.७/नैना/कलम ६१(३)/मुदतवाढ/महसंकोवि /२०६१ दिनांक ४ मार्च, २०२० अन्वये प्रारुप योजना बनवून प्रकाशित करण्यासाठी तीन महिन्यांचा म्हणजेच दि. १९ जून, २०२० पर्यंतचा वाढीव कालावधी दिलेला आहे.

आणि ज्याअर्थी, टीपीएस नियम १९७४ च्या नियम क्रमांक ४(१) नुसार दिनांक १० ते २० जून, २०२० रोजी संबंधित जमीन मालकांची सभा आयोजित करून आणि जमीन मालकांकडून मिळालेल्या सूचनांचा समावेश केल्यानंतर दिनांक १९ मार्च, २०२० रोजी च्या प्रस्तावान्वये टीपीएस-७ चा मसुदा उक्त अधिनियमाच्या कलम ६१(१) नुसार आणि टीपीएस नियम १९७४ या नियम क्रमांक ४(२) नुसार संचालक, नगररचना, महाराष्ट्र राज्य यांच्याकडे सल्लामसलतीसाठी पाठविण्यात आला.

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

आणि ज्याअर्थी, उक्त प्रारूप नगर रचना परियोजना क्र. ७ मंजुरीचा विहित कालावधी, महाराष्ट्र राज्यात दिनांक २३ मार्च,२०२० पासून कोविड-१९ विषाणूच्या प्रादुर्भावामुळे जाहीर केलेला टाळेबंदीचा कालावधी वगळता अजून अस्तित्वात आहे

आणि ज्याअर्थी, संचालक, नगररचना, महाराष्ट्र राज्य यांनी दिनांक १५ मार्च, २०२१ रोजीच्या पत्र क्र. जा. क्र. नैना/नरयो क्र.७/प्र. क्र.७१/२०/टीपीव्ही-३/१४९५ अन्वये टीपीएस -७ बाबत सल्लामसलत दिली आहे तसेच टीपीएस -७ बनवताना मंजूर विकास योजनेच्या प्रस्तावांमध्ये झालेल्या बदलांना उक्त अधिनियमाच्या कलम ५९(२) अन्वये मंजुरी दिलेली आहे.

आणि ज्याअर्थी, संचालक, नगर रचना यांनी सल्लामसलतीत सुचविल्याप्रमाणे आवश्यक ते बदल टीपीएस-७ मध्ये करण्यात आलेले आहेत आणि सल्लामसलतीनुसार आवश्यक ते बदल करुन उक्तअधिनियमाच्या कलम ६१(१) अन्वये प्राप्त टीपीएस-७ तयार करण्यासंबंधीची नोटीस दिनांक २५.०४.२०२२ रोजीच्या असाधारण अधिकृत महाराष्ट्र शासकीय राजपत्रात (भाग -२) आणि स्थानिक वृत्तपत्रे यात उक्त अधिनियमाच्या कलम ६७ च्या तरतुदीनुसार नोटीसच्या एक महिन्याच्या आत सूचना/आक्षेप मागविण्यासाठी प्रकाशित करण्यात आली 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. २२.०७.२०२२ रोजी मंजुरीसाठी सादर करण्यात आली.

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

आणि ज्याअर्थी उपा व व्य सं. यांनी दि. ०८ ऑगस्ट, २०२२ रोजी उक्त अधिनियमाच्या कलम ६८च्या 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.७/ नैना / कलम ६८(१)/४६७ अन्वये प्रारूप योजनेच्या मंजुरीसाठी सल्ला दिला आहे तसेच मंजूर विकास योजनेच्या प्रस्तावांमध्ये झालेल्या बदलांना उक्त अधिनियमाच्या कलम ५९(२) अन्वये मंजुरी दिलेली आहे.

म्हणून, आता या अधिसूचनेद्वारे, दि. १३ सप्टेंबर, २०१७ च्या अधिसूचनेअन्वये राज्य सरकारद्वारे मला प्रदान केलेल्या अधिकारांचा वापर करून पनवेल तालुक्यातील रायगड जिल्ह्यातील मौजे देवद (भाग), विचुंबे (भाग), उसली खुर्द (भाग), कोळखे (भाग) आणि शिवकर (भाग), येथे एकसंलग्न अशा प्रारूप नगररचना परीयोजना क्रमांक ७ (टीपीएस -७) 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 -७ योजनेची प्रत संबंधित विशेष नियंत्रण नियमावलीसह नैना कार्यालय, ८ वा मजला, टॉवर नं. १०, बेलापूर रेल्वे स्टेशन संकुल, सीबीडी बेलापूर, नवी मुंबई ४००६१४ येथे कार्यालयीन कामकाजाच्या सर्व दिवशी नागरीकांच्या अवलोकनार्थ खुली ठेवण्यात आली आहे. तसेच प्रारूप टीपीएस-७ सिडकोचे संकेतस्थळ https://cidco.maharashtra.gov.in//naina येथे सुद्धा अपलोड केली गेली आहे आणि विहित शुल्क भरल्यानंतर देखील मिळू शकते.

Special Development Control Regulations for Draft TPS-7

In addition to the Development Control and Promotion Regulations, which are made applicable to the 23 Revenue villages of NAINA vide directives given by Government vide no. TPS-1717/2750/C.R.91/19/UD-12, dated 6/1/2020 (hereinafter called as 'Sanctioned NAINA DCPR') under section 37(1AA) read with section 154 of the Maharashtra Regional and Town Planning Act, 1966, the following special Regulations shall be applicable to the development of any sort to be carried out in the final plots of the Town Planning Scheme No.-7, NAINA. Rest of the provisions of prevailing sanctioned DCPRs of NAINA as amended from time to time shall be applicable. In case of any conflict between the regulations in sanctioned NAINA DCPRs and these special regulations prescribed below arises, then these special regulations shall prevail.

1. The Final Plots allotted to the owners in lieu of their Original Plots shall be considered as included in the Predominantly Residential zone of the sanctioned Interim Development Plan and shall be eligible for development for uses prescribed in Regulation No. 31 of the sanctioned DCPRs of NAINA.
   Provided that the final plots fronting on roads having width of 12.0m or more shall be permissible for development either under regulation of Predominantly Residential zone or under Mixed use zone of sanctioned DCPR irrespective of the actual zonal boundaries of the IDP.
2. Boundaries of the Final Plots shall not be changed, modified or altered during development.
3. Amalgamation of two or more Final plots shall not be permitted to form a new Final Plot. However, integrated development in two or more adjoining Final Plots shall be permitted considering sum of their areas as one unit for development.
4. Temporary / short term development proposals on any ground shall not be permitted within the portions of original plots which are merged during the reconstitution to form a Final Plots not allotted to the holders / owners of such original plots.
5. Development Permission in a Final Plot shall be granted only after ascertaining that the amount mentioned in column 15 of Form No. 1 of the Final Scheme under Rule No. 6(v) of the Maharashtra Town Planning Schemes Rules, 1974 is fully recovered. However, the Special Planning Authority, NAINA (CIDCO) may allow such amount to be recovered in suitable installments within a period up to the issuance of Occupancy Certificate. This amount is in addition to the Development Charges prescribed under chapter VI-A of the Maharashtra Regional and Town planning Act, 1966.
6. Internal Sub-division / partition of a Final Plot shall be permissible subject to strictly adhering to the boundaries of respective Final Plot and subject to provisions of sanctioned DCPRs of NAINA.
7. The 10% Recreational Open Space prescribed under regulation No. 20.3.1 of the sanctioned DCPRs of NAINA shall not be enforced in developing Final Plot admeasuring 0.40 ha or more considering that such open spaces are provided in the form of playground and open spaces in the scheme in addition to those reserved in the Development Plan for which owners of the original plots have shared their lands.
8. The 5% Amenity Space prescribed under regulation No. 20.3.11 of the sanctioned DCPRs of NAINA shall not be enforced in developing Final Plot admeasuring 2.00 ha or more considering that such Amenity spaces are provided separately in the scheme in addition to those reserved in the Development Plan for which owners of the original plots have shared their lands.
9. The provision of 20% plots/tenements for EWS / LIG as inclusive housing prescribed under Regulation No. 20.6 of the DCPRs of NAINA read with Annexure- 4 shall not be made applicable for a sub-division or layout of a Final Plot as the Scheme provides dedicated plots for EWS / LIG housing for which the owners of final plots have shared the lands from their original plot.

Notes:

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

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

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शुक्रवार दि.११ नोव्हेंबर २०२२ रायगड नगरी

सिडको
शहराचे शिल्पकार

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

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

12. The permissible FSI in respect of Final Plots, whose owners have been awarded monetary compensation as per Form No. 1 of the Final Scheme prescribed under Rule No. 6(v) of the Maharashtra Town Planning Schemes Rules, 1974 shall be 1.00
13. If the FSI permissible on a final plot becomes remain unconsumed due to maintain prescribed marginal distances / height restriction/ firefighting requirements or any such statutory restrictions, in such cases the balance FSI over and above FSI consumed may be permitted to be transferred as TDR to any Plot situated in any Town Planning Schemes and phase-I area of NAINA Development Plan subject to;
    i. The provision of Regulations no. 43 of the sanctioned DCPR of NAINA shall be applicable.
    ii. Such transfer of development right from a final plot to another Final Plot shall be permitted once only.
    iii. The aggregate FSI in a receiving Final Plot shall not exceed 4.00
    iv. The owner transferring the FSI shall not develop his Final Plot at any time to consume FSI more than 1.00
    v. The Final Plot after such transfer shall not be eligible for any additional FSI/TDR in future.
    vi. The owner of such Final Plot shall not ask for monetary compensation for balance FSI if any after partially transferring the FSI received in lieu of monetary compensation as TDR.
14. The permissible FSI in respect of Final Plots designated to Amenity Plots or to schools, primary health center shall be 2.5.
15. The permissible FSI in respect of Final Plots designated to Electric Sub-Station, Daily Bazaar, ESR/GSR in the scheme shall be 1.00.
16. The permissible FSI in respect of Final Plots designated to EWS/LIG Housing or Housing of the dispossessed persons or Final Plots reserved as Sale plots in this scheme shall be 4.00.
17. The permissible FSI in respect of Final plots designated to Growth center in this scheme shall be 2.5.
    Provided that the aforesaid FSI may be increases maximum upto 4.0 on payment of FSI linked premium (FLP) for over and above 2.5 FSI as prescribed in the sanctioned DCPR of NAINA for every increase of FSI of 0.30.
18. The Final Plots designated for Open Spaces, Parks or Play-Grounds are permissible to built-up area equal to 15 % of the respective final plot area subject to ground coverage up to 10 % of the respective final plot and structures shall be only of ground or ground plus one floor. Such structure shall be at one corner of respective final plot and shall be used for any use complementary to the designated use
19. Side and Rear Marginal Spaces

