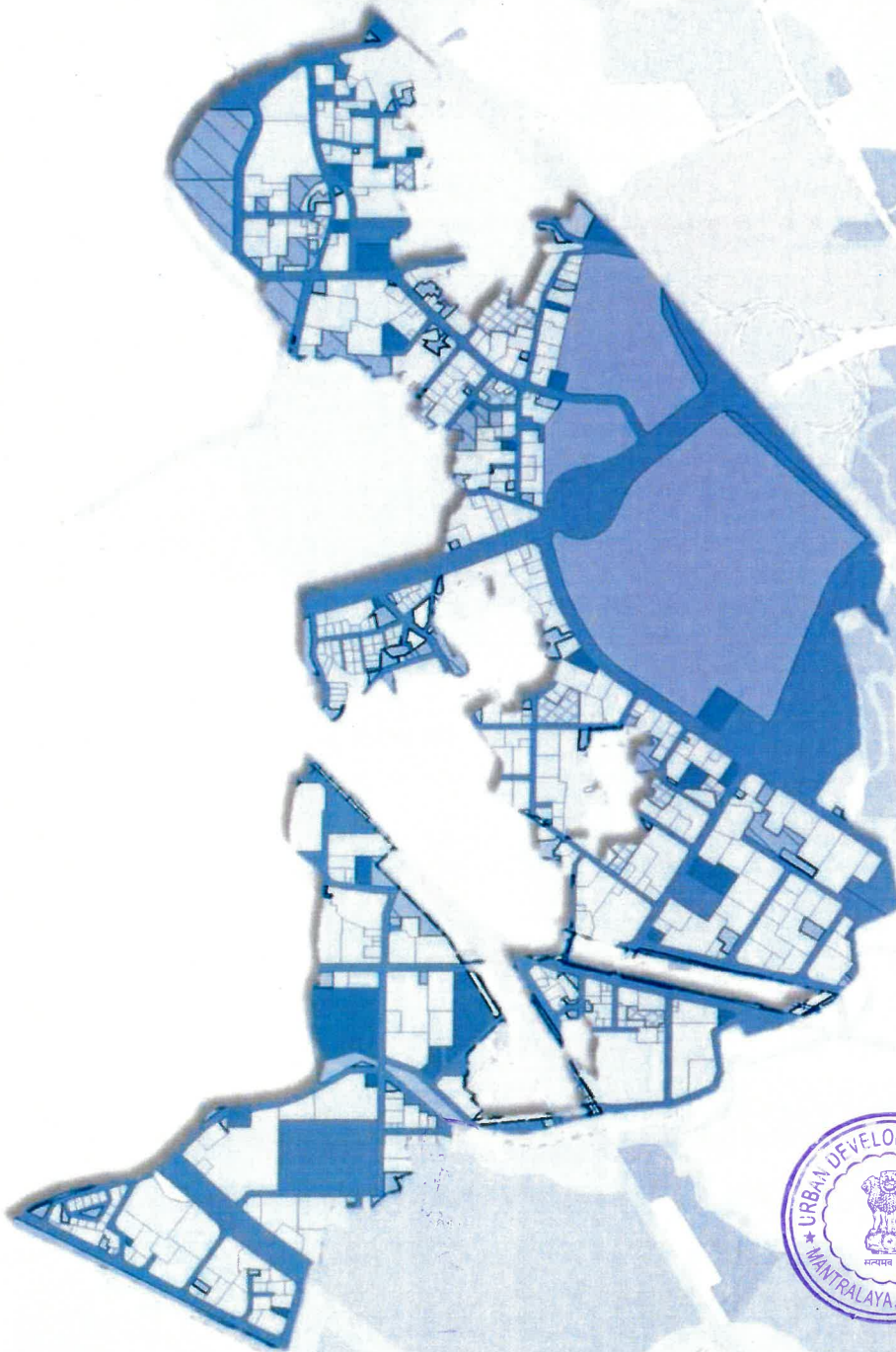


# TOWN PLANNING SCHEME, NAINA NO. 07

## PRELIMINARY SCHEME REPORT





**SPECIAL PLANNING AUTHORITY, NAINA  
CIDCO**

**TOWN PLANNING SCHEME, NAINA NO. 7**

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

**PRELIMINARY SCHEME REPORT**

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

**Abhiraj Girkar**

**Arbitrator**

Sanctioned with modifications as shown in blue colour under Sanction 86 (1) vide  
Government Notification no. TPS-1224/06/CR-23/24/UD-12 dated 1<sup>st</sup> March,  
2024 appeared in Gazette dated 26<sup>th</sup> September, 2024 to 2<sup>nd</sup> October, 2024



## Table of Contents

1. PREAMBLE .....	1
2. NEED OF TOWN PLANNING SCHEME, NAINA NO. 7 .....	3
3. CONCEPT FOR LAYOUT OF TOWN PLANNING SCHEME.....	4
4. THE DRAFT SCHEME BY SPA - NAINA .....	5
4.1 DECLARATION OF INTENTION .....	5
4.2 THE SALIENT FEATURES OF TPS-7.....	5
4.3 COLLECTION OF MEASUREMENT PLANS & CERTIFIED 7/12 EXTRACTS. 8	
4.4 NATURAL AND EXISTING FEATURES UNDER THE SCHEME:- .....	8
4.5 ENGINEERING AND TRANSPORTATION ASPECT: .....	10
4.6 SPECIAL TREATMENT FOR LANDS FALLING WITHIN THE URBAN VILLAGE ZONE: .....	11
4.7 RESHAPING AND REALIGNMENT OF THE IDP RESERVATIONS IN TPS -07. 11	
4.8 MEETING WITH LAND HOLDERS AND FRAMING OF THE TENTATIVE PROPOSALS: .....	15
4.9 PUBLICATION OF DRAFT SCHEME:.....	15
5. SANCTIONING OF THE DRAFT SCHEME UNDER SECTION 68(2) .....	16
5.1 STATUS OF LAND PARCELS IN THE SANCTIONED DRAFT SCHEME .....	16
5.2 LAND USE DISTRIBUTION: .....	17
6. ARBITRATION.....	17
6.1 APPOINTMENT OF ARBITRATOR BY THE GOVT. ....	17
6.2 ARBITRATION PROCEEDINGS.....	18
7. PRELIMINARY SCHEME .....	20
7.1 THE GENERAL OBJECTIONS/REQUESTS/SUGGESTIONS RECEIVED DURING THE HEARING. ....	20



7.2	MODIFICATIONS MADE IN THE SANCTIONED DRAFT SCHEME BY THE ARBITRATOR .....	23
7.3	AREAS ALLOTTED FOR THE PUBLIC PURPOSES, PLANNING AUTHORITY, AND EWS IN THE PRELIMINARY SCHEME .....	25
7.4	AWARD OF THE PRELIMINARY SCHEME.....	28
7.5	LAND USE ANALYSIS OF THE PRELIMINARY SCHEME .....	28
8.	SUBMISSIONS/ ACCOMPANIMENTS: .....	37
9.	GENERAL / COMMON DECISIONS .....	39
10.	DEVELOPMENT CONTROL AND PROMOTION REGULATION (DCPR).....	44
	SPECIAL DEVELOPMENT CONTROL AND PROMOTION REGULATIONS .....	44
11.	LEGAL FORMALITIES IN TPS-7:.....	53
12.	TIMELINES FOLLOWED IN PREPARING TPS-7: .....	56
13.	ANNEXURES.....	225



### List of Tables

Table 1: Details of various stages of NAINA Town Planning Schemes .....	2
Table 2: Declaration of Intension as per MR&TP Act 1966.....	5
Table 3: Justification for Modification in Reservation of TPS 07.....	12
Table 4: Land use distribution in the Sanctioned Draft TPS 7.....	17
Table 5: Site wise comparison of IDP Reservations in the sanctioned Draft Scheme and in the Preliminary Scheme .....	29
Table 6: Site-wise Comparison of Layout Public Uses provided in the sanctioned Draft Scheme and in the Preliminary Scheme.....	30
Table 7: Land-Use Analysis of the Preliminary Scheme and its comparison with the sanctioned Draft Scheme .....	35
Table 8: Legal Formalities.....	53
Table 9: Timelines followed in TPS - 7 .....	56

### List of figures

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



## List of Annexures

Annexure 1: Declaration of Intention of TPS 07 .....	225
Annexure 2: Declaration of the Map.....	226
Annexure 3: Notice of Declaration of Intention in Newspaper.....	227
Annexure 4: Government order sanctioning of Extension of time limit u/s 61 (3).....	228
Annexure 5: Publication of Draft Scheme .....	230
Annexure 6: Newspaper Notice of Sanction of Draft Scheme .....	234
Annexure 7: Appointment of the Arbitrator by Government.....	236
Annexure 8: Commencement of duty by the Arbitrator .....	237
Annexure 9: Notice of Commencement of duty by the Arbitrator in Newspaper.....	240
Annexure 10: Newspaper notification of first hearing schedule by the Arbitrator .....	241
Annexure 11: Newspaper notification of Second hearing schedule by the Arbitrator .....	242
Annexure 12: Subdivision of the Scheme u/s 72 (3) .....	243
Annexure 13: Drawing up of the Preliminary Scheme u/s 72 (7) .....	244
Annexure 14: Preliminary Scheme drawn up by Arbitrator- Newspaper Notice.....	248



# **TOWN PLANNING SCHEME, NAINA NO. 07**

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

## **PRELIMINARY SCHEME**

### **REPORT-PART A**

#### **1. PREAMBLE**

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

SPA-NAINA, while preparing a Development Plan for the area under its jurisdiction, prepared an Interim Development Plan under section 32 of the said Act for the 23 villages from Panvel Tehsil of the Raigad District which are under immediate pressure of development. The Government of Maharashtra vide Notification No. TPS-1215/245/CR-332/2015/SM/UD-12, dated 27/04/2017 had sanctioned the Interim Development Plan (hereinafter referred to as 'IDP') along with Development Control and Promotion Regulations (hereinafter referred to as "DCPR-2017") for the 23 villages of NAINA under Section 31(1) of the said Act which 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. Till date CIDCO has declared 12 town planning schemes, its status as on 25/10/2023 is as shown below:

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

TPS No.	Date of Declaration in Gazette	Area in Ha	Villages	Stage
TPS - 1	08/09/2017	19.12	Akurli, Belavali and Chikhale	Preliminary scheme and Final Scheme sanctioned on 24/07/2022
TPS - 2	08/12/2017	194	Chipale, Devad, Bhokarpada, Vihighar, Sangade and Belavali	Preliminary Scheme sanctioned on 03/11/2021 and



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

## 2. NEED OF TOWN PLANNING SCHEME, NAINA NO. 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. A notice of declaration of intention and plan showing boundary of TPS is attached as Annexure 1, Annexure 2 and Annexure 3.

Table 2: Declaration of 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, NAINA 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)
- A water passage collecting storm water from Moho village is traversing through the TPS area towards Gadhi River at Navi Mumbai.
- Power Transmission lines of 220 KV from the middle of the scheme and 110 KV are traversing throughout the North of the scheme, for which buffer of 35 M and 22 M respectively is required to be kept as no-construction zone.
- The scheme comprises approximately 39% IDP reservations like school, college, playgrounds, parks, crematorium, PHC, daily Bazar, Police Station, Centre Park, STP etc. and Growth center.
- Major part of the scheme is developed. Land belonging to this scheme is not virgin. Many authorized & unauthorized structures are identified in the scheme. The identified scheme is the brown field scheme.



Figure 1: Plan Showing Location of IDP and its surroundings

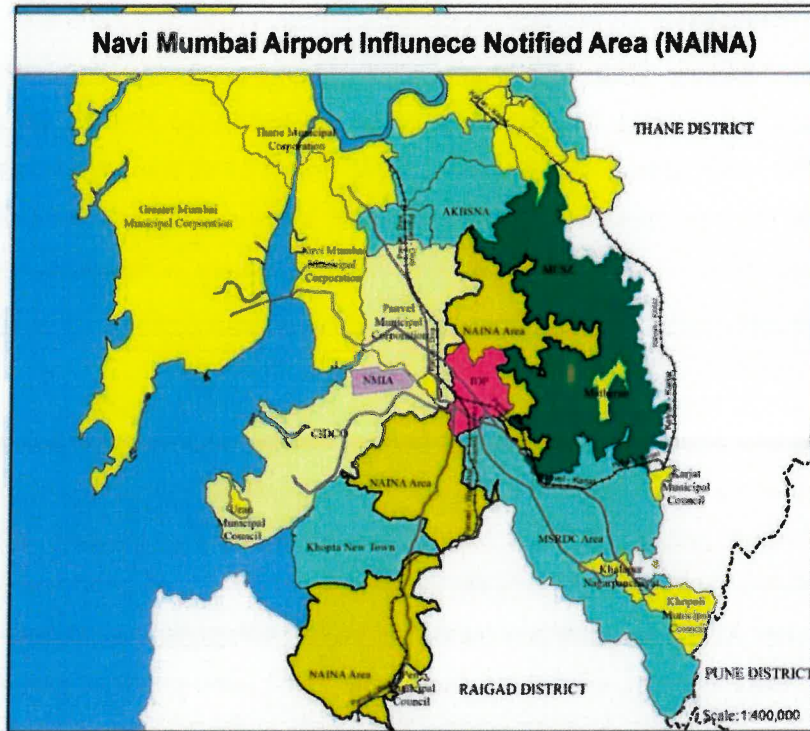
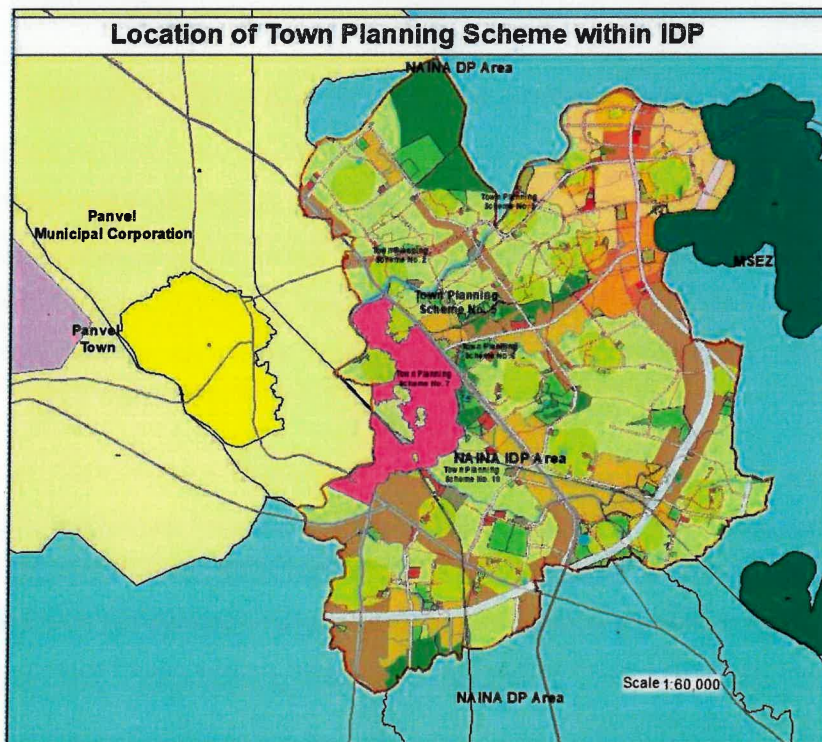


Figure 2: Plan showing the Location of TPS 7 and its surrounding



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

The office of Deputy TILR Panvel and Tahsil office, Panvel were requested to furnish measurement and certified 7/12 extract of all landholders in the TPS 07. On the basis of certified 7/12 received from Tahsil office, Panvel, the list of all landholders included in the scheme was prepared. However, in absence of TILR (measurement plan), maximum possible details of sub-division of survey numbers were collected and the scheme layout was prepared on the base data of IDP of 23 villages/DP and physical survey of scheme provided by the appointed agency M/s P. N. Shidhore Civil Engineers (I) Pvt. Ltd.

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

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

#### **4.4.1. 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. Area under this river falling in said scheme is 1.04 Ha as per ELU plan (AutoCAD)

#### **4.4.2. High Flood Line:**

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. As per DCPR's provision, the area between the river bank and blue flood line shall be prohibited zone for any construction except some open user and public utility development.

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 mt. layout road and thereafter landholder's plots are proposed.

#### **4.4.3. 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. Hence, for authorized structures, final plots are proposed at its original land in the sanctioned Draft Scheme.

The land holders having land below this corridor are considered for entitlement as per the total area mentioned in 7/12 extract. Existence of this HT line will constrain the use of the land under the corridor; however lands under these corridors have to be put to an effective use without compromising safety requirements. As no construction is allowed under the high-tension buffer, at few locations the final plot of Gurcharan is allotted along the buffer, considering that Gurcharan shall be used as open space.

#### **4.4.4. 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.

#### **4.4.5. 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.
- The landowners shall hand over unencumbered original land in lieu of unencumbered developed Final Plot.
- The unauthorized structures falling in alignment of roads shall be demolished while executing works linear infrastructure.
- In cases where Building Permission was issued by the competent authority, the same is honored and the final plot was carved out by maintaining the structure in the sanctioned Draft Scheme.

#### 4.5 ENGINEERING AND TRANSPORTATION ASPECT:

##### 4.5.1. 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.

##### 4.5.2. 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.



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

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

In the TPS-07, at four locations urban village zones are existing. The draft scheme has taken care of such comparatively more valued lands and they have been given appropriate weightage in their valuation for deciding the original plot value and accordingly deciding their compensation.

#### 4.7 RESHAPING AND REALIGNMENT OF THE IDP RESERVATIONS IN TPS - 07.

Total scheme area is 215.73 Ha. The scheme contains 41 % of the Sanctioned IDP Reservations. These reservations include IDP Roads, Schools, School Playgrounds, City Parks, Parks, Primary Health Centre, Daily Bazaars and Growth Centre. The total area under such reservations is 83.04 Ha.

The Transportation Dept. of the Corporation had carried out a feasibility study of interchange at village Vichumbe. This interchange partly falls in TPS -5 and partly in TPS-7. After study, it was understood that the existing designed cloverleaf which is part of sanctioned IDP needs revision for better maneuvering. Further, after detailed discussion and deliberations on the various designs of interchange presented by T&C Dept., the Dumbbell shaped interchange was approved by CIDCO. The approved design of interchange was incorporated in the draft scheme and adjoining layout is modified by keeping the area of sanctioned reservations intact.

In consideration of existing structures and irregular shape etc, the size and shape and location of the reservation have been reconstituted. However the areas of IDP reservations were not reduced. The entry and exit of roads was maintained for contiguity with adjoining areas of the DP/IDP.

The Director Town Planning Office, Pune vide letter No. जा.क्र.प्रा. न.र.यो./न.र.यो. क्र. ७ /कलम ६८(१)/४६७ दिनांक १७/१०/२०२२ had approved the proposal submitted for amendments in sanctioned development plan proposals within scheme under section 59(2) of the Act.



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

Table 3: Justification for Modification in Reservation of TPS 07

Reservation Type	Reservation No.	Area as per Sanctioned plan (in SqM)	Area as per TPS 7 (in SqM)	Justification
School	43_S	4800	4865	In the sanctioned IDP, the location of 43_S was in the middle of GC reservation along the road. Hence for efficient layout, the location of the School & Playground is shifted at the corner of road location.
	44_S	4300	4336	In the sanctioned IDP, the shape of the school was irregular. For better layout, the shape is made regular with minor changes in location.
	45_S	5200	07	The location of the school remains unchanged; however, shape is made regular for better layout.
Playground	185 _ PG	33300	33372	In the sanctioned IDP, the shape of Playground was irregular. For better layout, the Playground is made regular shape.
	36_ PG	6400	86	In the sanctioned IDP, the shape of Playground was irregular. In layout, the Playground is made regular shape with minor change in location. The area of Playground in Sanctioned IDP is 2479sqmt (IDP report was not updated as mentioned as 6400 sqmts), now in layout the area is increased from 2479 sqmt. to 5680 sqmt.
	37_ PG	6300	6655	The location is unchanged as shown in sanctioned IDP with increase in area.



Reservation Type	Reservation No.	Area as per Sanctioned plan (in SqM)	Area as per TPS 7 (in SqM)	Justification
	38_PG	6500	6502	For better layout planning, the location of School & Playground is shifted towards the residential side at the junction of road.
Park	35_P	37000	37047	Area increased marginally. Reshaped due to dumbbell interchange.
	218_P	3200	4477	The location is unchanged as shown in sanctioned IDP with increase in area.
	230_P	1400	2145	For preparation of efficient layout, the location is modified for better layout planning with increase in area.
	229_P	3300	4095	In the sanctioned IDP, the shape of the park was irregular. For better layout planning, the Park is proposed as a regular shape at two locations with increase in area.
	221_P	1713	1826	The location is unchanged as per sanctioned IDP with minor modification in shape.
	220_P	2719	2860	In the sanctioned IDP, the shape of the park was irregular. For better layout planning, the Park is proposed as a regular shape with location unchanged.
	219_P	1000	2576	Minor change in location with increase in area.
	187A_P	6900	7687	The location is unchanged as shown in the sanctioned IDP. Area is increased.
	187B_P	5500	5501	For better layout, minor change in location. Park given in two parts due to non-availability of area in scheme.
	214_P	1490	1548	In sanctioned IDP location of park has existing



Reservation Type	Reservation No.	Area as per Sanctioned plan (in SqM)	Area as per TPS 7 (in SqM)	Justification
	228_GB	2500	2534	structures Hence location is shifted with increase in area. For better layout planning, location of reservation shifted along Gadhi river.
Central Park	29_CP (pt)	53658.69 (as per dwg)	54442	The location is unchanged with increase in area.
Health Centre	39_PHC	2600	2740	The location is unchanged with increase in area.
	40_PHC	1500	1505	Minor shift in location.
	41_PHC	1600	1668	Due to change in alignment of IDP road for better layout planning, minor shift in location of the reservation.
Daily Bazar	31_DB	900	1093	For better layout planning location and shape is changed with two side roads.
	32_DB	900	994	Minor shift in location.
	30_DB	1600	2041	In the sanctioned IDP location of this reservation was shown on developed land (society). Hence, the location is modified in layout.
Police station	194_PS	10600	11446	Minor shift in location.
STP	199_STP-1	19200	24092	The location is unchanged as shown in sanctioned IDP with modification in shape & increase in area.
ESS	180_ESS	2100	2250	Minor shift in location with increase in area
	34_ESS	2000	2193	In sanctioned IDP plan, location of ESS is affected by Power transmission corridor. In scheme layout, the location is shifted along 20m wide road.
ESR/GSR	33_ESR/GSR	2500	2564	Minor shift in location.
Growth Centre	202_GC	371000	372258	Due to revised alignment of dumbbell interchange (45M wide DP road) in continuation with TPS-5,



Reservation Type	Reservation No.	Area as per Sanctioned plan (in SqM)	Area as per TPS 7 (in SqM)	Justification
				area under said reservation is revised
Community Centre	28_CC	2200	2547	Minor change in shape with increase in area
IDP Roads		182399	192818	Due to change in alignment and width, the area of road is increased.

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

As per Rule No. 4(1) of TPS Rules 1974, manual owners meet was conducted on 10th to 13th June 2020 and digital owners meet was conducted on CIDCO website from 10th to 20th June. The landowners were requested to submit their suggestions till 20th June 2020.

#### 4.9 PUBLICATION OF DRAFT SCHEME:

Further 1st Consultation was taken from the Director of Town Planning, Maharashtra State, Pune under Section 61 (1) of the said Act and as per rule no 4 (2) of said Rules 1974 vide SPA's submission dated 11/08/2020. The Director Town Planning office (DTP), Pune vide letter no. जा. क्र. नैना न.र.यो क्र. ७/प्र. क्र.७४/२०/ टीपीव्ही ३/१४९५ dated 15/03/2021 offered remarks for first consultation and sanctioning of reshaping and realignment of DP reservations of TPS 07.

Government in Urban Development Department vide their letter no. TPS-1221/2248/CR-109/21/UD-12 dated 21/10/2022 has permitted to delete the COVID pandemic period from 23/03/2020 to 31/03/2022 while computing the time limits prescribed in the act as per the provision made u/s 148(a) for ongoing town planning schemes-

In accordance with provisions of section 61(1) of the MR&TP Act, TPS 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.

## 5. 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. Notice of the same attached as Annexure 6.

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

There are overall 690 number of land parcels (7/12 extracts) falling in Town Planning Scheme No.7 (TPS-7). The total number of Final plots (to be returned to landowners) is 439. Out of this about 320 plots were anchored around their original location. The plots which could not be anchored were mainly due to the IDP reservations, buffer of gas pipeline, realignment of water channels etc. In case of plots affected by the Growth center, care was taken that as far as possible the shift shall be within the same village boundary. If the same is not possible then the plot was shifted to such a location where ASR value is more than the original plot value. About 70% plots were anchored (either fully, partly or touching) to its original locations.



## 5.2 LAND USE DISTRIBUTION:

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

Table 4: 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	<b>Area of the TPS-07 as per Drawing</b>	<b>215.73</b>	
3	Area under non developable such as Nala, Forest, River, already developed area	11.62	
4	National Highway NH-17	2.64	
5	<b>Area (Gross) for TPS-07</b>	<b>201.47</b>	<b>100%</b>
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	<b>Area (Net) available for scheme</b>	<b>118.43</b>	<b>58.78%</b>
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/LIG Housing	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.

## 6. ARBITRATION

### 6.1 APPOINTMENT OF ARBITRATOR BY THE GOVT.

The State Government has then appointed Shri Abhiraj Girkar, Retired Joint Director of Town Planning and Valuation Department of the Maharashtra Government as the Arbitrator under sub-section (1) of Section 72 of the said Act for this draft scheme no. 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 7.

## 6.2 ARBITRATION PROCEEDINGS

The Arbitrator has then entered upon the duties w.e.f. 05-04-2023 by publishing a notice in the Maharashtra Government Gazette, Extraordinary, Part II, on pages 1, 2 & 3 dated 25th April 2023. The same notice in English and Marathi has been 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 8 and Annexure 9.

The Arbitrator has observed that the scheme layout has not been demarcated on ground and the final plots have not been measured by the Special Planning Authority i.e. NAINA, CIDCO. The demarcation and measurement work might have not been carried out due to non-cooperation from the land owners. The Arbitrator has requested the SPA, NAINA to demarcate the scheme and accordingly to measure the 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 is for communicating to the land owners, all the details of their plots regarding ownerships, tenure, areas of their original plots and the similar details of allotted final plots in lieu of their original plots.

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

The land owners have been asked to appear before the Arbitrator on the specified dates and time to submit their say on the proposals of the sanctioned draft scheme and to record minutes of the same. Due to change of address by the owner or incomplete addresses, it was possibility that all owners 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. The notice in newspaper is attached as Annexure 10.

For those land owners, who have 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. Notice in newspaper is attached as Annexure 11.

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

Government officials such as Collector, District Raigad for government lands 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.

**Subdivision of Scheme-** The Arbitrator has then subdivided the sanctioned draft scheme into two parts as i) the Preliminary Scheme and ii) the Final Scheme; as provided in sub-section (3) of Section 72 of the said Act on 29<sup>th</sup> August, 2023 under his order bearing no ARB/TPS-7/GEN/2023/488/2. Order attached as Annexure 12. The Arbitrator has recorded the suggestions/objections received during hearing and in representations and also recorded the decisions in respect of every reconstitution of original plots into final plots as carried out in the



award in Table A, appended to the award. Also the allotment of the Final Plots with their respective ownerships, areas and tenures are recorded in Table B, appended to the award.

## 7. PRELIMINARY SCHEME

The Arbitrator has studied in detail, the sanctioned Interim Development Plan (IDP) of NAINA, sanctioned Draft Town Planning Scheme no.7, Special Development Control Regulations of the scheme, requests/objections received from the land owners, suggestions of the corporation & Government Departments, existing situation of the scheme area and accordingly prepared the Preliminary Scheme.

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

#### A) Land Owners:-

1. As per CIDCO's notification dated 21/10/2022, the decision to use 60 % of their original land by CIDCO and to allot the remaining 40% of land to them is not acceptable.
2. The final plot shall be granted in their original land only.
3. NAINA TPS has no public purpose; including them in the scheme without their consent and levying contribution charges is itself against natural law.
4. If any land is required for public purposes, it shall be acquired under the LARR Act.
5. Gaothan extension has not been taken into consideration.
6. The ownerships of original plots have been changed after the draft scheme was published and hence the successor owners requested to update their titles.
7. They requested to grant the final plot of a minimum 60-80% of their original land. To allot single final plot for their various original plots held in the same ownerships or in the family.
8. To allot final plots covering as far as possible the portions of their original plots i.e anchored final plots.
9. FSI would be granted equivalent to the reduction in areas of the original plots.
10. Since the final plots allotted to them are reduced areas to the extent of 40 % of their original plots, the physical areas available for development are very small and may lead to non-utilization of FSI. In such cases, TDR facilities would be allowed to them.
11. Side and rear marginal distances would be relaxed at least in smaller or narrow plots so as to enable them to consume the permissible FSI. and for that premium shall not be charged.



12. Recovery of contribution should be waived considering that 60% land is acquired.
13. The villagers from these villages have also demanded that the land owners included in the scheme would be treated as project affected persons by the CIDCO and they would be given all the benefits available in this respect.
14. Possessions of final plots would be handed over immediately after the sanctioning of the scheme with proper access roads and free of any encumbrances over them,
15. Infrastructure shall be provided early, within a period of two years

#### 7.1.1. SPA –NAINA, CIDCO

SPA-NAINA (CIDCO) has also been given hearing on 21.11.2022 after the draft preliminary scheme has been prepared. SPA-NAINA under its letter bearing no. CIDCO / NAINA /Arbitrator/TPS-7/2023/956 dated 24.11.2023 has submitted the following main points for consideration.

1. The Gut book base map prepared by M/s P. N. Shiodhore Civil Engineers (I) Pvt. Ltd. is more accurately matching existing structures and NA layouts, hence to follow the same. The change in area of gross scheme is expected due to changes along the boundary of the scheme. The said boundaries are subject to final demarcation on site. Details of Flood Line for Kirki River were requested from Irrigation Department.
2. The regulation to resettle the contravening structures in TPS during implementation of the Scheme shall be included in Special Development Control and Regulation of the TPS.
3. Wherever possible, it is requested to accommodate the existing structures on OP in corresponding Final Plot. Also, side margins may be left around the structures (if unauthorized) so as to facilitate regularization of the same in future. In such cases FP area may be given in the range of 40% to 100% of OP area as per requirement.
4. Final Plots against Govt. lands shown as public purpose use may be bifurcated as per applicable revenue conditions pertaining to land use with respect to Gurcharan, Bin-Akari Pad, Parigh, Kharaba, Group Gram Panchayat, etc. Land Use may be assigned to these final plots against Govt. / Gram Panchayat Lands. However, plots against other Govt. lands purchased by CIDCO where they are not restricted to conditions may be shown as residential land use.
5. Small Odd shaped plots may be designated as sell plots so that the same can be used for Daily Bazar, Stalls Etc.
6. DTP has suggested avoiding Open Space plots of size less than 1000 sq. mt.

7. For sale plots it is requested to propose FSI 4.00 to fetch better revenue for the authority.
8. Modifications required in Special DCR for TPS as compared with sanctioned Special DCR of TPS -3, was submitted to UDD for consideration with retrospective effect for all TPS in NAINA. The same may be incorporated in the Special DCR of TPS -7.
9. As per Engineering Departments remarks, roads of 20 M and above width will be taken for implementation in Next 5 years for TPS -7 and said Timeline for Infrastructure implementation may be proposed in TPS -7.
10. Consultant appointed for development of NAINA Scheme has proposed widening of roads around Growth Centre Pockets in TPS 7 and the same may be incorporated in layout for Betterment of Scheme.

#### 7.1.2. The Collector, Raigad District

The Tahasildar, under its letter bearing no. क्रमांक. अविअ/जमीनबाब/कात-२/नैना टीपीएस सुनावणी /२०२३ dated 10/08/2023 has submitted the following main points for consideration:

- A) The government lands of villages Devad, Usarli Khurd, Shivkar, Vichumbe included in TPS-7 are required for allotment to various government purpose such as government offices, lands to Freedom Fighters, Gurcharan etc.
- B) Therefore no reservations should be proposed on such lands and the Government tenure of said lands should be maintained.

The Incharge Sarpanch and Gramsevak of Group Grampanchayat Usarli Khurd vide letter no 981/2023 dated 19/10/2023 submitted following request:

- A) For the original lands of Usarli Khurd/ Deravali, Gram panchayat, the final plot of at least 60% of the original can be granted.
- B) 2.5 FSI shall be granted on the final plot. Also, unconsumed FSI due to any restrictions shall be permitted to be transferred as TDR on any plot.
- C) Final plots shall be granted in the name of Usarli Khurd, Deravali.
- D) Final plots no 302 and 362 are proposed on the land wherein unauthorized construction existed. Therefore they requested to amalgamate reservation no -A. P 187, final plot no 452 and final plot no 455 on Gut no 120 and allot them final plot on the said Gut no 120 of Usarli Khurd.



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

### 7.2.1 TPS 07 Boundary

The survey work of TPS-7 was done by M/s P. N. Shidhore Civil Engineers (I) Pvt. Ltd (Appointed by Engineering Dept of CIDCO). They also did the superimposition of Gut boundaries on the said survey map, but as it was not authenticated by the Land Record Authority, SPA-NAINA had considered the revenue boundaries of sanctioned Interim Development plan of NAINA. However during the hearing, some discrepancies were observed in revenue boundaries of Gut no. shown in plan no. 3 of the scheme. The said discrepancies were informed to SPA-NAINA wide letter dated 21.09.2023 and requested to give a report about the consideration of Gut boundaries to process preliminary TPS-7. SPA-NAINA, wide letters dated 26.10.2023 and 24.11.2023 submitted the report that after verifying the base map of the scheme with gut book data, physical survey and available acquisition maps of Railways, it was observed that boundaries of survey numbers are best fit matching with the gut book base map prepared by M/s P. N. Shidhore Civil Engineers (I) Pvt. Ltd. Hence the same base map may be adopted and change in area of the gross scheme is expected due to changes along the boundary of scheme. Hence the gut book base map prepared by M/s P. N. Shidhore Civil Engineers (I) Pvt. Ltd has been considered and accordingly the gross area of the scheme is 213.726 Ha.

### 7.2.2 Transport Network

Mumbai-Pune Expressway is passing along the East boundary and Mumbai-Pune National Highway (NH-17) is passing almost along the West boundary of the scheme. Also Panvel- Karjat & Panvel- Goa (Konkan) Railway lines are passing through the scheme area. In consultation with CIDCO's T&C Dept, a Dumbbell shaped interchange at Mumbai Pune Expressway, major arterial roads and the network of sub-arterial and collector roads were proposed in the sanctioned Draft TPS- 7. The layout of the sanctioned draft scheme and the overall road pattern proposed therein are generally well in order from planning point of view and accepted.

### 7.2.3 IDP Reservations

In the Preliminary Scheme, all the IDP reservations have been incorporated as per the sanctioned draft scheme with minor changes in shape, but the area of reservations in the IDP are maintained.



#### 7.2.4 Final Plots to Land Owners

1. In the report of the sanctioned TPS-7, it was mentioned that the location of the scheme is in the vicinity to Navi Mumbai - New Panvel due to which 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. At many locations with regards to honoring the existing structures wherever possible, Landowners have been given more than 40% final plot. Also SPA-NAINA, wide letters dated 17.10.2023 & 24.11.2023 submitted that while proposing final plots, depending upon the presence of authorized/unauthorized structures, NA permission, and building permission details etc., decisions were taken on a case to case basis. Reconstitution of plot boundaries is proposed for existing authorized permissions in view of better planning of larger scheme layout. Though final plot areas are ranging from 40% to 100% of area mentioned on 7/12 extract of the concerned survey number, no land is losing its potential. The authority requested to accommodate existing structure on OP in corresponding final plot. Also, side margins may be left around the structure (If unauthorized) so as to facilitate regularization of the same in future. In such cases, FP area may be given in the range of 40% to 100% of OP area as per requirement. Accordingly wherever possible, the area and shape of the proposed final plots, wherein structures exist, are altered to safeguard the existing structures.
2. The other land owners have been allotted final plots to the extent of 40 % in area of their original land holdings. The SPA-NAINA has also allotted the final plots as far as possible accommodating their original holdings i.e. most of the land owners have been allotted the anchored plots. Their demand to allot FPs at least of 50- 60 % in area of their original holdings cannot be fulfilled by the Arbitrator mainly considering that the draft scheme has been prepared by the SPA-NAINA on 40/60 concept and to make any alteration in this will lead to substantial modification to the draft scheme. Secondly, the 60 % land is utilized for IDP and scheme roads, IDP and scheme reservations, and for growth centers which are necessary to set up a higher level urban center as decided by the State Government through the CIDCO. Thirdly, the land owners (who are stake-holders) are not at loss as they have been permitted to utilise the full potential of their original holdings in terms of FSI. The lands outside the 200 m periphery around village gaothans are at



present permissible with the FSI of only 0.20 plus the premium FSI of 0.30. However, due to the inclusion of their lands in the town planning scheme, these land-owners have been allowed to consume base FSI of 1.00 without any premium. Hence, it is appropriate to finalize this scheme on the basis of the 40/60 concept.

3. The lands situated within the 200 m from the village gaothans are already allowed FSI of 1.00 and their owners have argued with the point that they have purchased such lands at very high values, but in the scheme, these lands have not been given weightage as required. Now the Government has granted additional FSI of 0.25 for the loss of area of original plots due to their reconstitution into final plots.
4. Some of the land owners have requested to amalgamate their scattered land holdings or to make suitable sub-division of the draft scheme FPs into separate FPs as per their new ownerships or family-wise. This has been considered wherever possible to their satisfaction.
5. The ownership of the original lands are again verified from the updated 7/12 extract and changes in the ownership and tenure of the final plots are made accordingly.
6. The OP No. 185, 126, 188, 190, 191, 186, 142, 242, 203, 245 from village Vichumbe, OP No. 496, 467, 510, 433, 465, 466, 487, 493, 506, 509, 474 from village Usarli Khurd, OP No.17, 55, 12, 35, 42, 36, 37, 38, 40, 43, 44, 45, 39, 41 from village Devad and OP No. 685 and 690 from village Shivkar are recorded as Gurcharan, Gurucharan, Group Grampanchayat Vichumbe, Gurucharan, Group Grampanchayat Kolkhe, Sarkari Parigh, Sarkari Bin Akari Pad, Kharaba etc. in 7/12 extracts which are Government Lands handed over to the respective Gram Panchayats for grazing of cattle.

Now, agricultural activities will not be continued in the scheme area hereinafter and hence, provision of any gurcharan land is not needed. The FP No. 22, 162A, 245, 451, 23, 27, 78, 69, 129A, 99+101, 239, 162B, 242, 378, 243, 362A, 320A, 362B, 265, 323, 450, 68, 442, 77, 29 allotted in lieu of these OPs, have been included in the public-Semi Public Zone in the name of the Government of Maharashtra and in the other rights, the name of concerned Grampanchayat is mentioned.

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



*A. Parks, Playgrounds and Open Spaces*

- a. One site of City Park adjoining to the growth Centre (29\_CP), 12 sites of Park (35\_P), (218\_P), 187\_B\_P), (187\_P), (220\_P), (219\_P), (221\_P), 187\_A\_P), 214\_P), 230\_P), (228\_GB), 229\_P), 4 sites of Play Grounds (185\_PG), (37\_PG), (38\_PG), (36\_PG) are adjoining to the school sites as proposed in the IDP have been incorporated with modifications wherever necessary to fit in the scheme layout, but maintaining their areas and utility values.
- b. The recreational spaces in the form of Open Spaces, Parks, and Playgrounds in addition to those proposed in the IDP are provided in the scheme at different sites having aggregate area of 4.02 Ha.
- c. The total area under all categories of open space in the scheme is 21.79 Ha and is 10.19 % of the scheme area.

*B. Social Infrastructure & Utility*

- a. Three sites for schools (45\_S), (43\_S), (44\_S) as reserved in IDP have been incorporated in this scheme with modifications wherever necessary to fit in the scheme layout but maintaining their areas. The total area under school reservation is 1.48 Ha.
- b. Three sites of the Public Health Centre (39\_PHC), (40\_PHC) and (41\_PHC) have been proposed in the scheme of a total area of 0.590 Ha.
- c. The existing crematoriums were included as existing amenities in the draft scheme. In the Preliminary Scheme, these existing crematorium as per 7/12 extract has been designated to their actual use in FPs no. 1, 431 and 474A. The FPs no. 432 and 501 is provided for their extensions.
- d. The total area under all categories of Social Infrastructure & Utilities is 9.60 Ha and is 4.49 % of the scheme area.

*C. Growth Centre*

The site of the Growth Centre is situated on the East boundary of the scheme along Mumbai- Pune Expressway. The total area under Growth Centre is 37.140 Ha. and is 17.38% of the scheme area. The SPA, NAINA has considered here that reservations of growth centers are city level reservations and do not fall under the category of section 64 (g-1) of the Act.

*D. Plots for Economical Weaker Section (EWS)/LIG Housing*

Ten sites for EWS/LIG housing have been proposed in this scheme of an aggregate area of 3.04 Ha. and it is 1.43% of the scheme area.

*E. Plots for Sale to the Planning Authority*

Sixteen sites for Sale Plots have been proposed in this scheme of an aggregate area of 0.803 Ha. and it is 0.38 % of the scheme area.

*F. Details of Preliminary Town Planning Scheme No 07.*

- a. Total gross area under the scheme is 213.72 Ha. and net area after deducting the area under Railway, pada, Area under Mumbai Pune-Highway, water body is 198.25 Ha.
- b. The scheme area is included in predominantly Residential Zone as per the provisions of sanctioned IDP.
- c. The lands under roads, social infrastructural sites, sites under open spaces, play grounds, parks etc. shall not admeasure to more than 40 percent of the scheme area.
- d. The Gurcharan Lands were allotted to the Gram Panchayats by the Government for grazing of the cattle. It is observed that in the draft scheme, the FPs in lieu of them were proposed for residential purposes with FSI of 2.5. which are now in Preliminary Scheme allotted to Maharashtra Govt. and placed in Public/Semi-Public zone.
- e. Plots against Government lands/ Devsthan lands/Gram Panchayat lands are proposed for public purpose use for the respective authority.
- f. Though some of the final plots of the draft scheme are amalgamated or deleted wherever required, the remaining final plots are not renumbered serially but their draft scheme numbers are maintained and hence, deleted FP numbers will not now appear in the preliminary scheme. Thus FP numbers 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 88, 106, 157, 272, 294, 297, 341, 343, 399, 427, 428, 440, 447, 463, 482, 525, 531 are not now appearing in the preliminary scheme for the reasons stated above. The Final Plots allotted to the land owners and to the SPA, NAINA are as given in Table B appended to the Preliminary Scheme.

#### 7.4 AWARD OF THE PRELIMINARY SCHEME

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

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

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

By considering all the issues/points/observations stated above and also after hearing SPA-NAINA on 1<sup>st</sup> November 2023, the layout of the draft scheme has been modified and finalized by the Arbitrator with modifications as stated above. The Preliminary Scheme has been accordingly drawn up as per sub-section (7) of the Section 72 of the Act as appearing in the Plans no. 3 and 4 read with Tables A and B appended to the award.

#### 7.5 LAND USE ANALYSIS OF THE PRELIMINARY SCHEME

The comparison in areas of public users and the Roads provided by the SPA, NAINA in the sanctioned draft scheme and now provided in the Preliminary Scheme in the award drawn up by the Arbitrator is as given in the following tables 5, 6 and 7.