Area of plot	Category of building	Maximum permissible height of the building	Min Marginal Open Spaces (in M.)	
			Side	rear
40 M2 to less than 150 M2	Row houses type	**Upto** 15 M	0.0	1.5
*Pls refer Special Note	Semi-detached type	**Upto** 15 M	1.5	1.5
*Special Note : Irrespective of the road width on which these plots abuts, the maximum front margin shall be 3.00 M.				
150 M2 to less than 450 M2	Semi-detached type	**Upto** 15 M	1.5	2.25
	Detached type	**Upto** 15 M	2.25	2.25
		Above 15 M**Upto 24.0 M**	**H/5**	**H/5**
450 M2 to the less than 1000 M2	Detached type	**Upto** 15 M	3.00	3.00
		Above 15 M**Upto 24.0 M**	**H/5**	**H/5**
		Above 24.0M upto 37.5 M	6.00	6.00
1000 M2 and above	Detached type	**Upto** 15 M	3.00	3.00
		Above 15 M**Upto 24.0 M**	**H/5**	**H/5**
		Above 24.0M Upto 37.5 M	6.00	6.00
		Above 37.5 M upto 60.0 M	**H/5 or 9.00m whichever is less**	**H/5 or 9.00m whicheve r is less**
		Above 60.00 M	12.00	12.00

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

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

20. Mechanical/Hydraulic/Stack parking/multi-storeyed parking with or without car lift may be allowed to meet the requirement.
21. If the basement is proposed flushing to average surrounding ground level, then such basement can be extended in side and rear margins upto 1.5 m. from the plot boundary and beyond the building lines at ground level subject to a clear minimum front margin of 4.5 m and further subject to non-habitable uses and provision for mechanical ventilation and all safety provisions and drainage. However, it is essential that the basement top slab below the external circulation at ground level should be designed for firefighting vehicular loads as per NBC 2016.
    Provided that the above provision shall be permissible after the clearance from the Chief Fire Officer, CIDCO.
22. Every building or group of buildings together shall be either connected to a Drainage system or be provided with sub-soil dispersion system in the form of septic tank of suitable size and technical specifications, modern methods of disposals, shall be permitted at the discretion of the Authority.
23. The service road of the State highways and National highways shall be considered for the access to the plot.
    Further the plots along the other categorized roads such as Major District roads/ Village roads shall be directly accessible from these roads.
    In both the cases for final plots in Town Planning scheme, Ribbon development rules shall not be applicable.
24. The distance between two main buildings in a final plot shall be that required to be provided for a taller building amongst them subject to 12.0m as maximum.
25. Construction within River and blue line: Construction within River and Blue line may be permitted at a height of 0.60 m. above red flood line level. Provided that necessary mitigation measures are followed along with clearance from Irrigation department.
26. Grant of Development Permission does not constitute acceptance of correctness, confirmation, approval or endorsement of and shall not bind or render the competent authority liable in any way in regard to;
    a. Title Ownership and easement right of the plot on which building is proposed.
    b. Workmanship, soundness of material and structure safety of building.
    c. Variation in area from recorded areas of building unit.
    d. Location and boundary of building unit.
    e. Safety of the user of the building.
    f. NOC from appropriate authority.
    g. Structural reports and Structural drawing

Place :-Navi Mumbai
Date:-21.10.2022

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

Dr. Sanjay Mukherjee
Vice Chairman& Managing Director,
CIDCO

स्थळ: नवी मुंबई
दिनांक: २१ ऑक्टोबर २०२२

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

डॉ. संजय मुखर्जी
उपाध्यक्ष व व्यवस्थापकीय संचालक,
सिडको

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

सिडको/जनसंपर्क/३२५/२०२२-२३

Annexure 3: Appointment of the Arbitrator by Government

नगरविकास विभाग

मुख्य इमारत, ४था मजला, मंत्रालय, मुंबई ४०० ०३२, दिनांक २ डिसेंबर २०२२.

अधिसूचना

क्रमांक टीपीएस-१२२२/२१५२/प्र.क्र.१४८/२२/नवि-१२.— ज्याअर्थी, शासनाच्या नगरविकास विभागाकडील अधिसूचना क्रमांक टीपीएस-१८१७/९७३/प्र.क्र.१०३/१७/नवि-१३, दिनांक १३ सप्टेंबर २०१७ अन्वये महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ (सन १९६६ चा महाराष्ट्र अधिनियम क्र. ३७) (यापुढे ज्याचा उल्लेख उक्त अधिनियम असा करण्यात आला आहे) च्या कलम १५१(१) अन्वये प्रदान केलेल्या अधिकाराचा वापर करून उपाध्यक्ष आणि व्यवस्थापकीय संचालक, सिडको यांनी उक्त अधिनियमाच्या कलम ६८ उप-कलम (२) अन्वये अधिसूचना क्रमांक सिडको/नैना/न.र.यो.७/प्रा.यो./२०२२, दिनांक २१ ऑक्टोबर २०२२ अन्वये मौ. देवद (भाग), विचुंबे (भाग), उसर्ली खुर्द (भाग), कोळखे (भाग) आणि शिवकर (भाग), ता. पनवेल, प्रारुप नगररचना योजना क्र. ७ मंजूर करण्यात आली असून, सदरची नगररचना योजना ही शासन **राजपत्रा**मध्ये दिनांक ४ नोव्हेंबर २०२२ रोजी प्रसिद्ध करण्यात आली आहे. (यापुढे जिचा उल्लेख उक्त प्रारूप योजना असा केला आहे) ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ७२(१) अन्वये उक्त प्रारूप योजना शासन **राजपत्रात** प्रसिद्ध झालेल्या दिनांकापासून एक महिन्याच्या आत लवाद यांची नियुक्ती करणे आवश्यक आहे ;

आणि ज्याअर्थी, उक्त प्रारुप योजनेकरिता लवाद म्हणून काम करणेसाठी, श्री. अभिराज गिरकर, निवृत्त सहसंचालक, नगररचना यांनी संमती दिली आहे.

आता त्याअर्थी, उक्त अधिनियमाच्या कलम ७२ उप-कलम (१) अन्वये आणि महाराष्ट्र नगररचना योजना नियम, १९७४ मधील नियम क्र.११ नुसार प्राप्त अधिकारात शासन याद्वारे श्री. अभिराज गिरकर, निवृत्त सहसंचालक, नगररचना यांची उक्त प्रारूप योजनेसाठी लवाद म्हणून तात्काळ नियुक्ती करीत आहे. त्यांचे परिश्रमिक व भत्ते शासन निर्णय क्रमांक संकिर्ण-२७१५/प्र.क्र.१००/१३, दिनांक १७ डिसेंबर २०१६ नुसार राहतील. तसेच लवाद यांना आवश्यक ते सर्व सहाय्य व त्यांच्यावर देण्यात आलेल्या जबाबदाऱ्या पार पाडण्यासाठी स्वतंत्र कार्यालय व इतर अत्यावश्यक सोयी सुविधा पुरविण्याबाबत सिडकोस सूचना देण्यात येत आहेत.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

पु. म. शिंदे,
कार्यासन अधिकारी.

Annexure 4: Commencement of duty by the Arbitrator

RNI No. MAHBIL /2012/46121

सत्यमेव जयते

महाराष्ट्र शासन राजपत्र

असाधारण भाग दोन

वर्ष ९, अंक २६(४)] मंगळवार, एप्रिल २५, २०२३/वैशाख ५, शके १९४५ [पृष्ठे ३, किंमत : रुपये १२.००

असाधारण क्रमांक ४२

प्राधिकृत प्रकाशन

लवाद, नगररचना परियोजना क्रमांक ७

[देवद (भाग), विचुंबे (भाग), उसर्ली खुर्द (भाग), शिवकर (भाग),कोळखे (भाग)]

जाहीर सूचना

क्रमांक लवाद /नरयो-७/साधारण/२०२३/०८

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. ७ ही योजना उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको यांचेकडील अधिसूचना क्रमांक सिडको/नैना/टीपीएस-७/प्रा.यो./२०२२, 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. ७. 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. ७-८ 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.

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

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

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

अभिराज गिरकर,
लवाद,
नगररचना परियोजना क्रमांक ७ (नैना),
[देवद (भाग), विचुंबे (भाग), उसर्ली खुर्द (भाग),
शिवकर (भाग), कोळखे (भाग)].

OFFICE OF THE ARBITRATOR, TOWN PLANNING SCHEME, NAINA No. 7

[Devad (pt.), Vichumbe (pt.), Usarli khurd (pt.), Kolkhe (pt.) And shivkar (pt.)]

Public Notice

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

No. ARB/TPS-7/GEN/2023/08

The draft Town Planning Scheme No.7 of NAINA at village (Devad (pt.), Vichumbe (pt.), Usarli Khurd (pt.), Kolkhe (pt.) and Shivkar (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-7/Draft Scheme/2022, 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. 7-8.

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.7 of NAINA at villages Devad (pt.), Vichumbe (pt.), Usarli Khurd (pt.), Kolkhe (pt.) and Shivkar (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.7, 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*.

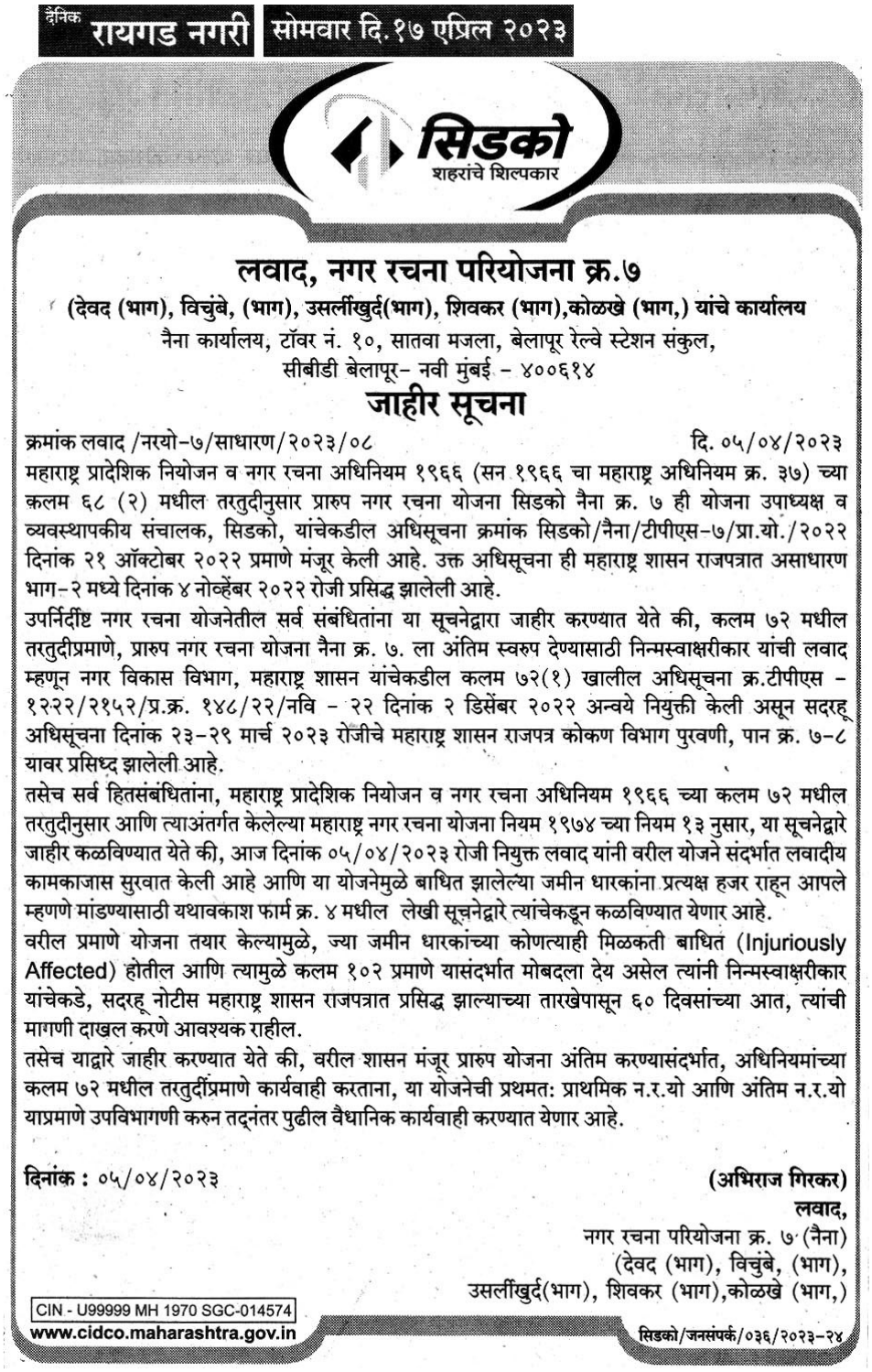
It is hereby declared that the said draft Town Planning Scheme No.7 shall be sub-divided in to a preliminary scheme and final scheme as per the provision under section 72 of the said act and processed further.

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. 7, NAINA [Devad (pt.),
Vichumbe (pt.), Usarli Khurd (pt.), Kolkhe (pt.)
and Shivkar (pt.)].

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

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



दैनिक रायगड नगरी सोमवार दि.१७ एप्रिल २०२३

सिडको
शहरांचे शिल्पकार

लवाद, नगर रचना परियोजना क्र.७

(देवद (भाग), विचुंबे, (भाग), उसर्लीखुर्द(भाग), शिवकर (भाग),कोळखे (भाग,) यांचे कार्यालय

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

जाहीर सूचना

क्रमांक लवाद /नरयो-७/साधारण/२०२३/०८ दि. ०५/०४/२०२३

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ (सन १९६६ चा महाराष्ट्र अधिनियम क्र. ३७) च्या कलम ६८ (२) मधील तरतुदीनुसार प्रारुप नगर रचना योजना सिडको नैना क्र. ७ ही योजना उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको, यांचेकडील अधिसूचना क्रमांक सिडको/नैना/टीपीएस-७/प्रा.यो./२०२२ दिनांक २१ ऑक्टोबर २०२२ प्रमाणे मंजूर केली आहे. उक्त अधिसूचना ही महाराष्ट्र शासन राजपत्रात असाधारण भाग-२ मध्ये दिनांक ४ नोव्हेंबर २०२२ रोजी प्रसिद्ध झालेली आहे.

उपर्निर्दीष्ट नगर रचना योजनेतील सर्व संबंधितांना या सूचनेद्वारा जाहीर करण्यात येते की, कलम ७२ मधील तरतुदीप्रमाणे, प्रारुप नगर रचना योजना नैना क्र. ७. ला अंतिम स्वरुप देण्यासाठी निन्मस्वाक्षरीकार 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. ७-८ यावर प्रसिध्द झालेली आहे.

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

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

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

दिनांक : ०५/०४/२०२३

(अभिराज गिरकर)
लवाद,
नगर रचना परियोजना क्र. ७ (नैना)
(देवद (भाग), विचुंबे, (भाग),
उसर्लीखुर्द(भाग), शिवकर (भाग),कोळखे (भाग,)

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सिडको/जनसंपर्क/०३६/२०२३-२४

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

Office of Arbitrator

NAINA Town Planning Scheme – 7,

Devad (pt), Kolkhe (pt), Usarli Khurd (pt), Vichumbe (pt), Shivkar (pt)

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

ARB/TPS-7/GEN/2023/488/2 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. 7 (Devad, Kolkhe (New – Kolkhe Peth), Usarli Khurd, Vichumbe and Shivkar) has been sanctioned under section 68(2) of the Maharashtra Regional and Town Planning Act, 1966 vide notification no. CIDCO/NAINA/TPS-7/Draft Scheme/2022 dated 21st October 2022, by the Vice Chairman and Managing Director, CIDCO under the powers conferred on him vide Urban Development Department Notification No. TPS/1817/973/CR-103/17/UD-13 dated 13th September, 2017.

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

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

Now, I, the undersigned as Arbitrator subdivide the sanctioned draft Town Planning Scheme, NAINA No. 7 (Devad, Kolkhe (New – Kolkhe Peth), Usarli Khurd, Vichumbe and Shivkar) into Preliminary Scheme and Final Scheme as provided under sub-section (3) of section 72 of the Maharashtra Regional and Town Planning Act, 1966 on 29th August, 2023.

(Abhiraj Girkar)

Arbitrator,

NAINA, Town Planning Scheme No. 7

(Devad, Kolkhe (New – Kolkhe Peth), Usarli Khurd, Vichumbe and Shivkar)

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

RNI No. MAHBIL /2012/46121

सत्यमेव जयते

महाराष्ट्र शासन राजपत्र

असाधारण भाग दोन

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

असाधारण क्रमांक १०१

प्राधिकृत प्रकाशन

प्रारंभिक नगररचना परियोजना नैना क्र. ७

[देवद (भाग), विचुंबे (भाग), उसर्ली खुर्द (भाग), कोळखे पेठ (भाग), शिवकर (भाग), तालुका पनवेल, जिल्हा रायगड]

जाहीर सूचना

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

क्रमांक लवाद/नरयो- ७/ नैना /प्रारंभिक/ निवाडा/२०२३/५१२

ज्याअर्थी, प्रारुप नगररचना परियोजना नैना क्र. ७, [देवद (भाग), विचुंबे (भाग), उसर्ली खुर्द (भाग), कोळखे (भाग) (नवीन-कोळखे पेठ), शिवकर (भाग), तालुका पनवेल, जिल्हा रायगड] ही उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको, यांनी नगरविकास विभाग, अधिसूचना क्र. टीपीएस/१८१७/९७३/प्र.क्र. १०३/१७/नवि-१३, दि. १३ सप्टेंबर २०१७ अन्वये त्यांना प्राप्त झालेल्या अधिकाराचा वापर करून महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ च्या कलम ६८च्या पोट-कलम (२) अन्वये त्यांची अधिसूचना क्र.सिडको/नैना/टीपीएस-७/प्रा. यो./ २०२२, दि. २१ ऑक्टोबर २०२२ प्रमाणे मंजूर केली आहे. उक्त अधिसूचना ही **महाराष्ट्र शासन राजपत्रात** असाधारण भाग-२ मधील पृष्ठ क्र. १ ते १२ मध्ये दि. ४ नोव्हेंबर २०२२ रोजी प्रसिध्द झालेली आहे ;

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

आणि ज्याअर्थी महाराष्ट्र नगररचना परियोजना नियम क्र. १९७४ च्या नियम क्र. १३ (१) अन्वये दि. ५ एप्रिल २०२३ रोजी सूचना प्रसिद्ध करुन नगररचना परियोजना नैना क्र. ७, [देवद (भाग), विचुंबे (भाग), उसर्ली खुर्द (भाग), कोळखे पेठ (भाग), शिवकर (भाग), तालुका पनवेल, जिल्हा रायगड] करिता लवाद म्हणून कर्तव्ये पार पाडण्याचे काम दि. ५ एप्रिल २०२३ पासून सुरू करण्यात आले आहे ;

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

आणि ज्याअर्थी, नगररचना परियोजना नैना क्र. ७, [देवद (भाग), विचुंबे (भाग), उसर्ली खुर्द (भाग), नवीन-कोळखे पेठ (भाग), शिवकर (भाग), तालुका पनवेल, जिल्हा रायगड] हिची उक्त अधिनियमांच्या पोट-कलम (३) कलम ७२ नुसार दि. २९ ऑगस्ट २०२३ रोजी नोटीस क्र. लवाद/न.र.यो.-७/ सर्वसाधारण/२०२३/४८८/२ 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. ७, [देवद (भाग), विचुंबे (भाग), उसर्ली खुर्द (भाग), कोळखे पेठ (भाग), शिवकर (भाग), तालुका 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 दि. ३० नोव्हेंबर २०२३ रोजी तयार करण्यात आली आहे असे जाहीर करीत आहेत.

ही प्राथमिक परियोजना निम्नस्वाक्षरीकार लवाद यांच्याकडून तयार करण्यात आल्यानंतर जनतेच्या तसेच या परियोजनेत समाविष्ट झालेल्या जमिनींच्या मालकांच्या अवलोकनार्थ लवादांच्या व नैनाच्या कार्यालयात कार्यालयीन कामकाजाच्या वेळेत नैना कार्यालय, टॉवर नं. १०, सातवा मजला, बेलापूर रेल्वे स्टेशन, सीबीडी बेलापूर-नवी मुंबई ४०० ६१४ येथे प्रसिद्ध करण्यात आली आहे.

दिनांकः ३० नोव्हेंबर २०२३,

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

अभिराज गिरकर,

लवाद

नगररचना परियोजना नैना क्र. ७,
[देवद (भाग), विचुंबे (भाग), उसर्ली खुर्द
(भाग), कोळखे पेठ (भाग), शिवकर (भाग)].

PRELIMINARY NAINA TOWN PLANNING SCHEME, NO. 7

[Devad (pt), Vichumbe (pt), Usarli Khurd (pt), Kolkhe Peth (pt) and Shivkar (pt) Taluka Panvel, District 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-7/Award/2023/512

WHEREAS, the Draft Town Planning Scheme, No. 7 (TPS- 7) [Devad (pt), Vichumbe (pt), Usarli Khurd (pt), Kolkhe (pt) (New-Kolkhe 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-1817/973/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 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. 7 [Devad (pt), Vichumbe (pt), Usarli Khurd (pt), Kolkhe 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), Usarli Khurd (pt), Kolkhe 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/2023/488/2, 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), Usarli Khurd (pt), Kolkhe 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 400 614.