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

Sr. No	IDP Reservation			Draft Scheme		Preliminary scheme		Remarks
	Designation	IDP No.	IDP Report Area	FP No.	Area (sqm)	FP No.	Area	
A	IDP Electric Sub-Station							
1	Electric Sub Station	34_ESS	2000	260	2193	260	2010.61	
2	Electric Sub Station	180_ESS	2100	436	2250	436	2249.66	
	Total Area		4100		4443		4260.28	
B	IDP Community Centre							
1	Community Centre	28_CC	2200	98	2547	98	2546.85	-
	Total Area		2200		2547		2546.85	
C	IDP Daily Bazar							
1	DailyBazar	30_DB	1600	40	2041	40	1727.17	-
2	DailyBazar	31_DB	900	57	1093	57	1093.07	-
3	DailyBazar	32_DB	900	353	994	353	993.67	-
	Total Area		3400		4128		3813.91	
D	IDP Schools							
1	School	44_S	4300	54	4336	54	4614.41	-
2	School	43_S	4800	328	4865	328	4863.53	-
3	School	45_S	5200	349	5307	349	5306.85	-
	Total Area		14300		14508		14784.80	
E	IDP Primary Health Centres							
1	Public Health Centre	39_PHC	1490	147	2740	147	2748.49	-
2	Public Health Centre	41_PHC	1600	158	1668	158	1651.54	-
3	Public Health Centre	40_PHC	1500	331	1505	331	1505.83	-
	Total Area		4590		5913		5905.08	
F	IDP Police Station							
1	Police Station	194_PS	10600	444	11446	444	11131.61	-
	Total Area		10600		11446		11131.61	-
G	IDP STP							
1	Sewage Treatment Plant	199_STP	19200	472	24092	472	21399.87	-
	Total Area		19200		24092		21399.87	
H	IDP ESR/GSR							
1	Elevated Storage Reservoir/Group Storage Reservoir	33_ESR/GSR	2500	317	2564	317	2564.38	-
	Total Area		2500		2564		2564.38	
I	IDP Growth Centres							
1	Growth Centre	202_GC	371000	183	25351	183	25356.33	-
2	Growth Centre	202_GC		184	72189	184	76660.21	-

Sr. No	IDP Reservation			Draft Scheme		Preliminary scheme		Remarks
	Designation	IDP No.	IDP Report Area	FP No.	Area (sqm)	FP No.	Area	
3	Growth Centre	202_GC		189	268142	189	269389.22	-
	<b>Total Area</b>		<b>371000</b>		<b>372258</b>		<b>371405</b>	
<b>J</b>	<b>IDP City Park</b>							
1	City Park	29_CP	53658.69	333	54442	333	53881.47	-
	<b>Total Area</b>		<b>53658.69</b>		<b>54442</b>		<b>53881.47</b>	
<b>K</b>	<b>IDP Parks</b>							
1	Park	203_P	1400	10	2145	10A	951.00	-
2						10B	1346.08	-
3	Park	228_GB	2500	21	2534	21	2372.13	-
4	Park	229_P	3300	18	4095	18	1969.87	-
5	Park	229_P		19		19	2415.16	-
6	Park	214_P	1490	164	1548	164	1548.163	-
7	Park	35_P	37000	185	37047	185	2987.05	-
8	Park	35_P		186		186	4242.32	-
9	Park	35_P		186A		186A	4338.70	-
10	Park	35_P		187		187	4999.75	-
11	Park	35_P		187A		187A	7227.66	-
12	Park	35_P				374	5383.97	-
13	Park	35_P		188		188	3448.28	-
14	Park	35_P				336	7504.88	-
15	Park	220_P	2719	435	2860	435	1324.18	-
16	Park	219_P	1000	382	2576	382	2268.78	-
17	Park	187B_P	5500	430	5501	430	573.70	-
18	Park	187B_P		489		489	3844.59	-
19	Park	218_P	3200	433	4477	433	2991.92	-
20	Park	187A_P	6900	452	7687	452	7689.99	-
21	Park	221_P	1713	455	1826	455	1380.80	-
	<b>Total Area</b>		<b>66722</b>		<b>72296</b>		<b>70809.05</b>	-
<b>L</b>	<b>IDP Playgrounds</b>							
41	Play Ground	36_PG	6400	53	5686	53	5959.76	-
42	Play Ground	38_PG	6500	332	6502	332	6567.53	-
43	Play Ground	37_PG	6300	350	6655	350	6655.21	-
44	Play Ground	185_PG	33300	500	33372	500	33771.80	-
	<b>Total Area</b>		<b>52500</b>		<b>52215</b>		<b>52954.30</b>	
	<b>Total Area under IDP Reservations</b>		<b>551112</b>		<b>620852.3</b>		<b>615458.2</b>	

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

Sr. No.	Public User	Draft Scheme		Preliminary scheme		Remarks
		FP No.	Area (sqm)	FP No.	Area (sqm)	
A	Open Spaces (O/S) in addition to IDP Sites					
1	Layout Open Space	2	1047.51	2	386.1716	-
2	Layout Open Space	6	1018.92	6	419.7156	-
3	Layout Open Space	59	346.28407	59	346.2872	-



Sr. No.	Public User	Draft Scheme		Preliminary scheme		Remarks
		FP No.	Area (sqm)	FP No.	Area (sqm)	
4	Layout Open Space			82	928.6103	
5	Layout Open Space			86	135.7812	
6	Layout Open Space	90	664.19			
7	Layout Open Space			110	1160.1843	
8	Layout Open Space	112	1650.53			
9	Layout Open Space	136	496	136	383.2420	
10	Layout Open Space	145	1036.75	145	993.6470	
11	Layout Open Space			170A	122.3430	
12	Layout Open Space	195	300.42	195	406.0908	
13	Layout Open Space	199	960.35	199	314.0293	
14	Layout Open Space	202	2017.99	202	2146.2665	
15	Layout Open Space	210	1403.48	210	1707.3014	
16	Layout Open Space	214	1277.93	214	1173.6741	
17	Layout Open Space	233	693.33	233	795.4078	
18	Layout Open Space	241	1236.75	241A	1086.8713	
19	Layout Open Space			241C	241.0487	
20	Layout Open Space			241B	462.5817	
21	Layout Open Space					
22	Layout Open Space			250B	1000.28	
23	Layout Open Space	269B	383.78	269B	866.6552	
24	Layout Open Space	273	468.54	273	396.14	
25	Layout Open Space	288	455.64	288	179.74	
26	Layout Open Space	289	235.43	289	109.81	
27	Layout Open Space	294	815			
28	Layout Open Space	308	239.65	308	311.74	
29	Layout Open Space	318	213.01	318	213.01	
30	Layout Open Space			335	468.63	
31	Layout Open Space			371B	1716.40	
32	Layout Open Space			363	1894.58	
33	Layout Open Space	379	3781.25	379	1432.73	
34	Layout Open Space	380	691.40	380	534.75	
35	Layout Open Space	381	2859.53	381	2039.96	
36	Layout Open Space	387	159.37			
37	Layout Open Space			414	442.34	
38	Layout Open Space	416	1245.31	416	394.69	
39	Layout Open Space			426	883.02	
40	Layout Open Space	428	2287.20			
41	Layout Open Space	429	222.31			
42	Layout Open Space			461B	204.2	
43	Layout Open Space	473	1407.12	473	432.08	
44	Layout Open Space			474B	548.81	
45	Layout Open Space			496	1689.53	
46	Layout Open Space	497	813.15			



Sr. No.	Public User	Draft Scheme		Preliminary scheme		Remarks
		FP No.	Area (sqm)	FP No.	Area (sqm)	
47	Layout Open Space					
48	Layout Open Space	544	813.36	544	813.36	
49	Layout Open Space			526	713.36	
50	Layout Open Space	553	924.73	553	924.26	
51	Layout Open Space			553A	1068.06	
52	Layout Open Space	562	8117.62	562	7730.56	
	<b>Draft Layout Amenity -33 Preliminary Layout Open space - 43</b>		<b>40283.89</b>		<b>40218.14</b>	

Sr. No.	Public User	Draft Scheme		Preliminary scheme		Remarks
		FP No.	Area (sqm)	FP No.	Area (sqm)	
B	Amenities in addition to IDP Sites					
1	Layout Amenity	1	1366.00	1	1721.04	
2	Layout Amenity	5	1122.58	5	1026.42	
3	Layout Amenity	41	268.89			
4	Layout Amenity	44	181.49	44	152.48	
5	Layout Amenity	61	1285.00	61	1221.47	
6	Layout Amenity	72	529.46	72	504.03	
7	Layout Amenity	82	928.61			
8	Layout Amenity	86	794.34			
9	Layout Amenity			90	1373.26	
10	Layout Amenity	94	796.41	94	783.49	
11	Layout Amenity	105	1246.67	105	498.45	
12	Layout Amenity	110	441.21			
13	Layout Amenity	125	193.60	125	193.68	
14	Layout Amenity	146	3525.42	146	3522.84	
15	Layout Amenity	150	979.09	150A	979.09	
16	Layout Amenity	157	1496.89			
17	Layout Amenity	160	1244.97	160	1206.01	
18	Layout Amenity	167A	373.66			
19	Layout Amenity	174	408.96	174	408.97	
20	Layout Amenity	178	1313.67	178	757.12	
21	Layout Amenity	181	597.49	181	597.11	
22	Layout Amenity	201	587.09			
23	Layout Amenity	258	1182.81	258	2106.05	
24	Layout Amenity	265	759.27			
25	Layout Amenity	269A	522.83			
26	Layout Amenity	277	384.97	277	365.24	
27	Layout Amenity	298	990.82	298	1723.79	
28	Layout Amenity	323	136.69			
29	Layout Amenity	335	311.54			
30	Layout Amenity	345	1410.57	345A	324.23	



Sr. No.	Public User	Draft Scheme		Preliminary scheme		Remarks
		FP No.	Area (sqm)	FP No.	Area (sqm)	
31	Layout Amenity	357	1044.59	357	1749.32	
32	Layout Amenity	404	279.14	407	388.15	
33	Layout Amenity	414	588.99			
34	Layout Amenity	418	411.66	418	709.74	
35	Layout Amenity	431	372.95	431	199.96	
36	Layout Amenity	432	642.29	432	460.54	
37	Layout Amenity	446	487.76	446	488.17	
38	Layout Amenity	460	3774.25			
39	Layout Amenity	463	637.87			
40	Layout Amenity	469	1416.24	469	1146.70	
41	Layout Amenity	474	2275.00	474A	2366.50	
42	Layout Amenity	479	1180.11	479	498.59	
43	Layout Amenity	481	1128.68			
44	Layout Amenity	490	2047.00			
45	Layout Amenity	496	905.59			
46	Layout Amenity			497A	358.38	
47	Layout Amenity	498	2162.92			
48	Layout Amenity	498A	271.50			
49	Layout Amenity			501	372.20	
50	Layout Amenity	510	1400.06			
51	Layout Amenity	517	344.90	517	344.91	
52	Layout Amenity	526	257.59			
53	Layout Amenity	551	484.89	551	484.73	
54	Layout Amenity	560	571.73	560	573.04	
<b>Total</b>	<b>Draft Layout Amenity - 51 Preliminary Layout Amenity - 33</b>		<b>48066.74</b>		<b>29605.70</b>	
<b>C</b>	<b>EWS/ LIG Housing</b>					
1	EWS/LIG Housing	47	3107.67			
2	EWS/LIG Housing			50	2354.78	
3	EWS/LIG Housing	64	1906.70	64	1868.80	
4	EWS/LIG Housing	307	3197.93	307	2405.41	
5	EWS/LIG Housing			112	1668.89	
6	EWS/LIG Housing	269	8960.45	269	5630.81	
7	EWS/LIG Housing	139	7544.74	139	7132.74	
8	EWS/LIG Housing	315	2370.26	315	2342.04	
9	EWS/LIG Housing	336	6671.74			
10	EWS/LIG Housing	346	1790.87	346	1790.99	
11	EWS/LIG Housing	131	2879.40	131	2693.53	
12	EWS/LIG Housing			395	2600.40	
13	EWS/LIG Housing	494	2046.36			
<b>Total</b>	<b>Draft EWS/LIG- 10 Preliminary Layout EWS/LIG - 10</b>		<b>40476.13</b>		<b>30488.38</b>	
<b>D</b>	<b>Govt./ Public Purpose Lands</b>					
1	Public/Govt Land			442	516.03	



Sr. No.	Public User	Draft Scheme		Preliminary scheme		Remarks
		FP No.	Area (sqm)	FP No.	Area (sqm)	
2	Public/Govt Land			378	524.25	
3	Public/Govt Land			450	4359.66	
4	Public/Govt Land			451	2181.50	
5	Public/Govt Land			323	136.69	
6	Public/Govt Land			265	511.20	
7	Public/Govt Land			239	642.71	
8	Public/Govt Land			242	454.11	
9	Public/Govt Land			243	825.84	
10	Public/Govt Land			245	2489.68	
11	Public/Govt Land			129A	3419.47	
12	Public/Govt Land			162A	987.18	
13	Public/Govt Land			99+101	6590.77	
14	Public/Govt Land			78	6556.20	
15	Public/Govt Land			77	760.25	
16	Public/Govt Land			69	3412.22	
17	Public/Govt Land			68	160.03	
18	Public/Govt Land			27	914.21	
19	Public/Govt Land			23	11944.73	
20	Public/Govt Land			29	3457.22	
21	Public/Govt Land			22	19675.86	
22	Public/Govt Land			362A	1257.56	
23	Public/Govt Land			320A	2667.77	
24	Public/Govt Land			362B	6082.62	
25	Public/Govt Land			162B	1436.25	
<b>Total</b>	<b>Draft Layout Amenity - 0 Preliminary Layout Public/Govt Lands-25</b>				<b>81964.16</b>	
<b>E</b>	<b>Sale Plot</b>					
1	Sale Plot			510	606.57	
2	Sale Plot			535B	265.58	
3	Sale Plot			497B	196.46	
4	Sale Plot			481	756.31	
5	Sale Plot			383	623.69	
6	Sale Plot			460	2085.60	
7	Sale Plot			201	376.94	
8	Sale Plot			170B	148.55	
9	Sale Plot			79B	123.37	
10	Sale Plot			150B	771.71	
11	Sale Plot			41	349.57	
12	Sale Plot			48	602.86	
13	Sale Plot			129D	300.44	
14	Sale Plot			167B	280.20	
15	Sale Plot			167C	297.97	
16	Sale Plot			387	245.44	
<b>Total</b>	<b>Draft Layout Sale Plot - 0 Preliminary Layout Sale Plots-16</b>				<b>8031.34</b>	



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

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

Table 7: Land-Use Analysis of the Preliminary Scheme and its comparison with the sanctioned Draft Scheme

Sr. No.	Public Sites and Users	Percentages with Scheme area						Remarks
		Draft Scheme		Preliminary Scheme				
		Area (Sq.m.)	%	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/LIG Housing	4.05	2.0	3.05	3.05	1.43	1.54	
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	20.82	37.15	17.38	18.73	
2	Layout Roads			16.33				
B	For Parks, Play Ground, Garden & Open Spaces							



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	
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				
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)							



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	
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	
	<b>Total of Plot Users not falling under 64(g-1)</b>	<b>38.22</b>	<b>18.5</b>		<b>45.34</b>	<b>21.21</b>	<b>22.87</b>	
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	10.57	4.94		
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	
	<b>Gross Scheme Area</b>	<b>201.47</b>	<b>100.0</b>	<b>213.726</b>	<b>213.726</b>	<b>100.00</b>	<b>100.00</b>	

## 8. SUBMISSIONS/ ACCOMPANIMENTS:

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

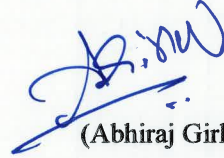
- 1) Plan No. 1 showing the location of the scheme area in the IDP and in NAINA.
- 2) Plan No. 2 showing the Original plots included in the scheme in green colour. (scale 1:2500)
- 3) Plan No. 3 showing the Original Plots in green colour and superimposed thereon the Final Plots in red colour. (scale 1:2500)
- 4) Plan No. 4 showing the Final Plots in red colour allotted in lieu of Original Plots, uses of the Final Plot and the infrastructure. (scale 1:2500)
- 5) Table A for original plot-wise decisions of the Arbitrator



- 6) Table B for Allotment of final plots with ownerships, areas, tenures
- 7) Report on the Award of the Preliminary Scheme by the Arbitrator
- 8) General / Common Decisions
- 9) Special Development Control and Promotion Regulations

The Preliminary Town Planning Scheme, NAINA no. 07 has been drawn up accordingly under sub-section (7) of Section 72 of the said Act on 30th November 2023. The notices in English and in Marathi regarding drawing-up of this preliminary scheme have been published in the Extra-Ordinary Gazette no. 101, in Part II; dated 01/12/ 2023. These notices have also been published in the local Newspapers, Dainik Kille, Ram Prahar and Newsband dated 12/12/2023. Said notices are attached as Annexure 13 and Annexure 14.

The Preliminary Town Planning Scheme, NAINA no. 07 is thereafter submitted by the Arbitrator to the State Government as provided under sub-section (5) of the Section 72 of the said Act for sanction vide his letter bearing no. ARB/TPS-7/Pre-Sub/2023/522, dated 29<sup>th</sup> December 2023.



(Abhiraj Girkar)

**Arbitrator**

**Town Planning Scheme, NAINA No. 7.**

**29th December 2023**

The State Government has sanctioned the Preliminary Scheme vide Urban Development Department Notification no. TPS-1224/06/C.R.23/24/UD-12 dated 1<sup>st</sup> March, 2024 under sub-section (1) of Section 86 of the Maharashtra Regional and Town Planning Act, 1966. The Notification is published in the Maharashtra Government Gazette, Part-1 of Kokan Division Supplement dated 26<sup>th</sup> September to 2<sup>nd</sup> October, 2024 on pages no. 123 to 167. The Preliminary Scheme is in force w.e.f. 3<sup>rd</sup> November, 2024.



(Nirmalkumar Chaudhari)

**Deputy Secretary  
Urban Development Department, GoM**



# **TOWN PLANNING SCHEME, NAINA NO. 7**

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

## **PRELIMINARY SCHEME**

### **GENERAL/ COMMON DECISIONS**

#### **PART B**

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

**The following General/Common decisions shall hold good and shall be applicable within the area of the NAINA, Town Planning Scheme No. 7.**

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



subsequently to any Final Plot by the Competent Revenue Officer after following due procedure.

- 5) All rights of mortgagors and mortgagees, if any, existing in the Original Plots are hereby transferred proportionately to the corresponding Final Plots.
- 6) All rights of lessors and lessees, if any, in the Original Plots are hereby transferred to the corresponding Final Plots subject to the adjustments in lease rents in proportion with the changes made in their areas.
- 7) The lands for which no final plot numbers are allotted shall vest free of all encumbrances in SPA - NAINA (which are generally the lands under roads/ accesses/lakes/nallas etc.).
- 8) All the rights of passages, right of ways / accesses or of easements, or any right to draw water from any well exists in any original plot if any, existing prior to the date of enforcement of the Preliminary Scheme over any lands / Original Plots included in the Scheme shall hereby stand extinguished. Passages/Accesses to allotted final plots shall be derived only through the Roads provided and constructed in accordance with the Scheme layout in force.
- 9) The owners of the authorized structures in the Original Plots which are affected by new roads or by the road widening or by other Scheme proposals for which no compensation has been specifically allowed in the Scheme are permitted to remove the materials, if any, of the structures or of compound walls, wire fencing, sheds, huts or of any other structures etc. within six month from the date on which the final scheme comes into force provided that they shall fill up at their own cost any hollows created or repair the damages made during such removal of the materials.
- 10) Where any authorized existing compound walls or wire fencings etc. along the boundary of the Original Plots which are affected by the reconstitution of Final Plots or by proposed road widening or by new roads or by any other Scheme proposals and where no compensation for the above has specifically been allowed in the Scheme and in such cases, the materials of such compound walls or of wire fencings are not removed by the concerned owners, then SPA - NAINA shall demolish and remove the affected compound walls or wire fencings. If the owners who are allowed to remove the structures and take away the materials, fail to do so within the specified period or within the extended period, SPA - NAINA shall remove the structures and take away the materials. In such cases, the material so removed shall belong to SPA - NAINA.



- 11) No trees shall be cut down nor any excavation / development shall be carried out by the owner/s within the portion of their Original Plots which are reconstituted to form the Final Plots not allotted to them
- 12) The Final Plots allotted for public purposes in the Scheme shall vest in SPA - NAINA free from all encumbrances w.e.f. the date on which the Preliminary Scheme comes into force. SPA - NAINA shall keep all such public sites free of any encroachments and exclusively use for the purposes designated in the scheme.
- 13) The Amenity Plots/Open Spaces provided in the scheme shall be utilized primarily for the benefits of the residents of the scheme.
- 14) The plots provided for the Amenities shall be utilized only for the social infrastructure primarily beneficial to the residents of the scheme such as local level Educational and Medical facilities, Shopping Centres, Retail Markets, Convenience Shopping, Recreation, Parking facilities, Utilities such as Water Supply, Sanitation, Drainage and Electric Supply, Communication etc. The Vice Chairman & Managing Director, CIDCO is authorized to add any user of public nature and utilize any amenity plot for such user which is beneficial to the scheme residents.
- 15) Unless otherwise specified wherever there are two or more owners shown against any serial number in the Table No. B, the net demand under column no. 15 of Form No. 1 in the Final Scheme shall be shared by such persons either in proportion of their shares held in the property or in proportion of the areas held by them in the respective Final Plots.
- 16) Where a Final Plot wholly or partly is sold out or laid out into sub-plots and such sub-plots are sold by the owner/s before making payment of incremental contribution to SPA - NAINA levied to such Final Plot, the purchasers / new owners / successors shall be liable for payment of such incremental contribution levied on such Final Plot in proportion of the areas held by new owners. In case of any dispute in this regard, the decision of the Vice Chairman & Managing Director, CIDCO is final and conclusive and shall remain binding on the respective new owners.
- 17) Development in a Final Plot shall be permitted only after payment of net demand mentioned in column 15 of the Form No.1 of the Final Scheme. This payment of net demand is in addition to development charges prescribed under chapter VI-A of the Maharashtra Regional & Town Planning Act, 1966. The development fund in the form of incremental contribution collected by SPA - NAINA from the owners of the Final



Plots shall be deposited in a separate account and shall be utilized for the development of the scheme and to carry out works stipulated in the scheme.

- 18) Provision of infrastructure as listed in sub-clauses (ii-b), (ii-e), (ii-f) & (ii-g) of subsection (1) of section 59 of the act is considered absolutely necessary for the scheme. These lands have already vested in the SPA - NAINA after the sanction of draft scheme u/s 68(2). The SPA - NAINA shall complete the above listed works in the scheme within a period of five years from the date of coming into force of the preliminary scheme.
- 19) SPA - NAINA shall transfer and hand over the possessions of all the final plots to the owners to whom they are allotted as mentioned in Table B of the Preliminary Scheme within twelve months from the date of coming into force of the preliminary scheme.
- 20) SPA - NAINA shall, within three months from the date of coming into force of the preliminary scheme, forward certified true copy of the Scheme to the concerned Land record Department and get the record of lands changed in accordance with Table B of the sanctioned Preliminary Scheme as provided under Rule 18 of the Maharashtra Town Planning Schemes Rules, 1974.
- 21) SPA - NAINA shall, within three months from the date of coming into force of the preliminary scheme inform the owners of the Final Plots by means of a public notice that on application, they are entitled to get a Certificate of Tenure and Title in respect of their final plots from the Director of Town Planning, Pune in form 7 as provided under rule no. 26 (2) of the Maharashtra Town Planning Schemes Rules, 1974.
- 22) The SPA - NAINA shall immediately fence all the public sites which will be vesting in it under this scheme so as to avoid probable encroachments.
- 23) SPA - NAINA shall develop Gardens, Parks, Play-Grounds and Open Spaces provided in the scheme within a period of five years from the date of coming into force of the preliminary scheme. The priority in this respect shall be decided by the SPA - NAINA considering the pace of development and need of the facility to the scheme residents. Buffer space under Power Transmission lines can be used as open space following all the guidelines as governed by MSEDCL.
- 24) The FPs provided for housing for EWS/LIG shall be developed by SPA - NAINA within a reasonable time frame considering the need of the facility under its social housing programme.
- 25) SPA - NAINA shall sell FPs provided as sale plots under clause (ii) (D) of the section 64 (g-1) of the MR & TP Act, 1966 in the open market for any use



including IT/ITES establishments but excepting industrial use, for raising the funds to meet the cost of infrastructure of the Scheme.

- 26) The Growth Centres as proposed in the IDP and accordingly have been incorporated in the Scheme shall be developed by SPA - NAINA as per its programme of implementation of the Growth Centres as a whole.
- 27) The Crematoria existing in the scheme, being used by the villagers, have been maintained in the scheme with 40% of their area. All of them have been provided with adjoining amenity plots for their expansion. SPA - NAINA shall improve and upgrade these Crematoria with modern amenities to the satisfaction of the scheme residents. They shall be protected from river flood wherever needed.
- 28) SPA - NAINA shall coordinate all the roads which are running further through the areas of adjoining TP schemes as well as the part reservations or public sites provided on the boundary of this scheme with the sites to be provided in such adjoining schemes.
- 29) In case, SPA - NAINA, is unable to complete the works within the time limits prescribed by the Arbitrator, then SPA - NAINA shall approach the State Government under section 111 (1) of the MR & TP Act, 1966 to seek extension in this respect.



(Abhiraj Girkar)

**Arbitrator**

**NAINA, Town Planning Scheme No. 7.**

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



(Nirmalkumar Chaudhari)

**Deputy Secretary**

**Urban Development Department, GoM**



# **TOWN PLANNING SCHEME, NAINA NO. 7**

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

## **PRELIMINARY SCHEME**

### **SPECIAL DEVELOPMENT CONTROL REGULATIONS**

#### **PART C**

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

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

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

##### **SPECIAL DEVELOPMENT CONTROL AND PROMOTION REGULATIONS**

1. The Final Plots allotted to the owners in lieu of their Original Plots shall be considered as included in the Predominantly Residential Zone of the sanctioned Interim Development Plan / ~~Development Plan~~ and shall be eligible for development for uses prescribed in Regulation No. 31 of the Sanctioned DCPRs ~~of NAINA -2019~~ ~~Provided that, the final plots fronting on roads having width of 12 m or more shall be permissible for development either under regulations of Predominantly Residential zone or under mixed use zone of the sanctioned DCPR~~ irrespective of the actual zonal boundaries of the IDP.
2. Boundaries of the Final Plots shall not be changed, modified or altered during any development.



3. Amalgamation of two or more Final plots shall not be permitted to form a new Final Plot. However, integrated development in two or more adjoining Final Plots within the scheme or of adjacent schemes shall be permitted considering sum of their areas as one unit for development.
4. Temporary / short term development proposals on any ground shall not be permitted within the portions of original plots which are merged during the reconstitution to form Final Plots not allotted to the holders / owners of such original plots.
5. Development Permission in a Final Plot shall be granted only after ascertaining that the amount mentioned in column 15 of Form No. 1 of the Final Scheme under Rule No. 6(v) of the Maharashtra Town Planning Schemes Rules, 1974 is fully recovered. However, the Special Planning Authority, NAINA (CIDCO) may allow such amount to be recovered in suitable instalments within a period up to the issuance of Occupancy Certificate. This amount is in addition to the Development Charges prescribed under chapter VI-A of the Maharashtra Regional and Town planning Act, 1966.
6. Internal sub-division / partition of a Final Plot shall be permissible subject to strictly adhering to the boundaries of respective Final Plot and subject to DCPRs ~~of NAINA-2019~~.
7. The 10 % Recreational Open Space prescribed under regulation No. 20.3.1 of the DCPRs ~~of NAINA-2019~~ shall not be enforced in developing Final Plot, admeasuring 0.40 ha or more, considering that such Open Spaces are already provided in the form of playgrounds, Parks and open spaces in the scheme in addition to those reserved in the Interim Development Plan for which owners of the ~~original plots have shared their lands~~ final plots have shared their lands from their original plots.
8. The 5 % Amenity Space prescribed under regulation No. 20.3.11 of the ~~sanctioned~~ DCPRs ~~of NAINA-2019~~ shall not be enforced in developing Final Plots admeasuring 2.00 ha or more considering that such Amenity Spaces are provided separately in the scheme in addition to those reserved in the Development Plan for which owners of the ~~original plots have shared their lands~~ final plots have shared their lands from their original plots.
9. The provision of 20 % plots/tenements for EWS / LIG as inclusive housing prescribed under Regulation No. 20.6 of the DCPR-2019 read with Annexure-4 shall not be made applicable for a subdivision or layout of a Final Plot as the Scheme provides dedicated plots for EWS / LIG housing for which the owners of final plots have shared the lands from their original plots.



**Notes:**

i. The regulations at serial number 7, 8 and 9 above shall not be applicable for Final Plots having area more than 50% of the original plots. For such plots the provisions of sanctioned DCPRs of NAINA in force shall be applicable

ii. In cases wherein CC is already granted (before declaration of TPS), if the final plot is given by reducing land area under Recreational Open Space (RG), Amenity and layout road, then while processing amended CC or OC of such final plots, land area as per CC for Open Space, Amenity shall not be insisted upon. However, location and land area of remaining Open Space and Amenity inside the final plot shall be maintained as per CC.

**10.** The owners of Final Plots are entitled for monetary compensation as recorded in form No. 1 of the Final Scheme as per Rule 6 (v) of the Maharashtra Town Planning Schemes Rules, 1974. However, the owners may opt for FSI or TDR in lieu of monetary compensation as provided under section 100 of the Maharashtra Regional and Town Planning Act, 1966. Such Compensation partially in terms of FSI / TDR and partially in amount shall not be permissible.

**11.** The base FSI applicable to the lands included under the Town Planning Scheme shall be 1.00. However, if the owners of Final Plots opt compensation in the form of FSI as provided under section 100 of the Act, then the FSI permissible in a Final Plot shall be computed as below.

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

Area of Respective Final Plot

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

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

**12.** The permissible FSI in respect of Final Plots, whose owners have been awarded monetary compensation as per the award in Form No. 1 of the Final Scheme prescribed



under Rule No. 6(v) of the Maharashtra Town Planning Schemes Rules, 1974 shall be 1.00.

13. If the FSI mentioned in the Special Regulation No. 11 above permissible in a Final Plot becomes unable to be consumed for maintaining prescribed marginal distances / height restrictions / firefighting requirements or any such statutory restriction, in such cases, the balance FSI over and above FSI consumed may be permitted to be transferred as TDR to any Final Plot situated in Scheme subject to

i) The provisions of Regulation No. 43 of the sanctioned DCPR of NAINA shall be applicable.

ii) Such transfer of development right from a Final Plot to another Final Plot situated in the adjoining sanctioned preliminary scheme shall be permitted once only and only with prior approval of the Managing Director of the CIDCO and upon his satisfaction that the concerned owner is unable to transfer his development right within the scheme where the TDR has generated.

iii) The aggregate FSI in a receiving Final Plot shall not exceed 4.00

iv) The owner transferring the FSI as TDR shall not develop his Final Plot at any time to consume FSI more than that already consumed at the time of issuing the DRC.

v) The Final Plot, after such transfer, shall not be eligible for any additional FSI / TDR in future.

vi) The owner of such Final Plot shall not ask for monetary compensation for balance FSI if any, after partially transferring the FSI received in lieu of monetary compensation as TDR.

14. The permissible FSI in respect of Final Plots designated to Amenity Plots or to Schools, Primary Health Centre shall be 2.5.

15. The permissible FSI in respect of Final Plots designated to Electric Sub-Station, Daily Bazaar, ESR/GSR, in this scheme shall be 1.00.

16. The permissible FSI in respect of Final Plots designated to EWS/LIG Housing or Housing of the Dispossessed Persons or Final Plots reserved as sale plots in this scheme shall be 4.

17. The permissible FSI in respect of Final Plots designated to Growth Centers in this scheme shall be 2.5. Provided that the aforesaid FSI may be increases maximum up to



- 4.00 on payment of FSI Linked premium (FLP) for over and above 2.5 FSI as prescribed in the sanctioned DCPRs of NAINA for every increase of FSI of 0.30.
18. The permissible FSI in respect of Final Plots designated to Schools, College, Education Purpose, Fire Station, Police Station, Community Centre, Hospital, Primary Health Centre and Town Hall shall be 2.5.
19. The Permissible FSI in Final Plots designated to Crematoria shall be 1.00
20. The Final Plots designated for Open Spaces, Parks or Play-Grounds are permissible to built-up area equal to 15 % of the respective final plot area subject to ground coverage up to 10 % of the respective final plot and structures shall be only of ground floor or ground plus one upper floor. Such structures shall be at one corner of the respective final plot and shall be used for any use complementary to the designated use.
21. The set-backs from the roads and the side/ rear marginal distances from the boundary of the plot in respect of all structures shall be as follows:

Table 8: Height and Margin of Buildings

Area of Plot	Category of Building	Maximum permissible height of the building	Min. Marginal Open Spaces (in m)	
			Side	Rear
40 sq. m. to less than 150 sq. m. *Please refer special note	Row House Type	Up to 15 m	0.0	1.5
	Semi-detached type	Up to 15 m	1.5	1.5
Special Note - Irrespective of the road width on which these plots abuts, the maximum front margin shall be 3.00 m.				
150 sq. m. to less than 450 sq. m.	Semi Detached type	Up to 15 m	1.5	2.25
		Up to 15 m	2.25	2.25
	Detached type	Above 15 m up to 24 m	H/5	H/5
450 sq. m to less than 1000 sq. m.	Detached type	Up to 15 m	3.00	3.00
		Above 15 m up to 24 m	H/5	H/5
		Above 24 m up to 37.5 m	6.00	6.00
1000 sq. m and above	Detached type	Up to 15 m	3.00	3.00



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

- 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 factors for buildings above 40-meter 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.
  - d) Provided that projections required for firefighting and chajja or weather shed up to 0.75 m over openings shall be permitted after clearance from CFO, CIDCO along with the minimum height at which it is to be provided.
  - e) Provision of front open spaces shall be in accordance with sanctioned DCPRs of NAINA. However, Front open space for residential use and predominantly residential use (in case of mixed use) buildings of height more than 15m up to 24 m shall be 4.5m and for above 24 m building height front open space shall be 6.0 m.
  - f) 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.
22. Mechanical/Hydraulic / Stack parking / multi storey parking with or without car lift may be allowed to meet the requirement.
23. If the basement is proposed flushing to average surrounding ground level, then such basement can be extended in side and rear margins upto 1.5 m. from the plot boundary and beyond the building lines at ground level subject to a clear minimum front margin



of 4.5 m and further subject to non-habitable uses and provision for mechanical ventilation and all safety provisions and drainage. However, it is essential that the basement top slab below the external circulation at ground level should be designed for firefighting vehicular loads as per NBC 2016. Provided that the above provision shall be permissible after the clearance from the Chief Fire Officer, CIDCO.

24. Every building or group of buildings together shall be either connected to a Drainage system or be provided with a sub-soil dispersion system in the form of septic tank of suitable size and technical specifications, modern methods of disposals, shall be permitted at the discretion of the Authority.
25. The service road of the State highways, National Highways, Multi Modal Corridor (MMC) shall be considered for the access to the plot. Further the plots along the other categorized roads such as Major District roads/ Village roads shall be directly accessible from these roads. In all the above cases for final plots in the Town Planning scheme Ribbon development rules shall not be applicable.
26. The distance between two main buildings in a final plot shall be that required to be provided for a taller building amongst them subject to 12.0 m as maximum. This distance shall also be treated as a means of access/ driveway and no separate setback/ marginal distance shall be insisted from such driveway.
27. Construction within River and blue line: Construction within River and Blue line may be permitted at a height of 0.60 m. above red flood line level. Provided that necessary mitigation measures are followed along with clearance from Irrigation department.
28. Grant of Development Permission does not constitute acceptance of correctness, confirmation, approval or endorsement of and shall not bind or render the competent authority liable in any way in regard to;
  - a. Title Ownership & easement right of the plot on which building is proposed.
  - b. Workmanship, soundness of material & structure safety of building.
  - c. Variation in area from recorded areas of building unit.
  - d. Location & boundary of building unit.
  - e. Safety of the user of the building.
  - f. NOC from appropriate authority.
  - g. Structural reports and Structural drawing.

**29. Removal of Difficulties and Hardships**

~~If any difficulty arises in giving effect to the sanctioned preliminary or final scheme, the VC&MD (CIDCO) may~~



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

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

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

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

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

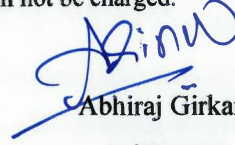
For the purpose of this redevelopment scheme, the owner/ developer of the Final Plot shall get further additional FSI to the extent of 50% of the rehabilitation area of the accommodated tenants, provided further that the overall FSI of the Final Plot shall not exceed 4.0.

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

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



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

  
(Abhiraj Girkar)

**Arbitrator**

**Town Planning Scheme, NAINA No. 7**

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

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

  
(Nirmalkumar Chaudhari)

**Deputy Secretary**

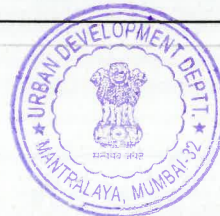
**Urban Development Department**



**11. LEGAL FORMALITIES IN TPS-7:**

Table 9: Legal Formalities

Sr. No	Legal Stage	Section/ Rule Of The Act	Reference	Date
1	Declaration of Intention	60 (1)	Resolution No. 12255, Board Meeting No. 13.09.2019	13.09.2019
2	Gazette Publication of notice	60 (2)	Maharashtra Government Gazette, Extraordinary Part II	18.09.2019
3	Newspaper Publication of notice	60 (2) Rule 3(2)	Ram Prahar, Krushiwal	20.09.2019
4	Copies of Intention and Plan to Govt. and DTP	60 (2)	Letter No. CIDCO/NAINA/CP/TPS-7/ 2019/SAP 604/375	18.09.2019
5	Publication of Plan and Gazette notice in SPA's office	60 (3) Rule. 3(1)	-----	18.09.2019
6	JDTP, Konkan Division Extension Letter	61(3)	TPS No. 7/ NAINA/Sec 61(3)/Time-Limit Extension/JDTP-KDN/2061 dt. 04.03.2020	04.03.2020
7	Meeting with Owners	Rule 4(1)	----	10.06.2020 to 20.06.2020
8	Consultation with DTP	61(1) Rule 4(2)	Letter No. CIDCO/NAINA/TPS-7/Consultation u/s 61(1) /2020/1213	11.08.2020
9	National Lockdown applicable as per Maharashtra Ordinance XV of 2020 dated 31st August 2020			
10	DTP's Remarks on draft scheme	61(1) Rule 4(2)	जा.क्र. नैना /न.र.यो.क्र. 7/प्र.क्र. 74/20/टिपीव्ही 3/1495	15.03.2021
11	Gazette Publication of Notice	61(1) Rule 5(1)	Maharashtra Government Gazette, Extraordinary Part II	25.04.2022
12	Newspaper Publication of notice	61(1) Rule 5(2)	Krushiwal, Raigad Nagari	28.04.2022
13	Suggestions/ Objections Received Timeframe	Rule 5(2)	-----	25.04.2022 - 27.05.2022
14	Submission to Govt. for Sanction (Now to MD, CIDCO)	68(1)	CIDCO/NAINA/TPS-7/Sec68(1)/2022/E-136658	22.07.2022
16	Consultation with DTP	68(2)	जा. क्र. प्रा.न.र.यो / नरयो क्र. 7/ नैना / कलम 68(1) /467	17.10.2022
17	Sanction of Draft Scheme	68(2)	CIDCO/NAINA/TPS-7/Draft Scheme /2022	21.10.2022
18	Gazette publication of Sanction of Draft Scheme	68(2)	CIDCO/NAINA/TPS-7/Draft Scheme /2022	04/11/2022
<b>B</b>	<b>Arbitrator Proceedings</b>			

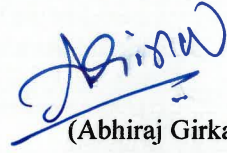


Sr. No	Legal Stage	Section/ Rule Of The Act	Reference	Date
19	Gazette Notification of Appointment of an Arbitrator by Govt.	72(1)	TPS-1222/2152/C.R.148 /22/UD-12	02/12/2022
20	Gazette publication of Appointment of an Arbitrator by Govt.	72(1)	TPS-1222/2152/C.R.148 /22/UD-12	23-29 March 2023
21	Gazette of Arbitrator to commence the duties	Rule 13	ARB/TPS-7/GEN/2023/08 dated 05/04/2023	25/04/2023
22	Newspaper publication of commencement of duties	Rule 13	ARB/TPS-7/GEN/2023/08 dated 05/04/2023	16/04/2023 , 17/04/223
23	Special Notices in form 4 to owners	72(4)(i) Rule 13(3)	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
24	1 <sup>st</sup> Hearing to Land Owners	Rule 13	Hearing Period	24/07/2023 to 21/08/2023
25	Special Notices in form 4	Rule 13	Issued to all Land Owners by Post, who did not appear for 1 <sup>st</sup> Hearing. Hearing Schedule is published on CIDCO's website and Newspaper - Dainik Sagar, Dainik Raigad Nagari and CIDCO's Website	02/09/2023
26	2 <sup>nd</sup> Hearing to Land Owners	Rule 13	Hearing Period.	04/09/2023 to 15/09/2023
27	Request to State Govt to extend time limit to prepare preliminary scheme.	72(4)(i) Rule 13(4)	लवाद/न.र.यो-७/सर्वसाधारण/२०२३/४७०	02/08/2023
28	Arbitrator to subdivide the scheme into Preliminary and Final schemes	72(4)(i) Rule 13(4)	ARB/TPS-7/GEN/2023/488/2	29/08/2023
29	Remarks of SPA, NAINA on hearing to Arbitrator	72(4)(i) Rule 13(3)	CIDCO/NAINA/Arbitrator/TPS-7/2023/956	24/11/2023
30	Preparation of Preliminary Scheme by the Arbitrator	72(3)	ARB/TPS-7/Award/223/512	30/11/2023
31	Publication of notice regarding preparation of	72(3)	महाराष्ट्र शासन राजपत्र, असाधारण भाग दोन, असाधारण क्रमांक १०१, दिनांक ०१ डिसेंबर,	01/12/2023



**SANCTIONED PRELIMINARY TOWN PLANNING SCHEME NAINA NO. 7**


Sr. No	Legal Stage	Section/ Rule Of The Act	Reference	Date
	the preliminary scheme		२०२३	
32	Publication of notice regarding preparation of the preliminary scheme		Dainik Kille Raigad, Ram Prahar and Newsband	12/12/2023
33	Submission of the Preliminary Scheme to the Govt for sanction	72(3)	ARB/TPS-7/GEN/2023/522	29/12/2023
	Sanctioning of Preliminary Scheme by State Govt.	86 (1)	TPS-1224/06/CR-23/24/UD-12	01/03/2024
	Gazette Sanction of Preliminary Scheme	86 (2)	MGG, Part 1, Kokan Division Supplement	26/09/2024 to 02/10/2024

  
(Abhiraj Girkar)

**Arbitrator**

**Town Planning Scheme NAINA No. 7.**

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

  
(Nirmalkumar Chaudhari)

**Deputy Secretary  
Urban Development Department, GoM**

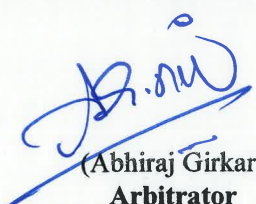



**12. TIMELINES FOLLOWED IN PREPARING TPS-7:**

Table 10: 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) (upto 19/08/2019)	18.09.2019
3.		Covid Orders	31/03/2022
4.	61(1)	Publication of Draft Scheme (9+3 months extension) (upto 06/08/2020)	25/04/2022
5.	68(1)	Submission of Draft Scheme to Govt. (Now to MD, CIDCO) 3 months from Publication (upto 25/07/2022)	22/07/2022
6.	68(2)	Sanction of the Draft Scheme by Govt. 3 months from submission by Planning Authority. (upto 22/10/2022)	21/10/2022
7.	68(2)	Gazette Notification of Sanction of the Draft Scheme by Govt.	4/11/2022
8.	72(1)	Appointment of Arbitrator One month (upto 04/12/2022)	02/12/2022
9.	72(3)	To draw Preliminary Scheme 9 months + 3months extension (upto 01/12/2023)	30/11/2023
10.	72(5)	Submission of the Preliminary Scheme (No time limit prescribed)	29/12/2023
11.	86 (1)	Sanctioning of Preliminary Scheme by State Govt.	01-03-2024
12.	86 (2)	Gazette Publication	26-09-2024 to 02-10-2024

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

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

  
 (Nirmalkumar Chaudhari)  
 Deputy Secretary  
 Urban Development Department, GoM



## TOWN PLANNING SCHEME, NAINA NO. 07

(Part of Villages of Devad, Vichumbe, Kolkhe Peth, Usarli Khurd, Shivkar, Tal. Panvel. Dist. Raigad)

### PRELIMINARY SCHEME

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

**Table A**  
**Original Plot-wise Decisions of the Arbitrator**

Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
1	T.M.H. Staff & friends Co.Ho. Sco. Secretary, Ravindra Pahanu Ingale	Class I	(42/1/42/2A)	Devad	65	3,247	3	They neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised by considering the existing boundary of the original plot and in view of this revised reconstituted Final Plot no. 3 has been allotted at the location of their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
2	T.M.H. Staff & friends Co.Ho. Sco. Secretary, Ravindra Pahanu Ingale	Class I	(42/1/42/2C)	Devad	67	766			
3	T.M.H. Staff & friends Co.Ho. Sco. Secretary, Ravindra Pahanu Ingale	Class I	(42/1/42/2D)	Devad	68	1,647			
4	T.M.H. Staff & friends Co.Ho. Sco. Secretary, Ravindra Pahanu Ingale	Class I	(42/1/42/2B)	Devad	66	2,000			
5	T.M.H. Staff & friends Co.Ho. Sco. Secretary, Ravindra Pahanu Ingale	Class I	(43(P)/1(P))	Devad	69	8,019			
6	T.M.H. Staff & friends Co.Ho. Sco. Secretary, Ravindra Pahanu Ingale	Class I	(43(P)/2(P))	Devad	70	-			
7	T.M.H. Staff & friends Co.Ho. Sco. Secretary, Ravindra Pahanu Ingale	Class I	(43(P)/3(P))	Devad	71	-			
8	T.M.H. Staff & friends Co.Ho. Sco. Secretary, Ravindra Pahanu Ingale	Class I	(44(P)/45/1 B/1(P))	Devad	72	4,261			
9	T.M.H. Staff & friends Co.Ho. Sco. Secretary, Ravindra Pahanu Ingale	Class I	(44(P)/45/1 B/2(P))	Devad	73	-			
10	T.M.H. Staff & friends Co.Ho. Sco. Secretary, Ravindra Pahanu Ingale	Class I	(44(P)/45/1 B/3(P))	Devad	74	-			
11	T.M.H. Staff & friends Co.Ho. Sco. Secretary, Ravindra Pahanu Ingale	Class I	(44(P)/45/1 B/4(P))	Devad	75	-			
12	Suresh D. Kolhe	Class I	(41/2)	Devad	64	2,000	4	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 4, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.