ABHIRAJ GIRKAR,

Arbitrator,

Town Planning Scheme NAINA No. 7.
[Devad (pt), Vichumbe (pt), Usarli Khurd (pt), Kolkhe Peth (pt) and Shivkar (pt) of Taluka Panvel, District Raigad].

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

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

मंगळवार, १२ डिसेंबर २०२३ **सम प्रहर**

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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), Usarli Khurd (pt), Kolkhe 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), Usarli Khurd (pt), Kolkhe (pt) (New-Kolkhe 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-1817/973/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 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. 7 (Devad (pt), Vichumbe (pt), Usarli Khurd (pt), Kolkhe 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), Usarli Khurd (pt), Kolkhe 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/2023/488/2, 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), Usarli Khurd (pt), Kolkhe 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), Usarli Khurd (pt), Kolkhe Peth (pt) and Shivkar (pt) of Taluka Panvel, District Raigad)

CIN - U99999 MH 1970 SGC-014574
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जाहीर सूचना

प्रारंभिक नैना नगर रचना परियोजना क्र. ७,
(देवद (भाग), विचुंबे (भाग), उसर्ली खुर्द (भाग), कोळखे पेठ (भाग), शिवकर (भाग),
तालुका पनवेल, जिल्हा रायगड)
(महाराष्ट्र नगर रचना परियोजना नियम १९७४ च्या नियम क्र. १३(९) सहित
महाराष्ट्र प्रादेशिक नियोजन नगर रचना अधिनियम १९६६ च्या कलम ७२(७) अन्वये)
क्र. लवाद/नरयो– ७/ नैना /प्रारंभिक/ निवाडा/२०२३/५१२

ज्याअर्थी, प्रारुप नगर रचना परियोजना नैना क्र. ७, (देवद (भाग), विचुंबे (भाग), उसर्ली खुर्द (भाग), कोळखे (भाग) (नवीन-कोळखे पेठ), शिवकर (भाग), तालुका पनवेल, जिल्हा रायगड) ही उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको, यांनी नगर विकास विभाग, अधिसूचना क्र. टीपीएस/१८१७/७७३/प्र.क्र. १०३/१७/नवि-१३, दि. १३ सप्टेंबर २०१७ अन्वये त्यांना प्राप्त झालेल्या अधिकाराचा वापर करुन महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ च्या कलम ६८च्या पोटकलम (२) अन्वये त्यांची अधिसूचना क्र.सिडको/नैना/टीपीएस–७/प्रा. यो. / २०२२/ दि. २२ ऑक्टोबर २०२२ प्रमाणे मंजूर केली आहे. उक्त अधिसूचना ही **महाराष्ट्र शासन राजपत्रात** असाधारण भाग-२ मधील पृष्ठ क्र. १ ते १२ मध्ये दि. ४ नोव्हेंबर २०२२ रोजी प्रसिध्द झालेली आहे.

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

आणि ज्या अर्थी महाराष्ट्र नगर रचना परीसोजना नियम क्र. १९७४ च्या नियम क्र. १३ (१) अन्वये दि. ५ एप्रिल २०२३ रोजी सूचना प्रसिद्ध करुन नगर रचना परियोजना नैना क्र. ७, (देवद (भाग), विचुंबे (भाग), उसर्ली खुर्द (भाग), कोळखे पेठ (भाग), शिवकर (भाग), तालुका पनवेल, जिल्हा रायगड) करीता लवाद म्हणून कर्तव्ये पार पाडण्याचे काम दि. ५ एप्रिल २०२३ पासून सुरु करण्यात आले आहे.

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

आणि ज्या अर्थी नगर रचना परियोजना नैना क्र. ७, (देवद (भाग), विचुंबे (भाग), उसर्ली खुर्द (भाग), नवीन-कोळखे पेठ (भाग), शिवकर (भाग), तालुका पनवेल, जिल्हा रायगड) ही उक्त अधिनियमांच्या पोटकलम (३) कलम ७२ नुसार दि. २९ ऑगस्ट २०२३ रोजी नोटीस क्र. लवाद/व.र.यो.-७/ सर्वसाधारण/२०२३/४८८/२ अन्वये प्रारंभिक योजना व अंतिम योजना अशी उपविभागणी करण्यात आलेली आहे.

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

त्याअर्थी निम्नस्वाक्षरीकार नगर रचना परियोजना नैना क्र. ७, (देवद (भाग), विचुंबे (भाग), उसर्ली खुर्द (भाग), कोळखे पेठ (भाग), शिवकर (भाग), तालुका पनवेल, जिल्हा रायगड) या योजनेचे लवाद म्हणून उक्त अधिनियमांच्या कलम ७२ च्या पोटकलम (७) प्रमाणे तसेच उक्त नियमांचा नियम क्र. १३(९) प्रमाणे ही परियोजना दि. ३० नोव्हेंबर २०२३ रोजी तयार करण्यात आली आहे असे जाहीर करीत आहेत.

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

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

(अभिराज गिरकर)
लवाद,
नगर रचना परियोजना नैना क्र. ७,
(देवद (भाग), विचुंबे (भाग), उसर्ली खुर्द (भाग), कोळखे पेठ (भाग), शिवकर (भाग))

CIDCO/PR/451/2023-24

दैनिक किल्ले रायगड **दिनांक : १२-१२-२०२३**

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

PUBLIC NOTICE

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

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

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

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

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

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

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

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

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

Date : 30th November, 2023

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

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

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

जाहीर सूचना

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

ज्याअर्थी, प्रारुप नगर रचना परियोजना नैना क्र. ६, (चिखले (भाग), मोहो (भाग), पाली खुर्द (भाग), शिवकर (भाग)) ता. पनवेल, जिल्हा रायगड, ही उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको, यांनी नगर विकास विभाग, अधिसूचना क्र. टीपीएस/१८१७/७७३/प्र.क्र. १०३/१७/नवि-१३, दिनांक १३/०९/२०१७ अन्वये त्यांना प्राप्त झालेल्या अधिकाराचा वापर करुन महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ च्या कलम ६८ च्या पोटकलम (२) अन्वये त्यांची अधिसूचना क्र.सिडको/नैना/टीपीएस–६/प्रा.यो./२०२२/५६५ दिनांक २१/१०/२०२२ प्रमाणे मंजूर केली आहे. उक्त अधिसूचना ही **महाराष्ट्र शासन राजपत्रात** असाधारण भाग- २ मधील पृष्ठ क्र.१ ते ६ वर दिनांक ०४ नोव्हेंबर २०२२ रोजी प्रसिध्द झालेली आहे.

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

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

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

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

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

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

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

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

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

CIDCO/PR/450/2023-24

6 Tuesday, 12 December 2023 contact@newsband.in www.newsband.in Newsband

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PUBLIC NOTICE

Preliminary NAINA Town Planning Scheme, No. 7
(Devad (pt), Vichumbe (pt), Usarli Khurd (pt), Kolkhe 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), Usarli Khurd (pt), Kolkhe (pt) (New-Kolkhe 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-1817/973/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 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. 7 (Devad (pt), Vichumbe (pt), Usarli Khurd (pt), Kolkhe 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), Usarli Khurd (pt), Kolkhe 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/2023/488/2, 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), Usarli Khurd (pt), Kolkhe 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), Usarli Khurd (pt), Kolkhe Peth (pt) and Shivkar (pt) of Taluka Panvel, District Raigad)

जाहीर सूचना

प्रारंभिक नैना नगर रचना परियोजना क्र. ७,
(देवद (भाग), विचुंबे (भाग), उसर्ली खुर्द (भाग), कोळखे पेठ (भाग), शिवकर (भाग),
तालुका पनवेल, जिल्हा रायगड)
(महाराष्ट्र नगर रचना परियोजना नियम १९७४ च्या नियम क्र. १३(९) सहित
महाराष्ट्र प्रादेशिक नियोजन नगर रचना अधिनियम १९६६ च्या कलम ७२(७) अन्वये)
क्र. लवाद/नरयो– ७/ नैना /प्रारंभिक/ निवाडा/२०२३/५१२

ज्याअर्थी, प्रारुप नगर रचना परियोजना नैना क्र. ७, (देवद (भाग), विचुंबे (भाग), उसर्ली खुर्द (भाग), कोळखे (भाग) (नवीन-कोळखे पेठ), शिवकर (भाग), तालुका पनवेल, जिल्हा रायगड) ही उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको, यांनी नगर विकास विभाग, अधिसूचना क्र. टीपीएस/१८१७/९७३/प्र.क्र. १०३/१७/नवि-१३, दि. १३ सप्टेंबर २०१७ अन्वये त्यांना प्राप्त झालेल्या अधिकाराचा वापर करुन महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ च्या कलम ६८च्या पोटकलम (२) अन्वये त्यांची अधिसूचना क्र.सिडको/नैना/टीपीएस-७/प्रा. सी./ २०२२/ दि. २१ ऑक्टोबर २०२२ प्रमाणे मंजूर केली आहे. उक्त अधिसूचना ही **महाराष्ट्र शासन राजपत्रात** असाधारण भाग-२ मधील पृष्ठ क्र. १ ते १२ मध्ये दि. ४ नोव्हेंबर २०२२ रोजी प्रसिध्द झालेली आहे.

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

आणि ज्या अर्थी महाराष्ट्र नगर रचना परियोजना नियम क्र. १९७४ च्या नियम क्र. १३ (१) अन्वये दि. ५ एप्रिल २०२३ रोजी सुचना प्रसिद्ध करुन नगर रचना परियोजना नैना क्र. ७, (देवद (भाग), विचुंबे (भाग), उसर्ली खुर्द (भाग), कोळखे पेठ (भाग), शिवकर (भाग), तालुका पनवेल, जिल्हा रायगड) करीता लवाद म्हणून कर्तव्ये पार पाडण्याचे काम दि. ५ एप्रिल २०२३ पासून सुरु करण्यात आले आहे.

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

आणि ज्या अर्थी नगर रचना परियोजना नैना क्र. ७, (देवद (भाग), विचुंबे (भाग), उसर्ली खुर्द (भाग), नवीन-कोळखे पेठ (भाग), शिवकर (भाग), तालुका पनवेल, जिल्हा रायगड) हीची उक्त अधिनियमांच्या पोटकलम (३) कलम ७२ नुसार दि. २९ ऑगस्ट २०२३ रोजी नोटीस क्र. लवाद/न.र.यो.-७/ सर्वसाधारण/२०२३/४८८/२ अन्वये प्रारंभिक योजना व अंतिम योजना अशी उपविभागणी करण्यात आलेली आहे.

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

त्याअर्थी निम्नस्वाक्षरीकार नगर रचना परियोजना नैना क्र. ७, (देवद (भाग), विचुंबे (भाग), उसर्ली खुर्द (भाग), कोळखे पेठ (भाग), शिवकर (भाग), तालुका पनवेल, जिल्हा रायगड) या योजनेचे लवाद म्हणून उक्त अधिनियमांच्या कलम ७२ च्या पोटकलम (७) प्रमाणे तसेच उक्त नियमांचा नियम क्र. १३(९) प्रमाणे ही परियोजना दि. ३० नोव्हेंबर २०२३ रोजी तयार करण्यात आली आहे असे जाहीर करीत आहेत.

ही प्राथमिक परियोजना निम्नस्वाक्षरीकार लवाद यांच्या कडून तयार करण्यात आल्यानंतर जनतेच्या तसेच या परियोजनेत समाविष्ट झालेल्या जमीनींच्या मालकांच्या अवलोकनार्थ लवादांच्या व नैनाच्या कार्यालयात कार्यालयीन कामकाजाच्या वेळेत नैना कार्यालय, टॉवर नं. १०, सातवा मजला, बेलापूर रेल्वे स्टेशन, सीबीडी बेलापूर- नवी मुंबई ४०० ६१४ येथे प्रसिद्ध करण्यात आली आहे.

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

(अभिराज गिरकर)
लवाद,
नगर रचना परियोजना नैना क्र. ७,
(देवद (भाग), विचुंबे (भाग), उसर्ली खुर्द (भाग),
कोळखे पेठ (भाग), शिवकर (भाग))

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Annexure 9: Newspaper Notice for Compensation for Affected Structures

रामप्रहर बुधवार, १३ मार्च २०२४

सिडको
शहरांचे शिल्पकार

जाहीर सूचना

लवाद, नगर रचना परियोजना क्र. ७
(देवद (भाग), विचुंबे (भाग),उसार्ली खुर्द (भाग),कोळखे पेठ (भाग),
शिवकर (भाग), तालुका पनवेल, जिल्हा रायगड) यांचे कार्यालय
क्रमांक लवाद/नरयो-७/साधारण/२०२४/

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ (यापुढे उक्त अधिनियम असे संबोधिले आहे.) चे कलम ६८ (२) मधील तरतुदीनुसार प्रारूप नगर रचना परियोजना नैना क्र. ७ ही उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको, यांचेकडील अधिसुचना क्रमांक सिडको/ नैना/टीपीएस- ७/प्रा.यो./ २०२२ दिनांक- २१ ऑक्टोबर २०२२ प्रमाणे मंजूर केली आहे व सदर योजनेला अंतिम स्वरूप देण्यासाठी उक्त अधिनियमाच्या कलम ७२ मधील तरतुदीनुसार निम्नस्वाक्षरीकार यांची लवाद म्हणून दिनांक - ०२/१२/२०२२ खालील अधिसुचना क्र. टीपीएस-७ /१२२२ /२१५२/ प्र. क्र.१४८/२२/नवि १२ अन्वये नियुक्ती केली आहे.

उक्त अधिनियमाच्या कलम ७२ (३) अन्वये मंजुर प्रारूप नगर रचना परियोजना नैना क्र. ७ ची प्राथमिक योजना व अंतिम योजना मध्ये उपविभागणी करण्यात आली होती. निम्नस्वाक्षरीकार यांनी उक्त अधिनियमांच्या कलम ७२ च्या पोट कलम (७) प्रमाणे तसेच महाराष्ट्र नगर रचना योजना नियम १९७४ च्या नियम क्र. १३(९) प्रमाणे प्राथमिक नगर रचना परियोजना नैना क्र. ७ ही दिनांक ३०/११/२०२३ रोजी तयार केलेली आहे व त्याबाबतची जाहिर सूचना दिनांक ०१/१२/२०२३ रोजीच्या शासन राजपत्र व दिनांक १२/१२/२०२३ रोजीच्या दैनिक रामप्रहर व न्युज बँड मध्ये प्रसिध्द करण्यात आली आहे. व दिनांक २९/१२/२०२३ रोजी शासनाकडे मंजुरीसाठी सादर करण्यात आली आहे.

निम्नस्वाक्षरीकार यांनी आता अंतिम नगर रचना परियोजना क्र. ७ तयार करणेची कार्यवाही सुरू केलेली आहे. तरी प्राथमिक परियोजना नैना क्र. ७ मध्ये ज्या भूखंडधारकाचे अधिकृत बांधकाम बाधित होत असेल त्यांनी सदर नोटीस प्रसिध्द झाल्या तारखेपासून १५ दिवसांच्या आत त्याबाबतची संपूर्ण माहिती जसे जिल्हाधिकारी, रायगड/सिडको यांचे मंजूर विकास परवानगीचे आदेश, मंजुर बांधकाम नकाशे इत्यादी सादर करून याबाबत नुकसान भरपाईसाठी बांधकाम मूल्यांकन अहवालासह सविस्तर प्रस्ताव सादर करावे.

दिनांक : ०६/०३/२०२४

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

(अभिराज गिरकर)
लवाद,
नैना नगर रचना परियोजना क्र. ७,

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सिडको/जनसंपर्क/६८०/२०२३-२४

दैनिक सागर रायगड

बुधवार दि. १३ मार्च २०२४

सिडको
शहरांचे शिल्पकार

जाहीर सूचना

लवाद, नगर रचना परियोजना क्र. ७
(देवद (भाग), विचुंबे (भाग),उसार्ली खुर्द (भाग),कोळखे पेठ (भाग),
शिवकर (भाग), तालुका पनवेल, जिल्हा रायगड) यांचे कार्यालय
क्रमांक लवाद/नरयो-७/साधारण/२०२४/

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ (यापुढे उक्त अधिनियम असे संबोधिले आहे.) चे कलम ६८ (२) मधील तरतुदीनुसार प्रारूप नगर रचना परियोजना नैना क्र. ७ ही उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको, यांचेकडील अधिसुचना क्रमांक सिडको/ नैना/टीपीएस- ७/प्रा.यो./ २०२२ दिनांक- २१ ऑक्टोबर २०२२ प्रमाणे मंजूर केली आहे व सदर योजनेला अंतिम स्वरूप देण्यासाठी उक्त अधिनियमाच्या कलम ७२ मधील तरतुदीनुसार निम्नस्वाक्षरीकार यांची लवाद म्हणून दिनांक - ०२/१२/२०२२ खालील अधिसुचना क्र. टीपीएस-७ /१२२२ /२१५२/ प्र. क्र.१४८/२२/नवि १२ अन्वये नियुक्ती केली आहे.

उक्त अधिनियमाच्या कलम ७२ (३) अन्वये मंजुर प्रारूप नगर रचना परियोजना नैना क्र. ७ ची प्राथमिक योजना व अंतिम योजना मध्ये उपविभागणी करण्यात आली होती. निम्नस्वाक्षरीकार यांनी उक्त अधिनियमांच्या कलम ७२ च्या पोट कलम (७) प्रमाणे तसेच महाराष्ट्र नगर रचना योजना नियम १९७४ च्या नियम क्र. १३(९) प्रमाणे प्राथमिक नगर रचना परियोजना नैना क्र. ७ ही दिनांक ३०/११/२०२३ रोजी तयार केलेली आहे व त्याबाबतची जाहिर सूचना दिनांक ०१/१२/२०२३ रोजीच्या शासन राजपत्र व दिनांक १२/१२/२०२३ रोजीच्या दैनिक रामप्रहर व न्युज बँड मध्ये प्रसिध्द करण्यात आली आहे. व दिनांक २९/१२/२०२३ रोजी शासनाकडे मंजुरीसाठी सादर करण्यात आली आहे.

निम्नस्वाक्षरीकार यांनी आता अंतिम नगर रचना परियोजना क्र. ७ तयार करणेची कार्यवाही सुरू केलेली आहे. तरी प्राथमिक परियोजना नैना क्र. ७ मध्ये ज्या भूखंडधारकाचे अधिकृत बांधकाम बाधित होत असेल त्यांनी सदर नोटीस प्रसिध्द झाल्या तारखेपासून १५ दिवसांच्या आत त्याबाबतची संपूर्ण माहिती जसे जिल्हाधिकारी, रायगड/सिडको यांचे मंजूर विकास परवानगीचे आदेश, मंजुर बांधकाम नकाशे इत्यादी सादर करून याबाबत नुकसान भरपाईसाठी बांधकाम मूल्यांकन अहवालासह सविस्तर प्रस्ताव सादर करावे.

दिनांक : ०६/०३/२०२४

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

(अभिराज गिरकर)
लवाद,
नैना नगर रचना परियोजना क्र. ७,

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सिडको/जनसंपर्क/६८०/२०२३-२४

वादळवारी सोमवार । २९ जुलै २०२४

सिडको
शहरांचे शिल्पकार

जाहीर सूचना

लवाद, नगर रचना परियोजना क्र. ७
(देवद (भाग), विचुंबे (भाग),उसार्ली खुर्द (भाग),कोळखे पेठ (भाग),
शिवकर (भाग), तालुका पनवेल, जिल्हा रायगड) यांचे कार्यालय
क्रमांक लवाद/नरयो-७/साधारण/२०२४/

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ (यापुढे ''उक्त अधिनियम'' असे संबोधिले आहे.) चे कलम ६८ (२) मधील तरतुदीनुसार प्रारूप नगर रचना परियोजना नैना क्र. ७ ही उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको, यांचेकडील अधिसुचना क्रमांक सिडको/ नैना/टीपीएस- ७/प्रा.यो./ २०२२ दिनांक- २१ ऑक्टोबर २०२२ प्रमाणे मंजूर केली आहे व सदर योजनेला अंतिम स्वरूप देण्यासाठी उक्त अधिनियमाच्या कलम ७२ मधील तरतुदीनुसार निम्नस्वाक्षरीकार यांची लवाद म्हणून दिनांक - ०२/१२/२०२२ खालील अधिसुचना क्र. टीपीएस-७ /१२२२ /२१५२/ प्र. क्र.१४८/२२/नवि १२ अन्वये नियुक्ती केली आहे.