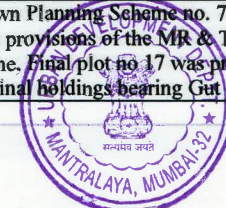
Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
13	Parshuram Dharma Waghmare, Bebibai Pandharinath Mhatre, Lilabai Shankar Patil, Savitribai Prakash gharat, Ramesh Gulab Chaudhari, Vijeta Laxmikant Sing, Jay Mata di Builders and Developers Behalf partner	Class I	(40/0)	Devad	62	2,480	7	Parshuram Waghmare & others submitted their representation dt. 24/07/2023 but did not appear for the hearing. <b>Submission in representation-1)</b> As per CIDCO's notification dated 21/10/2022, the decision to use 60 % of their original land by CIDCO and to allot the remaining 40% of land to them is not acceptable. 2) The final plot shall be granted in their original land only. 3) NAINA TPS has no public purpose; including them in the scheme without their consent and levying contribution charges is itself against natural law. 4) If any land is required for public purposes, it shall be acquired under the LARR Act. 5) Accordingly they requested to exclude their original land from said TPS-7.	Draft Town Planning Scheme no. 7 was sanctioned under the provisions of the MR & TP Act, 1966. In the scheme, Final plot no 7 was proposed in part of their original holdings bearing Gut no 40 and adjoining lands. The layout of the scheme has been revised by considering the existing building in the original plot and in view of this revised reconstituted Final Plot no. 7 has been allotted at the location of their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
14	Vasant N. More	Class I	(36/2)	Devad	56	4,000	8	They have not appeared for a hearing but submitted representation dated 10/10/2023 <b>Submission in representation- 1)</b> They have not accepted the CIDCO's proposal of 40/60 plot allotment.	The layout of the scheme has been revised for planning requirements and revised reconstituted Final Plot no. 8, as shown in the plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
15	M/s Shree Swaminathan Developers Behalf partner Prabhakar S. Sonawane, Sandip G. Waghmare	Class I	(38/2)	Devad	60	560	9	They submitted their representation dt. 25/07/2023 but did not appear for the hearing. <b>Submission in representation-1)</b> As per CIDCO's notification dated 21/10/2022, the decision to use 60 % of their original land by CIDCO and to allot the remaining 40% of land to them is not acceptable. 2) They constructed an apartment building on their original land bearing survey no 38/2 with permission from Grampanchayat, Vichumbe on 25/11/2012 and also obtained a completion certificate from Grampanchayat Devad on 25/07/2016. The society is also formed with the name Swaminath Apartments Housing Society, so the said TPS scheme -7 is not applicable to them. 3) NAINA TPS has no public purpose; including them in the scheme without their consent and levying contribution charges is itself against natural law. 4) If any land is required for public purposes, it shall be acquired under the LARR Act. 5) Accordingly they requested to exclude their original land from said TPS-7.	Draft Town Planning Scheme no. 7 was sanctioned under the provisions of the MR & TP Act, 1966. In the scheme, Final plot no 9 was proposed in part of their original holdings bearing Gut no 38/2 and adjoining lands. The layout of the scheme has been revised by considering the existing building in the original plot and in view of this revised reconstituted Final Plot no. 9 has been allotted at the location of their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
16	Indu Nana Waghmare, Sunil Nana Waghmare, Dilip Nana Waghmare,	Class I	(39/0)	Devad	61	2,380	11	Indu Waghmare and others have submitted their representation dt. 24/07/2023 but did not appear	Draft Town Planning Scheme no. 7 was sanctioned under the provisions of the MR & TP Act, 1966. In



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
	vijay Nana Waghmare, Gulab Sunil Patil							for the hearing <b>Submission in representation-1)</b> As per CIDCO's notification dated 21/10/2022, the decision to use 60 % of their original land by CIDCO and to allot the remaining 40% of land to them is not acceptable. 2) The final plot shall be granted in their original land only. 3) NAINA TPS has no public purpose; including them in the scheme without their consent and levying contribution charges is itself against natural law. 4) If any land is required for public purposes, it shall be acquired under the LARR Act. 5) Accordingly they requested to exclude their original land from said TPS-7.	the scheme, Final plot no 7 was proposed in part of their original holdings bearing Gut no 39 and adjoining lands. The layout of the scheme has been revised for planning requirement and in view of this revised reconstituted Final Plot no. 11 has been allotted at the location of their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
17	M/s Prayag Gurukrupa builders Behalf partner Baburao Gajanan Mhatre, Pradip krushna bhopi, Narendra namdev dhadve, Virendre Hariba Lagade, Prajesh Sanjay Kamble	Class I	(33/0)	Devad	52	3,090	12	They requested to give 1 month time period to collect all documents, but thereafter did not submit any representation.	Draft Town Planning Scheme no. 7 was sanctioned under the provisions of the MR & TP Act, 1966. In the scheme, Final plot no 12 was proposed in part of their original holdings bearing Gut no 33 and adjoining lands. The layout of the scheme has been revised by considering the existing building in the original plot and in view of this revised reconstituted Final Plot no. 12 has been allotted at the location of their original plot with correction in the area and ownership as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
18	Jagan Shankar Waghmare, Somi Tukaram Bhopi, Gomi Sgankar Mhatre, Parshuram Jayram Waghmare, Vishwas Jayram Waghmare, Manisha Mangesh bhagat, Janabai Changa Patil, Sonabai Jayram Waghmare	Class I	(31/0)	Devad	49	1,720	13A	Parshuram Waghmare submitted their representation dt. 24/07/2023 but did not appear for the hearing. <b>Submission in hearing- 1)</b> Their written consent was not taken to include their land in NAINA TPS. 2.) The said NAINA TPS is inconsistent with the law and against the interest of the people, therefore raised their objection regarding the inclusion of them in the said scheme.	Draft Town Planning Scheme no. 7 was sanctioned under the provisions of the MR & TP Act, 1966. In the scheme, Final plot no 13A was proposed in part of their original holdings bearing Gut no 31, 34 and adjoining lands. The sanctioned draft scheme proposal is confirmed, subject to change in name of the owners, as per the updated 7/12 extract. Final Plot no. 13A, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
19	Jagan Shankar Waghmare, Somi Tukaram Bhopi, Gomi Sgankar Mhatre, Parshuram Jayram Waghmare, Vishwas Jayram Waghmare, Manisha Mangesh bhagat, Janabai Changa Patil, Sonabai Jayram Waghmare	Class II	(34/0)	Devad	53	2,500	13B	Parshuram Waghmare submitted their representation on 24/07/2023 but did not appear for the hearing. <b>Submission in hearing- 1)</b> Their written consent was not taken to include their land in NAINA TPS. 2.) The said NAINA TPS is inconsistent with the law and against the interest	Draft Town Planning Scheme no. 7 was sanctioned under the provisions of the MR & TP Act, 1966. In the scheme, Final plot no 13A was proposed in part of their original holdings bearing Gut no 31, 34 and adjoining lands. The sanctioned draft scheme proposal is confirmed, subject to change in name of the owners, as per the



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
								of the people, therefore raised their objection regarding the inclusion of them in the said scheme.	updated 7/12 extract. Final Plot no.13B, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
20	Virsen Kamlakar Sav, Paris Kunjavihar sav, Sandhya Kunjavihar Sav	Class I	(27/1C)	Devad	29	1,970	14, 55, 75	They appeared for a hearing on 27/07/2023 and also submitted their representation. <b>Submission in hearing -1)</b> Their property bearing survey no. 27/1C and 27/2A are located above the level of the Gadhi River and are never affected by the flood water. 2) In lieu of their original lands, final plots no 14, 55, and 75 have been proposed at another location. They requested that they be granted 2 final plots of equal sizes and out of that 1 shall be in the place of their existing house in survey no 27/2A for Smt. Sandhya Sao & Shri. Paris Kunjavihari Sao and second shall be adjoining to it for Virsen Sao. 3) They requested to grant the final plot of a minimum of 60% area of their original land. 4) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 5) The contribution amount as per form no. 1 is not accepted and shall be waived off. 6) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	Applicant's original land bearing Gut no. 27/1C & 27/2A are adjoining to Gad River and fall within its High Flood Line. NAINA has proposed holding ponds in the said land and therefore their request to grant final plots in their original land in place of their existing house cannot be accepted. Considering the area of reservations and amenities in TPS-7, the request to grant the final plot of a minimum of 60% of the original land cannot be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-7. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed.  The layout of the scheme has been revised for planning requirements and because of this revised reconstituted Final Plots no. 14, 55, & 75 have been allotted with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
21	Virsen Kamlakar Sav, Paris Kunjavihar sav, Sandhya Kunjavihar Sav	Class I	(27/2A)	Devad	30	23,170			
22	Vinod K. Patil	Class I	(37/2)	Devad	58	1,040	15	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 15, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
23	Nilesh Dashrath Devkar, Rupesh Nagnath Khanavkar, Anant Ramdas Waskar	Class I	(38/1)	Devad	59	2,600	16	They neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised for planning requirements and in view of this revised reconstituted Final Plot no. 16 has been allotted at the location of their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
24	Ashok Barku Waghmare, Gana Barku Waghmare, Raghunath Waghmare	Class I	(37/1)	Devad	57	2,170	17	Samadhan & Satyavan Ganesh Waghmare, heirs of Gana Barku Waghmare, submitted their representation on 31/07/2023 but did not appear for the hearing.	Draft Town Planning Scheme no. 7 was sanctioned under the provisions of the MR & TP Act, 1966. In the scheme, Final plot no 17 was proposed in part of their original holdings bearing Gut no 37/1 and



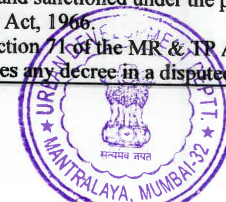
Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
								<p><b>Submission in representation- 1)</b> As per CIDCO's notification dated 21/10/2022, the decision to use 60 % of their original land by CIDCO and to allot the remaining 40% of land to them is not acceptable. 2) The final plot shall be granted in their original land only. 3) NAINA TPS has no public purpose; including them in the scheme without their consent and levying contribution charges is itself against natural law. 4) If any land is required for public purposes, it shall be acquired under the LARR Act. 5) Accordingly they requested to exclude their original land from said TPS-7.</p>	<p>adjoining lands.</p> <p>The layout of the scheme has been revised by considering the existing building in the original plot and in view of this revised reconstituted Final Plot no. 17 has been allotted at the location of their original plot with correction in the area and name of the owners as shown in plan no. 4, to the owner(s) and of the area as recorded in table B.</p>
25	Malati Shankar Ramdharane, Naresh Shankar ramdharane, Parashuram Shankar Ramdharane, Vanita Shankar Ramdharane, Karuna Shankar Ramdharane, Jyoti Prakash Chandane, Surekha Shashikant Singasane	Class I	(27/1A/1)	Devad	27	6,020		<p>They submitted their representation on 31/07/2023 but did not appear for the hearing. <b>Submission in representation -1)</b> They have been granted final plot adm. 9384 sqm. Which is about 40% of their original holding. They requested to grant a final plot of at least 60% of their original holding. 2) The contribution amount of 5.18 crores as per form no. 1 is not accepted. 3) They also stated that an SLP case no 18909/2013 has been filed in Hon Supreme Court regarding said land on which Status Quo has been ordered. Therefore, TPS shall not be applicable for their lands till the final decision in the SLP. 4) There are existing houses along with 12 mango trees and 60 other trees of various species in their original property bearing survey no 27/1A/1 and their livelihood is dependent on their income.</p>	<p>Considering the area of reservations and amenities in TPS-7, the request to grant the final plot of a minimum of 60% of the original land cannot be considered. The objection regarding the contribution amount will be decided in the final scheme. Final plot no 20 has been granted in part of Gut no 27/1 and adjoining lands.</p>
26	Malati Shankar Ramdharane, Naresh Shankar ramdharane, Parashuram Shankar Ramdharane, Vanita Shankar Ramdharane, Karuna Shankar Ramdharane, Jyoti Prakash Chandane, Surekha Shashikant Singasane	Class I	(27/2B)	Devad	31	17,440	20	<p>The Special Leave to Appeal (civil) 18909/2013 was filed in the Hon. Supreme Court of India against the High Court of Bombay Judgment and order dated 03/04/2013 in SA 1004/2007. Hon. Supreme Court wide order dated 04.07.2013 maintained status quo. From the High Court Judgement dt. 03.04.2013 in second Appeal no. 1004/2007, it is revealed that the appeal was filed against the Judgement and decree in the suit for partition and separate possession of the plaintiff's share in lands bearing Survey no. 27/1A &amp; 27/2B of Devad village.</p> <p>As per Section 71 of the MR &amp; TP Act, if a civil court passes any decree in a disputed claim of the ownership at any time and even after a final scheme has been sanctioned by the State Govt., then such final scheme shall be deemed to have been suitably corrected/varied because of such decree. Therefore the ownership of the final plot is maintained as per 7/12 extract of the original lands subject to the final decision in the Special Leave to Appeal (civil) 18909/2013.</p> <p>The sanctioned draft scheme proposal is confirmed.</p>	



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
									Final Plot no. 20, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
27	Vijay Jagashi Cheda	Class I	(10/0)	Devad	5	4,910	24, 129	<p>They appeared for a hearing on 10/08/2023 and also submitted their representation.</p> <p>Submission in Hearing -</p> <p>1. They requested SPA-NAINA for allotment of a single plot instead of their severally located plots under various survey no 10,11, 18/2, 20/2, 21, 23, 24, 25, 27/2D, 9/1/2, and 27/3 at village Devad, Survey No. 39/3, 110, 111, and 193/1 at village Vichumbe, Survey no. 105A, 107, 113, 27 at village Usarli Khurd, Survey no. 206/K of Shivkar and for that they have given consent also. The Director of Town Planning Pune in their report dated 15.03.2021 has recommended allotting a single plot to them instead of their various land holdings.</p> <p>2. They objected to the allotment of Final Plot No 24 and 26 at Village Devad which are allocated in No development area falling within the Blue line and Red line of the Gadi river. Also, the said allotted plot has existing structures on the plot</p> <p>3. Hon. Panvel Court has passed an order and decree dated 06/11/2020 for land-bearing survey no. 27/2/D owned by Malti Ramdhare and others of Devad for conveying the land in their name. Therefore requested to not allot the final plot till the outcome of the court process.</p> <p>4. Accordingly they have given 3 options for</p>	<p>1. Their original lands in Devad bearing Gut Nos. 10, 11, 18/2, 20/2, 21, 24, 25, 27/2D- 3 falls within the Blue line and Red line of Gadi River, and therefore Final Plot no. 24 &amp; 26 were proposed in part of their original lands in sanctioned Draft Scheme. Therefore the said proposal is confirmed.</p> <p>2. As per their request for their other lands bearing Gut no. 39/3, 110, 111, and 193/1 at village Vichumbe, Gut no. 105A, 107, 113, 27 at village Usarli Khurd, Gut no. 206/K of Shivkar, Final plots no. 439, 441, 445, 449, &amp; 467 are allotted in Usarli Khurd on part of their original lands bearing 105, 107, &amp; 113.</p> <p>3. The layout of the scheme has been revised for planning requirements and because of this revised reconstituted Final Plots no. 24, 439, 441, 445, 449, &amp; 467 have been allotted with corrections in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.</p>
28	Vijay Jagashi Cheda	Class I	(25/0)	Devad	25	960			
29	Vijay Jagashi Cheda	Class I	(27/2D)	Devad	33	3,530			
30	Vijay Jagashi Cheda	Class I	(27/3)	Devad	34	5,010			
31	Vijay Jagashi Cheda	Class I	(18/2)	Devad	16	4,000			
32	Vijay Jagashi Cheda	Class I	(11/0)	Devad	6	880			
33	Vijay Jagashi Cheda	Class I	(20/2)	Devad	19	3,040			
34	Vijay Jagashi Cheda	Class I	(21/0)	Devad	21	3,240			
35	Vijay Jagashi Cheda	Class I	(24/0)	Devad	24	3,460			
36	Vijay Jagashi Cheda	Class I	(39/3)	Vichumb e	130	16,840			
37	Vijay Jagashi Cheda	Class I	(110/0)	Vichumb e	232	630			
38	Vijay Jagashi Cheda	Class I	(111/0)	Vichumb e	233	3,290			
39	Vijay Jagashi Cheda	Class I	(193/1)	Vichumb e	243	6,770			
40	Vijay Jagashi Cheda	Class I	(27/0)	Usarli Khurd	363	7,510			



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
								allotment of a single plot or adjoining to their existing plots at village Usarli Khurd.	
41	Anil V. Thekekar, Pandurang G. Shedge, Dharma Aadekar, Paresh K. Gijje, Sunil M Aagri, Santosh D. Sonawane, Ramesh N. Soni, M/s galaxy Builders & Developers through partners Mahesh Somiskar, M/s maitri ahousing Prvt. Ltd. through Ajhar M. Khan, Om Shri Sai Dattanath Builders & Developers ththrough Shital Sonawane, M/s Smail Intra Trade pvt. ltd.	Class I	(26/0)	Devad	26	3,240	25	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no.25, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
42	Abhinav V. Cheda	Class I	(23/0)	Devad	23	2,150	26	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, Final Plot no.26, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
43	Atmaram Rama Bhoir, Eknath Rama bhoir, Ashok Bhau bhoir	Class I	(59/0)	Vichumb e	166	5,080	28	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to the change in the name of the owners. Final Plot no. 28, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
44	Chandrakant Shantilal Jain, shashikant Tuljaram Jadhav, Vinod Parasmal Palresha	Class I	(29/0)	Devad	46	1,260	42	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in the name of the owners. Final Plot No. 42 as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
45	Prafulkumar Manjibhai Kapupara urfa Patel, Janardan Maruti Phadke, Bhagwan Kanu Phadke, Raghunath urfa Eknath Maruti Phadke	Class I	(30/2)	Devad	48	4,400	43	They neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised by considering the existing structures in the original plot and because of this revised reconstituted Final Plot no. 43 has been allotted at the location of their original plot with correction in the area and ownership as shown in the plan no. 4 to the owner(s) and of the area as recorded in table B.
46	Parashram Dharma Waghmare, Bhagibai Maruti Patil, Baliram Narayan Waghmare, Namdev Narayan Waghmare, Godabai Dhau Patil, Shalu Bhagwan Patil, Tai Narayan Chaudhari,	Class II	(27/1B)	Devad	28	4,050	45	They submitted their representation on 25/07/2023 but did not appear for the hearing. <b>Submission in representation- 1)</b> As per CIDCO's notification dated 21/10/2022, the decision to use 60 % of their original land by	Draft Town Planning Scheme no. 7 has been proposed and sanctioned under the provisions of the MR & TP Act, 1966. As per Section 71 of the MR & TP Act, if a civil court passes any decree in a disputed claim of the

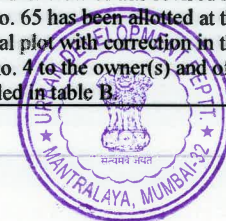


Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
	Shalik Dhau waghmare, Rambhau Dhau waghmare, Lila Dhau Waghmare, Nirmala Dhau waghmare, Sunil Dhau waghmare, Bami Budhaji Mhatre, Gulab Krushna Mhatre, Bhaskar Krushna Mhatre, Shashikant Krushna Waghmare, Sangita Dinanath Phadke, Sulochna gopal Gaykar, Mali Bhau Gharat, shaila Kisan waghmare, Radhabai Padmakar Patil, Suman Kisan Gharat, Vaman Ganapat Waghmare, arun Ganapat Waghmare, Uttam Ganapat waghmare, Sandip Ganapat Waghmare, Nanda Ganapat Waghmare							CIDCO and to allot the remaining 40% of land to them is not acceptable. 2) The final plot shall be granted in their original land only. 3) NAINA TPS has no public purpose; including them in the scheme without their consent and levying contribution charges is itself against natural law. 4) If any land is required for public purposes, it shall be acquired under the LARR Act. 5) Accordingly they requested to exclude their original land from said TPS-7. 6) Regarding the said survey no 27/1B, regular suit no 234/2021 has been filed in Panvel Civil Court.	ownership at any time and even after a final scheme has been sanctioned by the State Govt., then such final scheme shall be deemed to have been suitably corrected/varied because of such decree.  The sanctioned draft scheme proposal is confirmed. Final Plot No. 45, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
47	M/s Best Enterprises, Chandrakant Shantilal Jain, Shashikant Tuljaram Jhadhav, Vinod Parasmal Palresha, Sita Vitthal Patil, Gita Pandhari Mhatre, Lata Ananta Waghmare, Shevanti baban patil	Class I	(32/2)	Devad	51	1,690	46	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 46, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B
48	M/s Best Enterprises, Chandrakant Jain, Shashikant Jhadhav, Vinod Palresha	Class I	(9/3)	Devad	3	2,500	48, 50	They submitted their representation on 25/07/2023 but did not appear for the hearing. <b>Submission in representation-1)</b> As per CIDCO's notification dated 21/10/2022, the decision to use 60 % of their original land by CIDCO and allot the remaining 40% of land to them is not acceptable. 2) The final plot shall be granted in their original land only. 3) NAINA TPS has no public purpose; including them in the scheme without their consent and levying contribution charges is itself against natural law. 4) If any land is required for public purposes, it shall be acquired under the LARR Act. 5) Accordingly they requested to exclude their original land from said TPS-7.	Draft Town Planning Scheme no. 7 has been proposed and sanctioned under the provisions of the MR & TP Act, 1966.  The layout of the scheme has been revised for planning requirements and in view of this revised reconstituted Final Plot no. 47 has been allotted at the location of part of their original plot with correction in the area and ownership as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
49	Chandrakant Shantilal jain, shashikant Tuljaram Jadhav, vinod Parasmal Palresha	Class I	(32/1)	Devad	50	6,070			
50	Shashikant Krushnaji Patil, Nandini Ankush Shinde	Class I	(41/1)	Devad	63	5,000			
51	Bhagwan Rama Waghmare	Class I	(9/2)	Devad	2	2,600	49	They neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised for planning requirements and because of this revised reconstituted Final Plot no. 49 has been allotted at the location of their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
52	Shalik Dhau Waghmare, Rambhau dhau Waghmare, Sunil Dhau Waghmare, Lilabai Dhau Waghmare, Nirmala Dhau Waghmare, Praful Kumar Manajibhai	Class I	(30/1)	Devad	47	5,060	51	They submitted their representation on 25/07/2023 but did not appear for the hearing. <b>Submission in representation-1)</b> As per CIDCO's notification dated 21/10/2022, the decision to use 60 % of their original land by	Draft Town Planning Scheme no. 7 has been proposed and sanctioned under the provisions of the MR & TP Act, 1966.  The layout of the scheme has been revised for

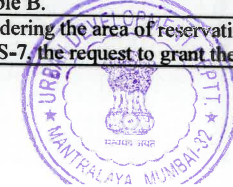
Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
	Kapupara Patel, Vaman Ganapat Waghmare							CIDCO and allot the remaining 40% of land to them is not acceptable. 2) The final plot shall be granted in their original land only. 3) NAINA TPS has no public purpose; including them in the scheme without their consent and levying contribution charges is itself against natural law. 4) If any land is required for public purposes, it shall be acquired under the LARR Act. 5) Accordingly they requested to exclude their original land from said TPS-7.	planning requirements and in view of this revised reconstituted Final Plot no. 51 has been allotted at the location of their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
53	Krupa Anil Patil, Laxman Bashya Gharat, Shekhar D. Jadhav, Mohan N. Shetty, Ramdas gavtya Waghmare, Pandurang Gavtya Waghmare, Vijay J. Cheda	Class I	(9/1)	Devad	1	16,770	52	Pandurang & Ramdas Waghmare submitted their representation on 25/07/2023. <b>Submission in hearing and representation-</b> 1) As per CIDCO's notification dated 21/10/2022, the decision to use 60 % of their original land by CIDCO and allot the remaining 40% of land to them is not acceptable. 2) The final plot shall be granted in their original land only. 3) NAINA TPS has no public purpose; including them in the scheme without their consent and levying contribution charges is itself against natural law. 4) If any land is required for public purposes, it shall be acquired under the LARR Act. 5) Accordingly they requested to exclude their original land from said TPS-7. 6) They have filed Regular Civil Suit no. 72/09 in the court of Civil Judge, Sr. Division, Panvel for the ownership of land bearing Survey No. 9/1(1), and in order below EXH 5 in the said suit, Hon Court has restrained defendants from dispossessing the plaintiff and from selling the suit property to anybody till the decision of the suit.	Draft Town Planning Scheme no. 7 has been proposed and sanctioned under the MR & TP Act, 1966 provisions.  In this case, Shri. Ramdas Waghmare and Pandurang Waghmare have filed Regular Civil Suit no. 72/09 in the court of Civil Judge, Sr. Division, Panvel for the ownership of land bearing Survey No. 9/1(1), and in order below EXH 5 in the said suit, Hon Court has restrained defendants from dispossessing the plaintiff and from selling the suit property to anybody till the decision of the suit.  As per Section 71 of the MR & TP Act, if a civil court passes any decree in a disputed claim of the ownership at any time and even after a final scheme has been sanctioned by the State Govt., then such final scheme shall be deemed to have been suitably corrected/varied because of such decree.  Therefore the ownership of the final plot is maintained as per 7/12 extract of the original lands subject to the final decision in the Regular Civil Appeal no. 72/2009 in the Court of Civil Judge, Panvel.  As per the updated 7/12 extract, the original Gut no. 9/1 has been subdivided into 9/1/A & 9/1/B. Therefore the layout of the scheme has been revised for planning requirements and because of this revised reconstituted Final Plots no. 52A & 52B have been allotted at the location of part of their original plot with correction in the area and ownership as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
54	Padmini V Jadhav, Vilas R. Jadhav	Class I	(12/0)	Devad	7	480	56	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot no. 56, as shown in plan no 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
55	Padmini V Jadhav, Vilas R. Jadhav	Class I	(13/0)	Devad	8	660			
56	Shashikant K. Patil	Class I	(9/4)	Devad	4	4,000	58	They submitted their representation on 21/08/2023 but did not appear for the hearing. <b>Submission in representation-1)</b> Their written consent was not taken to include their land in NAINA TPS-7. 2) The said NAINA TPS is inconsistent with the law and against the interest of the people, therefore raised their objection regarding the inclusion of them in the said scheme. 3) They have requested to allot a Final plot at the location of their original property bearing Gut no 9/4. 4) The contribution amount is to be waived.	Draft Town Planning Scheme no. 7 has been proposed and sanctioned under the provisions of the MR & TP Act, 1966. In the scheme, Final plot no 58 has been granted in part of their original holdings bearing Gut no 9 and adjoining lands.  The sanctioned draft scheme proposal is confirmed, subject to the correction in the name of the owners as per the updated 7/12 extract. Final Plot No. 58, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
57	Santosh S. Asavale, Sandhya S. Bhoir, Sanjay V Mhatre	Class I	(15/0)	Devad	10	1,690	60	They neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised by considering the existing structures in the original plot and in view of this revised reconstituted Final Plot no. 60 has been allotted at the location of their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
58	Roshan G. Karambera, Aalekwadi G. Karambera, Vasudev S. Kamat, Darshak S. Siddha	Class I	(14/0)	Devad	9	2,630	62	They neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised by considering the existing structures in the original plot and in view of this revised reconstituted Final Plot no. 62 has been allotted at the location of their original plot with correction in the area and ownership as shown in the plan no. 4 to the owner(s) and of the area as recorded in table B.
59	Bhagya S. Lahane	Class I	(20/1)	Devad	18	660	63	They neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised by considering the existing structures in the original plot and in view of this revised reconstituted Final Plot no. 63 has been allotted at the location of their original plot with correction in the area and ownership as shown in the plan no. 4 to the owner(s) and of the area as recorded in table B.
60	Namdev B Phadke	Class I	(16/0)	Devad	11	1,720	65	They neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised by considering the existing structures in the original plot and in view of this revised reconstituted Final Plot no. 65 has been allotted at the location of their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
61	Shobhana B. Ghate, Jomibai V. Bhoir, Sulabai R. Govari	Class II	(20/3)	Devad	20	600	66	They appeared for a hearing on 25/07/2023 and also submitted their representation. <b>Submission in hearing and representation-</b> 1) They agreed to the location and shape of the proposed final plot no 66. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4) The contribution amount as per form no. 1 is not accepted and shall be waived. 5) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	Considering the area of reservations and amenities in TPS-7, the request to grant the final plot of a minimum of 60% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-7. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed. The sanctioned draft scheme proposal is confirmed. Final Plot No. 66, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
62	Sajjan Singh Yadav	Class I	(27/2C)	Devad	32	3,740	67	They appeared for a hearing on 25/07/2023 and also submitted their representation. <b>Submission in hearing and representation-</b> 1) They have agreed to the location of the proposed final plot no 67 but have requested to allot a regular-shaped (square/rectangular) final plot instead of the current proposed irregularly shaped plot. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4) The contribution amount as per form no. 1 is not accepted and shall be waived. 5) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	Considering the area of reservations and amenities in TPS-7, the request to grant the final plot of a minimum of 60% of the original land cannot be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-7. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed. The sanctioned draft scheme proposal is confirmed. Final Plot No. 67, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
63	Kokila K. Patel, Sonal K. Patel	Class I	(22/0)	Devad	22	5,500	70	They neither appeared for a hearing nor submitted the representation	The sanctioned draft scheme proposal is confirmed. Final Plot No. 70, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
64	Kokila K. Patel, Sonal K. Patel	Class I	(18/1)	Devad	15	6,100	71	They neither appeared for a hearing nor submitted the representation	The sanctioned draft scheme proposal is confirmed. Final Plot No. 71, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
65	Rohini D. Bankar, Anita D. Bankar, Nalina D. Bankar, Anjana D. Bankar	Class I	(18/3A)	Devad	13	2,880	73	They appeared for a hearing on 26/07/2023 <b>Submission in hearing-</b>	Considering the area of reservations and amenities in TPS-7, the request to grant the final plot of a



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
								1) They agreed to the location and shape of the proposed final plot no. 73. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4) The contribution amount as per form no. 1 is not accepted and shall be waived. 5) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	minimum of 60% of the original land cannot be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-7. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed.  The sanctioned draft scheme proposal is confirmed. Final Plot No. 73, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
66	Ramesh Alya Gondhali, Suresh Alya Gondhali, Rajesh D Gondhali, Gita Nitin Patil, Kamala D Gondhali, Harsh V. Gondhali, Harshali V. Gondhali, Pinki V. Gondhali	Class I	(193/2)	Vichumb e	244	1,700	74	They submitted their representation on 26/07/2023 but did not appear for the hearing. <b>Submission in representation- 1)</b> As per CIDCO's notification dated 21/10/2022, the decision to use 60 % of their original land by CIDCO and allot the remaining 40% of land to them is not acceptable. 2) The final plot shall be granted in their original land only. 3) NAINA TPS has no public purpose; including them in the scheme without their consent and levying contribution charges is itself against natural law. 4) If any land is required for public purposes, it shall be acquired under the LARR Act. 5) Accordingly they requested to exclude their original land from said TPS-7.	Draft Town Planning Scheme no. 7 has been proposed and sanctioned under the provisions of the MR & TP Act, 1966. In the scheme, Final plot no 74 has been granted in part of their original holdings bearing Gut no 193 and adjoining lands.  The layout of the scheme has been revised by considering the existing structures in the original plot and because of this revised reconstituted Final Plot no. 74 has been allotted at the location of part of their original plot with correction in the area as shown in the plan no. 4 to the owner(s) and of the area as recorded in table B.
67	Radhabai C. Bankar, Prakash C. Bankar, Kishar G. Surate, Dhananjay L. Patil	Class I	(18/3B)	Devad	14	400	76	They neither appeared for a hearing nor submitted the representation	The layout of the scheme has been revised by considering the existing structures in the original plot and because of this revised reconstituted Final Plot no. 76 has been allotted at the location of their original plot with correction in the area and ownership as shown in the plan no. 4 to the owner(s) and of the area as recorded in table B.
68	Genu Chandar Bhingarkar, Shantabai Kashinath Keni, Suman Keni, Kanta Bharat Keni, Rami Bandu Patil, Sundar Lakshamn Bhoir	Class II	(224/0)	Vichumb e	281	2,480	79	They neither appeared for a hearing nor submitted the representation	The layout of the scheme has been revised for planning requirements and because of this revised reconstituted Final Plot no. 79A has been allotted in part of their original plot with correction in the area and the ownership as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
69	Ambo B Surte Yadnyeshvar S. Patil	Class I	(195/1)	Vichumb e	246	4,310	80	They neither appeared for a hearing nor submitted the representation	The sanctioned draft scheme proposal is confirmed, subject to the change in the name of the owners as per updated 7/12 extract. Final Plot No. 80, as shown in plan No. 4, has been

Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
									allotted to the owner(s) and of the area, as recorded in Table B.
70	Shivam Co. Ho. Sco.	Class I	(195/3)	Vichumb e	248	8,000	81	They neither appeared for a hearing nor submitted the representation	The layout of the scheme has been revised for planning requirements and because of this revised reconstituted Final Plot no. 81 has been allotted at the location of part of their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
71	Ambo B Surte	Class I	(195/4)	Vichumb e	249	5,890	83	They neither appeared for a hearing nor submitted the representation	The sanctioned draft scheme proposal is confirmed, subject to change in the name of the owners as per the updated 7/12 extract. Final Plot No. 83, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
72	Nilkant Construction Kishor Krishankant Gupate, Maganbhai Nanabhai Patel, Jayesh Chimanlal Soneta, Gopal Devaram Choudhari, Bhavana Bhavin Gadiya, Bhagchand Chuvdamal Khubchandani	Class I	(195/2)	Vichumb e	247	2,000	84	They neither appeared for a hearing nor submitted the representation	The layout of the scheme has been revised for planning requirements and in view of this revised reconstituted Final Plot no. 84 has been allotted at the location of part of their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
73	Nilkant Construction Kishor Krishankant Gupate, Maganbhai Nanabhai Patel, Jayesh Chimanlal Soneta, Gopal Devaram Choudhari, Bhavana Bhavin Gadiya, Bhagchand Chuvdamal Khubchandani	Class I	(196/0)	Vichumb e	250	4,780			
74	Nilkant Construction Kishor Krishankant Gupate, Maganbhai Nanabhai Patel, Jayesh Chimanlal Soneta, Gopal Devaram Choudhari, Bhavana Bhavin Gadiya, Bhagchand Chuvdamal Khubchandani	Class I	(197/0)	Vichumb e	251	450			
75	Nilkant Construction Kishor Krishankant Gupate, Maganbhai Nanabhai Patel, Jayesh Chimanlal Soneta, Gopal Devaram Choudhari, Bhavana Bhavin Gadiya, Bhagchand Chuvdamal Khubchandani	Class I	(201/1)	Vichumb e	256	4,020			
76	Nilkant Construction Kishor Krishankant Gupate, Maganbhai Nanabhai Patel, Jayesh Chimanlal Soneta, Gopal Devaram Choudhari, Bhavana Bhavin Gadiya, Bhagchand Chuvdamal Khubchandani	Class I	(200/0)	Vichumb e	255	600			



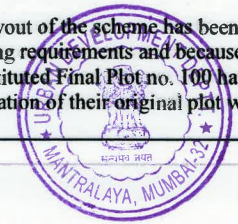
Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
77	Shree Shankar Devsthan Vichumbe, Keshav Kana Bhingarkar, 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	(199/0)	Vichumb e	254	1,210	85	They neither appeared for a hearing nor submitted the representation	The layout of the scheme has been revised by considering the existing structures in the original plot and because of this revised reconstituted Final Plot no. 85 has been allotted at the location of their original plot with correction in the area as shown in the plan no. 4 to the owner(s) and of the area as recorded in table B.
78	M/s Luniya Relativity Partnership Firm behalf partner Vinod Gangaram Jaina	Class I	(203/0)	Vichumb e	262	4,170	87+88	They appeared for a hearing on 26/07/2023 and also submitted their representation. <b>Submission in hearing and representation- 1)</b> They have an under-construction project on their original land bearing survey no 203 with all the permission including NA order from the Collector. One of their building is almost ready and the second one is under construction. 2) In their approved plan, there is a 9 m existing road and 3 m proposed road widening on both sides, totalling 15 mt road. But the TP scheme shows a 3 m existing road and a 12 m setback in their plot. 3) Accordingly, they requested to honour the CC and use 3 m as a setback instead of 12 m.	The layout of the scheme has been revised for planning requirements and because of this revised reconstituted Final Plot no. 87 has been allotted at the location of part of their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
79	Shree Shankar Devsthan Vichumbe, Krushna Dharma Bhingarkar, Vasudev Dharma Bhingarkar	Class I	(198/1)	Vichumb e	252	1,240	89	Vasudev Bhingarkar submitted their representation on 26/07/2023 but did not appear for the hearing	Draft Town Planning Scheme no. 7 has been proposed and sanctioned under the provisions of the MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 89, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
80	Shree Shankar Devsthan Vichumbe, Krushna Dharma Bhingarkar, Vasudev Dharma Bhingarkar	Class I	(198/2)	Vichumb e	253	530		<b>Submission in representation- 1)</b> As per CIDCO's notification dated 21/10/2022, the decision to use 60 % of their original land by CIDCO and allot the remaining 40% of land to them is unacceptable. 2) The final plot shall be granted in their original land only. 3) NAINA TPS has no public purpose; including them in the scheme without their consent and levying contribution charges is itself against natural law. 4) If any land is required for public purposes, it shall be acquired under the LARR Act. 5) Accordingly they requested to exclude their original land from said TPS-7.	



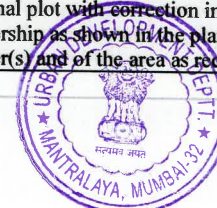
Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
81	Rajendra H. Padate	Class I	(207/1)	Vichumb e	264	940	91	They neither appeared for a hearing nor submitted any representation.	As per the updated 7/12 extract, the ownership of the original land bearing Gut No. 207/1 has been changed. Therefore the layout of the scheme has been revised for planning requirements and because of this revised reconstituted Final Plot no. 91A & 91B have been allotted at the location of part of their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
82	Rajendra H. Padate	Class I	(207/2)	Vichumb e	265	1,010			
83	Anant Chahu Mohite, Manohar Chau Surate, Nirmala Gajanan Surate, Kishor Gajanan Surate, Ghanayam Gajanan Surate, Namrata Mangesh Patil	Class II	(217/0)	Vichumb e	279	1,200	92	They submitted their representation on 26/07/2023 but did not appear for the hearing. <b>Submission in representation-</b> 1) As per CIDCO's notification dated 21/10/2022, the decision to use 60 % of their original land by CIDCO and allot the remaining 40% of land to them is not acceptable. 2) The final plot shall be granted in their original land only. 3) NAINA TPS has no public purpose; including them in the scheme without their consent and levying contribution charges is itself against natural law. 4) If any land is required for public purposes, it shall be acquired under the LARR Act. 5) Accordingly they requested to exclude their original land from said TPS-7.	Draft Town Planning Scheme no. 7 has been proposed and sanctioned under the provisions of the MR & TP Act, 1966. In the scheme, Final plot no 92 has been granted in part of their original holdings bearing Gut no 217 and adjoining lands.  The sanctioned draft scheme proposal is confirmed. Final Plot No.92, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
84	Anant Sakham Sawant, Chandrakant B. Mohite	Class I	(128(P)/2(P))	Vichumb e	241	316	93	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 93, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
85	Genu Chandar Bhingarkar, Shantabai Kashinath Keni, Suman Keni, Kanta Bharat Keni, Rami Bandu Patil, Sundar Lakshamn Bhoir	Class II	(201/3)	Vichumb e	258	450	95	They neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised for planning requirements and because of this revised reconstituted Final Plot no. 95 has been allotted with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
86	Amba Parabat Patel, Jivraj Parabat Gajora, Muraji Deva Patel, Hiraji Keshav Patel, Hiraji laxman Patel, Govinda meghaji patel, Rohit hiraji Patel, Naina enterprises	Class I	(201/4)	Vichumb e	259	1,090	96	They neither appeared for a hearing nor submitted any representation.	As per the updated 7/12 extract, the ownership of the original lands has been changed. Therefore the proposed final plot no 96 in the sanctioned draft scheme is divided and Final plot no 96A has been granted to original land no. 201/4, 212/1 & 4, 216/1, 2, & 3. Final plot no 96B has been granted to Gut no. 212/2 Final Plot No. 96A & 96B, as shown in plan No. 4, have been allotted to the owner(s) and of the area, as recorded in Table B.
87	Amba Parabat Patel, Jivraj Parabat Gajora, Muraji Deva Patel, Hiraji Keshav Patel, Hiraji laxman Patel, Govinda meghaji patel, Rohit hiraji Patel, Naina enterprises	Class I	(216/2)	Vichumb e	277	3,420			



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
88	Amba Parabat Patel, Jivraj Parabat Gajora, Muraji Deva Patel, Hiraji Keshav Patel, Hiraji laxman Patel, Govinda meghaji patel, Rohit hiraji Patel, Naina enterprises	Class I	(212/1)	Vichumb e	270	440			
89	Amba Parabat Patel, Jivraj Parabat Gajora, Muraji Deva Patel, Hiraji Keshav Patel, Hiraji laxman Patel, Govinda meghaji patel, Rohit hiraji Patel, Naina enterprises	Class I	(212/4)	Vichumb e	273	403			
90	Amba Parabat Patel, Jivraj Parabat Gajora, Muraji Deva Patel, Hiraji Keshav Patel, Hiraji laxman Patel, Govinda meghaji patel, Rohit hiraji Patel, Naina enterprises	Class I	(216/1)	Vichumb e	276	810			
91	Amba Parabat Patel, Jivraj Parabat Gajora, Muraji Deva Patel, Hiraji Keshav Patel, Hiraji laxman Patel, Govinda meghaji patel, Rohit hiraji Patel, Naina enterprises	Class I	(216/3)	Vichumb e	278	300			
92	Amba Parabat Patel, Jivraj Parabat Gajora, Muraji Deva Patel, Hiraji Keshav Patel, Hiraji laxman Patel, Govinda meghaji patel, Rohit hiraji Patel, Naina enterprises	Class I	(212/2)	Vichumb e	271	450			
93	Gangavihar Infrakon LLP Tarfe Kishor Kaluram Choudhari, Tikaram virnaji Choudhari, Mayank A. Dhakad, Yogesh Durgaram Choudhari, Rohit Hiraji Patel	Class I	(127(P)/0)	Vichumb e	240	410	97	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 97, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
94	Anant Chahu Mohite, Manohar chau Surate, Nirmala Gagajan Surate, Kishor Gajanan Surate, Ghanayam Gajanan Surate, Namrata mangesh Patil, Chandrashekhar Giradharbhai Darji, Vijaykumar Motiram Udasi, Sunil Motiram Udasi	Class I	(218/1)	Vichumb e	280	12,770	100	Shri Chandrashekhar Darji on behalf of himself and Vijakumar Udasi and Sunil Udasi appeared for hearing on 26/07/2023. Submission in hearing - 1) They stated that out of the total 12770 sqm. Area of survey no 218/1, 6050 sqm. is owned by them and the remaining 6720 sqm. is owned by Anant Chau Mohite, Manohar D Surte, and others. 2) For the entire original land of survey no 218/1, final plot no 100 has been proposed, wherein houses/structures of Anant Mohite and Manohar Surte exist. 3) Therefore, they requested that a separate vacant final plot be granted for their holding adm. 6050 sqm. 4) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed	Gut no. 218/1 is jointly owned by Anant Mohite, Manohar Surte & other 3, Chandrashekhar Darji, Vijaykumar Udasi & 1 another. Therefore their request to grant separate plots cannot be accepted. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-7. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed.  The layout of the scheme has been revised for planning requirements and because of this revised reconstituted Final Plot no. 100 has been allotted at the location of their original plot with correction in



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
								<p>FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 5) The contribution amount as per form no. 1 is not accepted and shall be waived off. 6) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.</p> <p><b>Anant Chau Mohite, Manohar Chau Surte, and others have given the following submission on 26/07/2023</b></p> <p>1) Their written consent was not taken to include their land in NAINA TPS-7.  2) The said NAINA TPS is inconsistent with the law and against the interest of the people, therefore raised their objection regarding the inclusion of them in the said scheme. 3) The final plot is allotted in another location whereas the final plot should be allotted in our original plot. 4) The contribution amount is to be waived.</p>	the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
95	Janardan D. Mhatre, Sadanand D. Mhatre, Jaydas D. Mhatre, Manoraj D. Mhatre	Class I	(77/0)	Vichumb e	189	16,820	102	<p>They submitted their representation on 02/05/2023 but did not appear for the hearing <b>Submission in representation-</b> 1) As per CIDCO's notification dated 21/10/2022, the decision to use 60 % of their original land by CIDCO and allot the remaining 40% of land to them and to levy the betterment charges is not acceptable. 2) Accordingly they requested to exclude their original land from said TPS-7.</p>	<p>Draft Town Planning Scheme no. 7 has been proposed and sanctioned under the provisions of the MR &amp; TP Act, 1966. The objection regarding the contribution amount will be decided in the final scheme.</p> <p>The layout of the scheme has been revised for planning requirements and because of this revised reconstituted Final Plot no. 102 has been allotted with correction in the area and ownership as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.</p>
96	Kanha C. Patil	Class I	(212/3)	Vichumb e	272	477	103	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 103, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
97	Yakub Beg Trust Panvel	Class I	(201/2)	Vichumb e	257	610	104	They neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised by considering the existing structures in the original plot and in view of this revised reconstituted Final Plot no. 104 has been allotted at the location of their original plot with correction in the area and ownership as shown in the plan no. 4 to the owner(s) and of the area as recorded in table B.
98	Yakub Beg Trust Panvel	Class I	(201/5)	Vichumb e	260	610			



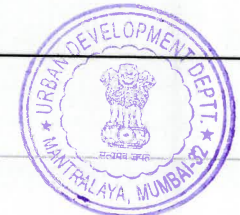
Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07								Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.		
1	2	3A	3B	3C	4	5	6	7	8
99	Shridhar K. Bhoir	Class I	(54/2C/3)	Vichumb e	161	3,000	106	They neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised for planning requirements and in view of this revised reconstituted Final Plot no. 129B has been allotted with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
100	Manoj H. Padate	Class I	(206/0)	Vichumb e	263	2,380	107	They neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised by considering the existing structures in the original plot and in view of this revised reconstituted Final Plot no. 107 has been allotted at the location of their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
101	Manoj H. Padate	Class I	(208/0)	Vichumb e	266	2,330			
102	Dhau L. Bhingarkar	Class I	(209/0)	Vichumb e	267	1,190	108	They submitted their representation on 14/08/2023 but did not appear for the hearing. <b>Submission in representation -1)</b> As per CIDCO's notification dated 21/10/2022, the decision to use 60 % of their original land by CIDCO and allot the remaining 40% of land to them is not acceptable. 2) NAINA TPS has no public purpose; including them in the scheme without their consent and levying contribution charges is itself against natural law. 3) If any land is required for public purposes, it shall be acquired under the LARR Act. 4) Accordingly they requested to exclude their original land from said TPS-7.	Draft Town Planning Scheme no. 7 has been proposed and sanctioned under the provisions of the MR & TP Act, 1966. In the scheme, Final plot no 108 has been granted in part of their original holdings bearing Gut no 209 and adjoining lands. The sanctioned draft scheme proposal is confirmed. Final Plot No. 108, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
103	Shashikala R. Devkar	Class I	(211/0)	Vichumb e	269	780	109	They neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised by considering the existing structures in the original plot and in view of this revised reconstituted Final Plot no. 109 has been allotted at the location of their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
104	Bama Jairam Bhoir	Class I	(215/3)	Vichumb e	275	150	111	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in the name of the owners, as per the updated 7/12 extract. Final Plot No. 111, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
105	Sunil Duklya Sonawale	Class I	(9/3)	Vichumb e	84	610	113	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 113, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
106	Krushna Dharma Bhingarkar, Vasudev Dharma Bhingarkar	Class I	(51/0)	Vichumb e	149	1,870	114	They submitted their representation on 26/07/2023 but did not appear for the hearing.	Draft Town Planning Scheme no. 7 has been proposed and sanctioned under the provisions of the

Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
								<p><b>Submission in representation-</b> 1) As per CIDCO's notification dated 21/10/2022, the decision to use 60 % of their original land by CIDCO and allot the remaining 40% of land to them is not acceptable. 2) NAINA TPS has no public purpose; including them in the scheme without their consent and levying contribution charges is itself against natural law. 3) If any land is required for public purposes, it shall be acquired under the LARR Act. 4) Accordingly they requested to exclude their original land from said TPS-7.</p>	<p>MR &amp; TP Act, 1966. In the sanctioned development plan of NAINA, their original land bearing Gut no. 51 of village Vichumbe is under the reservation of Growth Centre and therefore they have been granted the final plot at another location in the same village fronting on 12.0 mt. wide layout road. The sanctioned draft scheme proposal is confirmed, subject to change in the name of the owners as per the updated 7/12 extract. Final Plot No. 114, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.</p>
107	Ramdas Kathod Bhoir, Dattatray Kathod Bhoir, Laxmibai Kathod Bhoir, Nami Harichanra Bhoir	Class II	(9/1)	Vichumb e	82	2,150	115	They neither appeared for a hearing nor submitted any representation.	<p>The sanctioned draft scheme proposal is confirmed, subject to change in the name of the owners as per the updated 7/12 extract. Final Plot No. 115, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.</p>
108	Ramdas Naga Mhatre	Class I	(136(P)/0)	Usarli Khurd	501	2,476	116	They neither appeared for a hearing nor submitted any representation.	<p>The sanctioned draft scheme proposal is confirmed, subject to change in the name of the owners as per the updated 7/12 extract. Final Plot No. 116, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.</p>
109	Anup V. Kamble, Anil V. Kamble, Rajendra S. Kamble, Vasant A. Raut, Shrikrushana A. Bangare, Prabhakar N. Tayade	Class I	(10/0)	Vichumb e	85	504	117	They neither appeared for a hearing nor submitted any representation.	<p>The sanctioned draft scheme proposal is confirmed. Final Plot No. 117, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.</p>
110	Ram J. Mhatre	Class I	(10/3)	Vichumb e	88	163			
111	MacMohan Paul	Class I	(10/2)	Vichumb e	87	162			
112	Vasant A. Raut	Class I	(10/1)	Vichumb e	86	168			
113	Rajendra S. Kamble	Class I	(10/4)	Vichumb e	89	166			
114	Prabhakar N. Tayade	Class I	(10/5)	Vichumb e	90	821			
115	Anup V. Kamble, Anil V. Kamble	Class I	(10/6)	Vichumb e	91	166			
116	Namdev B. Phadke, Kaluram B. Dundrekar	Class II	(12/0)	Vichumb e	93	2,150	118	They neither appeared for a hearing nor submitted any representation.	<p>The layout of the scheme has been revised for planning requirements and because of this revised reconstituted Final Plot no.118 has been allotted in part of their original plot with correction in the area</p>

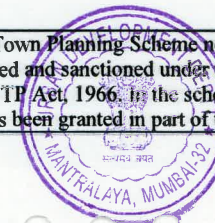


Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07								Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.		
1	2	3A	3B	3C	4	5	6	7	8
									as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
117	Namdev B. Phadke, Eknath D. Bhoir, Kashinath Bhoir, Ganesh D. Bhoir, Shailaja J. Bhoir, Pratik J. Bhoir	Class I	(13/0)	Vichumb e	94	2,500	119	They submitted their representation on 27/07/2023 but did not appear for the hearing. <b>Submission in representation-</b> 1) As per CIDCO's notification dated 21/10/2022, the decision to use 60 % of their original land by CIDCO and allot the remaining 40% of land to them and to levy betterment charges is not acceptable. 4) Accordingly they requested to exclude their original land from said TPS-7.	Draft Town Planning Scheme no. 7 has been proposed and sanctioned under the provisions of the MR & TP Act, 1966. The objection regarding the contribution amount will be decided in the final scheme. The layout of the scheme has been revised for planning requirements and because of this revised reconstituted Final Plot no. 119 has been allotted in part of their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
118	Namdev Balu Phadke	Class I	(14/0)	Vichumb e	95	2,880	120	They neither appeared for hearing not submitted any representation.	The layout of the scheme has been revised by considering the existing structures in the original plot and in view of this revised reconstituted Final Plot no. 120 has been allotted at the location of their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
119	Shree Shankar devasthan vichumbe Vahivatdar, Krushna Dharma Bhingarkar, Vasudev Dharma bhingarkar	Class I	(52/0)	Vichumb e	150	1,240	121	They submitted their representation on 26/07/2023 but did not appear for the hearing. <b>Submission in representation-</b> 1) As per CIDCO's notification dated 21/10/2022, the decision to use 60 % of their original land by CIDCO and allot the remaining 40% of land to them is not acceptable. 2) NAINA TPS has no public purpose; including them in the scheme without their consent and levying contribution charges is itself against natural law. 3) If any land is required for public purposes, it shall be acquired under the LARR Act. 4) Accordingly they requested to exclude their original land from said TPS-7.	Draft Town Planning Scheme no. 7 has been proposed and sanctioned under the provisions of the MR & TP Act, 1966. In the sanctioned development plan of NAINA, their original land bearing Gut no. 52 of village Vichumbe is under the reservation of Growth Centre and therefore they have been granted the final plot at another location in the same village fronting on 20.0 mt. & 12.0 mt. wide layout roads. The sanctioned draft scheme proposal is confirmed. Final Plot No. 121, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
120	Pramod S. Bhingarkar, Dhau L. Bhingarkar, Pravin V. Chimne	Class I	(11/0)	Vichumb e	92	2,400	122	They submitted their representation on 14/08/2023 but did not appear for the hearing. <b>Submission in representation -</b> 1) As per CIDCO's notification dated 21/10/2022, the decision to use 60 % of their original land by CIDCO and allot the remaining 40% of land to them is unacceptable. 2) NAINA TPS has no public purpose; including them in the scheme	Draft Town Planning Scheme no.7 has been proposed and sanctioned under the provisions of the MR & TP Act, 1966. In the scheme, Final plot no 122 has been granted in part of their original holdings bearing Gut no-11 around their structure and adjoining lands. The sanctioned draft scheme proposal is confirmed. Final Plot No. 122, as shown in plan No. 4, has been

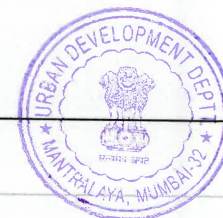
Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
								without their consent and levying contribution charges is itself against natural law. 3) If any land is required for public purposes, it shall be acquired under the LARR Act. 4) Accordingly they requested to exclude their original land from said TPS-7.	allotted to the owner(s) and of the area, as recorded in Table B.
121	Kamlakar C. Dundrekar, Karuna N. Bhoir, Bharti S. Gondhali, Ratan C. Govari, Ram G. Dundrekar, Sandip L. Govari, Hasuram G. Dundrekar, Hirabai P. Bhoir, Radhibai C. Dundrekar, Priyanka S. Dundrekar, Sukanya C. Patil, Sunita Y. Patil, Anjali N. Dundrekar, Amita R. Dalvekar, Sadhna R. Dhokare, Sandip Dundrekar, Sarita S. Bhagat, Uttam N. Dundrekar, Sangita R. Govari, Parvi S. Dundrekar, Sita N. Dundrekar	Class II	(9/2)	Vichumb e	83	2,600	123	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in the name of the owners as per the updated 7/12 extract. Final Plot No. 123, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
122	Ramdas Nagya Mhatre	Class II	(126/0)	Vichumb e	239	180	124	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 124, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
123	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)	Vichumb e	154	1,800	126	They submitted their representation on 27/07/2023 but did not appear for the hearing. Submission in representation- 1) As per CIDCO's notification dated 21/10/2022, the decision to use 60 % of their original land by CIDCO and allot the remaining 40% of land to them is unacceptable. 2) NAINA TPS has no public purpose; including them in the scheme without their consent and levying contribution charges is itself against natural law. 3) If any land is required for public purposes, it shall be acquired under the LARR Act. 4) Accordingly they requested to exclude their original land from said TPS-7.	Draft Town Planning Scheme no. 7 has been proposed and sanctioned under the provisions of the MR & TP Act, 1966. In the sanctioned development plan of NAINA, their original land bearing Gut no. 54 of village Vichumbe is under the reservation of Growth Centre and therefore they have been granted the final plot at another location in the same village fronting on 12.0 mt. wide layout road. The sanctioned draft scheme proposal is confirmed. Final Plot No. 126, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
124	Jani B. Govari, Manda M. Patil, Manik S. Bhoir, Kamla R. Bhoir, Alka D. Pardeshi, Chaya G. Pardeshi, Dilip Munga Mundkar, Shamabai M. Mundkar, Aanata N. Bhoir, Vaman G. Mundkar	Class I	(8/0)	Vichumb e	81	2,550	127	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 127, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
125	Kaluram C. Patil, Shivdas C. Patil, Bhaskar R. Patil, Santosh R. Patil, Anant R. Patil	Class I	(90/0)	Vichumb e	204	4,200	128	They submitted their representation on 12/10/2023 but did not appear for the hearing. Submission in representation- 1) CIDCO's proposal to use 60 % of their original land by CIDCO and allot the remaining 40% of land to them is unacceptable. 2) They requested to grant final plot measuring 60 % of their land in their original land only.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 128, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
126	Hirabai Pandurang Bhoir, Kamlakar Changya Dundrekar, Karuna Naresh Bhoir, Janardan Ambo Dundrekar, Pradip Lakshaman Govari, Bala Ambo Dundrekar, Budhya Ambo Dundrekar, Bharti sham gondhali, ratan chaya Govari, Radhibai changya Dundrekar, Ram gana Dundrekar, Suresh Gana Dundrekar, Sandip Lakshman Govari, Hasuram Gana Dundrekar, Dhaya Ambo Dundrekar, Priyanka Shankar Dundrekar, Sukanya Chetan Patil, Sunita Yashvant Patil, Anjali Namdev Dundrekar, Amita Ravindra Davlekar, Sadhana Rupesh Dhokare, Sandip Namdev Dundrekar, Sarita Sanjay Bhagat, Uttam Namdev Dundrekar, Sangita Ganesh Patil, Sanjya Ramesh Govari, Parvati Shankar Dundrekar, Sitabai Namdev Dundrekar	Class I	(37/0)	Vichumb e	125	860	130	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 130, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
127	Krushna Dharma Bhingarkar, Vasudev Dharma Bhingarkar	Class I	(36/2)	Vichumb e	122	1,340	132	They submitted their representation on 26/07/2023 but did not appear for the hearing. Submission in representation- 1) As per CIDCO's notification dated 21/10/2022, the decision to use 60 % of their original land by CIDCO and allot the remaining 40% of land to them is unacceptable. 2) NAINA TPS has no public purpose; including them in the scheme without their consent and levying contribution charges is itself against natural law. 3) If any land is required for public purposes, it shall be acquired under the LARR Act. 4) Accordingly they requested to exclude their original land from said TPS-7.	Draft Town Planning Scheme no. 7 has been proposed and sanctioned under the provisions of the MR & TP Act, 1966. In the scheme, Final plot no 132 has been granted in part of their original holdings bearing Gut no 36/2 and adjoining lands.
128	Krushna Dharma Bhingarkar, Vasudev Dharma Bhingarkar	Class I	(36/4)	Vichumb e	124	200			The sanctioned draft scheme proposal is confirmed. Final Plot No. 132, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
129	Damaji Raghunath Bhingarkar, Meghanath Raghunath Bhingarkar, Janabai Kashinath Patil, Kanta Aniruddha Govari, Shanta Balaram	Class II	(36/3)	Vichumb e	123	480	133	They submitted their representation on 26/07/2023 but did not appear for the hearing. Submission in representation- 1) As per CIDCO's notification dated 21/10/2022, the	Draft Town Planning Scheme no. 7 has been proposed and sanctioned under the provisions of the MR & TP Act, 1966. In the scheme, Final plot no 132 has been granted in part of their original



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
	Gondhali, Shubhangi Rajaram Bhagat, Sangita Raghunath Bhingarkar							decision to use 60 % of their original land by CIDCO and allot the remaining 40% of land to them is unacceptable. 2)NAINA TPS has no public purpose; including them in the scheme without their consent and levying contribution charges is itself against natural law. 3) If any land is required for public purposes, it shall be acquired under the LARR Act. 4) Accordingly they requested to exclude their original land from said TPS-7.	holdings and adjoining lands.  The layout of the scheme has been revised by considering the existing structures in the original plot and because of this revised reconstituted Final Plot no. 133 has been allotted with corrections in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
130	Padu Hari Bhopi, Namdev Tukaram Bhopi, Gomi tukaram Bhopi, Jayavanti Ramdas Bhopi, Suresh Ramdas Bhopi. Bharati Ramdas Bhopi, jitendra Ramdas Bhopi, Reshma Ramdas Bhopi, Kanha Chandrakant Patil, Jayendra Chandrakant Patil, Suman Subhash Patil, Pritesh Subhash Patil, Vikas Subhash Patil, Ranjana Santosh Patil, Varun Santosh Patil, Nayan Santosh Patil	Class II	(7/0)	Vichumb e	80	1,670	256	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to the change in the name of the owners as per the updated 7/12 extract. Final Plot No. 256, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
131	Padu Hari Bhopi, Namdev Tukaram Bhopi, Gomi tukaram Bhopi, Jayavanti Ramdas Bhopi, Suresh Ramdas Bhopi. Bharati Ramdas Bhopi, jitendra Ramdas Bhopi, Reshma Ramdas Bhopi, Kanha Chandrakant Patil, Jayendra Chandrakant Patil, Suman Subhash Patil, Pritesh Subhash Patil, Vikas Subhash Patil, Ranjana Santosh Patil, Varun Santosh Patil, Nayan Santosh Patil	Class II	(36/1)	Vichumb e	121	2,790			
132	Padu Hari Bhopi, Namdev Tukaram Bhopi, Gomi tukaram Bhopi, Jayavanti Ramdas Bhopi, Suresh Ramdas Bhopi. Bharati Ramdas Bhopi, jitendra Ramdas Bhopi, Reshma Ramdas Bhopi, Kanha Chandrakant Patil, Jayendra Chandrakant Patil, Suman Subhash Patil, Pritesh Subhash Patil, Vikas Subhash Patil, Ranjana Santosh Patil, Varun Santosh Patil, Nayan Santosh Patil	Class II	(42/0)	Vichumb e	134	1,470			



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
133	Padu Hari Bhopi, Namdev Tukaram Bhopi, Gomi tukaram Bhopi, Jayavanti Ramdas Bhopi, Suresh Ramdas Bhopi. Bharati Ramdas Bhopi, jitendra Ramdas Bhopi, Reshma Ramdas Bhopi, Kanha Chandrakant Patil, Jayendra Chandrakant Patil, Suman Subhash Patil, Pritesh Subhash Patil, Vikas Subhash Patil, Ranjana Santosh Patil, Varun Santosh Patil, Nayan Santosh Patil	Class I	(92/0)	Vichumb e	206	2,330	134	They neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised for planning requirements and because of this revised reconstituted Final Plot no. 134 has been allotted with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
134	Padu Hari Bhopi, Namdev Tukaram Bhopi, Gomi tukaram Bhopi, Jayavanti Ramdas Bhopi, Suresh Ramdas Bhopi. Bharati Ramdas Bhopi, jitendra Ramdas Bhopi, Reshma Ramdas Bhopi, Kanha Chandrakant Patil, Jayendra Chandrakant Patil, Suman Subhash Patil, Pritesh Subhash Patil, Vikas Subhash Patil, Ranjana Santosh Patil, Varun Santosh Patil, Nayan Santosh Patil	Class I	(233/0)	Vichumb e	282	2,070			
135	Padu Hari Bhopi, Namdev Tukaram Bhopi, Gomi tukaram Bhopi, Jayavanti Ramdas Bhopi, Suresh Ramdas Bhopi. Bharati Ramdas Bhopi, jitendra Ramdas Bhopi, Reshma Ramdas Bhopi, Kanha Chandrakant Patil, Jayendra Chandrakant Patil, Suman Subhash Patil, Pritesh Subhash Patil, Vikas Subhash Patil, Ranjana Santosh Patil, Varun Santosh Patil, Nayan Santosh Patil	Class I	(124(P)/0)	Vichumb e	235	610			
136	Anna 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, Pramila Vinay Gayakwad, Chhaya Prakash Gayakwad, Sundara Dattu Gayakwad, Prashant Dattu Gayakwad, Asmita Dattu Gayakwad, Priyanka	Class I	(34/0)	Vichumb e	120	2,730	135	Adv Paresh Gaikwad submitted their representation on 05/10/2023 but did not appear for the hearing. Submission in representation- 1) CIDCO's proposal to use 60 % of their original land by CIDCO and allot the remaining 40% of land to them is unacceptable. 2) They are cultivating their land for many years and have farm house in Gut no. 63/2. Therefore requested to retain their land for agriculture purpose only.	Draft Town Planning Scheme no. 7 has been proposed and sanctioned under the provisions of the MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 135, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
	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								
137	Minnath Ramchandra Patil, Sudam Sitaram Patil, Keshav Sitaram Patil, Krushnabai Dattatreya Patil, Baliram Dattatreya Patil, Ram Dattatreya Patil, Bharat Dattatreya patil, Urmila Dilip Mundkar, Vanita Harishchandra Bhagat, Aakash Krushna Patil, Avinash Krushna Patil, Akshata Krushna Patil	Class I	(15/A)	Vichumb e	96	3,550	137	They submitted their representation on 02/08/2023 but did not appear for the hearing. <b>Submission in representation-</b> 1) As per CIDCO's notification dated 21/10/2022, the decision to use 60 % of their original land by CIDCO and allotment of remaining 40% of land to them and levy of contribution amount is not acceptable. 2) Accordingly they requested to exclude their original land from said TPS-7.	Draft Town Planning Scheme no. 7 has been proposed and sanctioned under the provisions of the MR & TP Act, 1966. The layout of the scheme has been revised for planning requirements and because of this revised reconstituted Final Plot no. 137 has been allotted at the location of their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
138	Shankar Pandurang Patil	Class I	(15/B)	Vichumb e	97	2,140	138	They neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised for planning requirements and because of this revised reconstituted Final Plot no. 138 has been allotted at the location of their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
139	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)/0)	Devad	77	234	140	They submitted their representation on 27/07/2023 and 31/07/2023 but did not appear for the hearing. <b>Submission in representation-</b> 1) As per CIDCO's notification dated 21/10/2022, the decision to use 60 % of their original land by CIDCO and allot the remaining 40% of land to them is unacceptable. 2) NAINA TPS has no public purpose; including them in the scheme without their consent and levying contribution charges is itself against natural law. 3) If any land is required for public purposes, it shall be acquired under the LARR Act. 4) Accordingly they requested to exclude their original land from said TPS-7.	Draft Town Planning Scheme no. 7 has been proposed and sanctioned under the provisions of the MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 140, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07								Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.		
1	2	3A	3B	3C	4	5	6	7	8
140	Sunanda N. Surte, Bhagesh N. Surte, Janhavi J. Bhingarkar, Neha D. Goyal	Class I	(19/2A)	Vichumb e	104	3,000	141	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 141 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B
141	Malati M. Pandare	Class I	(67/0)	Vichumb e	183	1,060	142	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 142 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B
142	M/s Prayag Realty through partners Bhikhabhai Madat, Jitesh Agrawal	Class I	(19/1A/1)	Vichumb e	98	2,000	143	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 143 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B
143	Sangita Dhanraj Vispute, Dhanraj Devidas Vispute	Class I	(103/0)	Devad	79	2,400	144	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed subject to change in the name of the owners as per the updated 7/12 extract. Final Plot No. 144, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
144	Vishvnath B. Surte, Janabai P. Surte, Naamdev B. Surte, Vithabai K. Patil, Yamuna N. Surte, Revati N. Surte, Rajashri N. Surte, Tejashri N. Surte, Bhagyashri N. Surte, Mayuri N. Surte, Nishikant N. Surte, Dharmi B. Surte, Maya B. Surte, Sanjivani N. Surte	Class I	(19/1A/5)	Vichumb e	102	1,500	148	They submitted their representation on 26/07/2023 but did not appear for the hearing. <b>Submission in representation-</b> 1) As per CIDCO's notification dated 21/10/2022, the decision to use 60 % of their original land by CIDCO and allot the remaining 40% of land to them is unacceptable. 2) NAINA TPS has no public purpose; including them in the scheme without their consent and levying contribution charges is itself against natural law. 3) If any land is required for public purposes, it shall be acquired under the LARR Act. 4) Accordingly they requested to exclude their original land from said TPS-7.	Draft Town Planning Scheme no. 7 has been proposed and sanctioned under the provisions of the MR & TP Act, 1966. The objection regarding the contribution amount will be decided in the final scheme. The sanctioned draft scheme proposal is confirmed. Final Plot No. 148, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
145	Sachin Omprakash Agrwal	Class I	(25(P)/0)	Vichumb e	110	1,790	149	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 149, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
146	Jomibai D. Surte, Santosh D. Surte, Anjira S. Govari, Dipak D. Surte, Jomi R. Patil, Sunil R. Patil, Tai D. Govari, Samus R. patil, Ranjan Patil, Padibai Mundkar, Kamlakar N. patil, Goma N. Patil, Nagesh N. patil, Dharmi N. Patil, Manda C. bhagat, Poshhi B. Mundkar, Alka K. Keni, Uttam Pardehshi, Chahubai B. Patil, Chandrabai R.	Class I	(19/1A/4)	Vichumb e	101	2,550	151	They submitted their representation on 28/07/2023 but did not appear for the hearing. <b>Submission in representation-</b> 1) Their written consent was not taken to include their land in NAINA TPS. 2.) The said NAINA TPS is inconsistent with the law and against the interest of the people, therefore raised their objection regarding the inclusion of them in the said scheme.	Draft Town Planning Scheme no. 7 has been proposed and sanctioned under the provisions of the MR & TP Act, 1966. The objection regarding the contribution amount will be decided in the final scheme. The sanctioned draft scheme proposal is confirmed. Final Plot No. 151, as shown in plan No. 4, has been



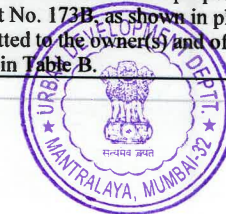
Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
	Govari, Shravan B. Patil, Nagin B. Patil, Prashant Pardeshi, Pralhad B. Patil, Rajendra B. Patil, Sagar B. Patil, Subhas R. Patil, Pramila P. Govari								allotted to the owner(s) and of the area, as recorded in Table B.
147	Pradip K. Bhopi	Class I	(19/1A/3)	Vichumb e	100	2,600	152	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 152, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
148	Sai Chirag Infra Project Pvt. Ltd.	Class I	(19/1B)	Vichumb e	103	4,000	153	They neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised by considering the existing structures in the original plot and because of this revised reconstituted Final Plot no. 153 has been allotted with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
149	Sai Chirag Infra Project Pvt. Ltd.	Class I	(19/2B)	Vichumb e	105	1,680			
150	Vishvnath B. Surte, Kalibai M. Surte, Hiranman M. Surte, Janhavi D. Surte, Hiranman M. Surte, Sunita M. bhingarkar, Sunita M. Bhingarkar, Mangala Bhingarkar, Vanita J. Bhoir	Class I	(19/1A/2)	Vichumb e	99	4,620	154	They neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised by considering the existing structures in the original plot and because of this revised reconstituted Final Plot no. 154 has been allotted with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
151	Yakub Beg Trust Panvel, Alhaj m. Mustafa Yakub Beg- chief trusty, Yusufkhan akabar Khan, Imran Salim Khan, allabaksha Appalal, mulla, M. Tasalim Mahamad husen	Class I	(50/0)	Vichumb e	148	3,820	155	They neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised for planning requirements. As per the updated 7/12 extract, the proposed Final Plot No. 155 has been divided into 155A for Gut no 50/0 and Final Plot no 155B for Gut No. 32/0.  Accordingly, revised reconstituted Final Plots no. 155A & 155B have been allotted at the location of their original plot no. 32 with correction in the area and ownership as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
152	Yakub Beg Trust Panvel, Alhaj m. Mustafa Yakub Beg- chief trusty, Yusufkhan akabar Khan, Imran Salim Khan, allabaksha Appalal, mulla, M. Tasalim Mahamad husen	Class I	(32/0)	Vichumb e	118	3,950		They neither appeared for a hearing nor submitted any representation.	
153	Pushpa Lakshman Gayakwad, Lila Lakshman Gayakwad, Hemant Lakshman Gayakwad, Jayesh Lakshman Gayakwad, Punam Lakshman Gayakwad, Mohini Lakshman Gayakwad	Class I	(33/0)	Vichumb e	119	1,850	156	They neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised by considering the existing structures in the original plot and in view of this revised reconstituted Final Plot no. 156 has been allotted at the location of their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
154	Krushna Dharma Bhingarkar, Vasudev Dharma Bhingarkar	Class II	(39/2)	Vichumb e	129	510	159	They submitted their representation on 26/07/2023 but did not appear for the hearing. <b>Submission in representation-</b> 1) As per CIDCO's notification dated 21/10/2022, the decision to use 60 % of their original land by CIDCO and allot the remaining 40% of land to them is unacceptable. 2) NAINA TPS has no public purpose; including them in the scheme without their consent and levying contribution charges is itself against natural law. 3) If any land is required for public purposes, it shall be acquired under the LARR Act. 4) Accordingly they requested to exclude their original land from said TPS-7	Draft Town Planning Scheme no. 7 has been proposed and sanctioned under the provisions of the MR & TP Act, 1966. The objection regarding the contribution amount will be decided in the final scheme.  The sanctioned draft scheme proposal is confirmed, subject to change in the name of the owners as per the updated 7/12 extract. Final Plot No. 159, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
155	Shashikala Pai, Arun Changa Surate, Jaydas Changa Surate, Arjun Changa Surate, Deubai Changa Surate,	Class I	(39/1A)	Vichumb e	127	4,750	161	They neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised by considering the existing structures in the original plot and in view of this revised reconstituted Final Plot no. 161A has been allotted at the location of their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
156	Shankar E. Maitri	Class I	(39/1B)	Vichumb e	128	2,000			
157	Balaram Babu Dundrekar	Class II	(41/0)	Vichumb e	133	2,910	163	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 163, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
158	Digambar Kashinath Gavhane, Mustafa Abbas Sheikh	Class I	(43/2)	Vichumb e	137	430	165	They submitted their representation on 10/08/2023 but did not appear for the hearing. <b>Submission in representation-</b> 1) As per CIDCO's notification dated 21/10/2022, the decision to use 60 % of their original land by CIDCO and allot the remaining 40% of land to them is unacceptable. 2) NAINA TPS has no public purpose; including them in the scheme without their consent and levying contribution charges is itself against natural law. 3) If any land is required for public purposes, it shall be acquired under the LARR Act. 4) Accordingly they requested to exclude their original land from said TPS-7.	Draft Town Planning Scheme no. 7 has been proposed and sanctioned under the provisions of the MR & TP Act, 1966. The objection regarding the contribution amount will be decided in the final scheme.  The sanctioned draft scheme proposal is confirmed. Final Plot No. 165, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
159	Digambar Kashinath Gavhane, Mustafa Abbas Sheikh	Class I	(43/1/1)	Vichumb e	135	2,090			
160	Mohammad Hanif Sheikh, Alfa Nazir Khatib, Mudassar Nazir Khatib, Nurjaha Nazir Khatib, Rafat Nazir Khatib	Class I	(43/1/2)	Vichumb e	136	1,800	166	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 166, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
161	Baliram Dattatreya Patil, Sunil dukalya Patil Sushma Kirane, Surekha Dandekar	Class I	(235/0)	Vichumb e	284	860	167	They submitted their representation on 02/08/2023 but did not appear for a hearing.	Draft Town Planning Scheme no. 7 has been proposed and sanctioned under the provisions of the



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
								<p><b>Submission in representation-</b> 1) Their written consent was not taken to include their land in NAINA TPS. 2.) The said NAINA TPS is inconsistent with the law and against the interest of the people, therefore raised their objection regarding the inclusion of them in the said scheme.</p>	<p>MR &amp; TP Act, 1966. The objection regarding the contribution amount will be decided in the final scheme.</p> <p>The layout of the scheme has been revised for planning requirements and because of this revised reconstituted Final Plot no. 167A has been allotted with correction in the area and ownership as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.</p>
162	Ramesh Narayan Patil, Barasu Kana Patil, Manda Pandharinath Patil, Ratan Govind Patil	Class I	(46/1)	Vichumb e	140	2,400	168A	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 168A, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
163	Ramesh Narayan Patil, Barasu Kana Patil, Manda Pandharinath Patil, Ratan Govind Patil	Class II	(49/3A)	Vichumb e	146	5,190	168B	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 168B, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
164	Vishnu G. Bhoir, Hanuman G. Bhoir, Sudam G. Bhoir, Shankar G. Bhoir	Class II	(62/1)	Vichumb e	170	14,260	169	They neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised for planning requirements and because of this revised reconstituted Final Plot no. 169 has been allotted with correction in the area and ownership as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
165	Chandar Mahadu Bhingarkar, Krushna Dharma Bhingarkar, Vasudev Dharma Bhingarkar, Paribai Narayan Bhoir, Gunabai Datta Patil, Vithabai Sharad Bhagat	Class II	(39/4)	Vichumb e	131	130	170	They neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised for planning requirements and because of this revised reconstituted Final Plot no. 161B has been allotted with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
166	Dagadu Hirya Patil, Sitaram H. Patil, Munabai H. Patil, Lilabai D. Mundhkar, Talsa H. Patil	Class I	(31/0)	Vichumb e	117	2,630	171	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 171, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
167	Nityanand J. Jhadhav	Class I	(45/0)	Vichumb e	139	860	172	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 172, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
168	Minnath R. Patil	Class I	(46/2)	Vichumb e	141	1,670	173A	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 173A, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
169	Minnath R. Patil	Class II	(49/3B)	Vichumb e	147	5,180	173B	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 173B, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07								Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.		
1	2	3A	3B	3C	4	5	6	7	8
170	Madhu Shankar Bhoir, Vitthal Ragho Bhoir, Vishnu Ganapat Bhoir, Changunabai Janu Bhoir, Chandrakant Janu Bhoir, Ragho Janu Bhoir, Namdev Janu Bhoir, Taibai Kamlakar Patil, Mandabai Suresh Mundkar	Class I	(56/0)	Vichumb e	163	600	175	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 175, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
171	Padu H. Bhopi, Navdeo T. Bhopi, Jayvanti R. Bhopi, Suresh R. Bhopi, Bharti R. Bhopi, Jitendra R. Bhopi, Reshma Bhopi, Kanha C. Patil, Jayendra C. Patil, Suman Subhash Patil, Pritesh S. Patil, Vikas S. Patil, Ranjana S. Patil, Varun S. Patil, Nayan S. Patil	Class II	(109/2)	Vichumb e	231	2,190	176	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to the change in the name of the owners as per the updated 7/12 extract. Final Plot No. 176, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
172	M/s. J D Riyalitors Trafe Viki Shyamlal Athorwani	Class I	(109/1)	Vichumb e	230	1,600	177	They neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised by considering the existing structures in the original plot and because of this revised reconstituted Final Plot no. 177 has been allotted at the location of their original plot with corrections in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
173	Barasubai Damu Bhoir, Shantabai Vasant Naik, Bali Nama Bhoir, Mainabai Narayan Bhoir, Pralhad Narayam Bhoir, Vishwanath Narayan Bhoir, Sheela Rajendra Bhopi, Manisha Jagdish Bhopi, Priyanka Narayan Bhoir, Babibai Bandu Bhoir, Uttam Bandu Bhoir, Pandurang Bandu Bhoir, Rukmini Arun Bhoir, Sadhna Arun Bhoir, Avinash Arun Bhoir, Sunil Bandu Bhoir, Rekha Changdev Govari, Subhash Ganpat Bhagat, Lilabai Balaram Bhagat, Hirabai Shalik Gavand, Chandrabai Krushna Patil, Bayov Sitaram Bhoir, Pradip Sitaram Bhoir, Sandip Sitaram Bhoir, Yogita Sitaram Bhoir	Class I	(108/1)	Vichumb e	228	2,070	179	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 179, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
174	Vilas A. Shedge	Class I	(108/2)	Vichumb e	229	2,200	180	They neither appeared for hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to the change in the name of the owners as per the updated 7/12 extract. Final Plot No. 180 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
175	Dipak V. Shinde	Class I	(54/1B)	Vichumb e	153	1,530	182	They neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised for planning requirements and because of this revised

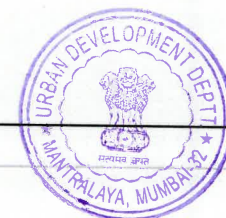
Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
176	Yakub Beg Trust Panvel, Yusufkhan A. Khan, Imran S. Khan, Allabaksha A. Mulla, M. Tasalim M. Husen	Class I	(93/0)	Vichumb e	207	3,570	190	They neither appeared for a hearing nor submitted any representation.	reconstituted Final Plot no. 182 has been allotted with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
177	Yakub Beg Trust Panvel, Yusufkhan A. Khan, Imran S. Khan, Allabaksha A. Mulla, M. Tasalim M. Husen	Class I	(106/0)	Vichumb e	226	4,430			The sanctioned draft scheme proposal is confirmed, subject to change in the name of the owners as per the updated 7/12 extract.
178	Bijesh Hanumant Bhoir	Class I	(105/1)	Vichumb e	225	3,160	191	They neither appeared for a hearing nor submitted any representation.	Final Plot No. 190, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
179	Nilesh Becharbhai Patel	Class I	(62/2)	Vichumb e	171	14,970	192	They appeared for a hearing on 31/07/2023. <b>Submission in hearing - 1)</b> They agreed to the location and shape of the proposed final plot no. 192. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4) The contribution amount as per form no. 1 is not accepted and shall be waived. 5) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 191, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
180	Vasant Namdev Bhoir, Anant Namdev Bhoir, Hirubai Baliram Bhagat, Gangabai Dashrath Patil, Janabai Parshuram Patil, Kamlabai Anant Gondhali, Gulab Yashvant Bhoir	Class I	(54/1A)	Vichumb e	152	4,050	193	United Builders submitted their representation on 21/08/2023 but did not appear for the hearing. <b>Submission in representation-</b> 1) They stated that original land bearing survey no 54/1/A, Vichumbe has been taken by them for development. 2) Final plot no 193 is not acceptable to them because the structures are existing on said land. 3.) The decision to use 60 % of their original land by CIDCO and allot the remaining 40% of land to them is unacceptable. 4) NAINA TPS has no public purpose; including them in the scheme without their consent and levying contribution charges is itself against natural law. 5) If any land is required for public purposes, it shall be acquired under the LARR	Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-7. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed.  The sanctioned draft scheme proposal is confirmed. Final Plot No. 192, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
									The sanctioned draft scheme proposal is confirmed. Final Plot No. 193, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
								Act. 5) Accordingly they requested to exclude their original land from said TPS-7	
181	Ritesh Raju Patil, Raju Dhanraj Patil	Class I	(101/0)	Vichumb e	218	600	194	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 194, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
182	Vaignyanik Niwas Sarkari Sanstha Ltd.	Class I	(165/1)	Usarli Khurd	531	500	196	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 196, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
183	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)	Vichumb e	216	580	197	They submitted their representation on 31/07/2023 but did not appear for the hearing. <b>Submission in representation-</b> 1) As per CIDCO's notification dated 21/10/2022, the decision to use 60 % of their original land by CIDCO and allot of remaining 40% of land to them and levy of contribution amount is not acceptable. 2) Accordingly they requested to exclude their original land from said TPS-7	Draft Town Planning Scheme no. 7 has been proposed and sanctioned under the provisions of the MR & TP Act, 1966. The objection regarding the contribution amount will be decided in the final scheme.  The sanctioned draft scheme proposal is confirmed. Final Plot No. 197, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
184	Mahendra Khayalilal Jain, Shital Jitesh Munot	Class I	(100/2)	Vichumb e	217	890	198	They neither appeared for hearing nor submitted any representation.	The layout of the scheme has been revised for planning requirements and because of this revised reconstituted Final Plot no. 198A has been allotted with correction in the area and ownership as shown in plan no. 4 to the owner(s) and of the area, as recorded in table B.
185	M/s Unmesh House Makers tarfe Owner Laxmikant Ramkrushn Venkatraman	Class I	(166(P)/1(P))	Usarli khurd	570	11,252	200	They appeared for a hearing on 31/07/2023. <b>Submission in hearing -</b> 1) They have stated that in the plan shown during the owners' meeting by NAINA, Final plot no 202 was allotted to them for their original property bearing survey nos 166/1,2, and 3, and FP no 203 was allotted to Mr. Anil Krishna Patil of survey no 134/1. Now in the Sanctioned Draft Scheme, surveys no 166/1, 2 and 3, and 134/1 are combined and Final plot no 200 has been	Considering the area of reservations and amenities in TPS-7, the request to grant the final plot of a minimum of 60% of the original land can not be considered. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed.  As per the applicant's request, separate final plot no. 200A has been allotted for Gut No. 166/1, 2, 3 (all
186	M/s Unmesh House Makers tarfe Owner Laxmikant Ramkrushn Venkatraman	Class I	(166(P)/2(P))	Usarli khurd	571	-			