उक्त अधिनियमाच्या कलम ७२ (३) अन्वये मंजुर प्रारूप नगर रचना परियोजना नैना क्र. ७ ची प्राथमिक योजना व अंतिम योजना मध्ये उपविभागणी करण्यात आली होती. निम्नस्वाक्षरीकार यांनी उक्त अधिनियमांच्या कलम ७२ च्या पोट कलम (७) प्रमाणे तसेच महाराष्ट्र नगर रचना योजना नियम १९७४ च्या नियम क्र. १३(९) प्रमाणे प्राथमिक नगर रचना परियोजना नैना क्र. ७ ही दिनांक ३०/११/२०२३ रोजी तयार केलेली आहे व त्याबाबतची जाहीर सूचना दिनांक ०१/१२/२०२३ रोजीच्या शासन राजपत्र व दिनांक १२/१२/२०२३ रोजीच्या दैनिक रामप्रहर व न्युज बँड मध्ये प्रसिध्द करण्यात आली आहे. व दिनांक २९/१२/२०२३ रोजी शासनाकडे मंजुरीसाठी सादर करण्यात आली आहे.

निम्नस्वाक्षरीकार यांनी आता अंतिम नगर रचना परियोजना क्र. ७ तयार करणेची कार्यवाही सुरू केलेली आहे. याबाबत दिनांक. १३ मार्च २०२४ रोजीच्या दैनिक राम प्रहर आणि सागर मध्ये जाहीर सूचना प्रसिद्ध करण्यात आली होती कि प्राथमिक परियोजना नैना क्र. ७ मध्ये ज्या भूखंडधारकाचे अधिकृत बांधकाम बाधित होत असेल त्यांनी सदर नोटीस प्रसिध्द झाल्या तारखेपासून १५ दिवसांच्या आत त्याबाबतची संपूर्ण माहिती जसे जिल्हाधिकारी, रायगड/सिडको यांचे मंजूर विकास परवानगीचे आदेश, मंजुर बांधकाम नकाशे इत्यादी सादर करून याबाबत नुकसान भरपाईसाठी बांधकाम मूल्यांकन अहवालासह सविस्तर प्रस्ताव सादर करावे.

याबाबत सर्व भूखंड धारकांना पुन्हा आवाहन करण्यात येत आहे कि प्राथमिक परियोजना नैना क्र. ७ मध्ये ज्या भूखंडधारकाचे अधिकृत बांधकाम बाधित होत असेल त्यांनी सदर नोटीस प्रसिध्द झाल्या तारखेपासून १५ दिवसांच्या आत त्याबाबतची संपूर्ण माहिती जसे जिल्हाधिकारी, रायगड/सिडको यांचे मंजूर विकास परवानगीचे आदेश, मंजुर बांधकाम नकाशे इत्यादी सादर करून याबाबत नुकसान भरपाईसाठी बांधकाम मूल्यांकन अहवालासह सविस्तर प्रस्ताव सादर करावे.

तद्नंतर याबाबत प्राप्त होणारी निवेदने विचारात घेतली जाणार नाहीत याची कृपया सर्वांनी नोंद घ्यावी.

दिनांक : १६/०७/२०२४

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

(अभिराज गिरकर)
लवाद,
नगर रचना परियोजना क्र. ७

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सिडको/जनसंपर्क/१२५/२०२४-२५

रामप्रहर सोमवार, २९ जुलै २०२४

सिडको
शहरांचे शिल्पकार

जाहीर सूचना

लवाद, नगर रचना परियोजना क्र. ७
(देवद (भाग), विचुंबे (भाग),उसार्ली खुर्द (भाग),कोळखे पेठ (भाग),
शिवकर (भाग), तालुका पनवेल, जिल्हा रायगड) यांचे कार्यालय
क्रमांक लवाद/नरयो-७/साधारण/२०२४/

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ (यापुढे ''उक्त अधिनियम'' असे संबोधिले आहे.) चे कलम ६८ (२) मधील तरतुदीनुसार प्रारूप नगर रचना परियोजना नैना क्र. ७ ही उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको, यांचेकडील अधिसुचना क्रमांक सिडको/ नैना/टीपीएस- ७/प्रा.यो./ २०२२ दिनांक- २१ ऑक्टोबर २०२२ प्रमाणे मंजूर केली आहे व सदर योजनेला अंतिम स्वरूप देण्यासाठी उक्त अधिनियमाच्या कलम ७२ मधील तरतुदीनुसार निम्नस्वाक्षरीकार यांची लवाद म्हणून दिनांक - ०२/१२/२०२२ खालील अधिसुचना क्र. टीपीएस-७ /१२२२ /२१५२/ प्र. क्र.१४८/२२/नवि १२ अन्वये नियुक्ती केली आहे.

उक्त अधिनियमाच्या कलम ७२ (३) अन्वये मंजुर प्रारूप नगर रचना परियोजना नैना क्र. ७ ची प्राथमिक योजना व अंतिम योजना मध्ये उपविभागणी करण्यात आली होती. निम्नस्वाक्षरीकार यांनी उक्त अधिनियमांच्या कलम ७२ च्या पोट कलम (७) प्रमाणे तसेच महाराष्ट्र नगर रचना योजना नियम १९७४ च्या नियम क्र. १३(९) प्रमाणे प्राथमिक नगर रचना परियोजना नैना क्र. ७ ही दिनांक ३०/११/२०२३ रोजी तयार केलेली आहे व त्याबाबतची जाहीर सूचना दिनांक ०१/१२/२०२३ रोजीच्या शासन राजपत्र व दिनांक १२/१२/२०२३ रोजीच्या दैनिक रामप्रहर व न्युज बँड मध्ये प्रसिध्द करण्यात आली आहे. व दिनांक २९/१२/२०२३ रोजी शासनाकडे मंजुरीसाठी सादर करण्यात आली आहे.

निम्नस्वाक्षरीकार यांनी आता अंतिम नगर रचना परियोजना क्र. ७ तयार करणेची कार्यवाही सुरू केलेली आहे. याबाबत दिनांक. १३ मार्च २०२४ रोजीच्या दैनिक राम प्रहर आणि सागर मध्ये जाहीर सूचना प्रसिद्ध करण्यात आली होती कि प्राथमिक परियोजना नैना क्र. ७ मध्ये ज्या भूखंडधारकाचे अधिकृत बांधकाम बाधित होत असेल त्यांनी सदर नोटीस प्रसिध्द झाल्या तारखेपासून १५ दिवसांच्या आत त्याबाबतची संपूर्ण माहिती जसे जिल्हाधिकारी, रायगड/सिडको यांचे मंजूर विकास परवानगीचे आदेश, मंजुर बांधकाम नकाशे इत्यादी सादर करून याबाबत नुकसान भरपाईसाठी बांधकाम मूल्यांकन अहवालासह सविस्तर प्रस्ताव सादर करावे.

याबाबत सर्व भूखंड धारकांना पुन्हा आवाहन करण्यात येत आहे कि प्राथमिक परियोजना नैना क्र. ७ मध्ये ज्या भूखंडधारकाचे अधिकृत बांधकाम बाधित होत असेल त्यांनी सदर नोटीस प्रसिध्द झाल्या तारखेपासून १५ दिवसांच्या आत त्याबाबतची संपूर्ण माहिती जसे जिल्हाधिकारी, रायगड/सिडको यांचे मंजूर विकास परवानगीचे आदेश, मंजुर बांधकाम नकाशे इत्यादी सादर करून याबाबत नुकसान भरपाईसाठी बांधकाम मूल्यांकन अहवालासह सविस्तर प्रस्ताव सादर करावे.

तद्नंतर याबाबत प्राप्त होणारी निवेदने विचारात घेतली जाणार नाहीत याची कृपया सर्वांनी नोंद घ्यावी.

दिनांक : १६/०७/२०२४

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

(अभिराज गिरकर)
लवाद,
नगर रचना परियोजना क्र. ७

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सिडको/जनसंपर्क/१२५/२०२४-२५

Annexure 10: Sanction of Preliminary Scheme

महाराष्ट्र शासन राजपत्र भाग एक—कोकण विभागीय पुरवणी, गुरुवार ते बुधवार, सप्टेंबर २६-ऑक्टोबर २, २०२४/आश्विन ४-१०, शके १९४६ १२३

नगरविकास विभाग

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

अधिसूचना

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६.

क्रमांक टीपीएस-१२२४/०६/प्र.क्र.२३/२४/नवि-१२.— ज्याअर्थी, प्रारुप नगररचना परियोजना नैना क्र. ७, [मौजे देवद (भाग), विचुंबे (भाग), उसर्ली खुर्द (भाग), कोळखे (भाग) (नवीन-कोळखे पेठ), शिवकर (भाग), तालुका पनवेल, जिल्हा रायगड] (यापुढे ज्याचा उल्लेख " उक्त प्रारूप परियोजना " असा करण्यात आला आहे), उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको यांना शासनाने महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख " उक्त अधिनियम ' असा करण्यात आला आहे) चे कलम १५१ (१) मधील तरतुदीनुसार प्रदान केलेल्या अधिकारात उक्त अधिनियमाच्या कलम ६८ उप-कलम (२) मधील तरतुदीनुसार अधिसूचना क्रमांक सिडको/नैना/टीपीएस-७/ प्रा. यो./२०२२, दिनांक २१ ऑक्टोबर २०२२ अन्वये मंजूर केली आहे ;

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

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

आणि ज्याअर्थी, उक्त लवाद यांनी उक्त परियोजनेसंदर्भात आवश्यक ती वैधानिक कार्यवाही पूर्ण करून आणि उक्त परियोजना अंतिम करून, प्राथमिक नगररचना परियोजना नैना क्र. ७, [देवद (भाग), विचुंबे (भाग), उसर्ली खुर्द (भाग), कोळखे (भाग) (नवीन-कोळखे पेठ), शिवकर (भाग), तालुका पनवेल, जिल्हा रायगड] उक्त अधिनियमाच्या कलम ७२ चे उप-कलम (५) मधील तरतुदीनुसार दिनांक २९ डिसेंबर २०२३ च्या पत्रान्वये शासनास मंजुरीकरिता सादर केली असून ती शासनास दिनांक २ जानेवारी २०२४ रोजी प्राप्त झाली आहे (यापुढे ज्याचा उल्लेख " उक्त प्राथमिक नगररचना परियोजना " असा करण्यात आला आहे) ;

आणि ज्याअर्थी, आवश्यक ती चौकशी केल्यानंतर व संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचा सल्ला घेतल्यानंतर प्राथमिक नगररचना परियोजना नैना क्र. ७, [मौजे चिखले (भाग), मोहो (भाग), पालीखुर्द (भाग), शिवकर (भाग) तालुका पनवेल, जिल्हा रायगड] काही बदलांसह मंजूर करणे आवश्यक आहे, असे शासनाचे मत झाले आहे ;

आता त्याअर्थी, उक्त अधिनियमाच्या कलम ८६ चे उप-कलम (१) (क) अन्वये प्रदत्त असलेल्या अधिकारांचा वापर करून शासन, प्राथमिक नगररचना परियोजना नैना क्र. ७, [मौजे देवद (भाग), विचुंबे (भाग), उसर्ली खुर्द (भाग), कोळखे (भाग) (नवीन-कोळखे पेठ), शिवकर (भाग), तालुका पनवेल, जिल्हा रायगड] यासोबत जोडलेल्या परिशिष्ट-१, २ (अंतिम भूखंडांबाबत), परिशिष्ट-३ (नगररचना परियोजना नैना क्र. ७ च्या विशेष विकास नियंत्रण व प्रोत्साहन नियमावलीबाबत) मध्ये नमूद केल्यानुसार काही बदलांसह मंजूर करीत आहे ;

२. उक्त मंजूर करण्यात आलेली प्राथमिक नगररचना परियोजना नैना क्र. ७, [मौजे देवद (भाग), विचुंबे (भाग), उसर्ली खुर्द (भाग), कोळखे (भाग) (नवीन-कोळखे पेठ), शिवकर (भाग), तालुका पनवेल, जिल्हा रायगड] ही उक्त अधिनियमाच्या कलम ८६ (२) (ख) नुसार, सदरची अधिसूचना **शासन राजपत्रात** प्रसिद्ध झाल्याच्या दिनांकापासून एक महिन्याच्या कालावधीनंतर अंमलात येईल ;

३. मंजूर प्राथमिक नगररचना परियोजना नैना क्र. ७, [मौजे देवद (भाग), विचुंबे (भाग), उसर्ली खुर्द (भाग), कोळखे (भाग) (नवीन-कोळखे पेठ), शिवकर (भाग), तालुका पनवेल, जिल्हा रायगड] मंजुरीची अधिसूचना खालील कार्यालयामध्ये कामकाजाच्या दिवशी कार्यालयातील वेळेत एक महिन्याच्या कालावधीकरिता आम जनतेच्या अवलोकनार्थ उपलब्ध राहील.

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

(२) लवाद, नगररचना परियोजना नैना क्र. ७, [मौजे देवद (भाग), विचुंबे (भाग), उसर्ली खुर्द (भाग), कोळखे (भाग) (नवीन-कोळखे पेठ), शिवकर (भाग), तालुका पनवेल, जिल्हा रायगड] यांचे कार्यालय, सीबोडी, बेलापुर, नवी मुंबई,

(३) सह संचालक, नगररचना, कोकण विभाग, कोकण भवन, नवी मुंबई.

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

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

URBAN DEVELOPMENT DEPARTMENT

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

NOTIFICATION

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS-1224/06/C.R. 23/24/UD-12.— Whereas, the Draft Town Planning Scheme, NAINA No. 7 [Villages Devad (pt.), Vichumbe (pt.), Usarli Khurd (pt.), Kolkhe (pt.) (New-Kolkhe Peth) and Shivkar (pt.), Tal. Panvel, Dist. Raigad] (hereinafter referred to as " the said Draft Scheme ") has been sanctioned by the Vice-Chairman & Managing Director, CIDCO as per the powers delegated under Section 151(*1*) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as " the said Act ") under sub-section (*2*) of the Section 68 of the said Act *vide* Notification No. CIDCO/NAINA/TPS-7/Draft Scheme/2022, dated 21st October 2022 ;

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

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

And Whereas, the said Arbitrator after following the prescribed legal procedure and finalizing the said Draft Scheme, has submitted Preliminary Town Planning Scheme, NAINA No. 7 [Villages Devad (pt.), Vichumbe (pt.), Usarli Khurd (pt.), Kolkhe (pt.) (New-Kolkhe Peth) and Shivkar (pt.), Tal. Panvel, Dist. Raigad] to the Government for sanction under sub-section (*5*) of section 72 of the said Act, *vide* letter dated 29th December 2023 for approval, which has been received by the Government on 2nd January 2024 (hereinafter referred to as " the said Preliminary Town Planning Scheme ") ;

And whereas, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the State Government is of the opinion that it is necessary to sanction the said Preliminary Town Planning Scheme, NAINA No. 7, [Villages Devad (pt.), Vichumbe (pt.), Usarli Khurd (pt.), Kolkhe (pt.) (New-Kolkhe Peth) and Shivkar (pt.), Tal. Panvel, Dist. Raigad] with some changes.

Now therefore, in exercise of the powers conferred under sub section (*1*) of section 86 of the said Act, the State Government hereby sanctions the Preliminary Town Planning Scheme, NAINA No. 7 [Villages Devad (pt.), Vichumbe (pt.), Usarli Khurd (pt.), Kolkhe (pt.) (New-Kolkhe Peth) and Shivkar (pt.), Tal. Panvel, Dist. Raigad] with some changes as described in the schedule-I, II (regarding Final Plots), Schedule-III (regarding Special Development Control and Promotion Regulations of the Preliminary Town Planning Scheme NAINA No.7).

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

3. This Notification of sanctioning the Preliminary Town Planning Scheme, NAINA No. 7 [Villages Devad (pt), Vichumbe (pt), Usarli Khurd (pt), Kolkhe (pt), (New-Kolkhe Peth) and Shivkar (pt), Tal. Panvel, Raigad] shall be available for inspection of General public during working hours on all working days for the period of one month in the following Offices :—

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

(2) Office of Arbitrator, Town Planning Scheme, NAINA No. 7 [Villages Devad (pt.), Vichumbe (pt.), Usarli Khurd (pt.), Kolkhe (pt.) (New-Kolkhe Peth) and Shivkar (pt.), Tal. Panvel, Dist. Raigad] 8th Floor, Tower-10, Belapur Railway Station Complex, Belapur, Navi Mumbai.

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

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

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

Annexure 11: Gazette Publication for Drawing up Final Town Planning Scheme no 7

RNI No. MAHBIL /2012/46121

सत्यमेव जयते

महाराष्ट्र शासन राजपत्र

असाधारण भाग दोन

वर्ष १०, अंक ६२ (२)] शुक्रवार, सप्टेंबर २७, २०२४/आश्विन ५, शके १९४६ [पृष्ठे ४, किंमत : रुपये १२.००

असाधारण क्रमांक ९८

प्राधिकृत प्रकाशन

अंतिम नगररचना परियोजना नैना क्र. ७

जाहीर सूचना

क्र. लवाद/नरयो-७/अंतिम निवाडा/२०२४/ ५५०

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

ज्याअर्थी, प्रारूप नगररचना परियोजना नैना क्र. ७, (देवद (भाग), विचुंबे (भाग), उसर्ली खुर्द (भाग), कोळखे पेठ (भाग), आणि 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 सप्टेंबर २०१७ अन्वये त्यांना प्राप्त झालेल्या अधिकाराचा वापर करून महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ (यापुढे " उक्त अधिनियम " असा उल्लेख करण्यात आलेला आहे) च्या कलम ६८ च्या पोट-कलम (२) अन्वये त्यांची अधिसूचना क्र. सिडको/नैना/टीपीएस-७/प्रा.यो./२०२२ दिनांक २१ ऑक्टोबर २०२२ प्रमाणे मंजूर केली आहे. उक्त अधिसूचना ही **महाराष्ट्र शासन राजपत्रात** असाधारण भाग-२ मधील पृष्ठ क्र. १ ते ६ वर दिनांक ४ नोव्हेंबर २०२२ रोजी प्रसिद्ध झालेली आहे ;

आणि ज्याअर्थी, शासनाच्या नगरविकास विभागाने श्री. अभिराज गिरकर, निवृत्त सह संचालक, नगररचना यांची नेमणूक उक्त अधिनियमांच्या पोट-कलम (१) कलम ७२ प्रमाणे उक्त मंजूर 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. ७, (देवद (भाग), विचुंबे (भाग), उसर्ली खुर्द (भाग), कोळखे पेठ (भाग), आणि शिवकर (भाग) ता. पनवेल, जिल्हा रायगड), करीता लवाद म्हणून कर्तव्ये पार पाडण्याचे काम दिनांक ५ एप्रिल, २०२३ पासून सुरू करण्यात आले आहे.

आणि ज्याअर्थी नगररचना परियोजना नैना क्र. ७, (देवद (भाग), विचुंबे (भाग), उसर्ली खुर्द (भाग), कोळखे पेठ (भाग), आणि शिवकर (भाग), ता. पनवेल, जिल्हा रायगड), हीची उक्त अधिनियमांच्या पोट-कलम (३) कलम ७२ नुसार दिनांक २९ ऑगस्ट, २०२३ रोजीचे नोटीस क्र. लवाद/नरयो- ७/ सर्वसाधारण/ २०२३/४८८/२ अन्वये प्रारंभिक योजना व अंतिम योजना अशी उपविभागणी करण्यात आलेली आहे.

आणि ज्याअर्थी, लवाद यांनी परियोजनेसंदर्भात आवश्यक ती वैधानिक कार्यवाही पूर्ण करून आणि उक्त परियोजना अंतिम करून, उक्त परियोजना नैना क्र ०७ (देवद (भाग), विचुंबे (भाग), उसर्ली खुर्द (भाग), कोळखे पेठ (भाग), आणि शिवकर (भाग) ता. पनवेल, जिल्हा रायगड) उक्त अधिनियमाच्या कलम ७२(५) मधील तरतुदींनुसार शासनास मंजुरीसाठी सादर केली होती ;

आणि ज्याअर्थी, राज्य शासनाने उक्त अधिनियमाच्या कलम ८६(१) अनुसार, अधिसूचना क्र टीपीएस/१२२४/०६/प्र. क्र.२३/२४/ नवि -१२ दिनांक १ मार्च २०२४ अन्वये प्राथमिक नगररचना परियोजना क्र ०७ (देवद (भाग), विचुंबे (भाग), उसर्ली खुर्द (भाग), कोळखे पेठ (भाग), आणि शिवकर (भाग) ता. पनवेल, जिल्हा रायगड) हि अधिसूचनेसोबत जोडलेल्या परिशिष्ट क्र १, २, आणि ३ मध्ये नमूद केल्यानुसार काही बदलांसह मंजूर केलेली आहे. सदर अधिसूचना हि **महाराष्ट्र शासन राजपत्रात** दिनांक २६ सप्टेंबर २०२४ रोजी प्रसिद्ध झालेली आहे.