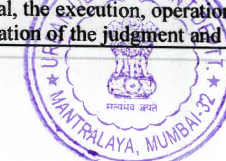
Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
187	M/s Unmesh House Makers tarfe Owner Laxmikant Ramkrushn Venkatraman	Class I	(166(P)/3(P))	Usarli khurd	572	-		proposed. Therefore they requested to grant separate rectangular-shaped final plots for their land bearing survey no 166/1, 2, and 3 on a 45 m wide road. 2) Additionally they have stated that out of their total property (Area 12460 sqm), 2708 sqm area was excluded from the TPS-7 and it is not useful for development. Therefore they requested to consider a total land of 12460 sqm. For allotment of the final plot. 3) They requested to grant a final plot of 60% of their original holding and to grant 2.5 FSI on the final plot. 4) Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 5) The contribution amount as per form no. 1 is not accepted and shall be waived off. 6) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	pts) and Final Plot No. 200B has been allotted for Gut No. 134/1. Their 2708 sq. mt area is out of the scheme and therefore cannot be considered for allotment of the Final Plot. The layout of the scheme has been revised for planning requirements and because of this revised reconstituted Final Plot no. 200A & 200B have been allotted in part of their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
188	Anil Krushna Patil	Class I	(134(P)/1(P))	Usarli Khurd	499	-			
189	Vaignyanik Niwas Sarkari Sanstha Ltd.	Class I	(165/12)	Usarli Khurd	542	500	203	Chairman & Secretary, Vaigyanik Niwas Sahakari Sanstha Maryadit, appeared for a hearing on 31/07/2023. <b>Submission in hearing:-</b> Sub-Divisional Officer, Panvel, wide order dated 15/02/1992 had sanctioned layout and NA permission in their land bearing Survey no. 130/1A, 1B, 137/1, 2, adm. 34,430 sq. mt. The said NA order, NA measurement plan no. 34-18/11/93 and 7/12 extract were submitted. 2. Fresh measurements of their land will be carried out through their architect and will be submitted soon. 3.) Accordingly requested to keep the area and shape of all their 37 plots intact. 4.) Proposed final plots under open spaces and roads are shown in ownership of CIDCO, the society requested to show all plots under the ownership of the society.  Ramchandra Bhagat wide representation dated 01.08.2023 submitted that regarding the said lands, various suits are pending in different courts. However any decisions in this regard are not submitted.	The layout of the scheme has been revised for planning requirements and because of this revised reconstituted Final Plots no. 203 to 237 have been allotted with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
190	Vaignyanik Niwas Sarkari Sanstha Ltd.	Class I	(165/11)	Usarli Khurd	541	500	204		
191	Vaignyanik Niwas Sarkari Sanstha Ltd.	Class I	(165/10)	Usarli Khurd	540	500	205		
192	Vaignyanik Niwas Sarkari Sanstha Ltd.	Class I	(165/9)	Usarli Khurd	539	500	206		
193	Vaignyanik Niwas Sarkari Sanstha Ltd.	Class I	(165/8)	Usarli Khurd	538	201	207		
194	Vaignyanik Niwas Sarkari Sanstha Ltd.	Class I	(165/7)	Usarli Khurd	537	514	208		
195	Vaignyanik Niwas Sarkari Sanstha Ltd.	Class I	(165/6)	Usarli Khurd	535	500	209		
196	Vaignyanik Niwas Sarkari Sanstha Ltd.	Class I	(165/13)	Usarli Khurd	543	500	211		
197	Vaignyanik Niwas Sarkari Sanstha Ltd.	Class I	(165/14)	Usarli Khurd	544	401	212		
198	Vaignyanik Niwas Sarkari Sanstha Ltd.	Class I	(165/15)	Usarli Khurd	545	513	213		
199	Vaignyanik Niwas Sarkari Sanstha Ltd.	Class I	(165/17)	Usarli Khurd	547	500	215		



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
200	Vaignyanik Niwas Sarkari Sanstha Ltd.	Class I	(165/16)	Usarli Khurd	546	500	216		
201	Vaignyanik Niwas Sarkari Sanstha Ltd.	Class I	(165/18)	Usarli Khurd	548	500	217		
202	Vaignyanik Niwas Sarkari Sanstha Ltd.	Class I	(165/19)	Usarli Khurd	549	500	218		
203	Vaignyanik Niwas Sarkari Sanstha Ltd.	Class I	(165/20)	Usarli Khurd	550	500	219		
204	Vaignyanik Niwas Sarkari Sanstha Ltd.	Class I	(165/21)	Usarli Khurd	551	500	220		
205	Vaignyanik Niwas Sarkari Sanstha Ltd.	Class I	(165/24)	Usarli Khurd	554	500	221		
206	Vaignyanik Niwas Sarkari Sanstha Ltd.	Class I	(165/23)	Usarli Khurd	553	401	222		
207	Vaignyanik Niwas Sarkari Sanstha Ltd.	Class I	(165/22)	Usarli Khurd	552	496	223		
208	Vaignyanik Niwas Sarkari Sanstha Ltd.	Class I	(165/25)	Usarli Khurd	555	500	224		
209	Vaignyanik Niwas Sarkari Sanstha Ltd.	Class I	(165/26)	Usarli Khurd	556	500	225		
210	Vaignyanik Niwas Sarkari Sanstha Ltd.	Class I	(165/27)	Usarli Khurd	557	500	226		
211	Vaignyanik Niwas Sarkari Sanstha Ltd.	Class I	(165/29)	Usarli Khurd	559	500	227		
212	Vaignyanik Niwas Sarkari Sanstha Ltd.	Class I	(165/28)	Usarli Khurd	558	500	228		
213	Vaignyanik Niwas Sarkari Sanstha Ltd.	Class I	(165/30)	Usarli Khurd	560	500	229		
214	Vaignyanik Niwas Sarkari Sanstha Ltd.	Class I	(165/31)	Usarli Khurd	561	500	230		
215	Vaignyanik Niwas Sarkari Sanstha Ltd.	Class I	(165/32)	Usarli Khurd	562	500	231		
216	Vaignyanik Niwas Sarkari Sanstha Ltd.	Class I	(165/33)	Usarli Khurd	563	500	232		
217	Vaignyanik Niwas Sarkari Sanstha Ltd.	Class I	(165/37)	Usarli Khurd	567	500	234		
218	Vaignyanik Niwas Sarkari Sanstha Ltd.	Class I	(165/36)	Usarli Khurd	566	522	235		



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
219	Vaignyanik Niwas Sarkari Sanstha Ltd.	Class I	(165/35)	Usarli Khurd	565	500	236		
220	Vaignyanik Niwas Sarkari Sanstha Ltd.	Class I	(165/34)	Usarli Khurd	564	501	237		
221	Rajesh keshav Bhavsar, Sandip Pandharinath Kokare	Class I	(129/1)	Usarli Khurd	497	540	238	They neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised by considering the existing structures in the original plot and in view of this revised reconstituted Final Plot no. 238 has been allotted at the location of their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
222	Vandana Mahendra Bhavsar, Sanjay Vasasnt Mahtre	Class I	(129/2)	Usarli Khurd	498	3,000			
223	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	240	They neither appeared for hearing not submitted any representation.	The layout of the scheme has been revised for planning requirements and because of this revised reconstituted Final Plot no. 240 has been allotted with corrections in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
224	M/s Mahavir Builders Through partner Shailesh Mathur, Vinay B Patil	Class I	(138/1)	Usarli Khurd	502	4,120	244	<p>Adv. Ashok Joshi, on behalf of M/s F K Construction, Partners Shri. Subhash Yadav submitted a representation dated 25.07.2023. Therefore joint hearing was conducted on 29.08.2023 &amp; 08.09.2023. Their submissions during the hearing and in representations are as follows:</p> <p><b>M/s F K Construction-</b></p> <p>1. They filed SCS 92/1996 against the proposed allottee, Partners of M/s Mahavir Builders, before CJSD, Panvel regarding the original lands bearing S.no. 138/1 &amp; 138/2, village Usarli khurd. The said suit was decreed by the Hon. court by judgment dated 21.07.2012.</p> <p>2. Shri. Vijay Patil and Shailendra Mathur, Partners Mahavir Builders filed an appeal against the said judgment in the Mumbai High Court and now the said Civil Appeal no. 580/2019 is pending for hearing before District Court, Raigad.</p> <p>3. The decree ordered to execute the sale deed in favor of M/s F K Construction and it was declared that the sale deeds dated 14.09.95 &amp; 10.11.95 of the suit land are null and void.</p> <p>4. Accordingly stated that the proposed allotment of FP no. 244 to M/s Mahavir Builder through partners Shailendra Mathur &amp; Vinay Patil is wrong and illegal and requested to stay the hearing of Final plot no. 244 until the final</p>	<p>1. Draft Town Planning Scheme no. 7 has been proposed and sanctioned under the MR &amp; TP Act, 1966 provisions.</p> <p>2. As per Section 71 of the MR &amp; TP Act, if a civil court passes any decree in a disputed claim of the ownership at any time and even after a final scheme has been sanctioned by the State Govt., then such final scheme shall be deemed to have been suitably corrected/varied because of such decree.</p> <p>3. In this case, M/s F K Construction had filed SCS 92/1996 against the proposed allottee of the final plot, Partners of M/s Mahavir Builders, before CJSD, Panvel regarding the original lands bearing S.no. 138/1 &amp; 138/2, village Usarli khurd. The said suit was decreed by the Hon. court by judgment dated 21.07.2012. It was ordered that the defendant be permanently restrained from causing any obstruction in peaceful possession of the plaintiff and declared that the sale deeds dated 14.09.95 &amp; 10.11.95 of the suit lands are null and void. M/s Mahavir Builders had challenged the judgment before the High Court of Judicature at Bombay by filing the first Appeal no. 1235/2012. Hon. High Court, vide order dated 25.04.2013 directed that pending hearing and final disposal of the present First Appeal, the execution, operation, and implementation of the judgment and Decree dated</p>
225	M/s Mahavir Builders Through partner Shailesh Mathur, Vinay B Patil	Class I	(138/2)	Usarli Khurd	503	4,000			



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
								<p>decision in Regular Civil Appeal no. 580/2019.</p> <p><b>Adv. Amay Sawlekar on behalf of their client, M/s Mahavir Builder through partners Shailendra Mathur &amp; Vinay Patil, submitted the reply dated 04.10.2023</b></p> <p>1. They are the exclusive owner of Survey no. 138/1 &amp; 138/2 at village Usarli-Khurd, Panvel.</p> <p>2. They have purchased the said properties by two registered sale deeds dated 14.09.95 &amp; 10.11.95.</p> <p>3. They challenged the judgment of CJSD, Panvel dated 21.07.2012 and Hon. High Court at Mumbai granted status quo and interim relief against the said judgment by order dated 05.09.2012 &amp; 25.04.2013. The said order of the High Court is still in existence.</p> <p>4. As per the provisions laid down in order 41, Rule 5 of the Code of Civil Procedure 1908, the pendency of the Appeal shall not operate as a stay of proceeding. Therefore there is no need to stay the proceeding until the decision of RCA 580/2019 pending before the Hon. Additional District Court, Panvel.</p>	<p>21.07.2012 passed by the Jt. Civil Judge, Panvel in SCS 92/1996 be stayed. Now the matter is pending before the Additional District Judge Raigad at Panvel under Regular Civil Appeal No. 580/2019.</p> <p>Thus the claims of M/s F K Construction in the said original lands are already subjudged. <b>Therefore the ownership of the final plot is maintained as per 7/12 extract of the original lands subject to the decision in the Regular Civil Appeal no. 580/2019 in the District Court, Panvel.</b></p> <p>The layout of the scheme has been revised for planning requirements and because of this revised reconstituted Final Plot no. 244 has been allotted at the location of their original plot with corrections in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.</p>
226	Vaignyanik Niwas Sarkari Sanstha Ltd.	Class I	(165/5)	Usarli Khurd	535	485	246	Chairman & Secretary, Vaignyanik Niwas Sahakari Sanstha Maryadit, appeared for hearing on 31/07/2023.	The layout of the scheme has been revised for planning requirements and because of this revised reconstituted Final Plots no. 246 to 249 have been allotted with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
227	Vaignyanik Niwas Sarkari Sanstha Ltd.	Class I	(165/4)	Usarli Khurd	534	500	247	<b>Submission in hearing:-</b> Sub-Divisional Officer, Panvel, wide order dated 15/02/1992 had sanctioned layout and NA permission in their land bearing Survey no. 130/1A, 1B, 137/1, 2, adm. 34,430 sq.mt. The said NA order, NA measurement plan no. 34-18/11/93 and 7/12 extract were submitted. 2. Fresh measurement of their land will be carried out through their architect and will be submitted soon. 3.) Accordingly requested to to keep the area and shape of all their 37 plots intact. 4.) Proposed final plots under open spaces and roads are shown in ownership of CIDCO. Society Requested is to show all plots under the ownership of the society.	
228	Vaignyanik Niwas Sarkari Sanstha Ltd.	Class I	(165/3)	Usarli Khurd	533	500	248		
229	Vaignyanik Niwas Sarkari Sanstha Ltd.	Class I	(165/2)	Usarli Khurd	532	500	249		
230	M/s Garden Residency Co. Sco. Chief Promotor Zavior Tonny Pavath	Class I	(94/1)	Vichumb e	208	230	250	Moraya Garden Residency CHS has submitted representation dated 04.08.2023 and objected to allotting the Final plot to the previous owners.	1. Draft Town Planning Scheme no. 7 has been proposed and sanctioned under the provisions of the MR & TP Act, 1966.



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
231	M/s Garden Residency Co. Sco. Chief Promotor Zavior Tonny Pavath	Class I	(94/2B)	Vichumb e	210	720	<p>Therefore joint hearings were conducted on 29.08.2023 and 06.10.2023. Their submission during the hearing and in representations are as follows:</p> <p><b>M/s Moraya Garden Residency CHS-</b></p> <p>1. Collector, Raigad granted development permission dated 31.05.2011 for joint development of lands bearings Gut Nos. 31/1-2, 32, 33, 34/2, 35, 37, 38 of village Usarli Khurd and Gut nos. 94/1-2B-2C, 95, 96, 97/1-2, 98pt, 99, 102/1-2-3, 103, 105/2, 107, 236 of village Vichumbe, totally admeasuring 36,600 sq. mt. (hereinafter referred to as "the said lands")The land was in a U-2 zone and with a total permissible FSI of 0.406, 5 buildings were approved.</p> <p>2. Earlier plot owner's society, namely Garden Residency CHS Ltd. Promoter Xavier Pawath, originally purchased the said lands.</p> <p>3. By registered development agreement cum conveyance dated 06.06.2011, the said society had conveyed all their rights to M/s Nirvana Developers. The said developer constructed 5 buildings and entered into registered agreements for the sale of flats including a proportionate share in the common properties consisting of all the above-mentioned lands. Thus the flat purchasers become co-owners of this entire property.</p> <p>4. More than 68% of flat owners formed this society as per an order dated 09.02.2017 passed by the Competent Authority and District Dy. Registrar of Co-Op societies at Alibaug.</p> <p>5. Accordingly they prayed to exclude above mentioned lands in Vichumbe from TPS-7 and no allotment of alternative plot should be given to the said plot owners Garden Residency CHS.</p> <p><b>Smt. Shashikala Pai-</b></p> <p>1. The scheme defies basic sense to take away 60% of a person's land and compensate them only in terms of development rights on the remaining land.</p> <p>2. She was the erstwhile owner of the said lands. Her brother, Mr. Gajanan Desai had obtained a POA dated 27.03.1997 from her for dealing with</p>	2. 'The Collector, Raigad granted revised layout cum building permission dated 31.05.2011 for joint development and group housing in lands bearings Gut Nos. 31/1-2, 32, 33, 34/2, 35, 37, 38 of village Usarli Khurd and Gut nos. 94/1-2B-2C, 95, 96, 97/1-2, 98pt, 99, 102/1-2-3, 103, 105/2, 107, 236 of village Vichumbe, totally admeasuring 36,600 sq. mt. Mumbai-Badodara 90 mt. wide highway was proposed through the said land. The said road was considered as the arterial road and by transferring the area of 5550 sq. mt. under the said road, free of cost to the planning authority, FSI up to the extent of the total 0.406 was sanctioned under Regulation no. 15.5.4.3. Therefore in the draft scheme, the area under the said road has been deducted from the total area. It was stipulated that subdivision of land in the layout is not permissible without prior permission. However, in the draft scheme, the part area under the said permission i.e. Gut nos. 94/1-2B-2C, 95, 96, 98, 99, 102/1-2-3, 103/0, 105/2, and 107 of village Vichumbe were included, and the remaining area in which the maximum permissible FSI of the entire scheme consumed, was kept outside of the scheme. This will create an imbalance in the FSI of the sanctioned development permission. As per updated 7/12 extract, the area of the owner in Gut no 98 is 1050 sqm. and the total area under TPS-7 is 15590 sqm. <p>As per the provisions of the said Act, an additional area can be included in the scheme only before submission of the draft scheme to the state Govt. <b>Therefore it is directed that the said final plot shall not be independently considered for development but shall be considered for joint development with the remaining lands under the above-sanctioned development permission.</b></p>	
232	M/s Garden Residency Co. Sco. Chief Promotor Zavior Tonny Pavath	Class I	(94/2C)	Vichumb e	211	400			
233	M/s Garden Residency Co. Sco. Chief Promotor Zavior Tonny Pavath	Class I	(95/0)	Vichumb e	212	4,270			
234	M/s Garden Residency Co. Sco. Chief Promotor Zavior Tonny Pavath	Class I	(96/0)	Vichumb e	213	940			
235	M/s Garden Residency Co. Sco. Chief Promotor Zavior Tonny Pavath	Class I	(99/0)	Vichumb e	215	2,860			
236	M/s Garden Residency Co. Sco. Chief Promotor Zavior Tonny Pavath	Class I	(102/1)	Vichumb e	219	960			
237	M/s Garden Residency Co. Sco. Chief Promotor Zavior Tonny Pavath	Class I	(102/2)	Vichumb e	220	350			
238	M/s Garden Residency Co. Sco. Chief Promotor Zavior Tonny Pavath	Class I	(102/3)	Vichumb e	221	710			
239	M/s Garden Residency Co. Sco. Chief Promotor Zavior Tonny Pavath	Class I	(103/1)	Vichumb e	222	700			
240	M/s Garden Residency Co. Sco. Chief Promotor Zavior Tonny Pavath	Class I	(105/2)	Vichumb e	224	910			
241	M/s Garden Residency Co. Sco. Chief Promotor Zavior Tonny Pavath	Class I	(107/0)	Vichumb e	227	1,490			
242	M/s Garden Residency Co. Sco. Chief Promotor Zavior Tonny Pavath	Class I	(98/0)	Vichumb e	214	2,050		<p>3. As per Section 71 of the MR &amp; TP Act, if</p>	



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
								<p>the said lands, without paying any monetary consideration to her.</p> <p>2. In the said POA, there was a restrictive covenant that she would have an exclusive right to amalgamate any of her adjoining properties with the said lands whereby she alone will be entitled to utilize on such surrounding properties all or any FSI area of the said lands, exceeding over and above 2, 07,000 sq. ft. under DCR in force from time to time.</p> <p>3. Based on the POA, her brother executed separate sale deeds for transferring the said lands in favor of Xavier Tony Pawath who has been described as the chief promoter of the Garden Residency CHSL.</p> <p>4. She has filed special Civil Suit no. 423/2011 before the CJSD, Panvel, which is pending. In the proceedings arising from the suit, Hon. High Court has passed the order dated 12.10.2011 thereby directing that the third-party rights created by the said Xavier Tony Pawath and any development carried out by him would be subject to the outcome of the said suit.</p> <p>5. Requested to notify her rights as part of the scheme, so that she would be able to utilize the FSI and other rights over the said lands over and above 2,07,000 sq.ft.on her adjoining properties.</p> <p><b>M/s Garden Residency CHS Ltd.</b></p> <p>1. The society accepts the offer made by CIDCO for NAINA project-7 and grants consent to receive land as per the scheme.</p> <p>2. Regarding M/s Moraya Garden Residency CHS says, it was submitted that right from the time of registration till date, their society has been classified as a "tenant co-parceners" society, and therefore the formation of a new society is bad in law.</p> <p>3. There is already a pending proceeding before the Hon. High Court against Moraya Garden CHS Ltd.</p> <p>4. Regarding the say of Ms. Shashikala Pai, it was submitted that she has suppressed the MOU dated 02/05.1995, whereunder she had given up all her rights, and titles in the said property to M/s Sundanan Developers. The order of the</p>	<p>a civil court passes any decree in a disputed claim of the ownership at any time and even after a final scheme has been sanctioned by the State Govt., then such final scheme shall be deemed to have been suitably corrected/varied because of such decree.</p> <p>In this case, Smt. Shashikala Pai instituted a Special Suit no. 423/2011 in the court of Civil Judge, Sr. Dvn Panvel. In Civil Application no.1325/2011 in Appeal from order no. 992/2011, Hon. High Court of Judicature at Bombay passed an order dt. 12.10.2011. It was ordered that since the matter is subjudiced and the entitlement of the plaintiff is yet to be determined, whatever third-party interest created by defendant no 3 (Gajanan Desai) and whatever development that would be carried out by defendants no. 1 &amp;2 (Garden Residency CHSL) would be subject to the final outcome of the proceeding i.e. Special Civil Suit no.423/2011 and the instant appeal from the order.</p> <p>Thus the claims of Smt. Shashikala Pai in the said original lands are already subjudiced and the fact that only the part area of the land in the sanctioned permission has been included in the scheme. Also, Moraya Garden Residency CHSL has not done the conveyance of the said land in their favor.</p> <p><b>4. Therefore the ownership of the final plot is maintained as per the 7/12 extract of the original lands subject to the final decision in the Special Civil Suit no. 423/2011 in the Court of Civil Judge, Sr. Dn, Panvel.</b></p> <p><b>5. The layout of the scheme has been revised from planning requirements and because of this revised reconstituted Final Plot no. 250A has been allotted at the location of their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.</b></p>

Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
								Hon. High Court clearly states that she can only claim benefits from her brother, Mr. Gajanan Desai, the POA holder.	6. For the original land bearing Gut no 98(pt) adm. 1000 sqm. , in the name of Mr/. Sudam Ganpat Bhoir, Final plot no 250C has been allotted as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
243	Shashikala Pai, Alaukik Pai	Class I	(135(P)/0)	Usarli Khurd	500	3,275	251	They neither appeared for a hearing nor submitted their representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 251, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
244	Prabhakar Raghunath Bhoir, Purushottam Baban Bhoir	Class I	(48/0)	Vichumb e	143	1,370	252A	They submitted their representation on 31/07/2023 but did not appear for the hearing. <b>Submission in representation-</b> 1) As per CIDCO's notification dated 21/10/2022, the decision to use 60 % of their original land by CIDCO and allotment of remaining 40% of land to them and levy of contribution amount is not acceptable. 2) Accordingly they requested to exclude their original land from said TPS-7.	Draft Town Planning Scheme no. 7 has been proposed and sanctioned under the provisions of the MR & TP Act, 1966. The objection regarding the contribution amount will be decided in the final scheme.  The sanctioned draft scheme proposal is confirmed. Final Plot No. 252A, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
245	Prabhakar Raghunath Bhoir, Purushottam Baban Bhoir	Class II	(49/1)	Vichumb e	144	2,500	252B	They submitted their representation on 31/07/2023 but did not appear for the hearing. <b>Submission in representation-</b> 1) As per CIDCO's notification dated 21/10/2022, the decision to use 60 % of their original land by CIDCO and allotment of remaining 40% of land to them and levy of contribution amount is not acceptable. 2) Accordingly they requested to exclude their original land from said TPS-7.	Draft Town Planning Scheme no. 7 has been proposed and sanctioned under the provisions of the MR & TP Act, 1966. The objection regarding the contribution amount will be decided in the final scheme.  The sanctioned draft scheme proposal is confirmed. Final Plot No. 252B, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
246	Ramdas Kathod Bhoir, Dattatray Kathod Bhoir, Laxmibai Kathod Bhoir, Nami Harichanra Bhoir	Class I	(104/0)	Vichumb e	223	2,380	253B	They neither appeared for a hearing nor submitted their representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 253B, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
247	Ramdas Kathod Bhoir, Dattatray Kathod Bhoir, Laxmibai Kathod Bhoir, Nami Harichanra Bhoir	Class I	(237/0)	Vichumb e	285	3,840			
248	Ramdas Kathod Bhoir, Dattatray Kathod Bhoir, Laxmibai Kathod Bhoir, Nami Harichanra Bhoir	Class II	(215/1)	Vichumb e	274	2,330	253A	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 253A, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07								Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.		
1	2	3A	3B	3C	4	5	6	7	8
249	Bapu R. Bhoir, Dinesh N. Bhagat	Class I	(28/0)	Vichumb e	114	4,810	254	Dinesh Bhagat submitted their representation on 02/08/2023 but did not appear for the hearing. <b>Submission in representation-</b> ) Their written consent was not taken to include their land in NAINA TPS. 2.) As per TPS-7, the decision to use 60 % of their original land by CIDCO and allotment of the remaining 40% of land to them and levy of contribution amount is not acceptable 3) In survey no 28- Area 4810 sq.mt., the applicant owns 1600 sqm. and the remaining 3210 sqm. is under the ownership of Kamli Bapu Bhoir & another 6, however, the applicant's holding in proposed final plot no 254 is not mentioned in the notice.	Draft Town Planning Scheme no. 7 has been proposed and sanctioned under the provisions of the MR & TP Act, 1966. The objection regarding the contribution amount will be decided in the final scheme.  The sanctioned draft scheme proposal is confirmed, subject to change in the name of the owners, as per the updated 7/12 extract. Final Plot No. 254, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
250	Rajesh Y. Mhatre, Jayesh Y. Mhatre, Nilesh Y. Mhatre	Class I	(94/2A)	Vichumb e	209	320	255	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 255, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
251	Kishor Shivdas Govari	Class I	(234/0)	Vichumb e	283	1,060	257	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in the name of the owners, as per the updated 7/12 extract. Final Plot No. 257, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
252	Jyotsna J. Patil	Class I	(46/1/2)	Usarli Khurd	378	4,050	259	Smt Jotsna Patil submitted their representation. Submission in hearing -1.) There is existing structure in the part area of allotted final plot no. 259 and therefore requested to demolish the structure before granting the plot or to allot different final plot. 2) They requested to grant the final plot of a minimum of 60% area of their original land with 3.00 FSI. 3) The contribution amount as per form no. 1 is not accepted and shall be waived off. 4) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	The layout of the scheme has been revised for planning requirements and because of this revised reconstituted Final Plots no. 259 have been allotted with corrections in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
253	Shashikala Pai	Class I	(30/1)	Usarli Khurd	364	1,970	261	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 261, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
254	Shashikala Pai	Class I	(30/2)	Usarli Khurd	365	730			
255	Shashikala Pai	Class I	(91/0)	Vichumb e	205	3,290			



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
256	Rajendra Venketesh Pai, Vikramaditya V Pai, Shirish Pai	Class II	(47/1)	Usarli Khurd	379	10,460	262	<p>They appeared for a hearing on 08/08/2023 and also submitted their representation on 03/08/2023.</p> <p><b>Submission in hearing -1.)</b> They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 75% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3) The contribution amount as per form no. 1 is not accepted and shall be waived off. 4) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.</p> <p><b>Submission from Shri. Vinod Vitthal Bhoir dated 25/08/2023-</b> 1) Smt. Shakuntala V. Bhoir and 3 others have submitted a tenancy appeal in the court of Sub-divisional Officer, Panvel, under section 74 of Mumbai Tenancy and Agriculture Land Act 1974, against the order of Addl. Tahsildar, Panvel dated 29/11/1969. The said appeal is on admission and a regular hearing has been started since 18/05/2023. Accordingly, the applicant has submitted an objection to take any decision regarding the finalization of Final Plot no 262, until the final decision of the said appeal.</p>	<p>Considering the area of reservations and amenities in TPS-7, the request to grant the final plot of a minimum of 75% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-7. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed.</p> <p>As there is no order in tenancy appeal in the court of Sub-divisional Officer, Panvel, the ownership of the final plot is maintained as per the 7/12 extract of the original lands</p> <p>The sanctioned draft scheme proposal is confirmed. Final Plot No. 262, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.</p>
257	Madhukar D. Bhagat	Class I	(47/2)	Usarli Khurd	380	2,010	263	<p>They neither appeared for a hearing nor submitted any representation.</p>	<p>The sanctioned draft scheme proposal is confirmed, subject to change in the name of the owners as per the updated 7/12 extract.</p> <p>Final Plot No. 263, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.</p>
258	Ganpat S. Bhagat	Class II	(49/0)	Usarli Khurd	382	400	264	<p>They neither appeared for a hearing nor submitted any representation.</p>	<p>The layout of the scheme has been revised by considering the existing structures in the original plot and because of this revised reconstituted Final Plot no. 264 has been allotted with correction in the area and ownership as shown in the plan no. 4 to the owner(s) and of the area as recorded in table B.</p>
259	Raje Shiwaji sankul sahkari gruhnirman sanstha	Class I	(53/1)	Usarli Khurd	384	1,391	270	<p>Shri. Sanjay G Patkar attended the hearing and submitted the representation on 08/08/2023.</p>	<p>1. The Collector, Raigad, vide order dated 16.02.2010, granted revised building permission for</p>

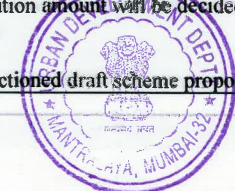


Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07								Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.		
1	2	3A	3B	3C	4	5	6	7	8
260	Sanjay G. Patkar, Ragunath C Gharat	Class I	(53/2)	Usarli Khurd	385	718		<p><b>Submission in the hearing and representation-</b> 1) Their land bearing survey no 53/1, 2, 3, 45/3/1, 2, 3, 4, 45/4/1, 2, 3, 19/1A/1 to 8 adm. 24620 sqm. is a NA plot for which NA permission and approved building plans were received on 16/02/2010 from Collector Raigad. The proposal was comprised of group housing on 2 plots and bungalow plots on the rest of the area, the group housing was completed and buildings were occupied. The residents of buildings no 1, 2, and 3 formed a society, and conveyance was obtained. Also, conveyance was obtained for building no 4 as a separate society. 2) The balance area after deducting land in the ownership of the said societies is 18615 sqm. (24620-6005) and 40% of this works out to 7446 sqm. Their second plot bearing survey no 63/1/2 measures 8000 sqm. and its final plot of 40% works out to 3200 sqm. Thus their total final plot area for original plots works out to 10646 sqm. 3) They have submitted 3 options for the said final plot and if they are not found suitable, then their final plot shall be located on a 20 m wide road as a single plot.</p>	<p>a group housing scheme in lands bearing Gut 19/1A, 45/3-4, 53, totally measuring 24,620 sq. mt. 2. The residents of building no. 1, 2 &amp; 3 formed a society, and building no. 4 formed another society and both the societies obtained conveyance of land under them. The land under the societies, bearing Gut no. 19/1A/6, 19/1A/7 &amp; 53/1, is 6005 sq.mt. 3. The applicant has requested that after deducting the society land, their remaining area in the sanctioned housing scheme is 18615 sq. mt and by adding another plot bearing 63/1/2, 8000 sq. mt, their total land measures 26615 sq. mt and against it, a single final plot of 10,646 sq. mt (40%) shall be granted on 20 mt. wide road. In addition, the plot under the societies is 6005 sq. mt. 4. It is the joint development permission, wherein all the gut nos are clubbed together and the permissible FSI of the entire land was sanctioned throughout the scheme. Condition no 9 of the permission specifies that the lands in the layout cannot be subdivided without prior permission. However, in the sanctioned Draft Scheme, 23,820 sq. mt land has been included and the remaining area (Gut no. 45/3/2-800 sq.mt) is out of the scheme. 5. In preparation for TPS, CIDCO has adopted the principle to protect the existing structure by giving FP around it. Also, it was informed that a final plot of a minimum of 40% to not exceeding 100% OP area may be carved out considering the presence of structure, and available access. Accordingly, the final plots are proposed in the sanctioned draft scheme no.6. However in this case, irrespective of sanctioned permission and separation of 7/12 extracts for the societies developed therein, the final plot to the tune of 40% of the original lands was proposed in the sanctioned draft scheme. 7. Therefore by considering the sanctioned permission and existing development therein, 100% area for the land under society measuring. 6005 sq. mt. and 40% for the remaining area measuring 7126 sq. mt, the total area of 13131 sq. mt has been granted as the final plot against all the original lands. 8. The layout of the scheme has been revised from planning requirements and because of this revised reconstituted Final Plot no. 270 has been allotted at</p>
261	Sanjay G. Patkar, Ragunath C Gharat	Class I	(53/3)	Usarli Khurd	386	591			
262	Sanjay G. Patkar, Ragunath C Gharat	Class I	(45/3/1)	Usarli Khurd	367	3,268			
263	Sanjay G. Patkar, Ragunath C Gharat	Class I	(45/3/2)	Usarli Khurd	368	2,309			
264	Sanjay G. Patkar, Ragunath C Gharat	Class I	(45/3/3)	Usarli Khurd	369	197			
265	Sanjay G. Patkar, Ragunath C Gharat	Class I	(45/3/4)	Usarli Khurd	370	2,309			
266	Sanjay G. Patkar, Ragunath C Gharat	Class I	(45(P)/4/1(P))	Usarli Khurd	372	4,896			
267	Sanjay G. Patkar, Ragunath C Gharat	Class I	(45(P)/4/2(P))	Usarli Khurd	373	-			
268	Sanjay G. Patkar, Ragunath C Gharat	Class I	(45(P)/4/3(P))	Usarli Khurd	374	-			
269	Sanjay G. Patkar, Ragunath C Gharat	Class I	(19/1A/1)	Usarli Khurd	342	100			
270	Sanjay G. Patkar, Ragunath C Gharat	Class I	(19/1A/2)	Usarli Khurd	343	114			
271	Sanjay G. Patkar, Ragunath C Gharat	Class I	(19/1A/3)	Usarli Khurd	344	1,668			
272	Sanjay G. Patkar, Ragunath C Gharat	Class I	(19/1A/4)	Usarli Khurd	345	1,235			
273	Sanjay G. Patkar, Ragunath C Gharat	Class I	(19/1A/5)	Usarli Khurd	346	3,095			
274	Sanjay G. Patkar, Ragunath C Gharat	Class I	(19/1A/6)	Usarli Khurd	347	2,287			
275	Raje Shiwaji sankul sahkari gruhnirman sanstha	Class I	(19/1A/7)	Usarli Khurd	348	2,327			
276	Sanjay G. Patkar, Ragunath C Gharat	Class I	(19/1A/8)	Usarli Khurd	349	2,506			

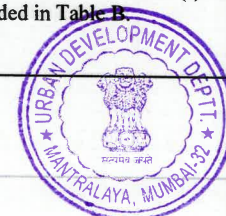
Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
									the location of their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
277	M/s Tirupati Balaji Buildcon Pvt Ltd. Director through Partners Mahendra P Singh, Janardhan L Kharude, Sudhir B Todkar, M/s Prayag Builders and Developers, Pradeep K Bhopi	Class I	(46/1/1)	Usarli Khurd	375	5,760	267		The sanctioned draft scheme proposal is confirmed. Final Plot No. 267, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
278	M/s Tirupati Balaji Buildcon Pvt Ltd. Director through Partners Mahendra P Singh, Janardhan L Kharude, Sudhir B Todkar	Class I	(46/2)	Usarli Khurd	376	2,030			
279	M/s Tirupati Balaji Buildcon Pvt Ltd. Director through Partners Mahendra P Singh, Janardhan L Kharude, Sudhir B Todkar	Class I	(46/3)	Usarli Khurd	377	2,020			
280	Sunil D Sonavle, Baliram D Patil	Class I	(45/2)	Usarli Khurd	371	3,440	268	They submitted their representation on 02/08/2023 but did not appear for the hearing. <b>Submission in representation-</b> 1) As per CIDCO's notification dated 21/10/2022, the decision to use 60 % of their original land by CIDCO and allot the remaining 40% of land to them and levy of contribution amount is not acceptable. 2) Accordingly they requested to exclude their original land from said TPS-7.	Draft Town Planning Scheme no. 7 has been proposed and sanctioned under the provisions of the MR & TP Act, 1966. The objection regarding the contribution amount will be decided in the final scheme.  As per the updated 7/12 extract, the proposed Final Plot No. 268 has been divided into 268A for Gut no 45/2/A and Final Plot no 268B for Gut No. 45/2/B.  Accordingly, revised reconstituted Final Plots no. 268A & 268B have been allotted at the location of part of their original land with correction in the area and ownership as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
281	Ramdas K. Bhoir, Dattatray K Bhoir, Sarita H Bhoir, Lakshmibai K Bhoir, Kamlabai D Bhoir	Class I	(50(P)/0)	Usarli Khurd	383	192	271	They submitted their representation on 03/08/2023 but did not appear for the hearing. <b>Submission in representation - 1)</b> As per CIDCO's notification dated 21/10/2022, the decision to use 60 % of their original land by CIDCO and allot the remaining 40% of land to them is unacceptable. 2) NAINA TPS has no public purpose; including them in the scheme without their consent and levying contribution charges is itself against natural law. 3) If any land is required for public purposes, it shall be	Draft Town Planning Scheme no. 7 has been proposed and sanctioned under the provisions of the MR & TP Act, 1966. The objection regarding the contribution amount will be decided in the final scheme.  The sanctioned draft scheme proposal is confirmed. Final Plot No. 271, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
								acquired under the LARR Act. 4) Accordingly they requested to exclude their original land from said TPS-7	
282	Padu Hari Bhopi, Namdev Tukaram Bhopi, Gomi tukaram Bhopi, Jayavanti Ramdas Bhopi, Suresh Ramdas Bhopi. Bharati Ramdas Bhopi, jitendra Ramdas Bhopi, Reshma Ramdas Bhopi, Kanha Chandrakant Patil, Jayendra Chandrakant Patil, Suman Subhash Patil, Pritesh Subhash Patil, Vikas Subhash Patil, Ranjana Santosh Patil, Varun Santosh Patil, Nayan Santosh Patil	Class I	(24(P)/0)	Vichumb e	109	741	272	They neither appeared for a hearing nor submitted any representation.	As per the updated 7/12 extract, the total area of the owners is 2510 sqm. Out of which 1388 sqm. area has been included in TP Scheme no 5. Accordingly, the area of Gat no 24 (p) in the said scheme is 1122 sqm. The layout of the scheme has been revised for planning requirements and because of this revised reconstituted Final Plot no. 198B has been allotted with correction in the area and ownership as shown in plan no. 4 to the owner(s) and of the area, as recorded in table B
283	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(P)/2/1(P))	Vichumb e	238	1,360	274	Shahanvaj Alam & Immamuddin Shaikh appeared for hearing on 03/08/2023. Submission in hearing- 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 60% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3) The contribution amount as per form no. 1 is not accepted and shall be waived off. 4) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	Considering the area of reservations and amenities in TPS-7, the request to grant the final plot of a minimum of 60% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-7. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed.
284	M/s I. M. S. Tarfe Mohmmad Mumtaj Abadul Kayak, Shahanvaj Kamrulhoda Alam, Mohmmad emamuddin Mohmmad Amarulah shaikh, Sanjay K. J. Shinh	Class I	(125(P)/1/1(P))	Vichumb e	236	-			As per the updated 7/12 extract and the ownership, Final Plot no. 274 in the sanctioned draft scheme is subdivided, and Final Plot no. 274A has been allotted for Gut no. 125/2 and Final Plot no. 274B has been allotted for Gut no. 125/1/1 and 125/1/2.
285	M/s I. M. S. Tarfe Mohmmad Mumtaj Abadul Kayak, Shahanvaj Kamrulhoda Alam, Mohmmad mamuddin Mohmmad Amarulah shaikha, Sanjay K. J. Shinh	Class I	(125(P)/1/2(P))	Vichumb e	237	-			The layout of the scheme has been revised for planning requirements and because of this revised reconstituted Final Plots no. 274A & 274B have been allotted at the location of their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
286	Bapu R. Bhoir, 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	Class I	(68/0)	Vichumb e	184	2,810	275	They submitted their representation on 03/08/2023 but did not appear for the hearing. Submission in representation - 1) As per CIDCO's notification dated 21/10/2022, the decision to use 60 % of their original land by CIDCO and allot the remaining 40% of land to them is unacceptable. 2) NAINA TPS has no	Draft Town Planning Scheme no. 7 has been proposed and sanctioned under the provisions of the MR & TP Act, 1966. The objection regarding the contribution amount will be decided in the final scheme. The sanctioned draft scheme proposal is confirmed,



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
								public purpose; including them in the scheme without their consent and levying contribution charges is itself against natural law. 3) If any land is required for public purposes, it shall be acquired under the LARR Act. 4) Accordingly they requested to exclude their original land from said TPS-7	subject to change in the name of the owners as per the updated 7/12 extract. Final Plot No. 275, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
287	Arjun Hasha Patil, Joma Hasha Patil, Babi Damu Patil, Shaila Shaniwar Chimane, Chandra Atmaram Govari, Nanda Bharat Bhingarkar, Ganesh Namdev Patil, Navin Krushna Patil, Satish Krushna Patil, Ramibai (Pramila) Chandrakant Pardeshi	Class I	(57/0)	Vichumb e	164	4,480	276	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 276, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
288	Ramesh D. Patel, Govind D Ravriya, Laxman R Patel	Class II	(207(P)/0)	Shivkar	689	12,781	278, 287	They appeared for a hearing on 03-08-2023 <b>Submission in hearing - 1)</b> For their original land bearing survey no.207, two final plots no. 278 and 287 are proposed at different locations and therefore they requested to allot a single corner plot along a 20 m wide road 2) There is an unauthorized structure existing in final plot no. 287. 3) They requested to grant the final plot of a minimum of 60% area of their original land. 4.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 5) The contribution amount as per form no. 1 is not accepted and shall be waived off. 6) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	Considering the area of reservations and amenities in TPS-7, the request to grant the final plot of a minimum of 60% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-7. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed.  The layout of the scheme has been revised for planning requirements and because of this revised reconstituted Final Plots no. 278 & 287 have been allotted with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
289	Sadanand D Mhatre, Manoraj D Mhatre	Class II	(119/2)	Usarli Khurd	491	1,060	279A	They submitted their representation on 02/08/2023 but did not appear for the hearing. <b>Submission in representation - 1)</b> As per CIDCO's notification dated 21/10/2022, the decision to use 60 % of their original land by CIDCO and allot the remaining 40% of land to them and levy of contribution amount is not acceptable. 2) Accordingly they requested to exclude their original land from said TPS-7.	The sanctioned draft scheme proposal is confirmed, subject to change in the name of the owners as per the updated 7/12 extract.  Final Plot No. 279A, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
290	Sadanand D Mhatre, Manoraj D Mhatre	Class I	(26/0)	Usarli Khurd	362	4,500	279B	They submitted their representation on 02/08/2023 but did not appear for the hearing. <b>Submission in representation - 1)</b> As per CIDCO's notification dated 21/10/2022, the decision to use 60 % of their original land by CIDCO and allot the remaining 40% of land to them and levy of contribution amount is not acceptable. 2) Accordingly they requested to exclude their original land from said TPS-7.	Draft Town Planning Scheme no. 7 has been proposed and sanctioned under the provisions of the MR & TP Act, 1966. The objection regarding the contribution amount will be decided in the final scheme.  The sanctioned draft scheme proposal is confirmed, subject to change in the name of the owners as per the updated 7/12 extract. Final Plot No. 279B, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
291	Vinay Vijay Agrawal	Class I	(61/2)	Vichumb e	171	7,460	280	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 280, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
292	Harresh H Mhatre, Shridhar H Mhatre, Nanda M Khutarkar, Lahuji Mhatre, Ankush G Mhatre, Bhagwan G Mhatre, Aparna D Kadam, Umesh M Mhatre, Ashirwad M Mhatre, Durga H Mhatre, Ram G Mhatre, Vasant G Mhatre	Class I	(23/0)	Usarli Khurd	358	6,150	281	They submitted their representation on 03/08/2023 but did not appear for a hearing. <b>Submission in representation- 1)</b> They requested to exclude their original land from said TPS-7.	The sanctioned draft scheme proposal is confirmed, subject to change in the name of the owners as per the updated 7/12 extract.  Final Plot No. 281, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
293	Ravikumar M Arya, Pawan kumar M Arya	Class I	(25/3)	Usarli Khurd	361	5,880	282	They neither appeared for hearing not submitted any representation.	As per the updated 7/12 extract, the area of Gat no 25/3 is 6000 sqm. The sanctioned draft scheme proposal is confirmed. Final Plot No. 282, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
294	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, Geetanijai H Govari	Class I	(25(P)/2(P))	Usarli Khurd	361	7,736	283	They neither appeared for hearing not submitted any representation.	The part area of the original land bearing Gut No. 25/2 measuring 4272 sq.mt has been included in the scheme. Accordingly, A Final plot of 40% i.e. 1709 sq. mt has been proposed. Final Plot No. 283, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
295	Nirabai J. Mhatre	Class I	(24/0)	Usarli Khurd	359	4,100	284	They submitted their representation on 02/08/2023 but did not appear for the hearing. <b>Submission in representation- 1)</b> As per CIDCO's notification dated 21/10/2022, the decision to use 60 % of their original land by CIDCO and allot the remaining 40% of land to them and levy of contribution amount is not	Draft Town Planning Scheme no. 7 has been proposed and sanctioned under the provisions of the MR & TP Act, 1966. The objection regarding the contribution amount will be decided in the final scheme.  The sanctioned draft scheme proposal is confirmed. Final Plot No. 284, as shown in plan No. 4, has been



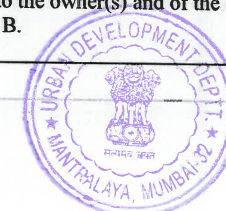
Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
								acceptable. 2) Accordingly they requested to exclude their original land from said TPS-7.	allotted to the owner(s) and of the area, as recorded in Table B.
296	Harishchandra Pandu Bhaoir, Bhagwan bhimrao Aaher, Ashish Suresh Jadhav, Dhanraj Urf Dhanavant Ramdas mahajan, Balasaheb Mahadev Savant, Sakharam Tukaram Shende	Class I	(49/2)	Vichumb e	145	5,870	285	They submitted their representation on 10/08/2023 but did not appear for the hearing. <b>Submission in representation-</b> 1) As per CIDCO's notification dated 21/10/2022, the decision to use 60 % of their original land by CIDCO and allot the remaining 40% of land to them is unacceptable. 2) NAINA TPS has no public purpose; including them in the scheme without their consent and levying contribution charges is itself against natural law. 3) If any land is required for public purposes, it shall be acquired under the LARR Act. 4) Accordingly they requested to exclude their original land from said TPS-7	Draft Town Planning Scheme no. 7 has been proposed and sanctioned under the provisions of the MR & TP Act, 1966. The objection regarding the contribution amount will be decided in the final scheme.  The sanctioned draft scheme proposal is confirmed. Final Plot No. 285, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
297	Bhagchand C Khubchandani, Maganbhai N Patel, Bhavna B Gadhiya, Posha G Bhoir, Lakhan G Bhoir, Kamini G Bhoir, Ajay G Bhoir, Renuka G Bhoir	Class I	(57/2)	Usarli Khurd	388	3,240	286	They neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised for planning requirements and because of this revised reconstituted Final Plot no. 286 has been allotted with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
298	Vittal Govind Pardeshi	Class I	(19/1C/2)	Usarli Khurd	351	1,700	290	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 290, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
299	Aabasaheb shankar Aldar	Class I	(20/0)	Usarli Khurd	357	1,060	291	They neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised for planning requirements and because of this revised reconstituted Final Plot no. 291 has been allotted with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
300	M/s DSE Enterprises Registered , Partner on Behalf of Association - Shankar Hande, Abdul Wahid, Wamik, Sheikh	Class I	(19/1B/1)	Usarli Khurd	353	2,000	292	They submitted their representation on 04/05/2023 but did not appear for the hearing. <b>Submission in representation -</b> 1) They stated that there are some existing structures on the allotted Final plot no 292 and therefore requested to allot the final plot in their original property bearing no. 19/1B/1 in Usarli Khurd.	Draft Town Planning Scheme no. 7 has been proposed and sanctioned under the provisions of the MR & TP Act, 1966. The objection regarding the contribution amount will be decided in the final scheme.  The layout of the scheme has been revised for planning requirements and because of this revised reconstituted Final Plot no. 292 has been allotted with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
301	Prakash R. Bhagat	Class I	(19/1B/2)	Usarli Khurd	354	2,020	293	They neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised for planning requirements and because of this revised reconstituted Final Plot no. 293 has been allotted



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
									with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
302	Ramesh N. Bhagat	Class I	(19/1C/1/2)	Usarli Khurd	352	2,400	295	They neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised for planning requirements and because of this revised reconstituted Final Plot no. 295 has been allotted with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
303	Nitin Krushna Bhagat	Class I	(19/1C/1/1)	Usarli Khurd	350	3,180	296, 297	They submitted their representation on 04/08/2023 but did not appear for the hearing. <b>Submission in representation - 1)</b> They stated that their land bearing Gut no 19/1C/1/1, area 3180 sqm. is agricultural land and there is an existing structure bearing Gram Panchayat no 521 2) In TPS, a 12 m wide road is proposed in their land 3) They requested to grant the final plot in their original holding.	Draft Town Planning Scheme no. 7 has been proposed and sanctioned under the provisions of the MR & TP Act, 1966.  The layout of the scheme has been revised for planning requirements and because of this revised reconstituted Final Plot no. 296 has been allotted with correction in the area and ownership as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
304	Shashikant K Kalushte, Vaishali V Palkar, Anand K Kalushte, Amruta A Kalushte, Omkar A Kalushte, Rekha N Todkari	Class I	(12/2)	Usarli Khurd	331	300	299	They neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised for planning requirements and because of this revised reconstituted Final Plot no. 299 has been allotted with correction in the area and ownership as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
305	Madhukar G Kulkarni, Rajendra G Kulkarni, Neeta Adhikari, Anil G Kulkarni, Aboli A Kulkarni, Vaishali V Kulkarni, Rahul M Kulkarni	Class I	(12/1)	Usarli Khurd	330	2,504			
306	Kishor Shivdas Govari	Class I	(11/2)	Usarli Khurd	329	660	300	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 300, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
307	Parvati N Bhagat, Padmakar K Bhagat, Dhau K Bhagat, Janardhan G Bhagat, Manohar G Bhagat, Shankar Babu (Alias Padu Bhagat), Narayan Babu (Alias Padu Bhagat), Chau Babu (Alias Padu Bhagat), Sanjay B Bhagat, Santosh B Bhagat, Sunanda V Gowari, Bamibai J Bhagat, Gajanan J Bhagat, Ranjana S Bhoir, Vandana P Gondhali, Shanta P Bhoir, Sharda N Bhagat, Ganesh N Bhagat, Rekha K Patil, Hirabai B Bhagat, Kalabai C Gowari, Manda U Patil, Anil B Bhagat, Leela K Patil, Pushpa S Patil, Ajinkya D Bhagat, Aditiya D Bhagat, Ameya D Bhagat, Sudha D Bhagat.	Class II	(11/1)	Usarli Khurd	328	6,020	301	They submitted their representation on 21/08/2023 but did not appeared for hearing. <b>Submission in representation: 1)</b> They requested to grant final plot of minimum 60 % of their original land with 2.5 FSI. Also requested to allot the final plot in the ratio of 2:1 and to apply UDCPR. 2) The contribution amount as per form no. 1 is not accepted and shall be waived. 3) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	Draft Town Planning Scheme no. 7 has been proposed and sanctioned under the provisions of the MR & TP Act, 1966. The objection regarding the contribution amount will be decided in the final scheme.  The sanctioned draft scheme proposal is confirmed, subject to change in the name of the owners as per the updated 7/12 extract. Final Plot No. 301, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
308	Shri Dyaneshwar Mauli Co.	Class I	(80/2)	Vichumb e	193	12,010	302	<p>They appeared for a hearing on 04-08-2023 and also submitted their representation.</p> <p><b>Submission in hearing -1)</b> Since 2007, there have been 428 residential dwelling units and 13 commercial units present on their original property bearing survey no 80/2 adm. 12010 sqm. However, in lieu of the said land, the final plot is proposed at another location. Therefore they requested to allot the Final plot at the original location by considering the existing structures on their land. 2) They requested to allow 4 FSI on their proposed final plot. Also, unconsumed FSI due to any restrictions shall be permitted to be transferred as TDR on any plot. 3) The contribution amount as per form no. 1 is not accepted and shall be waived off. 4) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.</p>	<p>The Collector, Raigad wide order dated Masha /LNA.1 /CR88 /2006 dated 15.12.2006 had granted sanctioned layout cum building permission to Dnyaneshwar Mauli CHS. As per the sanctioned plan from ADTP, Raigad dated 26.07.2006, available in NAINA office, the plotted layout was finally approved and ground storied structure of 26.36 sq. m. was approved in each plot. However, it is seen that Ground + Two Storied structures are existed on the site and the existing development is not as per the sanctioned permission.</p> <p>Draft Town Planning Scheme no. 7 has been proposed and sanctioned under the provisions of the MR &amp; TP Act, 1966. In the sanctioned development plan of NAINA, original land bearing Gut no. 80 of village Vichumb e is under the reservation of Growth Centre and therefore they have been granted the final plot at another location fronting on 12.0 mt. wide layout road in the sanctioned Draft Scheme.</p> <p>The sanctioned draft scheme proposal is confirmed. Final Plot No. 302, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.</p>
309	Vishwas Laxshman Bhagat	Class I	(10/1A/1)	Usarli Khurd	319	1,900	303	<p>They neither appeared for hearing not submitted any representation.</p>	<p>The sanctioned draft scheme proposal is confirmed. Final Plot No. 303, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.</p>
310	Subhas K. Sarpotdar	Class I	(63/1/1)	Usarli Khurd	401	8,100	304	<p>They appeared for a hearing on 08/08/2023.</p> <p><b>Submission in the representation 1)</b> They requested to allot Final plot no 304 at the property of their agriculture house no 37/1 and 37/2. 2) Also, requested to grant the final plot of a minimum of 60% area of their original land. 2.) 2.5 FSI shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions shall be permitted to be transferred as TDR on any plot. 3) The contribution amount as per form no. 1 is not accepted and shall be waived off. 4) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.</p>	<p>Considering the area of reservations and amenities in TPS-7, the request to grant the final plot of a minimum of 60% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-7. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed.</p> <p>The sanctioned draft scheme proposal is confirmed. Final Plot No. 304, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.</p>

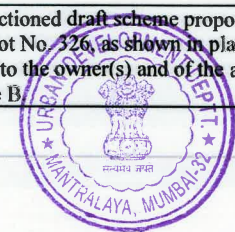


Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
311	Smita Sapre, Swapna Sapre, Ujjwala Sapre, Alpna Annachatre, Prachi prasade, Dipti patil	Class I	(10/1A/2)	Usarli Khurd	320	23,295	305, 310	They appeared for a hearing on 04/08/2023. <b>Submission in hearing - 1)</b> In the TP scheme they have been granted Final plots no 305 and 310 in lieu of their original land bearing survey no 10/1A/2, 19/4A (p), 19/4B, 63/2, 10/2/1. They accepted the location of the final plot, however, they mentioned that survey no 19/4A (p) is not owned by them and they have no relation with the owner of the said land. Also, the area of survey no 19/4B is 5000 sqm. and it is not mentioned in Form -1. Therefore they requested that for their land bearing survey no 10/1A/2, 19/4B, 63/2, and 10/2/1 adm. 48825 sqm, independent Final plot shall be granted. ) Also, requested to grant the final plot of a minimum of 60% area of their original land. 2.) 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions shall be permitted to be transferred as TDR on any plot. 3) The contribution amount as per form no. 1 is not accepted and shall be waived off. 4) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	Considering the area of reservations and amenities in TPS-7, the request to grant the final plot of a minimum of 60% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-7. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed.  As per the applicant's request, separate final plot no. 305A & 310A have been allotted for Gut No. 10/1A/2 pt, 19/4B, 63/2, and 10/2/1, adm. 48600 sqm and Final Plot No. 305B has been allotted for Gut No. 19/4A (pt) measuring 1215 sq.mt. in the scheme area.  The layout of the scheme has been revised for planning requirements and because of this revised reconstituted Final Plots no. 305A, 310A & 305B have been allotted at the location of part of their original plot with corrections in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
312	Shubhangi Nishikant Bhagat, mayuresh Nishikant Bhagat, Juili Nishikant Bhagat, S.No. 2 & 3 a.p.a.k I	Class I	(19(P)/4A(P))	Usarli Khurd	355	5,635			
313	Ujjwala R Sapre, Alpna A Annachatre, Deepti S Patil	Class I	(19(P)/4B(P))	Usarli Khurd	356	-			
314	Smita Sapre, Swapna Sapre, Ujjwala Sapre, Alpna Annachatre, Prachi Prasade, Dipti Patil	Class I	(10/2/1)	Usarli Khurd	322	1,400			
315	Ujjwala R Sapre, Alpna A Annachatre, Deepti S Patil, Prachi N Prasade	Class I	(63/2)	Usarli Khurd	403	19,130	306	They neither appeared for hearing not submitted any representation.	As per the updated 7/12 extract, the net area remained with the owners after deducting the area under Railway acquisition are; Gut No. 12/4- 360 sq.mt. 12/5- 167 sq.mt., 12/6- 705 sq. mt.  Accordingly, the layout of the scheme has been revised for planning requirements, and because of this revised reconstituted Final Plot no. 306 has been allotted with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
316	Madhukar G Kulkarni, Rajendra G Kulkarni, Neeta Adhikari, Anil G Kulkarni, Aboli A Kulkarni, Vaishali V Kulkarni, Rahul M Kulkarni	Class I	(12/4)	Usarli Khurd	333	360			
317	Madhukar G Kulkarni, Rajendra G Kulkarni, Neeta Adhikari, Anil G Kulkarni, Aboli A Kulkarni, Vaishali V Kulkarni, Rahul M Kulkarni	Class I	(12/5)	Usarli Khurd	334	287			
318	Madhukar G Kulkarni, Rajendra G Kulkarni, Neeta Adhikari, Anil G Kulkarni, Aboli A Kulkarni, Vaishali V Kulkarni, Rahul M Kulkarni	Class I	(12/6)	Usarli Khurd	334a	845			
319	Sanjay G. Patkar, Ragunath C Gharat	Class I	(63/1/2)	Usarli Khurd	402	8,000	266	Shri. Sanjay G Patkar attended the hearing and submitted the representation on 08/08/2023. <b>Submission: - 1)</b> Their land bearing survey no 53/1, 2, 3, 45/3/1, 2, 3, 4, 45/4/1, 2, 3, 19/1A/1 to 8 adm. 24620 sqm. is a NA plot for which NA permission and approved building plans were received on 16/02/2010 from Collector Raigad. The proposal was comprised of group housing	The detailed decision was given in Final Plot No. 270. As per their request, the layout of the scheme has been revised for planning requirements, and in view of this revised reconstituted Final Plot no. 266 has been allotted for their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.

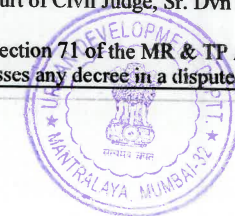
Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
								on 2 plots and bungalow plots on the rest of the area, the group housing was completed and buildings were occupied. The residents of buildings no 1, 2, and 3 formed a society, and conveyance was obtained. Also, conveyance was obtained for building no 4 as a separate society. 2) The balance area after deducting land in the ownership of the said societies is 18615 sqm. (24620-6005) and 40% of this works out to 7446 sqm. Their second plot bearing survey no 63/1/2 measures. 8000 sqm. and its final plot of 40% works out to 3200 sqm. Thus their total final plot area for original plots works out to 10640 sqm. 3) They have submitted 3 options for the said final plot and if they are not found suitable, then their final plot should be located on a 20 m wide road as a single plot.	
320	Ashwini A. Mundhe, Sandhya L. Tiwari	Class I	(10/1B)	Usarli Khurd	321	1,800	309	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in the name of the owners as per the updated 7/12 extract. Final Plot No. 309, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
321	Ramdas K. Bhoir	Class I	(73/0)	Usarli Khurd	412	3,210	311	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 311, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
322	Bama R. Mhatre	Class II	(72/0)	Usarli Khurd	411	3,950	312	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 312, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
323	Eknaath R. Bhopi	Class I	(74/3)	Usarli Khurd	415	3,590	313	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in the name of the owners as per the updated 7/12 extract. Final Plot No. 313, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
324	Tahir A Panvelwala, Shabbir A Vohra, Mustafa A Vohra, Murtaza A Vohra, Aliajgar Vohra, Mohd Ali Vohra	Class I	(74/1)	Usarli Khurd	413	2,410	314, 316, 347	President, Ganesh Krupa Gharkul CHS submitted their presentation dt. 28.08.2023 regarding Gut No. 75/A.	Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-7. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been
325	Eknaath R. Bhopi	Class I	(74/2)	Usarli Khurd	414	1,010		Submission-I. Collector Raigad granted NA cum building permission in their land wide order	



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
326	Chintamani B Dhuri, Menakshi B Dhuri, Dyanand B Dhuri, Tushar D Dhuri, Aarti P Sawant, Leena A Redkar, Deepali D Dhuri, Nafisa F Lokhandwala	Class I	(75/A)	Usarli Khurd	416	8,790		dated 09.05.2023. 2. Unified Development Control & Promotion Regulations (UDCPR) shall be made applicable. 3. 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions shall be permitted to be transferred as TDR on any plot. 4. The contribution amount as per form no. 1 is not accepted and shall be waived off. 5. By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	The sanctioned draft scheme proposal is confirmed. Final Plot No.314, 316, 347, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
327	Vincent Luis Mathais	Class I	(71/0)	Usarli Khurd	410	5,790	319	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No.319, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
328	Aambibai H. Bhoir	Class II	(57/3C)	Usarli Khurd	391	2,020	321	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 321, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
329	Eknath R Bhoir, Ashok B Bhoir, Atmaram R Bhoir, Shabbir M Sheikh	Class I	(70/0)	Usarli Khurd	409	2,380	322	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in the name of the owners as per the updated 7/12 extract. Final Plot No. 322, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
330	Chandrakant G Mhatre, Dhanaji G Mhatre, Sushila K. Patil, Nira L Waghmare, Anusaya C Patil	Class II	(59/2A)	Usarli Khurd	394	1,500	324	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 324, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
331	Janabai L Khopkar, Lilabai V Patil, Hirabai H Patil	Class I	(48/0)	Usarli Khurd	381	5,210	325	They submitted their representation but did not appear for the hearing. Submission in representation- 1) As per CIDCO's notification dated 21/10/2022, the decision to use 60 % of their original land by CIDCO and allot the remaining 40% of land to them and levy of contribution amount is not acceptable. 2) Accordingly they requested to exclude their original land from said TPS-7.	The layout of the scheme has been revised for planning requirements and because of this revised reconstituted Final Plot no. 325 has been allotted with correction in the area and ownership as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
332	Posha G. Bhoir, Iakhan G. Bhoir, Kamini Bhoir, Ajay G Bhoir, Renuka G Bhoir, Shabbir M Sheikh	Class I	(57/3A)	Usarli Khurd	389	4,000	326	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 326, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.



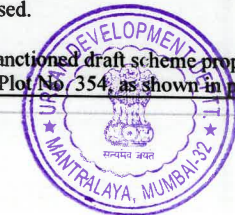
Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
333	Radhabai V Bhoir, Baliram V Bhoir, Gansh V Bhoir, Vithoba V Bhoir, Anita J Bhoir	Class II	(57/3B)	Usarli Khurd	390	2,100	327	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 327, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
334	Gunvant V Abhyankar, Milind B Nene	Class I	(58/0)	Usarli Khurd	392	5,060	329	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 329, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
335	Babibai K. Bhoir	Class I	(64/0)	Usarli Khurd	404	2,760	330B	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 330B, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
336	Babibai K. Bhoir	Class I	(69/0)	Usarli Khurd	408	2,380			
337	Babibai K. Bhoir	Class II	(66/0)	Usarli Khurd	406a	1,420	330A	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 330A, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
338	Nirbhaymal Jain, Vijaymal Sand	Class I	(77/1)	Usarli Khurd	422a	5,300	334	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 334, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
339	Nirbhaymal Jain, Vijaymal Sand	Class I	(77/3)	Usarli Khurd	422c	592			
340	Nirbhaymal Jain, Vijaymal Sand	Class I	(77/6)	Usarli Khurd	422f	200			
341	Babibai K. Bhoir, Hanuman K. Bhoir, Bansidhar K. Bhoir, Gitabai M. Patil, Vanmala Pandit, Kunda R. Madhavi, Sulochana C. Keni, Sarita S. Gondhali.	Class I	(29/0)	Vichumb e	115	6,200	337	United Builders submitted a representation on 21/08/2023 but did not appear for a hearing. Submission- 1) As per CIDCO's notification dated 21/10/2022, the decision to use 60 % of their original land by CIDCO and allot of remaining 40% of land to them is not acceptable. 2) There are existing structures on the proposed final plot no 337 which is not acceptable. 3) NAINA TPS has no public purpose; including them in the scheme without their consent and levying contribution charges is itself against natural law. 4) If any land is required for public purposes, it shall be acquired under the LARR Act. 5) Accordingly they requested to exclude their original land from said TPS-7	Draft Town Planning Scheme no. 7 has been proposed and sanctioned under the provisions of the MR & TP Act, 1966. The objection regarding the contribution amount will be decided in the final scheme. The sanctioned draft scheme proposal is confirmed. Final Plot No. 337, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
342	Mahindra V Naik	Class I	(81/0)	Usarli Khurd	432	20,400	338	Ramchandra Gana Bhagat submitted a representation on 08/08/2023. Submission:- 1) As per Collector, Alibaug order, in 7/12 extract of survey no.81, lease pendancy deeds no. 1145/2013 dated 29/01/23 was registered wide mutation no. 1682. They	It is seen from the submitted documents that Shri. Ramchandra Bhagat filed Special Suit no. 190/2012 in the court of Civil Judge, Sr. Dvn Panvel. As per Section 71 of the MR & TP Act, if a civil court passes any decree in a disputed claim of the



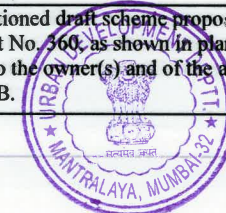
Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
								have stated that court case no. 6610/2010 in Panvel Civil court is under process and requested not to take final decision till the the decision of the court.	ownership at any time and even after a final scheme has been sanctioned by the State Govt., then such final scheme shall be deemed to have been suitably corrected/varied because of such decree. As per the updated 7/12 extract, the net area of the original land after deducting the area under the railway is 20350 sq.mt.  Accordingly, the layout of the scheme has been revised for planning requirements, and because of this revised reconstituted Final Plot no. 338, area- 8140 sq. mt. has been allotted for their original plot with correction in the area and ownership as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
343	M/s Kajal Enterprises Owner Shanti Lal D Thakkar	Class I	(77/2)	Usarli Khurd	422b	10,171	339	They submitted the request letter on 7/08/2023 to shift the hearing date to 09/08/2023 and it was accepted. However, they neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 339, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
344	M/s Kajal Enterprises Owner Shanti Lal D Thakkar	Class I	(77/4)	Usarli Khurd	422d	1,127			
345	M/s Kajal Enterprises Owner Shanti Lal D Thakkar	Class I	(77/5)	Usarli Khurd	422e	3,550			
346	Yamuna Ganapat bhoir, Vasant namdev Bhoir, Anant Namdev Bhoir	Class I	(54/2A)	Vichumb e	157	9,820	340	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 340, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
347	Tukaram M Bhagat, Buguna bai M Bhagat, Pushpa M Bhagat, Kusum M Bhagat, Parvati M Bhagat, Bhagchand C Khubchandani, Magan bhai Patel, Bhavna B Gathia, Vivek B Bhoir	Class I	(76/4)	Usarli Khurd	420	3,410	341	They submitted their representation on 17/08/2023 but did not appear for a hearing. <b>Submission in representation-</b> 1) They have stated that there are existing houses no. 5001 & 103 on said original property bearing no 76/4 and they have been living there for many years. 2) They requested to grant the final plot in their original land only. They appeared for a hearing and stated that they shall be granted a final plot in place of their existing structures in their original holding.	In the sanctioned Draft Scheme, separate final plot no. 341, 342 & 343 were proposed for Gut No. 76/4, 76/3, & 76/1 respectively. However, during the hearing, they requested to grant a Final plot in place of their existing structures on the original land. Their existing structures are adjoining to each other and situated in the middle of the original land.  Accordingly, the layout of the scheme has been revised by considering the existing structures, and because of this revised reconstituted combined Final Plot no. 342 has been allotted with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
348	Hanuman G Bhagat	Class I	(76/3)	Usarli Khurd	419	3,390	342	They have submitted their representation on 17/08/2023 <b>Submission in representation-</b> 1) They have stated that there are existing houses no. 83 on said original property bearing no 76/3 and they have been living there for many years. 2) They requested to grant the final plot in their original land only. They appeared for a hearing and stated that they	



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
								shall be granted a final plot in place of their existing structures in their original holding.	
349	Laxman G. Bhagat	Class I	(76/1)	Usarli Khurd	418	3,390	343	They neither appeared for a hearing nor submitted any representation.	
350	Umabai Bama Mundkar, Krushna Baram Govari, Karuna Baram Govari, Anjali Sitaram Pandit, Ganesh Padya Mundkar, Lilabai Bama Mundkar, Vasanti Baram Govari, Hirabai Baram Govari, Shantabai Goma govani, 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 Baram Govari, Pushpa Ghanshyam Gupta, Fashi Goma Govari, Pramila Padya mundkar, Jaydas Padya Mundkar	Class I	(58/0)	Vichumb e	165	4,900	344	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 344, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
351	Lansi M. Barboja	Class I	(75/B)	Usarli Khurd	417	8,000	348	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 348, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
352	Stanis L C Desuza, Pamela F Desuza	Class I	(87/1)	Usarli Khurd	445	7,590	351	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 351, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
353	Sugandha S. Paradkar	Class I	(87/2)	Usarli Khurd	446	2,000	352	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 352, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
354	Ramchandra Gana Bhagat, Asha Kamalakar Bhagat, Lakshmi Gana Bhagat, Anita Anata Bhagat, Savita Yashvant Bhopi, Manoj Ananta Bhagat, Sanchita Ravindra Bhoir, Bharti Pradip Surve, Pranali Purushottam Bhoir, Sushila Vittal Zavare, Niranjana Eknath Govari, Bhupali Kamalakar Bhagat, Devendra Gana Bhagat, Vilas Ramchandra Jadhav, Padmini Vilas Jadhav, Manoj Anant Bhagat, Ashabai Anant Bhagat, Sanchita Ravindra Bhoir,	Class I	(86/1/1)	Usarli Khurd	440	19,250	354	Adv. Sachin Patil on behalf of Ramchandra Bhagat submitted their representation on 08/08/2023. Submission- 1) The proposed final plot consists of their existing structures, therefore, shall be kept as proposed. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 2.) 2.5 FSI shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions shall be permitted to be transferred as TDR on any plot. 3) The contribution amount as per form no. 1 is not	Considering the area of reservations and amenities in TPS-7, the request to grant the final plot of a minimum of 60% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-7. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed.  The sanctioned draft scheme proposal is confirmed. Final Plot No. 354, as shown in plan No. 4, has been



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
	Pranali Prakash Zavare, Rupuli Sachin Patil, Manoj Ananta Bhagat, Bharti Pradip Surve, Anita Ananta Bhagat, Vaishali Santosh Pardeshi, Pranali Purushottam Bhoir							accepted and shall be waived off. 4) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	allotted to the owner(s) and of the area, as recorded in Table B.
355	Ramchandra G. Bhagat	Class I	(86/1/3)	Usarli Khurd	443	2,400	355	They submitted their representation on 08/08/2023. <b>Submission-</b> 1) The proposed final plot consists of their existing structures, therefore, shall be kept as proposed. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 2.) 2.5 FSI shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions shall be permitted to be transferred as TDR on any plot. 3) The contribution amount as per form no. 1 is not accepted and shall be waived off. 4) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	Considering the area of reservations and amenities in TPS-7, the request to grant the final plot of a minimum of 60% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-7. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed.  The sanctioned draft scheme proposal is confirmed. Final Plot No. 355, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
356	Krushna M Bhoir, Aanu M Bhoir, Leela G Pardeshi, Anjira A Govari	Class II	(86/2)	Usarli Khurd	444	710	356	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 356, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
357	Dilip C Bhagat, Deepti D Bhagat, Deepali P Joshi, Hemant D Bhagat, Mukesh D Bhagat	Class I	(86/1/2/1)	Usarli Khurd	441	11,656	358	Shri. Hemant Bhagat submitted a presentation on 07/08/23 <b>Submission-</b> 1) They stated that there is an existing house no. 734 on said original property bearing Gut no 86/1/2 & 9. and requested to grant the final plot in their original land only.	As per the updated 7/12 extract, the net area of the original land after deducting the area under the railway is 9896 sq. mt. Accordingly, the layout of the scheme has been revised for planning requirements, and in view of this revised reconstituted Final Plot no. 358, area- 3958 sq. mt. has been allotted for their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
358	Maya S. Bhagat	Class I	(80/2)	Usarli Khurd	430	11,600	359	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in the name of the owners as per the updated 7/12 extract. Final Plot No. 359, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
359	Paresh S Patel, Navneet S Patel	Class I	(78/1/1)	Usarli Khurd	423	10,550	360	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 360, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
360	Paresh S Patel, Navneet S Patel	Class I	(78/1/2)	Usarli Khurd	424	1,516			



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
361	Nirbhaymal Jain	Class I	(79/1)	Usarli Khurd	427	2,530	361	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 361, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
362	Nirbhaymal Jain	Class I	(79/2)	Usarli Khurd	428	6,800			
363	Vishwas L. Bhagat	Class I	(78/2)	Usarli Khurd	425	4,047	364	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 364, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
364	Ajit B. Katti	Class I	(78/3)	Usarli Khurd	426	4,047	365	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in the name of the owners as per the updated 7/12 extract. Final Plot No. 365, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
365	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	366	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 366, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
366	Vijay Narottamdas Agrawal	Class I	(59/1)	Usarli Khurd	393	500	367	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 367, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
367	Vijay Narottamdas Agrawal	Class I	(60/1)	Usarli Khurd	396	710			
368	Vijay Narottamdas Agrawal	Class I	(60/2)	Usarli Khurd	397	1,210			
369	Vijay Narottamdas Agrawal	Class I	(60/3)	Usarli Khurd	398	1,010			
370	Vijay Narottamdas Agrawal	Class I	(61/0)	Usarli Khurd	399	3,340			
371	Vijay Narottamdas Agrawal	Class I	(65/0)	Usarli Khurd	405	2,730			
372	Vijay Narottamdas Agrawal	Class I	(68/0)	Usarli Khurd	407	1,640			
373	Ganpat S. Bhagat	Class I	(80/1)	Usarli Khurd	429	8,360	368	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in the name of the owners as per the updated 7/12 extract. Final Plot No. 368, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
374	Jagdish D. Bhagat, Tai M Bhagat, Dhakli D Bhagat, Narayan D Bhagat, Vasanti H Patil, Vishnu D Bhagat	Class II	(206/3)	Shivkar	688	2,780	369	They submitted their representation on 13/09/2023 but did not appear for a hearing. <b>Submission in representation- 1)</b> As per CIDCO's notification dated 21/10/2022, the decision to use 60 % of their original land by CIDCO and allot the remaining 40% of land to them is unacceptable. 2) NAINA TPS has no	Draft Town Planning Scheme no. 7 has been proposed and sanctioned under the provisions of the MR & TP Act, 1966. The objection regarding the contribution amount will be decided in the final scheme.  The sanctioned draft scheme proposal is confirmed.

Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
								public purpose; including them in the scheme without their consent and levying contribution charges is itself against natural law. 3) If any land is required for public purposes, it shall be acquired under the LARR Act. 4) Accordingly they requested to exclude their original land from said TPS-7	Final Plot No. 369, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
375	National Builders through partner M. C. Sanni, Cijo Sanni	Class I	(27(P)/2(P))	Vichumb e	113	5,855	370	They appeared for the hearing on 08/08/2023. <b>Submission in hearing- 1.)</b> They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 60% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions shall be permitted to be transferred as TDR on any plot. 3) The contribution amount as per form no. 1 is not accepted and shall be waived off. 4) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	Considering the area of reservations and amenities in TPS-7, the request to grant the final plot of a minimum of 60% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-7. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed.  The sanctioned draft scheme proposal is confirmed. Final Plot No. 370, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
376	Eknath B Bhagat, Radhabai K Mhatre, Krushna R Bhagat, Harreswar R Bhagat, Dwarkabai Y Patil, Kashibai H Govari, Shaila S Joshi, Seema C Pardeshi, Vandana B Pardeshi	Class I	(83/1)	Usarli Khurd	434	22,740	371, 376	They submitted their representation on 08/08/2023 but did not appear for the hearing. <b>Submission in representation-1)</b> There are existing mango, and coconut trees in their original property bearing survey no 83/1 and also rice and cereals cultivation is done on said land and their livelihood is dependent on their income. 2) Village Usarli Khurd is in close proximity to Panvel City where development has already started and they are satisfied with it, therefore TP scheme 7 is not accepted by them. 3) In the future, if their land is acquired then the plot shall be granted in their original property bearing survey no 83/1.	Draft Town Planning Scheme no. 7 has been proposed and sanctioned under the provisions of the MR & TP Act, 1966. The objection regarding the contribution amount will be decided in the final scheme. The sanctioned draft scheme proposal is confirmed. As per the updated 7/12 extract, the net area of the original land after deducting the area under the railway is 16,180 sq.mt.  Accordingly, the layout of the scheme has been revised for planning requirements, and because of this revised reconstituted Final Plots no. 371A, 376, area- 6,472 sq. mt. have been allotted for their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
377	Raghunath G. Waghmare, Gana B. Waghmare, Ashok Waghmare, Dipak Waghmare, Baby Waghmare, Chandra Patil, Laxmi More, Vandana Mali, Jyoti Palake, Sugandha Waghmare	Class I	(21/1)	Vichumb e	107	4,270	372	They submitted their representation on 08/08/2023 but did not appear for a hearing. <b>Submission in representation- 1)</b> As per CIDCO's notification dated 21/10/2022, the decision to use 60 % of their original land by	Draft Town Planning Scheme no. 7 has been proposed and sanctioned under the provisions of the MR & TP Act, 1966. The objection regarding the contribution amount will be decided in the final scheme

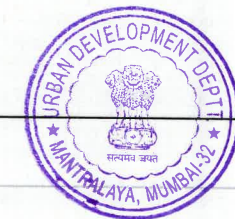


Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
378	Raghunath G. Waghmare, Gana B. Waghmare, Ashok Waghmare, Dipak Waghmare, Baby Waghmare, Chandra Patil, Laxmi More, Vandana Mali, Jyoti Palake, Sugandha Waghmare	Class I	(21/2)	Vichumb e	108	3,340		CIDCO and allot the remaining 40% of land to them is unacceptable. 2) NAINA TPS has no public purpose; including them in the scheme without their consent and levying contribution charges is itself against natural law. 3) If any land is required for public purposes, it shall be acquired under the LARR Act. 4) Accordingly they requested to exclude their original land from said TPS-7	The sanctioned draft scheme proposal is confirmed. Final Plot No. 372, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
379	Maya B Surte, Namdev Surte, Prakash Surte, Vithabai Patil, Dharmibai Surte, Janabai Surte, Nishikant Surte, Sanjivani Bhoir, Bhagyashri Punkar, Rajashri Surte, Tejashri Banda, Revati Karkide, Yamuna Surte	Class II	(27/1)	Vichumb e	112	7,260	373	They submitted their representation on 14/08/2023 but did not appear for a hearing. <b>Submission in representation-</b> 1) As per CIDCO's notification dated 21/10/2022, the decision to use 60 % of their original land by CIDCO and allot the remaining 40% of land to them is unacceptable. 2) NAINA TPS has no public purpose; including them in the scheme without their consent and levying contribution charges is itself against natural law. 3) If any land is required for public purposes, it shall be acquired under the LARR Act. 4) Accordingly they requested to exclude their original land from said TPS-7	Draft Town Planning Scheme no. 7 has been proposed and sanctioned under the provisions of the MR & TP Act, 1966. The objection regarding the contribution amount will be decided in the final scheme The sanctioned draft scheme proposal is confirmed. Final Plot No. 373, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
414	Vasanti V. Bhagat, Santosh V Bhagat, Nitesh V Bhagat, Gopal P Bhagat, Prachi D Bhagat, Chirag D Bhagat, Darshna D Bhagat, Vardarajan Urf Ashokkumar K Nainar	Class I	(206/1)	Shivkar	686	2,780	375	They submitted their representation on 13/09/2023 but did not appear for a hearing. <b>Submission in representation-</b> 1) As per CIDCO's notification dated 21/10/2022, the decision to use 60 % of their original land by CIDCO and allot the remaining 40% of land to them is unacceptable. 2) NAINA TPS has no public purpose; including them in the scheme without their consent and levying contribution charges is itself against natural law. 3) If any land is required for public purposes, it shall be acquired under the LARR Act. 4) Accordingly they requested to exclude their original land from said TPS-7	Draft Town Planning Scheme no. 7 has been proposed and sanctioned under the provisions of the MR & TP Act, 1966. The objection regarding the contribution amount will be decided in the final scheme The sanctioned draft scheme proposal is confirmed. Final Plot No. 375, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
415	Shailesh C. Deshpande	Class I	(64(P)/2B (P))	Vichumb e	179	15,385	377	Partner, M/s National Builders appeared for the hearing on 08/08/2023.	Considering the area of reservations and amenities in TPS-7, the request to grant the final plot of a



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
416	Rakesh Pravin Sanghavi, M/s. Ashapura Realtors register behalf partner corporation, M. C. Sani, M/s National builders behalf Partner	Class I	(64(P)/2A (P))	Vichumb e	178	-		<p><b>Submission in hearing-</b> 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant independent final plot for their land bearing survey no 64/2A. Also requested to grant the final plot of a minimum of 60% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions shall be permitted to be transferred as TDR on any plot. 3) The contribution amount as per form no. 1 is not accepted and shall be waived off. 4) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.</p>	<p>minimum of 60% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-7. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed.</p> <p>As per the updated 7/12 extract, the total area of owners of Gat no 64/2A and 64/2B is 17780 sqm. Out of that, 3897 sqm. has been included in TP Scheme no 5 and 13883 sqm. remains in TP Scheme no 7.</p> <p>The layout of the scheme has been revised for planning requirements, and because of this revised reconstituted Final Plot no. 377, has been allotted for their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.</p>
417	Bharat Patel, Bhavesh Patel, M/s. Aawas Associates through Partners	Class I	(162/1)	Usarli Khurd	524	116		<p>They appeared for the hearing on 08/08/2023. <b>Submission in hearing-</b> 1) Sub-divisional Officer vide order dt. 24/01/1992 approved layout in Gut no 88/1 and 88/3. They purchased subplot no 1, 2, and 5 in the said layout. which were subsequently numbered as 162/1- 476 sqm. , 162/2,- 308 sqm. 162/5 - 283 sqm. total 1067 sqm. Accordingly, they are entitled to a final plot of 426.8 sqm. area. However, they have been granted a final plot of 225.19 sqm. area. So they requested to grant the final plot of 426.8 sqm. area. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions shall be permitted to be transferred as TDR on any plot. 3) The contribution amount as per form no. 1 is not accepted and shall be waived. 4) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.</p>	<p>Considering the area of reservations and amenities in TPS-7, the request to grant the final plot of a minimum of 60% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-7. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed.</p> <p>They have been granted the final plot as per the area mentioned in the 7/12 extract i.e. net area after deducting the area under the Railway acquisition. The sanctioned draft scheme proposal is confirmed, subject to change in final plot as 498. Final Plot No. 498 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.</p>
418	Bharat Patel, Bhavesh Patel, M/s. Aawas Associates through Partners	Class I	(162/5)	Usarli Khurd	528	139			
419	Bharat Patel, Bhavesh Patel, M/s. Aawas Associates through Partners	Class I	(162/2)	Usarli Khurd	525	308	383+ 385+ 388		
420	Indu Gupta, Surinder Kumar Kaul, Y.D. Vashijha	Class I	(162/6)	Usarli Khurd	529	148	384	<p>They neither appeared for the hearing nor submitted any representation.</p>	<p>The layout of the scheme has been revised for planning requirements, and because of this revised reconstituted Final Plot no. 398 has been allotted for their original plot with correction in the area as</p>