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

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

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

अभिराज गिरकर,
लवाद,
नैना नगररचना परियोजना क्र. ७ देवद (भाग), विचुंबे (भाग),
उसर्ली खुर्द (भाग), कोळखे पेठ (भाग), आणि शिवकर
(भाग)

दिनांक : २७ सप्टेंबर २०२४,

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

FINAL NAINA TOWN PLANNING SCHEME, NO. 7

PUBLIC NOTICE

No. ARB/TPS- 7/Final Award/2024/550

[(Under Section 72(7) of the Maharashtra Regional &Town Planning Act, 1966 read with Rule 13(9) of the Maharashtra Town Planning Schemes Rules, 1974)]

WHEREAS, the Draft Town Planning Scheme, No. 7 (TPS- 7) [Devad (pt), Vichumbe (pt), Usarli Khurd (pt), Kolkhe Peth (pt) and 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-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-1817/973/ CR-103/17/UD-13, dated 13th September, 2017. The said Notification was published in *Maharashtra Government Gazette*, Extraordinary; Part-II, dated 4th November 2022 on pages No. 1 to 6 ;

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

And whereas, the Arbitrator, in accordance with Rule No. 13 (1) of Maharashtra Town Planning Schemes Rules, 1974 (hereinafter referred to as the 'said Rules'), has declared under his notice dated 5th April 2023 that, he has commenced the duties as Arbitrator in respect of the NAINA Town Planning Scheme, No. 7 (Devad (pt), Vichumbe (pt), Usarli Khurd (pt), Kolkhe Peth (pt), and Shivkar (pt) of Tahsil Panvel, Dist. Raigad), with effect from 5th April 2023 ;

And whereas, the NAINA Town Planning Scheme, No. 7 [Devad (pt), Vichumbe (pt), Usarli Khurd (pt), Kolkhe Peth (pt) and Shivkar (pt) of Tahsil Panvel, Dist. Raigad], was sub-divided by the Arbitrator under his notice bearing No. ARB/TPS-7/GEN/2023/488/2, 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 after following the prescribed legal procedure had drawn up the Preliminary NAINA Town Planning Scheme No. 7 (Devad (pt), Vichumbe (pt), Usarli Khurd (pt), Kolkhe Peth (pt) and Shivkar(pt) of Tahsil Panvel, Dist. Raigad), on 29th December 2023 and submitted to the Government for sanction under Section 72(5) of the said Act ;

And whereas, the State Government under Section 86(1) of the said Act, *vide* Notification No. TPS/1224/06/CR/23/24/UD-12 dated 1st March 2024 has sanctioned the Preliminary Town Planning Scheme NAINA No. 7 [Devad (pt), Vichumbe (pt), Usarli Khurd (pt), Kolkhe Peth (pt) and Shivkar (pt) Taluka Panvel, Dist. Raigad] with some changes as described in Schedules I, II and III of the Notification. The said Notification was published in *Maharashtra Government Gazette*, dated 26th September 2024 ;

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

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

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

ABHIRAJ GIRKAR,
Arbitrator,
NAINA Town Planning Scheme No. 7
[Devad (pt), Vichumbe (pt), Usarli Khurd (pt),
Kolkhe Peth (pt) and Shivkar (pt)]

Date : 27th September 2024,

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

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 12: Publication of Notice in Newspaper

4 TUESDAY, 1 OCTOBER 2024 NAVI MUMBAI, THANE, URAN, PANVEL, RAIGAD www.newsband.in | contact@newsband.in Newsband

CIDCO WE MAKE CITIES

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA Ltd.

शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित

PUBLIC NOTICE

जाहीर सूचना

Final NAINA Town Planning Scheme, No. 7
(Devad (pt), Vichumbe (pt), Usarli Khurd (pt), Kolkhe Peth (pt) and Shivkar (pt))
Of Tahsil Panvel, Dist. Raigad
(Under Section 72(7) of the Maharashtra Regional &Town Planning Act, 1966 read with Rule 13(9) of the Maharashtra Town Planning Schemes Rules. 1974)
No. ARB/TPS- 7/Final Award/2024/550

WHEREAS, the Draft Town Planning Scheme, No. 7 (TPS- 7) (Devad (pt), Vichumbe (pt), Usarli Khurd (pt), Kolkhe Peth (pt) and 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-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-1817/973/CR-103/17/UD-13, dated 13th September, 2017. The said Notification was published in Maharashtra Government Gazette, Extraordinary; Part-II, dated 4th November 2022 on pages No. 1 to 6.

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

And whereas, the Arbitrator, in accordance with Rule No. 13 (1) of Maharashtra Town Planning Schemes Rules, 1974 (hereinafter referred to as the 'said Rules'), has declared under his notice dated 5th April 2023 that, he has commenced the duties as Arbitrator in respect of the NAINA Town Planning Scheme, No. 7 (Devad (pt), Vichumbe (pt), Usarli Khurd (pt), Kolkhe Peth (pt)a and Shivkar (pt)of Tahsil Panvel, Dist. Raigad), with effect from 5th April 2023.

And whereas, the NAINA Town Planning Scheme, No. (Devad (pt), Vichumbe (pt), Usarli Khurd (pt), Kolkhe Peth (pt) and Shivkar (pt) of Tahsil Panvel, Dist. Raigad), was sub-divided by the Arbitrator under his notice bearing No. ARB/TPS-7/GEN/2023/488/2, 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 after following the prescribed legal procedure had drawn up the Preliminary NAINA Town Planning Scheme No. 7 (Devad (pt), Vichumbe (pt), Usarli Khurd (pt), Kolkhe Peth (pt) and Shivkar(pt) of Tahsil Panvel, Dist. Raigad), on 29th December 2023 and submitted to the Government for sanction under Section 72(5) of the said Act.

And whereas, the State Government under Section 86(1) of the said Act, vide Notification No. TPS/1224/06/CR/23/24/UD-12 dated 1st March 2024 has sanctioned the Preliminary Town Planning Scheme NAINA no 7 (Devad (pt), Vichumbe (pt), Usarli Khurd (pt), Kolkhe Peth (pt) and Shivkar (pt) Taluka Panvel. Dist. Raigad) with some changes as described in Schedules I, II and III of the Notification. The said Notification was published in Maharashtra Government Gazette, dated 26th September 2024

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

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

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

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

(Abhiraj Girkar)
Arbitrator
NAINA Town Planning Scheme No 7
(Devad (pt), Vichumbe (pt), Usarli Khurd (pt), Kolkhe Peth (pt) and Shivkar (pt))

अंतिम नगर रचना परियोजना नैना क्र. ७,
(देवद (भाग), विचुंबे (भाग), उसर्ली खुर्द (भाग), कोळखे पेठ (भाग), आणि शिवकर(भाग) ता. पनवेल, जिल्हा रायगड.)
((महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ च्या कलम ७२(७) सहित महाराष्ट्र नगर रचना परियोजना नियम १९७४ च्या नियम क्र. १३(९) अन्वये)
क्र. लवाद/नरयो-७/अंतिम निवाडा/२०२४/ ५५०

ज्याअर्थी, प्रारुप नगर रचना परियोजना नैना क्र. ७, (देवद (भाग), विचुंबे (भाग), उसर्ली खुर्द (भाग), कोळखे पेठ (भाग), आणि शिवकर (भाग) ता. पनवेल, जिल्हा रायगड), ही उपाध्यक्ष तथा व्यवस्थापकीय संचालक, सिडको, यांनी नगर विकास विभाग, अधिसूचना क्र. टीपीएस/१८१५/९७३/प्र.क्र. १०३/१५/नवि-१३, दिनांक १३/०९/२०१७ अन्वये त्यांना प्राप्त झालेल्या अधिकाराचा वापर करुन महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ (यापुढे उक्त अधिनियम असा उल्लेख करण्यात आलेला आहे) च्या कलम ६८ च्या पोटकलम (२) अन्वये त्यांची अधिसूचना क्र.सिडको/नैना/टीपीएस-७/प्रा.यो./२०२२ दिनांक २१/१०/२०२२ प्रमाणे मंजूर केली आहे. उक्त अधिसूचना ही महाराष्ट्र शासन राजपत्रात असाधारण भाग- २ मधील पृष्ठ क्र १ ते ६ वर दिनांक ०४ नोव्हेंबर २०२२ रोजी प्रसिध्द झालेली आहे.

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

आणि ज्याअर्थी, महाराष्ट्र नगर रचना परियोजना नियम क्र. १९७४ च्या नियम क्र. १३ (१) अन्वये दिनांक ०५ एप्रिल, २०२३ रोजी सूचना प्रसिद्ध करुन नगर रचना परियोजना नैना क्र. ७, (देवद (भाग), विचुंबे (भाग), उसर्ली खुर्द (भाग), कोळखे पेठ (भाग), आणि शिवकर (भाग) ता. पनवेल, जिल्हा रायगड), करीता लवाद म्हणून कर्तव्ये पार पाडण्याचे काम दिनांक ०५ एप्रिल, २०२३ पासून सुरु करण्यात आले आहे.

आणि ज्याअर्थी नगर रचना परियोजना नैना क्र. ७, (देवद (भाग), विचुंबे (भाग), उसर्ली खुर्द (भाग), कोळखे पेठ (भाग), आणि शिवकर (भाग), ता. पनवेल, जिल्हा रायगड), हीची उक्त अधिनियमांच्या पोटकलम (३) कलम ७२ नुसार दिनांक २९ ऑगस्ट, २०२३ रोजीचे नोटीस क्र. लवाद/नरयो- ७/ सर्वसाधारण/ २०२३/४८८/२ अन्वये प्रारंभिक योजना व अंतिम योजना अशी उपविभागणी करण्यात आलेली आहे.

आणि ज्याअर्थी, लवाद यांनी परियोजनेसंदर्भात आवश्यक ती वैधानिक कार्यवाही पूर्ण करून आणि उक्त परियोजना अंतिम करून, उक्त परियोजना नैना क्र ०७ (देवद (भाग), विचुंबे (भाग), उसर्ली खुर्द (भाग), कोळखे पेठ (भाग), आणि शिवकर (भाग) ता. पनवेल, जिल्हा रायगड) उक्त अधिनियमाच्या कलम ७२(५) मधील तरतुदीनुसार शासनास मंजुरीसाठी सादर केली होती.

आणि ज्याअर्थी, राज्य शासनाने उक्त अधिनियमाच्या कलम ८६(१) अनुसार, अधिसूचना क्र टीपीएस/१२२४/०६/प्र. क्र.२३/२४/नवि -१२ दिनांक १ मार्च २०२४ अन्वये प्राथमिक नगर रचना परियोजना क्र ०७ (देवद (भाग), विचुंबे (भाग), उसर्ली खुर्द (भाग), कोळखे पेठ (भाग), आणि शिवकर (भाग) ता. पनवेल, जिल्हा रायगड) हि अधिसूचनेसोबत जोडलेल्या परिशिष्ट क्र १, २, आणि ३ मध्ये नमूद केल्यानुसार काही बदलांसह मंजूर केलेली आहे. सदर अधिसूचना हि महाराष्ट्र शासन राजपत्रात दिनांक २६ सप्टेंबर २०२४ रोजी प्रसिद्ध झालेली आहे.

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

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

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

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

(अभिराज गिरकर)
लवाद
नैना नगर रचना परियोजना क्र. ७
देवद (भाग), विचुंबे (भाग), उसर्ली खुर्द (भाग),
कोळखे पेठ (भाग), आणि शिवकर (भाग)

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