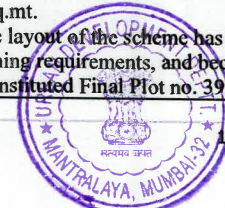
Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
									shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
421	Vishnu Dharma Bhagat, Vaman Dharma Bhagat	Class I	(162/7)	Usarli Khurd	530	336	386	They appeared for the hearing on 08/08/2023. <b>Submission in hearing- 1.)</b> They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 60% area of their original land. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions shall be permitted to be transferred as TDR on any plot. 3) The contribution amount as per form no. 1 is not accepted and shall be waived off. 4) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	Considering the area of reservations and amenities in TPS-7, the request to grant the final plot of a minimum of 60% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-7. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed.  The layout of the scheme has been revised for planning requirements, and because of this revised reconstituted Final Plot no. 386 has been allotted for their original plot with correction in the area and ownership as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
422	Vaman D Bhagat, Vishnu D Bhagat, Manik C Patil, Radhabai B Bhagat, Ajay B Bhagat, Chaya B Bhagat, Sanjay B Bhagat, Ganapat B Bhagat	Class I	(84/1)	Usarli Khurd	436	13,430	389	They appeared for the hearing on 08/08/2023. <b>Submission in hearing- 1.)</b> They have accepted the location of the Final Plot in the sanctioned draft TPS. However, mentioned that their farmhouse has existed in the said land since 1993. In the sanctioned draft scheme the strip of open land is proposed adjoining the railway boundary and thereafter 20 m road has been proposed. Their farmhouse is partly affected by said road and final plot no 389 is proposed along the said road. Therefore, they requested to reduce the width of the said road and grant a final plot with their entire farmhouse. 2) They also requested to grant the final plot of a minimum of 60% area of their original land. 23) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions shall be permitted to be transferred as TDR on any plot. 4) The contribution amount as per form no. 1 is not accepted and shall be waived off. 5) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	Considering the area of reservations and amenities in TPS-7, the request to grant the final plot of a minimum of 60% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-7. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed. As per the updated 7/12 extract, the net area of the original land after deducting the area under the railway is 10,430 sq.mt.  Accordingly, the layout of the scheme has been revised for planning requirements, and because of this revised reconstituted Final Plot no. 384, area- 4172 sq. mt. has been allotted for their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07								Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.		
1	2	3A	3B	3C	4	5	6	7	8
423	Mirlmdad Ali M Ali, M Qureshi, Nawaz Khan N Ahemad, Vinaya V Dukhande	Class I	(88/4)	Usarli Khurd	448	740	390	They neither appeared for a hearing nor submitted any representation.	As per the updated 7/12 extract, the net area of the original land after deducting the area under the railway is 460 sq.mt. Accordingly, the layout of the scheme has been revised for planning requirements, and because of this revised reconstituted Final Plot no. 385, area-184 sq. mt. has been allotted for their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
424	M/s Aawas Asso. Partners association through partner bharat K. Patel, Bhavesh K. Patel, Dipak P. Thakre	Class I	(1/0)	Usarli Khurd	286	1,420	391, 393	Bharat & Bhavesh Patel appeared for the hearing on 08/08/2023. Submission in hearing- 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant a rectangular-shaped final plot on a 15 mt. wide road. 2.) They claimed that area of survey no. 93/0 is 1640 sq. mt instead of 1380 sq.mt.as mentioned in form 1 of the scheme. 3) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions shall be permitted to be transferred as TDR on any plot. 3) The contribution amount as per form no. 1 is not accepted and shall be waived. 4) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	Considering the area of reservations and amenities in TPS-7, the request to grant the final plot of a minimum of 60% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-7. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed.
425	M/s Aawas Asso. Partners association through partner Bharat K. Patel, Bhavesh K. Patel, Dipak P. Thakre	Class I	(2/0)	Usarli Khurd	287	2,020			
426	M/s Aawas Asso. Partners association through partner Bharat K. Patel, Bhavesh K. Patel, Dipak P. Thakre	Class I	(3/1)	Usarli Khurd	288	710			
427	Bhavesh K. Patel, M/s Aawas Asso. Partners association through partner Bharat K. Patel, Dipak P. Thakre	Class I	(3/2)	Usarli Khurd	289	810			
428	M/s Aawas Asso. Partners association through partner bharat K. Patel, Bhavesh K. Patel, Dipak P. Thakre	Class I	(89/1)	Usarli Khurd	449	4,270			
429	M/s Aawas Asso. Partners association through partner bharat K. Patel, Bhavesh K. Patel, Dipak P. Thakre	Class I	(89/2)	Usarli Khurd	450	3,060			
430	M/s Aawas Asso. Partners association through partner bharat K. Patel, Bhavesh K. Patel, Dipak P. Thakre	Class I	(89/5)	Usarli Khurd	453	1,690			
431	M/s Aawas Asso. Partners association through partner bharat K. Patel, Bhavesh K. Patel, Dipak P. Thakre	Class I	(89/6)	Usarli Khurd	454	5,410			
432	M/s Aawas Asso. Partners association through partner bharat K. Patel, Bhavesh K. Patel, Dipak P. Thakre	Class I	(89/8)	Usarli Khurd	456	1,420			
433	Dipak P. Thakre, M/s Aawas Asso. Partners association through partner bharat K. Patel, Bhavesh K. Patel	Class I	(89/9)	Usarli Khurd	457	1,010			
434	M/s Aawas Asso. Partners association through partner bharat K. Patel, Bhavesh K. Patel, Dipak P. Thakre	Class I	(89/10)	Usarli Khurd	458	1,090	391, 393	Shri. Harishchandra Bhagat submitted representation dated 07/08/23. Submission:- 1) They have stated that there is an existing house on said original property. 2) They requested to grant the final plot in their original land only.	As per Section 71 of the MR & TP Act, if a civil court passes any decree in a disputed claim of the ownership at any time and even after a final scheme has been sanctioned by the State Govt., then such final scheme shall be deemed to have been suitably corrected/varied because of such decree.
435	M/s Aawas Asso. Partners association through partner bharat K. Patel, Bhavesh K. Patel, Dipak P. Thakre	Class I	(89/11)	Usarli Khurd	459	4,550			
								Adv. Rajesh Meher, on behalf of Shri Sadanand Krismatrao, submitted their representation dated 24/04/2023 to CIDCO (NAINA). Submission- 1) Their client has submitted special suit no. 320/2019.2) Their client has legal rights on the suit lands and without the consent of their client, if the new plot for the suit lands has been granted to M/s Aawas Associate in TPS-7, it will be a great loss to their client.	The layout of the scheme has been revised for planning requirements, and because of this revised reconstituted Final Plots no. 388 & 390 have been allotted for their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
436	M/s Aawas Asso. Partners association through partner bharat K. Patel, Bhavesh K. Patel, Dipak P. Thakre	Class I	(93/0)	Usarli Khurd	463	1,380		Shri Shankar Bhagat and others, regarding Gut no., 91 submitted a presentation dated 21/08/2023 Submission- 1) 2.5 FSI shall be granted and UDCPR shall be made applicable 2) The contribution amount as per form no. 1 is not accepted and shall be waived. 3) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. 4) The said plots are proposed along the river and therefore NAINA shall expand the width and depth of the river after taking permission from Irrigation Dept.	
437	M/s Aawas Asso. Partners association through partner bharat K. Patel, Bhavesh K. Patel, Dipak P. Thakre	Class I	(89/3)	Usarli Khurd	451	4,180			
438	M/s Aawas Asso. Partners association through partner bharat K. Patel, Bhavesh K. Patel, Dipak P. Thakre	Class I	(90/0)	Usarli Khurd	460	1,210			
439	Prakash V Desai, Sangeeta P Desai	Class I	(89/7)	Usarli Khurd	455	1,190			
440	Dhavu K Bhagat, Janardhan G Bhagat, Manohar G Bhagat, Shankar Babu (Alias Padu Bhagat), Chau Babu (Alias Padu Bhagat), Sanjay B Bhagat, Santosh B Bhagat, Sunanda V Govari, Hirabai B Bhagat, Kamlabai C Govari, Manda U Patil, Anil B Bhagat, Leela K Patil, Pushpa S Patil, Bamibai J Bhagat, Gajanan J Bhagat, Ranjana S Bhoir, Padmakar K Bhagat, Narayan Babu (Alias Padu Bhagat), Parvati N Bhagat, Vandana P Gondhali, Shanta P Bhoir, Sharda N Bhagat, Ganesh N Bhagat, Rekha K Patil, Ajinkya D Bhagat, Aditya D Bhagat, Ameya D Bhagat, Sudha D Bhagat	Class I	(91/0)	Usarli Khurd	461	10,850			
441	Harishchandra B Bhagat, Radha bai K Mhatre	Class I	(92/0)	Usarli Khurd	462	9,330	392	Radhabai Mhatre & Harishchandra Bhagat submitted a representation on 08/08/23 Submission:-1) They stated that their land bearing survey no. 92, area 9330 sqm., is under agricultural use and is the only source of livelihood for them. 2) They requested to grant the final plot as per their consent.	The sanctioned draft scheme proposal is confirmed, subject to change in final plot no. as 389. Final Plot No. 389 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
442	Ramesh N. Rudhani	Class I	(89/4)	Usarli Khurd	452	940	394	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in final plot no. as 392. Final Plot No. 392 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
443	Akbaralli R. Bohari	Class I	(85/1)	Usarli Khurd	438	710	395	They neither appeared for a hearing nor submitted any representation.	As per the updated 7/12 extract, the net area of the original land after deducting the area under the railway is 360 sq.mt. Accordingly, the layout of the scheme has been revised for planning requirements, and because of this revised reconstituted Final Plot no. 393, area-



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
									144 sq. mt. has been allotted for their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
444	Sagar S. Khond	Class I	(7/1/1C)	Usarli Khurd	300	1,821	396	Shri. Narendra Gowari submitted representation dated 12.06.2023. <b>Submission:</b> 1.) In the final plot granted to them, there is an existing structure therefore they requested to change the final plot.	There are many structures in Gut no. 7/1 and the boundaries of Gut no. 7/1/1C, 7/1B, 7/1A/1, & 7/1/1B/1 are not available. In the sanctioned Draft Scheme, Final plots no. 396, 402, & 408 were arbitrarily proposed in Gut no. 7/1. Also as per the updated 7/12 extract, the net area of Gut no. 7/1B after deducting the land under the railway is 465 sq. mt. Therefore the said Gut nos. 7/1/1C, 7/1B, 7/1A/1, & 7/1/1B/1 are clubbed together and combined Final Plot No. 396 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
445	Sagar S. Khond	Class I	(7/1B)	Usarli Khurd	301	910			
446	Dharma V. Patil, Mahendra M. Patil	Class I	(7/2)	Usarli Khurd	304	1,520	397	Shri. Mukund Patil and Dharma Patil submitted a presentation dated 24/08/23 <b>Submission-</b> 1) Their shares in the original land bearing Survey no. 7/2 are separated and therefore requested to grant separate final plots to each of them.2) They have RCC house no.654 in the said land and requested its compensation. 3) Betterment charges shall be waived.  Shri Dinesh Katave submitted a representation dated 25/08/23 <b>Submission-</b> Special Civil suit no. 18/2021 regarding Gut no. 7/2 has been filed in Civil court, Panvel, and therefore no decision shall be taken, till the decision in the pending suit.	The Special Civil Suit no. 18/2021 is regarding Gut no. 7/1(1) B/2. The objection regarding the contribution amount will be decided in the final scheme. The layout of the scheme has been revised by considering their existing structures, and because of this revised reconstituted Final Plot no. 401 has been allotted with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
447	Anil S. Jadhav, Kashinath K. Suvase, Gabriel 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	(7/1/2/1/1)	Usarli Khurd	303	369	398	They neither appeared for a hearing nor submitted any representation.	Tahsildar, Panvel, wide order No. NA/kat-1/SR/90/1990 dated 21/06/1990 had granted NA cum layout permission for residential use in survey no. 7-1A (2), 4047 sq. mt. As per the sanctioned Draft Scheme, their plot under the layout was affected by the proposals of 20.0 mt wide roads on both the side of the railway line and Green Belt and therefore their Final Plot was proposed in Gut No. 7/1, wherein structures exist.  Considering that it is a sanctioned layout plot, the final plot of 100% of their original land (84 sq.mt.) has been allotted in a nearby location of their original land.



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
									The layout of the scheme has been revised and because of this revised reconstituted Final Plot no. 394 has been allotted with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
448	Keshav T. Gawande, Vinayak D. Thakare, Sunanda R. Gawande, Sanajy B. Walake	Class I	(7/1A/2/3)	Usarli Khurd	305	392	399	They neither appeared for a hearing nor submitted any representation.	<p>Tahsildar, Panvel, wide order No. NA/kat-1/SR/90/1990 dated 21/06/1990 had granted NA cum layout permission for residential use in survey no. 7-1A (2), 4047 sq. mt.</p> <p>As per the sanctioned Draft Scheme, their plot under the layout was affected by the proposals of 20.0 mt wide roads on both the side of the railway line and Green Belt and therefore their Final Plot was proposed in Gut No. 7/1, wherein structures exist.</p> <p>Considering that it is a sanctioned layout plot, the final plot of 100% of their original land (312 sq. mt) has been allotted in a nearby location of their original land.</p> <p>The layout of the scheme has been revised and because of this revised reconstituted Final Plot no.410 has been allotted with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.</p>
449	Manohar C. Surte	Class I	(7/1A/2/8)	Usarli Khurd	307	419	400	<p>Shri. Manohar Surte appeared for a hearing</p> <p><b>Submission in hearing:</b> - 1.) They have not accepted the location of the Final Plot in the sanctioned draft TPS and requested to grant the final plot of 100% of their holding in their original land only, otherwise, compensation shall be granted as per Airport acquisition. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions shall be permitted to be transferred as TDR on any plot. 3) The contribution amount as per form no. 1 is not accepted and shall be waived off. 4) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.</p>	<p>Tahsildar, Panvel, wide order No. NA/kat-1/SR/90/1990 dated 21/06/1990 had granted NA cum layout permission for residential use in survey no. 7-1A(2), 4047 sq. mt.</p> <p>As per the sanctioned Draft Scheme, their plot under the layout was affected by the proposals of 20.0 mt wide roads on both the side of the railway line and Green Belt and therefore their Final Plot was proposed in Gut No. 7/1, wherein structures exist.</p> <p>Considering that it is a sanctioned layout plot, the final plot of 100% of their original land has been allotted in a nearby location of their original land.</p> <p>The layout of the scheme has been revised and because of this revised reconstituted Final Plot no. 409 has been allotted with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.</p>



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
450	Ashok R. Shirke	Class I	(7/1A/2/9)	Usarli Khurd	308	210	401	They neither appeared for a hearing nor submitted any representation.	According to Mutation entry no.918, Tahsildar, Panvel, wide order No. NA/kat-1/SR/90/1990 dated 21/06/1990 had granted NA permission for residential use in survey no. 7-1A (2), 4047 sq. mt. Accordingly, the land was subdivided into 8 plots, 210.24 sq. mt was placed under road and 405.25 sq. mt was placed under Open Space. In the other right column of 7/12 extract of Gut no. 7/1A/2/9 and 7/1A/2/10, the said Gut nos are mentioned under road & khulijaga respectively.
451	Ashok R. Shirke	Class I	(7/1A/2/10)	Usarli Khurd	309	405			As per the provisions of DC regulations, the land under the layout road has to be transferred to the planning authority and open space has to be transferred to the plot owners' society. The lands under the layout road and open space in the sanctioned layout are not entitled to a Final plot.  Therefore the proposed Final plots in the draft scheme for the original lands bearing Gut no. 7/1A/2/9 and 7/1A/2/10 are cancelled.
452	Mohan T. Bhagat, Raja T. Bhagat, Ratan T. Bhagat, Kiran T. Bhagat, Sanjay T. Bhagat, Krushabai T. Bhagat	Class I	(7/1A/1)	Usarli Khurd	299	1,750	402	They neither appeared for a hearing nor submitted any representation.	There are many structures in Gut no. 7/1 and the boundaries of Gut no. 7/1/1C, 7/1B, 7/1A/1, & 7/1/1B/1 are not available. In the sanctioned Draft Scheme, Final plots no. 396, 402, & 408 were arbitrarily proposed in Gut no. 7/1. Therefore the said Gut nos. 7/1/1C, 7/1B, 7/1A/1, & 7/1/1B/1 are clubbed together and combined Final Plot No. 396 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
453	Riddi Siddhi Usarli Sahakari Gruhnirman Sanstha Ltd.	Class I	(6/1)	Usarli Khurd	293	284	403	Chairman Riddhi Siddhi Society submitted representation dated 09/08/23. Submission: - 1.) They requested to grant the final plot of a minimum of 60% area of their original land. 2.) 2.50 FSI shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions shall be permitted to be transferred as TDR on any plot. 3) The contribution amount as per form no. 1 is not accepted and shall be waived off. 4) By considering the development of the High Rise	Considering the area of reservations and amenities in TPS-7, the request to grant the final plot of a minimum of 60% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-7. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed.
454	Riddi Siddhi Usarli Sahakari Gruhnirman Sanstha Ltd.	Class I	(6/2)	Usarli Khurd	294	320			The layout of the scheme has been revised for
455	Riddi Siddhi Usarli Sahakari Gruhnirman Sanstha Ltd.	Class I	(6/3)	Usarli Khurd	295	360			
456	Riddi Siddhi Usarli Sahakari Gruhnirman Sanstha Ltd.	Class I	(6/4)	Usarli Khurd	296	296			
457	Riddi Siddhi Usarli Sahakari Gruhnirman Sanstha Ltd.	Class I	(6/5)	Usarli Khurd	297	288			



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
458	Riddi Siddhi Usarli Sahakari Gruhnirman Sanstha Ltd.	Class I	(6/6)	Usarli Khurd	298	142		Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	planning requirements, and because of this revised reconstituted Final Plot no. 397 has been allotted for their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
459	Vandana V. Shete, Baliram P. Mhatre, Subhas Yadav Talele, Sunanda Dhundre	Class I	(5/0)	Usarli Khurd	292	3,090	405	They submitted a representation dated 09/08/23. <b>Submission - 1.)</b> They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 60% area of their original land. 2) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3) The contribution amount as per form no. 1 is not accepted and shall be waived. 4) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	Considering the area of reservations and amenities in TPS-7, the request to grant the final plot of a minimum of 60% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-7. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed.  The layout of the scheme has been revised for planning requirements, and in view of this revised reconstituted Final Plot no. 405 has been allotted for their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
460	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	406	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in final plot no. 402. Final Plot No. 402 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
461	Kanthale Machindra Rajhans	Class I	(7/1A/2/6)	Usarli Khurd	306	270	407	Shri. Machindra Kanthale appeared for a hearing <b>Submission in hearing: - 1.)</b> They have not accepted the location of the Final Plot in the sanctioned draft TPS and requested to grant the final plot of 100% of their holding in their original land only, otherwise, compensation shall be granted as per Airport acquisition. 2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions shall be permitted to be transferred as TDR on any plot. 3) The contribution amount as per form no. 1 is not accepted and shall be waived off. 4) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. 5) Their area as per the 7/12 extract is	Tahsildar, Panvel, wide order No. NA/kat-1/SR/90/1990 dated 21/06/1990 had granted NA cum layout permission for residential use in survey no. 7-1A (2), 4047 sq. mt. As per the sanctioned Draft Scheme, their plot under the layout was affected by the proposals of 20.0 mt wide roads on both the side of the railway line and Green Belt and therefore their Final Plot was proposed in Gut No. 7/1, wherein structures exist.  Considering that it is a sanctioned layout plot, the final plot of 100% of their original land (279 sq. mt) has been allotted in a nearby location of their original land. The layout of the scheme has been revised and because of this revised reconstituted Final Plot no. 412 has been allotted with correction in the area as



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
								279 sq. mt and accordingly record shall be corrected.	shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
462	Pradeep V. Gupta	Class I	(7/1/1B/1)	Usarli Khurd	302	1,518	408	They neither appeared for a hearing nor submitted any representation.	There are many structures in Gut no. 7/1 and the boundaries of Gut no. 7/1/1C, 7/1B, 7/1A/1, & 7/1/1B/1 are not available. In the sanctioned Draft Scheme, Final plots no. 396, 402, & 408 were arbitrarily proposed in Gut no. 7/1. Therefore the said Gut nos. 7/1/1C, 7/1B, 7/1A/1, & 7/1/1B/1 are clubbed together and combined Final Plot No. 396 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
463	Kanchan K. Sontakke	Class I	(55/0)	Vichumb e	162	3,900	409	Smt. Kanchan Sontakke appeared for a hearing <b>Submission in hearing: - 1.)</b> They have not accepted the location of the Final Plot in the sanctioned draft TPS and requested to grant the final plot in their original land only, Also, requested to grant the final plot of a minimum of 60% area of their original land. <b>2.)</b> Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions shall be permitted to be transferred as TDR on any plot. <b>3)</b> The contribution amount as per form no. 1 is not accepted and shall be waived off. <b>4)</b> By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	In the sanctioned development plan of NAINA, their original land bearing Gut no. 55 of village Vichumb e is under the reservation of Growth Centre and therefore they have been granted the final plot at another location in the same village fronting on 12.0 mt. wide layout road. Considering the area of reservations and amenities in TPS-7, the request to grant the final plot of a minimum of 100% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-7. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed. The sanctioned draft scheme proposal is confirmed. Final Plot No. 391 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
464	Sunita V. More, Sandeep S. Talwalkar	Class I	(4/1)	Usarli Khurd	290	870	410	They neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised for planning requirements, and because of this revised reconstituted Final Plot no. 404 has been allotted for their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
465	Varsha R. Teredesai	Class I	(4/2)	Usarli Khurd	291	2,100	411	They neither appeared for a hearing nor submitted any representation.	As per updated 7/12 extract, the total area of Gat no 4/2 is 870 sqm. The layout of the scheme has been revised for planning requirements, and because of this revised reconstituted Final Plot no. 403 has been allotted for their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
466	Krushna Dharma Bhingarkar, Ganapat Nama Bhingarkar, Vasudev Dharma Bhingarkar	Class I	(53/0)	Vichumb e	151	1,640	412	They submitted their representation on 26/07/2023 but did not appear for the hearing. <b>Submission in representation-</b> 1) Their written consent was not taken to include their land in NAINA TPS. 2.) The said NAINA TPS is inconsistent with the law and against the interest of the people, therefore raised their objection regarding the inclusion of them in the said scheme.	Draft Town Planning Scheme no. 7 has been proposed and sanctioned under the provisions of the MR & TP Act, 1966.  The layout of the scheme has been revised for planning requirements, and in view of this revised reconstituted Final Plot no. 400 has been allotted for their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
467	Alhaj M. Mustapha Yakub Beg-Chief Trusty, Yusuf A. Khan, Imran S. Khan. Allabaksh A. Mulla, M. Taslim M. Husen	Class I	(9/1)	Usarli Khurd	317	6,120	413	They neither appeared for a hearing nor submitted any representation.	As per the updated 7/12 extract, the net area of the original land after deducting the area under the railway is 3310 sq.mt. Accordingly, the layout of the scheme has been revised for planning requirements, and because of this revised reconstituted Final Plot no. 413, area- 1324 sq. mt. has been allotted for their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
468	Abhimanyu U Tavade, Narayan K Gavand	Class I	(158/3/2)	Usarli Khurd	514	1,580	415	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in the name of the owners as per the updated 7/12 extract. Final Plot No. 406 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
469	Namdev L. Bhagat	Class I	(10/4A/2)	Usarli Khurd	326	1,510	417	They neither appeared for a hearing nor submitted any representation.	the layout of the scheme has been revised for planning requirements, and in view of this revised reconstituted Final Plot no. 417, area has been allotted for their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
470	Dattatreya Walke, Rajendra Gavande, Ramchandra Lokhande	Class I	(7/1/A/2/2/1 )	Usarli Khurd	310	350	419	They neither appeared for a hearing nor submitted any representation.	Tahsildar, Panvel, wide order No. NA/kat-1/SR/90/1990 dated 21/06/1990 had granted NA cum layout permission for residential use in survey no. 7-1A (2), 4047 sq. mt. As per the sanctioned Draft Scheme, their plot under the layout was affected by the proposals of 20.0 mt wide roads on both the side of the railway line and Green Belt and therefore their Final Plot was proposed in Gut No. 7/1, wherein structures exist.  Considering that it is a sanctioned layout plot, the final plot of 100% of their original land (170 sq.mt.) has been allotted in a nearby location of their original land. The layout of the scheme has been revised and

Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
									because of this revised reconstituted Final Plot no. 411 has been allotted with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
471	Tahir A Panvelwala, Mustafa A Vhora, Alisagar A Vhora, Mohammad A Vhora, Shabbir A Vhora, Murtaza A Vhora	Class I	(160/3)	Usarli Khurd	522	510	419A	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 415 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
472	Kankeshwar V. Pardeshi, A.P.K, Sushma V. Pardeshi	Class I	(10/3)	Usarli Khurd	324	1,440	420	Smt. Nishali Zavare submitted a representation dated 08/08/23 <b>Submission:</b> - 1.) They requested to grant the final plot of a minimum of 60% area of their original land. 2.) 2.50 FSI shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions shall be permitted to be transferred as TDR on any plot. 3) The contribution amount as per form no. 1 is not accepted and shall be waived off. 4) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. 5) Regular Civil suit no. 143/2015 has been filed in the court of Civil Judge, Sr. Dn, Panvel and it is pending for decision. In the said suit, smt. Nishali Zavare contended for the ownership of Gut no. 10/2, 10/3, & 45/6 of village UsarliKhurd, Panvel.	Considering the area of reservations and amenities in TPS-7, the request to grant the final plot of a minimum of 100% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-7. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed.  As per Section 71 of the MR & TP Act, if a civil court passes any decree in a disputed claim of the ownership at any time and even after a final scheme has been sanctioned by the State Govt., then such final scheme shall be deemed to have been suitably corrected/varied because of such decree. As per the updated 7/12 extract, the net area of the original land after deducting the area under the railway is 1315 sq. mt.  The layout of the scheme has been revised for planning requirements, and because of this revised reconstituted Final Plot no. 408 has been allotted for their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
473	Panvel Lalit Shanti Co. O. HO. Sco. S. J. S. Shah, Secretary, K S Chavhan, C S Rao	Class I	(13(pt)/1B/2)	Usarli Khurd	336	2,247	421	They neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised for planning requirements, and in view of this revised reconstituted Final Plot no. 420 has been allotted for their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
474	Panvel Lalit Shanti Co. O. HO. Sco. S. J. S. Shah, Secretary, K S Chavhan, C S Rao	Class I	(13(pt)/1B/3)	Usarli Khurd	337	-			
475	Shashikala Pai	Class I	(13(pt)/1B)	Usarli Khurd	335	-			
476	Shashikala Pai	Class I	(13(pt)/1B/4)	Usarli Khurd	338	-			



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
477	Shashikala Pai	Class I	(13(pt)/1B/5)	Usarli Khurd	339	-			
478	Shashikala Pai	Class I	(13(pt)/1B/6)	Usarli Khurd	340	-			
479	Shashikala Pai	Class I	(13(pt)/1B/7)	Usarli Khurd	341	-			
480	Kantuben Rajabhai, (Alias Kanta M.Chouhan), Khusboo N. Dave	Class I	(10/5)	Usarli Khurd	327	1,470	422	They neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised for planning requirements, and because of this revised reconstituted Final Plot no. 419 has been allotted for their original plot with correction in the area and ownership as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
481	Pandurang K. Bhagat	Class I	(10/4A/1)	Usarli Khurd	325	2,780	423	Shri. Pandurang Bhagat submitted a representation dt. 24/08/23 <b>Submission:-</b> They have not accepted the location of the Final Plot in the sanctioned draft TPS and requested to grant the final plot in their original land only, Also, requested to grant the final plot of a minimum of 60% area of their original land.	Considering the area of reservations and amenities in TPS-7, the request to grant the final plot of a minimum of 100% of the original land can not be considered.  The layout of the scheme has been revised for planning requirements, and because of this revised reconstituted Final Plot no. 423 has been allotted for their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
482	Rajesh Anant Chaudhary, Babibai dhanaji Bhagat	Class I	(159/C)	Usarli Khurd	521	200	424	They neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised by considering the existing structures in the original plot and because of this revised reconstituted Final Plot no. 424 has been allotted with correction in the area and ownership as shown in the plan no. 4 to the owner(s) and of the area as recorded in table B.
483	Krushna Mahadu Bhoir	Class I	(159/A)	Usarli Khurd	519	400	425	They neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised by considering the existing structures in the original plot and because of this revised reconstituted Final Plot no. 421 has been allotted with correction in the area and ownership as shown in the plan no. 4 to the owner(s) and of the area as recorded in table B.
484	Mohan Nanaji Bhimani Patel, Bharat Kanji Shah	Class I	(159/B)	Usarli Khurd	520	2,000	426	They appeared for a hearing on 10/08/2023 <b>Submission in hearing:-</b> 1.) They have not accepted the location of the Final Plot in the sanctioned draft TPS and submitted a different option for the final plot. Also, requested to grant the final plot of a minimum of 60% area of their original land.2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions shall be permitted to be transferred	Considering the area of reservations and amenities in TPS-7, the request to grant the final plot of a minimum of 100% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-7. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed.



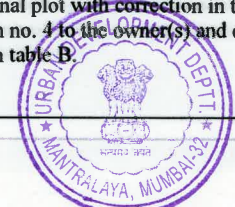
Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
								as TDR on any plot. 3) The contribution amount as per form no. 1 is not accepted and shall be waived off. 4) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	The layout of the scheme has been revised for planning requirements, and because of this revised reconstituted Final Plot no. 310B has been allotted for their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
485	Asha B Patil, Lata D Patil	Class I	(158/3/1)	Usarli Khurd	513	1,560	427	They neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised for planning requirements, and because of this revised reconstituted Final Plot no. 425 has been allotted for their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
486	Karnala Ent through Partners Vivekanand S Patil, Eknath R Bhopi, Mukund S Mhatre	Class I	(158/1)	Usarli Khurd	511	2,780	434	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 434 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
487	Karnala Ent through Partners Vivekanand S Patil, Eknath R Bhopi, Mukund S Mhatre	Class I	(158/6)	Usarli Khurd	517	530			
488	Karnala Ent through Partners Vivekanand S Patil, Eknath R Bhopi, Mukund S Mhatre	Class I	(158/7)	Usarli Khurd	518	1,060			
489	Holaram Premchand Devani	Class I	(108/0)	Usarli Khurd	476	3,310	437	Shri. Ajit Holaram Devani submitted a representation dated 21/08/23. Submission:- 1.) They requested to grant the final plot of a minimum of 60% area of their original land. 2.) 2.50 FSI shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions shall be permitted to be transferred as TDR on any plot. 3) The IDP reservation of STP on their original land shall be canceled and they shall be granted the final plot therein. 4) The contribution amount as per form no. 1 is not accepted and shall be waived off. 5) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	Town Planning Scheme no.7 has been proposed for the implementation of the sanctioned Development plan and therefore IDP reservation of STP can not be canceled. Considering the area of reservations and amenities in TPS-7, the request to grant the final plot of a minimum of 60% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-7. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed.
490	Holaram Premchand Devani	Class I	(109/0)	Usarli Khurd	477	11,150			
491	Holaram Premchand Devani	Class I	(110/2)	Usarli Khurd	479	2,000			
									The sanctioned draft scheme proposal is confirmed. Final Plot No. 437 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
492	Shubhangi G Dhuri, Anand G Dhuri, Ajay G Dhuri, Amita V Angne	Class I	(102/1)	Usarli Khurd	468	8,150	438	<p>Shri. Ajay Dhuri appeared for a hearing on 10/08/2023</p> <p><b>Submission in hearing:</b> - 1.) They have not accepted the location of the Final Plot in the sanctioned draft TPS and requested to grant the final plot on 20 mt. wide road. Also, requested to grant the final plot of a minimum of 60% area of their original land.2.) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions shall be permitted to be transferred as TDR on any plot. 3) The contribution amount as per form no. 1 is not accepted and shall be waived off. 4) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.</p>	<p>Considering the area of reservations and amenities in TPS-7, the request to grant the final plot of a minimum of 60% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-7. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed.</p>
493	Shubhangi G Dhuri, Anand G Dhuri, Ajay G Dhuri, Amita V Angne	Class I	(102/2)	Usarli Khurd	469	2,270			<p>The sanctioned draft scheme proposal is confirmed. Final Plot No. 438 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.</p>
494	Amita S. Khond, Sagar S Khond	Class I	(206/2)	Shivkar	687	4,040	439	<p>Abhinav Chheda, Partner, M/s Dukes Developers LLP submitted a representation dated 23/05/23 but did not appear for a hearing. <b>Submission:</b> - They purchased the original land bearing survey no. 206/2, area- 4040 sq. mt. wide sale agreement dated 30/03/2023 and requested to change the ownership of the said land in the record of TPS-7.</p>	<p>The layout of the scheme has been revised for planning requirements, and because of this revised reconstituted Final Plot no. 439 has been allotted for their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.</p>
495	Dattu G. Bhagat	Class I	(76/2)	Usarli Khurd	421	3,390	440	<p>They submitted the representation on 04/10/2023 but did not appeared for hearing. <b>Submission in representation:</b> 1) They requested to grant the final plot of a minimum of 60% area of their original land.2) Their final plot no 440 adm. 1708 sqm. is proposed in Kolkhe viollage for the original land bearing survy no 76/2, 88/2 and 158/5. Their houses are present in the original survey no 76/2 in Vichumbe from 1989-90 bearing house Assessment no 352/A, 352/B and 48. So they</p>	<p>Considering the area of reservations and amenities in TPS-7, the request to grant the final plot of a minimum of 60% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-7. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed.</p>
496	Dattu G. Bhagat	Class I	(88/2)	Usarli Khurd	447	350			<p>As per their request, the layout of the scheme has</p>



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
497	Dattu G. Bhagat	Class I	(158/5)	Usarli Khurd	516	530		requested to allot final plot at their original property bearing survey no 76/2. 3) Permissible 2.50 FSI on the final plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions shall be permitted to be transferred as TDR on any plot. 3) The contribution amount as per form no. 1 is not accepted and shall be waived. 4) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	been revised and in view of this revised reconstituted Final Plot no. 345B has been allotted for their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
498	Dukes Developers Pvt. Ltd., Aditya B Co. Ho Sco. Ltd,	Class I	(107/0)	Usarli Khurd	475	18,670	441	Their representation is mentioned in FP no. 24, 129.	The layout of the scheme has been revised for planning requirements, and because of this revised reconstituted Final Plot no. 441 has been allotted for their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
499	Ananta P. Bhoir	Class I	(103/0)	Usarli Khurd	470	7,990	443	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 443 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
500	Ananta P. Bhoir	Class I	(104/0)	Usarli Khurd	471	1,720			
501	Ananta P. Bhoir	Class I	(152(P)/0)	Usarli Khurd	505	290			
502	Ananta P. Bhoir	Class I	(156/0)	Usarli Khurd	508	2,630			
503	Satish S Jadhav, Dilip S Jadhav	Class I	(57/1)	Usarli Khurd	387	2,170	447	Shri Dilip Jadhav appeared for the hearing on 08/08/2023. <b>Submission in hearing-</b> 1.) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 60% area of their original land. 2) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions shall be permitted to be transferred as TDR on any plot. 3) The contribution amount as per form no. 1 is not accepted and shall be waived. 4) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.  Advocate Shri. Uttam Chavan has submitted	Considering the area of reservations and amenities in TPS-7, the request to grant the final plot of a minimum of 100% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-7. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed.  As per their request, the layout of the scheme has been revised and because of this revised reconstituted Final Plot no.320B has been allotted for their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.



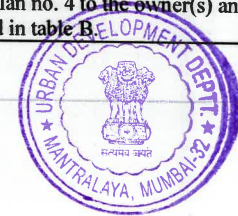
Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
								representation dated 12/09/23 on behalf of Kishore Patil and 11 others and claimed that their clients booked flats in the scheme on the said land and requested to record an objection to the acquisition of property under the NAINA scheme.	
504	Chintamani B Dhuri, Meenakshi B Dhuri, Dyanand B Dhuri	Class I	(105(P)/B(P))	Usarli Khurd	473	3,900	448	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 448 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
505	Dukes Developers Pvt. Ltd.	Class I	(105(P)/A(P))	Usarli Khurd	472	9,890	449	Their representation is mentioned in FP no. 24, 129	The sanctioned draft scheme proposal is confirmed. Final Plot No. 449 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
506	Saifuddin M Vhora, Ammar M Vhora, Jujar M Panvelwala, Joher M Vhora, Indris M Vhora	Class I	(114/1A)	Usarli Khurd	486	16,227	453	They submitted their objection dated 10/08/2023 <b>Submission:</b> - 1) Their property bearing survey no. 114/1A, 16227 sq. mt. is NA property. 2) 1.) They have not accepted the allotted Final Plot no. 453 measuring 6491 sq. mt. and requested to allot a final plot of 16227 sq. mt. 3) The contribution amount as per form no. 1 is not accepted and shall be waived. 4) NAINA should give them freehold rights of the allotted plot and not leasehold rights.	They have not submitted any documents showing inforce sanctioned development permission in the original land and therefore their request to grant the final plot of 100% of the original land can not be considered. The objection regarding the contribution amount will be decided in the final scheme. The tenure of the original land will remain intact in the final plot.  The layout of the scheme has been revised and in view of this revised reconstituted Final Plot no. 453 has been allotted for their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
507	Rakesh C Gupta, M/s SS Asso Prop.	Class I	(116/0)	Usarli Khurd	488	4,070	454	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 454 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
508	Rakesh C Gupta, M/s SS Asso Prop.	Class I	(118/0)	Usarli Khurd	490	1,820			
509	Rakesh C Gupta, M/s SS Asso Prop.	Class I	(119(pt)/1)	Usarli Khurd	492	5,233			
510	Chandrabhaga G. Gaikawad, Santosh G. Gaikawad, Krushna M. Gaikawad, Manda A. Jadhav, Rekha S. Jadhav, Sujata V. Waghmare, Rupa G. Gaikawad, Kalpna M. Gaikawad	Class II	(87/0)	Vichumb e	201	4,150	456	They neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised and because of this revised reconstituted Final Plot no. 456 has been allotted for their original plot with correction in the area and ownership as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
511	Bhagchand C Khubchandani, Maganbhai N Patel, Bhavna B Gadhiya	Class I	(59/2B)	Usarli Khurd	395	2,480	457	They neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised and in view of this revised reconstituted Final Plot no. 457 has been allotted for their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
512	Vijay N Agrawal, Madhu V Agrawal	Class I	(62/0)	Usarli Khurd	400	1,520	458	They neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised and in view of this revised reconstituted Final Plot no. 458 has been allotted for their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
513	Kisan K Bhagat, Damu K Bhagat, Sanivari G Bhoir, Aanandibai D Ghate	Class II	(150/2)	Usarli Khurd	504	270	459	They neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised and in view of this revised reconstituted Final Plot no. 459 has been allotted for their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
514	M/s Aashirvad Developers through Pro. Jagannath Vasant Deshpande	Class I	(167/1)	Usarli Khurd	486A	360	461	They neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised for planning requirements, and in view of this revised reconstituted Final Plot no. 461A has been allotted for their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
515	M/s Aashirvad Developers through Pro. Jagannath Vasant Deshpande	Class I	(167/2)	Usarli Khurd	486A	342			
516	M/s Aashirvad Developers through Pro. Jagannath Vasant Deshpande	Class I	(167/3)	Usarli Khurd	486A	342			
517	M/s Aashirvad Developers through Pro. Jagannath Vasant Deshpande	Class I	(167/4)	Usarli Khurd	486A	342			
518	M/s Aashirvad Developers through Pro. Jagannath Vasant Deshpande	Class I	(167/5)	Usarli Khurd	486A	342			
519	M/s Aashirvad Developers through Pro. Jagannath Vasant Deshpande	Class I	(167/6)	Usarli Khurd	486A	342			
520	M/s Aashirvad Developers through Pro. Jagannath Vasant Deshpande	Class I	(167/7)	Usarli Khurd	486A	304			
521	M/s Aashirvad Developers through Pro. Jagannath Vasant Deshpande	Class I	(167/8)	Usarli Khurd	486A	323			
522	M/s Aashirvad Developers through Pro. Jagannath Vasant Deshpande	Class I	(167/9)	Usarli Khurd	486A	461			
523	M/s Aashirvad Developers through Pro. Jagannath Vasant Deshpande	Class I	(167/10)	Usarli Khurd	486A	319			
524	M/s Aashirvad Developers through Pro. Jagannath Vasant Deshpande	Class I	(167/11)	Usarli Khurd	486A	461			
525	M/s Aashirvad Developers through Pro. Jagannath Vasant Deshpande	Class I	(167/12)	Usarli Khurd	486A	376			
526	M/s Aashirvad Developers through Pro. Jagannath Vasant Deshpande	Class I	(167/13)	Usarli Khurd	486A	426			
527	M/s Aashirvad Developers through Pro. Jagannath Vasant Deshpande	Class I	(167/14)	Usarli Khurd	486A	510			
528	M/s Aashirvad Developers through Pro. Jagannath Vasant Deshpande	Class I	(167/15)	Usarli Khurd	486A	510			



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
529	M/s Aashirvad Developers through Pro. Jagannath Vasant Deshpande	Class I	(167/16)	Usarli Khurd	486A	442			
530	M/s Aashirvad Developers through Pro. Jagannath Vasant Deshpande	Class I	(167/17)	Usarli Khurd	486A	684			
531	Jujar M Ali Panvelwala, Joher M Vohra, Saifuddin M Vohra, Idris M Vohra, Ammar M Vohra	Class I	(167/18)	Usarli Khurd	486A	1630			
532	Kamalabai T Bhagat, Sugandha M Govari, Jaidas T Bhagat, Parshuram T Bhagat	Class II	(155/0)	Usarli Khurd	507	1,600	462	Shri. Parshuram Bhagat submitted a representation dated 08/08/23. <b>Submission:</b> - 1.) They requested to grant the final plot of a minimum of 60% area of their original land. 2.) 2.50 FSI shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions shall be permitted to be transferred as TDR on any plot. 3) Their residence house exists in the original survey no. 155 and therefore they shall be granted the final plot therein. 4) The contribution amount as per form no. 1 is not accepted and shall be waived. 5) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	Considering the area of reservations and amenities in TPS-7, the request to grant the final plot of a minimum of 60% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-7. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed.  The layout of the scheme has been revised for planning requirements, and in view of this revised reconstituted Final Plot no. 462 has been allotted for their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
533	Shilpa P. Jadhav	Class I	(112/A)	Usarli Khurd	483	1,550	464	Shri. Narendra Jadhav submitted a representation dated 11/08/23 <b>Submission:</b> - 1) Sub-divisional officer, Panvel wide order dated 17/06/93, had granted NA permission for godown and poultry farming in 1000 sq.mt. land in their land bearing survey no. 112 A & B 2) They requested to delete their original land from TPS - 7.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 464 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
534	Shilpa P. Jadhav	Class I	(112/B)	Usarli Khurd	484	1,000			
535	Mohmmad R Bohri, Akbar R. Bohari	Class I	(117(P)/0)	Usarli Khurd	489	530	465	They neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised for planning requirements, and in view of this revised reconstituted Final Plot no. 465 has been allotted for their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
536	Mohmmad R Bohri, Akbar R. Bohari	Class I	(160/1)	Usarli Khurd	523	50			
537	Girish V Dethiya, Mayur R Satara	Class I	(124(P)/1A(P))	Usarli Khurd	496	545	466	They neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised for planning requirements, and in view of this revised reconstituted Final Plot no. 466 has been allotted for their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07								Representation of Owners on Sanctioned Draft TPS -7		Decision of Arbitrator	
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7		Decision of Arbitrator	
1	2	3A	3B	3C	4	5	6	7		8	
538	M/s Prime Developers Pvt. Ltd. , M/s Prime Infracon Pvt. Ltd.	Class I	(113/0)	Usarli Khurd	485	11,940	467	Their representation is mentioned in FP no. 24, 129.		The layout of the scheme has been revised for planning requirements, and in view of this revised reconstituted Final Plot no. 467 has been allotted for their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.	
539	Maruti D. Gaikawad, Santosh D. Gaikawad ,Kamla D. Gaikawad, Anna Nama Gaikawad , Vishnu Nama Gaikawad	Class I	(63(P)/1(P))	Vichumb e	172	16,465	468	Adv Paresch Gaikwad submitted their representation on 05/10/2023 but did not appear for the hearing. Submission in representation- 1) CIDCO's proposal to use 60 % of their original land by CIDCO and allot the remaining 40% of land to them is unacceptable. 2) They are cultivating their land for many years and have farm house in Gut no. 63/2. Therefore requested to retain their land for agriculture purpose only.		As per updated 7/12 extract, the total area of the Gat no 63/1, 63/2, 63/3/1, 63/3/2, 63/4/1 and 63/4/2, excluding the land under Panvel Bypass, is 17090 sqm. Out of that, 1268 sqm. is included in TP Scheme no 5 and accordingly 15822 sqm. remains inTPS-7.  The layout of the scheme has been revised for planning requirements, and in view of this revised reconstituted Final Plot no. 468 has been allotted for their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.	
540	Ramesh Goma Gayakwad, Gunabai goma Gayakwad, Kalpana Goma Gayakwad, Vandana Goma Gayakwad, Subhash Govind Gayakwad, Krushnabai govind Gayakwad, Lila Eknath Gayakwad, Pramila Vinay Gayakwad, chhaya Prakash Gayakwad, Sundara Dattu Gayakwad, Prashant Dattu Gayakwad, Suhasini Balkrushna Gayakwad, Asmita Dattu Gayakwad, Priyanka Dattu Gayakwad, Gita Ganesh Gade, Viki Ganesh Gade, Diksha Ganesh Gade, Aparna Siddhartha Sonawane, Ashwini Anil Babare, Rupesh Keshav Gayakwad, Paresch Keshav Gayakwad,	Class I	(63(P)/2(P))	Vichumb e	173	-					
541	Vaibhav Eknath Dhudhe	Class I	(63(P)/3/1(P))	Vichumb e	174	-					
542	Vatsalabai R. urfa Raghunath Gaikawad, Rajesh Raghunath Gaikawad, Sujata Raghunath Gaikawad, Vijay Raghunath Gaikawad	Class I	(63(P)/4/1(P))	Vichumb e	176	-					
543	Madhu Vijay Agrawal, Vijay N. Agrawal	Class I	(63(P)/3/2(P))	Vichumb e	175	-					
544	Madhu Vijay Agrawal, Vijay N. Agrawal	Class I	(63(P)/4/2(P))	Vichumb e	177	-					
545	Gopal H Chiklekar, Govind H Chiklekar, Baliram H Chiklekar, Janardhan H Chiklekar, Narayan H Chiklekar	Class II	(110/1)	Usarli Khurd	478	2,960	470	They submitted a representation. Submission: - 1) They have not accepted the allotted final plot no. 470. 2) NAINA TPS is not accepted by them 3) Structures were already constructed in their land before the launch of the NAINA project.		The sanctioned draft scheme proposal is confirmed. Final Plot No. 470 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.	
546	Janardan D. Mhatre, Jaydas D. Mhatre	Class I	(60/0)	Vichumb e	167	5,990	471	They submitted representation dated 02.08.2023. Submission: 1) As per CIDCO's notification dated 21/10/2022, the decision to use 60 % of		The sanctioned draft scheme proposal is confirmed. Final Plot No. 471 as shown in plan No. 4, has been	



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
								their original land by CIDCO and allot the remaining 40% of land to them and levy of contribution amount is not acceptable. 2) Accordingly they requested to exclude their original land from said TPS-7.	allotted to the owner(s) and of the area, as recorded in Table B.
547	Vasudev T. Mali, Sachin Vasudev Mali, Rajesh Vasudev Mali	Class I	(86/1)	Vichumb e	199	7,590	475	Sachin Mali and Rajesh Mali appeared for the hearing on 11/08/23 <b>Submission in hearing- 1.)</b> They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 60% area of their original land. 2) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions shall be permitted to be transferred as TDR on any plot. 3) The contribution amount as per form no. 1 is not accepted and shall be waived. 4) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. 5) After the demise of their father, Shri Vasudev Mali, his heirs namely 1. Sachin Mali. 2. Rajesh Mali, 3. Varsha Patil were included in the ownership record of their original land-bearing survey no. 86/1 & 2. Accordingly requested to change ownership of final plot no. 475.	Considering the area of reservations and amenities in TPS-7, the request to grant the final plot of a minimum of 100% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-7. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed.  The layout of the scheme has been revised for planning requirements, and because of this revised reconstituted Final Plot no. 475 has been allotted for their original plot with correction in the area and ownership as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
548	Vasudev T. Mali, Sachin Vasudev Mali, Rajesh Vasudev Mali	Class I	(86/2)	Vichumb e	200	530			
549	Shailesh C. Deshpande	Class I	(54/1E)	Vichumb e	156	1,890	476	They neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised for planning requirements, and in view of this revised reconstituted Final Plot no. 476 has been allotted for their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
550	Shailesh C. Deshpande	Class I	(54/2C/1)	Vichumb e	159	3,550			
551	Shailesh C. Deshpande	Class I	(20(P)/0)	Vichumb e	106	14,240			
552	Shailesh C. Deshpande	Class I	(26/0)	Vichumb e	111	3,260			
553	Shailesh C. Deshpande	Class I	(30/0)	Vichumb e	116	2,280			
554	Shailesh C. Deshpande	Class I	(40/0)	Vichumb e	132	1,740			
555	Shailesh C. Deshpande	Class I	(65/0)	Vichumb e	181	2,380			
556	Ghanshyam S Vaishnav, Sharda G Vaishnav, Pooja G Vaishnav, Aarti G Vaishnav, Royia G Vaishnav, Ravish G Vaishnav	Class I	(123/45/2/1/B)	Kolkhe	681	1,700	477	Dr. Suhas Haldipurkar and Dr. Ghansham Vaishnav submitted a representation. <b>Submission: - 1)</b> They are having plots no. 123/45/2/1 in village Kolakhe and against that	The layout of the scheme has been revised for planning requirements, and in view of this revised reconstituted Final Plot no. 477 has been allotted for their original plot with correction in the area as

Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07								Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.		
1	2	3A	3B	3C	4	5	6	7	8
								they have got final plots no. in TPS 7 as 477, 418, 480, 483, 485, 486 & 487. 2) Since the plots are from the same layout passed in 1991 from Collector, Alibaug, they requested to join their final plots together with other plots.	shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
557	Suhas S Haldipurkar	Class I	(123/45/2/1/C)	Kolkhe	682	1,740	478		The layout of the scheme has been revised for planning requirements, and in view of this revised reconstituted Final Plot no. 478 has been allotted for their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
558	Dilip Kumar Shivprasad Mishra, Rajendra Shivprasad Mishra, Rajkumar Shivprasad Mishra	Class I	(123/45/2/2/4)	Kolkhe	666	334	480	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 480 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
559	Dilip Kumar Shivprasad Mishra, Rajendra Shivprasad Mishra, Rajkumar Shivprasad Mishra	Class I	(123/45/2/2/5)	Kolkhe	667	450			
560	Dilip Kumar Shivprasad Mishra, Rajendra Shivprasad Mishra, Rajkumar Shivprasad Mishra	Class I	(123/45/2/2/6)	Kolkhe	668	780			
561	Dilip Kumar Shivprasad Mishra, Rajendra Shivprasad Mishra, Rajkumar Shivprasad Mishra	Class I	(123/45/2/2/7)	Kolkhe	669	430			
562	Dilip Kumar Shivprasad Mishra, Rajendra Shivprasad Mishra, Rajkumar Shivprasad Mishra	Class I	(123/45/2/2/8)	Kolkhe	670	388			
563	Dilip Kumar Shivprasad Mishra, Rajendra Shivprasad Mishra, Rajkumar Shivprasad Mishra	Class I	(123/45/2/2/9)	Kolkhe	671	361			
564	Janadran B. Mhatre	Class I	(88/0)	Vichumb e	202	4,550	482	They submitted their representation but did not appear for the hearing. <b>Submission in representation-</b> 1) The decision to use 60 % of their original land by CIDCO and allot the remaining 40% of land to them is not acceptable to them. 2) There is no public purpose in NAINA TPS and to include them in the said scheme without their consent and levying contribution charges is itself against natural law. 3) If any land is required for public purposes, it shall be acquired under the LARR Act. 4) Accordingly they requested to exclude their original land from said TPS-7	The layout of the scheme has been revised for planning requirements, and in view of this revised reconstituted Final Plot no. 494 has been allotted for their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
565	Vijaykumar S Mishra, Dilipkumar S Mishra, Rajkumar S Mishra, Rajendra Shivprasad Mishra	Class I	(123/45/2/2/17)	Kolkhe	679	1,120	483	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 483 as shown in plan No. 4, has been



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
566	Vijaykumar S Mishra, Dilipkumar S Mishra, Rajkumar S Mishra,, Rajendra Shivprasad Mishra	Class I	(123/45/2/2/18)	Kolkhe	680	1,819			allotted to the owner(s) and of the area, as recorded in Table B.
567	Apoorva D Mishra	Class I	(123/45/2/2/1)	Kolkhe	662	392	484	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed, subject to change in the name of the owners as per the updated 7/12 extract. Final Plot No. 484 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
568	Amol Arvind Kothari, Nilam Arvind Kothari	Class I	(123/45/2/2/2)	Kolkhe	663	390	485	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 485 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
569	Vatsala arvind Kothari, Arvind G. Kothari	Class I	(123/45/2/2/3)	Kolkhe	664	385	486	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 486 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
570	Vijaykumar S Mishra	Class I	(123/45/2/2/10)	Kolkhe	672	477	487	They submitted an objection dated 11/08/23. Submission- 1) The collector, Alibaug had already granted NA permission in their original land in 1991 and therefore it is not necessary to create new plots under the NAINA scheme. 2) Proposed charges for 2.5 FSI shall be canceled.	Draft Town Planning Scheme no. 7 has been proposed and sanctioned under the provisions of the MR & TP Act, 1966. The objection regarding the contribution amount will be decided in the final scheme. The sanctioned draft scheme proposal is confirmed. Final Plot No. 487, as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
571	Vijaykumar S Mishra	Class I	(123/45/2/2/11)	Kolkhe	673	493			
572	Vijaykumar S Mishra	Class I	(123/45/2/2/12)	Kolkhe	674	350			
573	Vijaykumar S Mishra	Class I	(123/45/2/2/13)	Kolkhe	675	433			
574	Vijaykumar S Mishra	Class I	(123/45/2/2/14)	Kolkhe	676	857			
575	Vijaykumar S Mishra	Class I	(123/45/2/2/15)	Kolkhe	677	899			
576	Vijaykumar S Mishra	Class I	(123/45/2/2/16)	Kolkhe	678	858			
577	Jijabai Gurunath Keni, Kashinath Changa Bhingarkar, Lakshmbai 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(P)/1(P))	Vichumb e	180	1,200	488	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 488 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
578	Ragho P. Bhagat	Class I	(158/2)	Usarli Khurd	512	200	491	They neither appeared for a hearing nor submitted any representation.	By considering the different classes of land, Final Plot no 491 in the sanctioned Draft scheme has been subdivided and Final Plot No. 491 has been allotted for Gut No. 158/4 and Final Plot No. 492 has been allotted for Gut No. 158/2.
579	Ragho P. Bhagat	Class I	(158/4)	Usarli Khurd		1,040			



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
									Final Plot No. 491 & 492, as shown in plan No. 4, have been allotted to the owner(s) and of the area, as recorded in Table B.
580	Shashikala R Devkar, Sunny R Devkar	Class I	(122(P)/8(P))	Usarli Khurd	495	1,699	492	They neither appeared for a hearing nor submitted any representation.	The part area of Gut No. 122, Usarli Khurd is affected by the railway acquisition and the remaining area is out of the TPS-7 scheme. Accordingly, the original land bearing Gut No. 122/8 pt is not eligible for the Final plot, and therefore Final plot no. 492 proposed for the original land in the sanctioned Draft scheme is cancelled.
581	Murtaza A Vohra, Mustafa A Vohra, Mohd A Vohra, Shabbir A Vohra, Ali Asghar A Vohra, Tahir A Panvelwala	Class I	(123/2/1/B)	Kolkhe	650	2,350	493	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 493 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
582	Murtaza A Vohra, Mustafa A Vohra, Mohd A Vohra, Shabbir A Vohra, Ali Asghar A Vohra, Tahir A Panvelwala	Class I	(123/A/1/B)	Kolkhe	651	1,540			
583	Murtaza A Vohra, Mustafa A Vohra, Mohd A Vohra, Shabbir A Vohra, Ali Asghar A Vohra, Tahir A Panvelwala	Class I	(123/A/2/B)	Kolkhe	652	1,420			
584	Murtaza A Vohra, Mustafa A Vohra, Mohd A Vohra, Shabbir A Vohra, Ali Asghar A Vohra, Tahir A Panvelwala	Class I	(123/A/45/1/B)	Kolkhe	683	1,250			
585	Madhuri P. Vijapurkar, Avinash L Karkre, Prashant L Karkare, Ashwini A Deulkar, Jyoti P Moghe, Vijay Shriram Padhye, Nirmala Padhye, Smita Vyas, Shital Karkare, Sampda S Karkare, Samrudhi S Karkare, Girish H Gujir, Sndhya S Prabhudesai, Aniruddh S Kokil, Sonal S Kokil, Minal P Gokhale, Parshuram Hshya urf Hasharam Surte	Class I	(123/A/4/B)	Kolkhe	655	1,240	495	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 495 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
586	Mohanbhai N Bhimani, Devshi N Bhimani (Urf patel)	Class I	(123/12/A/6)	Kolkhe	661	7,416	499	They submitted a representation dated 17/08/2023. Submission: - 1) They own land bearing old survey no. 123/16/plot no1 (New survey no. 34/A/16/1) - Area 1277 sq.mt. and old survey no. 123/12/A/6 (New survey no. 34/12/A/6)- Area- 2170 sq.mt. in Kolkhe village. 2) In TPS-7 they have been granted final plot no. 499, but it is not acceptable to them as their land does not fall in TPS-7	As per their request and the copies of their sanctioned permission plans, it is seen that their lands bearing no. 123A/16/1 and 123/12/A/6 are not included in TPS-7 and the final plot proposed to them in sanctioned draft Scheme is cancelled.  The said final plot no. 499A has been allotted to SPA, NAINA, so that it can be granted for the land for which the final plot has not been granted. In case of any claim for final plots against the said original lands and any other original lands in the said scheme, SPA- NAINA shall verify the authenticity & location of the original lands in TPS-7 boundary

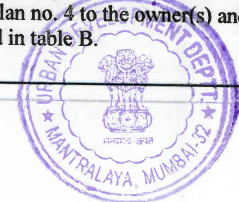
Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
									and confirm that the final plot has not been granted against it and then carved out final plot to the tune of 40% of the area of the original land from said FP No. 499A and allot it to the concerned land owners. The remaining unclaimed land shall be used as sell plot.
587	Murtaza A Vohra, Mustafa A Vohra, Mohd A Vohra, Shabbir A Vohra, Ali Asghar A Vohra, Tahir A Panvelwala	Class I	(119/A/1/1)	Kolkhe	628	49,471	501, 505	Mr. Taher Panvelwala, Mr. Shabbir Vohra, Mr. Mustafa Vohra, Mr. Murtuza Vohra, Mr. Aliasger Vohra, and Mr. Mohammed Vohra submitted an objection dated 17/08/23. Submission:- 1) They are owners of NA land bearing survey no. 119/A/1/1, Area- 49471 sq.mt at village Kolkhe and they have been allotted final plots no. 501 & 505, measuring 19788 sq. mt. 2) They submitted that 49471 sq. mt land is required to be allotted with full FSI. 3) Demand of contribution amount is illegal and they are not liable to pay the same.	In Special Civil Suit No. 235 of 2015, consent terms were filed by the parties and accordingly, Hon. Court passed a decree dated 15.07.2015. As per the decree, 1) The plaintiff (Saifuddin M. Vohra, Ammar M. Vohra, Juzer Panvelwala, Johar M. Vohra, & Idris M. Vohra) became the owner of Survey No. 119/B/1 and 119/B/2 of Kolkhe village. 2) The Respondent (Taher A. Panvelwala, Shabbir A. Vohra, Mustafa A. Vohra, Murtaza A. Vohra, Aliasger A. Vohra, and Mohammed A. Vohra) became the owner of Survey No. 119/A/1/1, 119/A/2, 119/B/3, 4,5,6,8, 119/C, D, E, F, G, H, 120.
588	Murtaza A Vohra, Mustafa A Vohra, Mohd A Vohra, Shabbir A Vohra, Ali Asghar A Vohra, Tahir A Panvelwala	Class I	(119/A/2)	Kolkhe	630	3,090			
589	Jujar M Ali Panvelwala, Joher M Vohra, Saifuddin M Vohra, Idris M Vohra, Ammar M Vohra	Class I	(119/B/1)	Kolkhe	631	23,347	502, 503	Legale Affaires, Advocate & Notary submitted an objection dated 17/08/2023 on behalf of their client Mr. Taher Panvelwala, Mr. Shabbir Vohra, Mr. Mustafa Vohra, Mr. Murtuza Vohra, Mr. Aliasger Vohra and Mr. Mohammed Vohra. Submission:- 1) In pursuance of a decree dated 15/07/2015 in Special civil suit no. 235/2015, their client became the owner of NA land along with a structure standing thereon bearing survey no. 119/B/3, 4, 5, 6, 8; 119/C, D,E,F, G,H;120/0 at village Kolkhe. and their names were duly mutated in the 7/12 extract of the said property. 2) As per Gazette dated 25/04/22 and notice dated 21/07/23 under rule 13(3), their client have been allotted final plot no 502 & 503 which is collective allotment for 119/B/1,2,3, 4, 5, 6, 7, 8; 119/C, D,E,F, G,H;120/0. They requested to grant independent plots in lieu of land at survey nos. 119/B/3, 4, 5, 6, 8; 119/C, D, E, F, G, H;120/0 3) The said property is NA land and falls in 200 mt of Kolkhe village and hence 100% area allotment and full FSI benefit	Accordingly, The layout of the scheme has been revised, and because of this following revised reconstituted Final Plots have been allotted for their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B. 1. New Gut No. 30/B/1 & 30/B/2- Final Plot No. 502 2. New Gut No. 30/B/7 - Final Plot No. 503 3. New Gut No. 30/A/1/1, 30/A/2, 30/B/3, 4,5,6,8, 30/C, D, E, F, G, H, 120 - Final Plot No. 505A & 505B.
590	Jujar M Ali Panvelwala, Joher M Vohra, Saifuddin M Vohra, Idris M Vohra, Ammar M Vohra	Class I	(119/B/2)	Kolkhe	632				
591	Taher A Panvelwala, Murtaza A Vohra, Mustafa A Vohra, Mohd A Vohra, Shabbir A Vohra, Ali Asghar A Vohra	Class I	(119/B/3)	Kolkhe	633				
592	Taher A Panvelwala, Murtaza A Vohra, Mustafa A Vohra, Mohd A Vohra, Shabbir A Vohra, Ali Asghar A Vohra	Class I	(119/B/4)	Kolkhe	634				
593	Taher A Panvelwala, Murtaza A Vohra, Mustafa A Vohra, Mohd A Vohra, Shabbir A Vohra, Ali Asghar A Vohra	Class I	(119/B/5)	Kolkhe	635				
594	Taher A Panvelwala, Murtaza A Vohra, Mustafa A Vohra, Mohd A Vohra, Shabbir A Vohra, Ali Asghar A Vohra	Class I	(119/B/6)	Kolkhe	636				
595	Saifhuddin (Saifi) Mohammad Ali Vohra	Class I	(119/B/7)	Kolkhe	637				



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07								Representation of Owners on Sanctioned Draft TPS -7		Decision of Arbitrator	
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	7		8	
1	2	3A	3B	3C	4	5	6				
596	Taher A Panvelwala, Murtaza A Vohra, Mustafa A Vohra, Mohd A Vohra, Shabbir A Vohra, Ali Asghar A Vohra	Class I	(119/B/8)	Kolkhe	638			shall be provided. 4) Demand for contribution amount is illegal and not binding upon their client.  Legale Affaires, Advocate & Notary submitted an objection dated 17/08/2023 on behalf of their client Mr. Saifuddin Vohra. <b>Submission:</b> - 1) Their client is the owner of the survey no. 119/B/7, Area-1481 sq. mt at village Kolkhe. They constructed a G+2 storey building on the said property after getting permission from competent authority 2) As per Gazette dated 25/04/22 and notice dated 21/07/23 under rule 13(3), their client has been allotted final plot no 502 & 503 which is the collective allotment for 119/B/1,2,3, 4, 5, 6,7, 8; 119/C, D, E, F, G, H;120/0. They requested to grant independent plots in lieu of land at survey nos. 119/B/7. 3) The said property is NA land and falls in 200 mt of Kolkhe village and hence 100% area allotment and full FSI benefit shall be provided. 4) Demand for contribution amount is illegal and not binding upon their client.			
597	Taher A Panvelwala, Murtaza A Vohra, Mustafa A Vohra, Mohd A Vohra, Shabbir A Vohra, Ali Asghar A Vohra	Class I	(119/C)	Kolkhe	639						
598	Taher A Panvelwala, Murtaza A Vohra, Mustafa A Vohra, Mohd A Vohra, Shabbir A Vohra, Ali Asghar A Vohra	Class I	(119/D)	Kolkhe	640						
599	Taher A Panvelwala, Murtaza A Vohra, Mustafa A Vohra, Mohd A Vohra, Shabbir A Vohra, Ali Asghar A Vohra	Class I	(119/E)	Kolkhe	641						
600	Taher A Panvelwala, Murtaza A Vohra, Mustafa A Vohra, Mohd A Vohra, Shabbir A Vohra, Ali Asghar A Vohra	Class I	(119/F)	Kolkhe	642						
601	Taher A Panvelwala, Murtaza A Vohra, Mustafa A Vohra, Mohd A Vohra, Shabbir A Vohra, Ali Asghar A Vohra	Class I	(119/G)	Kolkhe	643						
602	Taher A Panvelwala, Murtaza A Vohra, Mustafa A Vohra, Mohd A Vohra, Shabbir A Vohra, Ali Asghar A Vohra	Class I	(119/H)	Kolkhe	644			Legale Affaires, Advocate & Natary submitted an objection dated 17/08/2023 on behalf of their client Mr. Idris Vohra, Saifuddin Vohra, Amar Vohra, Johar Vohra, and Juzer Panvelwala. <b>Submission:</b> - 1) Their client is the owner of the survey no. 119/B/1, 2, Area-4286 sq. mt at village Kolkhe. 2) As per Gazette dated 25/04/22 and notice dated 21/07/23 under rule 13(3), their client have been allotted final plot no 502 & 503 which is collective allotment for 119/B/1,2,3, 4, 5, 6,7, 8; 119/C, D,E,F,G,H;120/0. They requested to grant independent plots in lieu of land at survey nos. 119/B/1& 2. 3) The said property is NA land and falls in 200 mt of Kolkhe village and hence 100% area allotment and full FSI benefit shall be provided. 4) Demand for contribution amount is illegal and not binding upon their client.			
603	Taher A Panvelwala, Murtaza A Vohra, Mustafa A Vohra, Mohd A Vohra, Shabbir A Vohra, Ali Asghar A Vohra	Class I	(120/0)	Kolkhe	645	228					



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
604	Aso Standard Infro Period Mumbai	Class I	(121/1)	Kolkhe	646	7,952	504	Dy General Manager, HPCL submitted a representation dated 05/09/23. <b>Submission:</b> - 1) HPCL is the present owner of land bearing survey no. 121/0, measuring 13037 sq. yards. The present 7/12 extract stands in the name of Esso Standard Eastern Inc., the said land has been in possession of HPCL since 1974 and HPCL is the legal and rightful owner of the said plot.3) The Authority has amalgamated original plot no. 646, 647 & 648 and allotted a single final plot no. 504 having an area of 7150 sq. mt. 4) They requested to allot them a separate plot at the same location and objected to the demand of a contribution amount of Rs 6.02 crore.	As per their request, the proposed final plot no. 504 in the draft-sanctioned scheme has been subdivided and final plot no. 504A has been allotted to Gut no. 32/2A, 2B, and final plot no. 504B has been allotted to Gut No. 32/1.
605	AP Khalid Mo. Malbari, AP Azeez M Malbari, AP Jalil M, AP Mustafa M Malbari, AP Zubair M Malbari	Class I	(121/2A)	Kolkhe	647	-		A.P. Zubair Malbari submitted an objection dated 23/08/23. <b>Submission:</b> - 1) They submitted an objection in respect of survey no. 32/2/A and 32/2/B, Area-3069 and 2611 sq. mt respectively. 2) They obtained NA cum construction permission dated 22/03/79 from the collector, Raigad, and carried out construction activity. 3) They requested to allot the final plot in such a manner where the existing structure shall not hamper, they are running the restaurant business since more than 50 years. 4) Final plot no 504 is allotted to them wherein the eligible area of the owner of the survey no. 32/1 is also included. They requested to allot a separate final plot belonging to their eligible area.	The layout of the scheme has been revised and because of this revised reconstituted Final Plots no. 504A, and 504B have been allotted for their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
606	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	Class I	(121/2B)	Kolkhe	648	-			
607	Arunkumar M Thakkar	Class I	(105/1A)	Kolkhe	574	2,416	506	They neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised for planning requirements, and in view of this revised reconstituted Final Plot no. 506 has been allotted for their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
608	Mahasanchalak Butal Parivahan Mantralaya, Bharat Sarkar New delhi	Class I	(108/2B)	Kolkhe	583	474	507	They neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised for planning requirements, and in view of this revised reconstituted Final Plot no. 507 has been allotted for their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
609	Kavaldip J Kohli, Phirozlal S Pillai, Sajid S Pilli, Saynababivi S Pillai	Class I	(108/1)	Kolkhe	584	-			
610	Ekta S Khosla, Sanyunka P Rajput, Vinayak P Rajput, Mukesh G Rajput, Sunil G Rajput	Class I	(108/2)	Kolkhe	585	-			



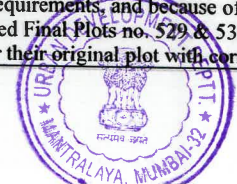
Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07								Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.		
1	2	3A	3B	3C	4	5	6	7	8
611	Shriniwas N Padhye	Class I	(106/0)	Kolkhe	581	627	508	They neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised for planning requirements, and in view of this revised reconstituted Final Plot no. 508 has been allotted for their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
612	Sadak Parivahan & Rajyamarg Mantralaya	Class I	(106/2)	Kolkhe	582	-			
613	Shriniwas Narayan Padhye, Nanajibhai Shah, Aziz Ismail Dhariwala, Ismail Ibrahim Dhariwala, Kawal Kohli, Ekta S. Khosla, Vinayak P. Rajput, Sayunkta P. Rajput	Class I	(105/B/4/5/6/7/1)	Kolkhe	578	2,280	509	Mr. Nirmal Kumar Shah and Pankaj Shah submitted their representation on 14/09/2023. Submission in representation- 1) They requested to allot 100% of the original land as Final plot. 2) They requested that the final plot location shall be as per existing location whereas CIDCO NAINA has given final plot on different location.	The layout of the scheme has been revised for planning requirements, and in view of this revised reconstituted Final Plot no. 509 has been allotted for their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
614	Maruti D. Gaikawad, Santosh D. Gaikawad, Kamla D. Gaikawad, Anna Nama Gaikawad, Vishnu Nama Gaikawad	Class I	(61/1)	Vichumb e	168	2,500	511	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 511 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
615	Maruti D. Gaikawad, Santosh D. Gaikawad, Kamla D. Gaikawad, Anna Nama Gaikawad, Vishnu Nama Gaikawad	Class I	(80/1)	Vichumb e	192	4,000			
616	Swati Devendra Patil, Damini Sawalaram Bhoir, Monika Harindra Gondhali, Sugandha Sawalaram Bhoir, Nikesh Sawalaram Bhoir, M. C. Sunny, National builders behalf partner Sijo Sunny	Class I	(54/2B)	Vichumb e	158	9,800	512, 519	Shri Sijo Sunny appeared for the hearing on 08/08/2023. Submission in hearing- 1.) They have been granted final plots no. 512 & 519, which are separated by a 15 mt. wide road, and therefore requested to grant a single final plot. Also, requested to grant the final plot of a minimum of 60% area of their original land. 2) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions shall be permitted to be transferred as TDR on any plot. 3) The contribution amount as per form no. 1 is not accepted and shall be waived. 4) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	Considering the area of reservations and amenities in TPS-7, the request to grant the final plot of a minimum of 100% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-7. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed.  The sanctioned draft scheme proposal is confirmed. Final Plots No. 512 & 519 as shown in plan No. 4, have been allotted to the owner(s) and of the area, as recorded in Table B.
617	Bharat K Shah	Class I	(105/3B/1)	Kolkhe	575	1,156	513	They neither appeared for a hearing nor submitted any representation.	Considering the area of reservations and amenities in TPS-7, the request to grant the final plot of a minimum of 100% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-

Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
									7. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed.  The sanctioned draft scheme proposal is confirmed. Final Plot No. 513 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
618	Mohmmad M Mahmmad Siddhiki, Shrirajulahak S. Siddhiki, Akbarhusain S Siddhiki, Mohmmad F Siddhiki, Sajra Khatun Rajbul husain chaudhari, Shamshadhusain rajbul husain chaudhari & 7 others	Class I	(105/B/4/5/6/7/2)	Kolkhe	579	3,160	514	They neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised for planning requirements, and in view of this revised reconstituted Final Plot no. 514 has been allotted for their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
619	Nirmalkumar N Shah	Class I	(105/3B/2)	Kolkhe	576	657	515	Mr. Nirmal Kumar Shah and Pankaj Shah submitted their representation on 14/09/2023. Submission in representation- 1) They requested to allot 100% of the original land as Final plot. 2) They requested that the final plot location shall be as per existing location whereas CIDCO NAINA has given final plot on different location.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 515 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
620	Sayanbabivi S Pillai, Firozlal S Pillai, Sajid S. Pillai	Class I	(105/3B/3)	Kolkhe	577	816	516	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 516 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
621	Abhijit Singh Surjit Singh, Harnit kaur Surjit singh Kohli, Paldip kaur Jasprit singh Chandok, Parmit kaur Surjit Singh Kohli, Pretesh kaur Sanrmit singh Kolhi, Gurvinder kaur Surjit singh Kohli	Class I	(105/2A)	Kolkhe	580	2,530	518	They submitted an objection dated 14/08/2023. Submission:- Town planning scheme prepared for their land and allotted final plot in the scheme are not accepted by them	The layout of the scheme has been revised for planning requirements, and because of this revised reconstituted Final Plot no. 518 has been allotted for their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
622	Vinay J Bansal	Class I	(109/8A/2)	Kolkhe	597	4,480	520	They neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised for planning requirements, and in view of this revised reconstituted Final Plot no. 520 has been allotted for their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
623	Hari J Varchand, Visanji V Chadva	Class I	(109/8A/1)	Kolkhe	596	730	521	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 521 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
624	Bhavna P Risbood, Manoj P Gurjar (urf padhye)	Class I	(114/0)	Kolkhe	622	1,060	522	Shri. Manoj Gurjar alias Padhya submitted a representation dated 17/08/2023. Submission:- 1) There are many fruit-bearing trees in their original land and its compensation for acquisition is not mentioned in the notice.2) His sister Smt. Bhavana Risbood has relinquished her rights in his favor by registered release deed no. 9893/2021. 3) In lieu of the acquisition of their land they are getting only 40% plot and they have to pay 30.89 lakh, therefore they objected to the said acquisition.	The sanctioned draft scheme proposal is confirmed, subject to the change in the owners' name as per the updated 7/12 extract. Final Plot No. 522 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
625	Aatmaram R. Bhoir	Class II	(66(P)/0)	Vichumb e	182	3,234	523	They neither appeared for a hearing nor submitted any representation.	The layout of the scheme has been revised for planning requirements, and in view of this revised reconstituted Final Plot no. 523 has been allotted for their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
626	Jagdishkumar R Bansal	Class I	(109(P)/6B(P))	Kolkhe	593	6,586	524	Shri. Jagdish Bansal submitted an objection dated 06/09/2023. Submission: - 1) The land owners have surrendered 60% of their ownership lands to CIDCO, only 30% of the land will be required by CIDCO for the development of roads and other infrastructure, and the balance 30% has been designated for Growth Centre which will be monetized by CIDCO. In addition, CIDCO will also be charging Development charges.2) They strongly object to applying the said scheme so far as their property is concerned, as it has been NA property since 1990.	Considering the area of reservations and amenities in TPS-7, the request to grant the final plot of a minimum of 100% of the original land can not be considered.
627	Jagdishkumar R Bansal	Class I	(109(P)/6C(P))	Kolkhe	594	-			The layout of the scheme has been revised for planning requirements, and in view of this revised reconstituted Final Plot no. 524 has been allotted for their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
628	Jagdishkumar R Bansal	Class I	(109/7)	Kolkhe	595	2,810			
629	Jagdishkumar R Bansal	Class I	(109/8B)	Kolkhe	598	990			
630	Jomi Vilas Bhoir, Rajeshri Mahendra Gavand, Shyam Vilas Bhoir, Surekha Vilas Bhoir	Class I	(54/2C/2)	Vichumb e	160	3,000	525	They submitted a representation dated 17/08/2023. Submission - 1) After the demise of their father, Vilas Bhoir, the said original land bearing 54/2/c is now owned by Shri. Jomi Bhoir and 4 others. 2) They have been allotted final plot no 525 in Kolkhe in lieu of their land in Vichumb e. They have existing structure in their original land and requested to grant Final plot adjoining to FP no. 106. 3.) They requested to grant the final plot of a minimum of 60% area of their original land. 4) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions shall be permitted to be transferred as TDR on any plot. 5) The contribution amount as per form	Considering the area of reservations and amenities in TPS-7, the request to grant the final plot of a minimum of 60% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-7. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed.  The layout of the scheme has been revised for planning requirements, and because of this revised reconstituted Final Plot no. 129C has been allotted for their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.

Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
								no. 1 is not accepted and shall be waived. 6) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	
631	Parsian Agro Hot Ent. Pvt. Ltd. through director Dinesh Jain, Yogesh P. Thakkar	Class I	(109(P)/6A(P))	Kolkhe	592	20,590	527	Shri. Salim Qureshi and other 5 submitted presentation dated 09/10/2023. Submission- 1) The original land was sold by their father to M/s Parsian Enterprises, however wide registered sale deed dated 01/12/2006, the possession of 1300 sq.mt land was not granted to them and it remained in the occupation of their father.2) They have filed suit no. 347/2023 in Panvel court. 3) Accordingly they requested to grant them final plot in proportion of their 1300 sq.mt land.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 527 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
632	Soniya Sud, Rahul Sud, Laksh Sud, brig Mohini, Shivkumar Ramdas Sud, M/s. National builders behalf partner M. C. Sani	Class I	(54/1D)	Vichumb e	155	14,400	528	Shri. Harilal Patel submitted presentation dated 03/10/2023 Submission- 1) vide sale deed dated 29/12/2020 they purchased plot bearing survey no. 54/1/D, 11700 sq.mt. from M/s National Builders and it was transferred in his name in 7/12 extract. 2) Accordingly requested to grant them separate final plot for their area.	The sanctioned draft scheme proposal is confirmed, subject to the change in the owner's name as per the updated 7/12 extract. Final Plot No. 528 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
633	Kamalakar Padu Bhoir, Sanjay kanu Bhoir, Chandrakant Kanu Bhoir, Radhabai Sharad Bhingarkar	Class II	(81/0)	Vichumb e	194	6,200	529, 535	They submitted a representation dated - /09/2023. Submission - 1.) They have not accepted the location of the Final Plot in the sanctioned draft TPS and requested to grant the final plot in Vichumbe village only. Also, requested to grant the final plot of a minimum of 60% area of their original land. 2) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions shall be permitted to be transferred as TDR on any plot. 3) The contribution amount as per form no. 1 is not accepted and shall be waived. 4) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.5) Shri. Kamalakar Bhoir & others, wide registered Gift deed dated 09/10/20, had gifted 3200 sq. mt. land out of Gut no. 82 to Shri Pandurang Bhoir, Sudesh Bhoir, Mayur Bhoir, and Nana Bhoir.	In the sanctioned development plan of NAINA, their original land bearing Gut no. 54 of village Vichumbe is under the reservation of Growth Centre and therefore they have been granted the final plot at another location in the same village fronting on 12.0 mt. wide layout road. Considering the area of reservations and amenities in TPS-7, the request to grant the final plot of a minimum of 100% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-7. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed.
634	Kamalakar Padu Bhoir, Sanjay kanu Bhoir, Chandrakant Kanu Bhoir, Radhabai Sharad Bhingarkar, Ganesh Valaku Bhoir, Nana Valaku Bhoir, Pandurang Valaku Bhoir, Mayur Minunath Bhoir, Sudesh Mahadu Bhoir	Class II	(82/0)	Vichumb e	195	6,170			As per the updated 7/12 extract, separate Final Plot No. 529 has been allotted to Gut No. 81/0 and Final Plot No. 535A has been allotted to Gut No. 82/0. The layout of the scheme has been revised for planning requirements, and because of this revised reconstituted Final Plots no. 529 & 535A have been allotted for their original plot with correction in the

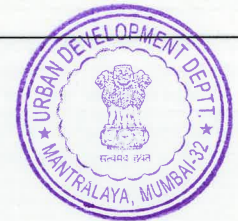


Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07								Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.		
1	2	3A	3B	3C	4	5	6	7	8
									area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
635	Sharifabi H Kureshi, Salim H Kureshi, Nisar H Kureshi, Ajit H Kureshi, Aayub H Kureshi, Riyaz H Kureshi	Class II	(109/4B)	Kolkhe	590	5,580	530	Shri Ajit Kureshi appeared for the hearing on 18/08/2023. <b>Submission in hearing- 1.)</b> They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 60% area of their original land. 2) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions shall be permitted to be transferred as TDR on any plot. 3) The contribution amount as per form no. 1 is not accepted and shall be waived. 4) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	Considering the area of reservations and amenities in TPS-7, the request to grant the final plot of a minimum of 100% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-7. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed.  The layout of the scheme has been revised for planning requirements, and in view of this revised reconstituted Final Plot no. 530 has been allotted for their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
636	Hari J Varchand, Visanji V Chadva	Class I	(109/4A)	Kolkhe	589	2,310	531	They neither appeared for a hearing nor submitted any representation.	By considering the same ownership, the proposed final plot no. 531 & 536 are clubbed together. The layout of the scheme has been revised for planning requirements, and because of this revised reconstituted Final Plot no. 536 has been allotted for their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
637	Ismail E Dhariwala	Class I	(109/5)	Kolkhe	591	2,380	532	Adv Umesh Shinde, on behalf of Ebrahim Esmile Dhariwal and Aziz Esmile Dhariwal, submitted representation. <b>Submission:-</b> They are legal owners of old survey no. 109/5, 118/2, 110/3/4, 3/5, 3/5, and 110/2, and in lieu of that they have been granted final plot no 532, 552, 533, and 559, total area 4483 sq. mt. They requested to grant a single entire plot around 4483 sq. mt. in the same locality.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 532 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
638	Ismail E Dhariwala	Class I	(110/3/3)	Kolkhe	616	403	533		The sanctioned draft scheme proposal is confirmed. Final Plot No. 533 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
639	Ismail E Dhariwala	Class I	(110/3/4)	Kolkhe	617	286			
640	Ismail E Dhariwala	Class I	(110/3/5)	Kolkhe	618	861			
641	Warior Foundation Through trusty AS Madhvan	Class I	(110/3/1)	Kolkhe	614	585	534	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 534 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
642	Warior Foundation Through trusty AS Madhvan	Class I	(110/3/2)	Kolkhe	615	445			
643	Hari J Varchand, Visanji V Chadva	Class I	(109/1)	Kolkhe	586	5,970	536	They neither appeared for a hearing nor submitted any representation.	By considering the same ownership, the proposed final plot no. 531 & 536 are clubbed together. The layout of the scheme has been revised for planning requirements, and because of this revised
644	Hari J Varchand, Visanji V Chadva	Class I	(109/2)	Kolkhe	587	6,780			
645	Hari J Varchand, Visanji V Chadva	Class I	(109/3)	Kolkhe	588	4,550			
646	Hari J Varchand, Visanji V Chadva	Class I	(109/9)	Kolkhe	599	3,490			

Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
647	Hari J Varchand, Visanji V Chadva	Class I	(109/10)	Kolkhe	600	3,590			reconstituted Final Plot no. 536 has been allotted for their original plot with correction in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
648	V S Kurup Shilpshri Darshan Co.Ho.Sco. Pvt. Ltd. through Treasurer	Class I	(110/1/1)	Kolkhe	601	358	537	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 537 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
649	Raigad Co. Ho. Sco.	Class I	(110/1/2)	Kolkhe	602	856	538	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 538 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
650	Rita Mohan	Class I	(110/1/3)	Kolkhe	603	435	539	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 539 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
651	Jasvirsingh S Kohli	Class I	(110/1/12)	Kolkhe	612	435	540	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 540 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
652	Jankalyan Sevagram through director P S Rajgopalan	Class I	(110/1/11)	Kolkhe	611	435	541	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 541 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
653	Jankalyan Sevagram through Director P S Rajgopalan	Class I	(110/1/10)	Kolkhe	610	435	542	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 542 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
654	M/s Premium Construction through partners Chandrashekhar A Palande	Class I	(110/1/9)	Kolkhe	609	435	543	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 543 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
655	Aftaab Alam Mohammad Shalif	Class I	(110/1/3)	Kolkhe	603	346	545	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 545 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
656	Jubair Abdul Sheikh	Class I	(110/1/4)	Kolkhe	604	346	546	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 546 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
657	Tabssum Jubair Shekh	Class I	(110/1/5)	Kolkhe	605	368	547	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No.547 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.



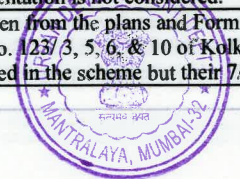
Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
658	Maaldar Construction Through Salauddin M Khan	Class I	(110/1/6)	Kolkhe	606	326	548	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 548 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
659	Maaldar Construction Through Salauddin M Khan	Class I	(110/1/7)	Kolkhe	607	338	549	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 549 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
660	Latif Begam M Kureshi	Class I	(110/1/8)	Kolkhe	608	342	550	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 550 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
661	Ismail E Dhariwala	Class I	(118/2)	Kolkhe	627	2,220	552	Adv Umesh Shinde, on behalf of Ebrahim Esmile Dhariwal and Aziz Esmile Dhariwal, submitted a representation. <b>Submission in representation:-</b> They are legal owners of old survey no. 109/5, 118/2, 110/3/4, 3/5, 3/5, and 110/2 and in lieu of that they have been granted final plot no 532, 552, 533, and 559, total area 4483 sq. mt. They requested to grant a single entire plot around 4483 sq. mt. in the same locality.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 552 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
662	Shriniwas V Gurjar, Vidya S Acharya, Surekha S Bhagwat, Chandrakant R Gurjar, Suryakant R Gurjar, Anjali P Kulkarni, Shubhangi A Gurjar, Prasad A Gurjar, Jayashree V Joshi, Vasumati S Gurjar, Satish S Gurjar, Suvarna S Pawar, Anagha C Adkar, Mangala M Gurjar, Prashant M Gurjar, Seema V Devasthali, Narayan G Gurjar, Yashwant G Gurjar, Purshottam P Gurjar, Prabhakar G Gurjar, Sudhakar G Gurjar, Kamal R Sapre, Kusum S Desai, Malti R Pimparkar, Nalini S Bhagwat, Alka K Konkar	Class I	(117/0)	Kolkhe	625	101	554	They appeared for a hearing on 25/09/2023. <b>Submission in hearing:</b> 1) They have accepted the location of the Final Plot in the sanctioned draft TPS. However, requested to grant the final plot of a minimum of 60% area of their original land. 2) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the final plot. Also, unconsumed FSI due to any restrictions shall be permitted to be transferred as TDR on any plot. 3) The contribution amount as per form no. 1 is not accepted and shall be waived. 4) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	Considering the area of reservations and amenities in TPS-7, the request to grant the final plot of a minimum of 100% of the original land can not be considered. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-7. The objection regarding the contribution amount will be decided in the final scheme. For concession in the marginal spaces, a new regulation has been proposed.  The sanctioned draft scheme proposal is confirmed. Final Plot No. 554 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
663	Shriniwas N Padhye, Sadanand N Padhye, Sudhar N Padhye, Balkrushna M Padhye, Jaganath M Padhye, Shyamkant M Padhye, Ramakant M Padhye, Shrikant M Padhye, Susheela V Pandit, Sumati A Paradkar, Kalpana M Sandu, Vasudha V Kirloskar, Smita S Kulkarni, Suhasini S Sohni, Raghunath V Padhye, Vishvanath S Padhye, Shrikrushna R Sandu, Dattatray S Paradkar, Madhusudhan S Paradkar, Mukund S Paradkar, Mohan S Paradkar, Kamal V Ambedkar, Mira M Joshi, Urmila B Halbe, Radhika R Devasthale, Preeti P Paradkar, Pranav P Paradkar, Pratik P Paradkar, Bhavna P Risbood, Manoj P Gurjar (Urf Padhye)	Class I	(115/0)	Kolkhe	623	100	555	Shri. Dilip Gurjar and shri. Pradip Gurjar submitted a representation dated 22/08/2023. Submission: - In the letter dated 24/07/23, survey no. 115 & 118 are mentioned. However, Kolkhe village has been subdivided into new Kolkhae Peth village and new survey nos 26 & 29. Accordingly, they requested to issue fresh notice as per new survey nos.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 555 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
664	Shriniwas N Padhye, Sadanand N Padhye, Sudhar N Padhye, Nirmal L Jawdekar, Sheila L Totade, Shakuntala G Olkar, Shyamla S Prabhu, Anjali A Joshi, Bhavna P Risbud, Manoj P Gurjar (urf padhye)	Class I	(112/0)	Kolkhe	620	126	556	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 556 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
665	Sadanand Narayan Padhye	Class I	(116/0)	Kolkhe	624	130	557	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 557 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
666	Shashikant V Gurjar - Padhye, Subhada D Bhadamkar	Class I	(118/1)	Kolkhe	626	1,190	558	Shri. Dilip Gurjar and shri. Pradip Gurjar submitted a representation dated 22/08/2023. Submission:- In the letter dated 24/07/23, survey no. 115 & 118 are mentioned. However, Kolkhe village has been subdivided into new Kolkhae Peth village and new survey nos 26 & 29. Accordingly, they requested to issue fresh notice as per new survey nos.  Shri. Vinayak Rajput and others have submitted presentation dated 18/09/2023. Submission- They are the owner of survey no. 21/1B (old survey no. 110/1B), admeasuring 7000 sq.mt. Their land upto Tata powerline admesuring 3000 sq.mt is included in TPS-7 and marked as site no. 558, 562, & 649. 3) Accordingly they requested to grant final plot in lieu of 3000 sq.mt. Land.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 558 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
667	Ajij Ismail Dhariwala, Ibrahim Ismail Dhariwala	Class I	(110/2)	Kolkhe	627	4,960	559	Adv Umesh Shinde, on behalf of Ebrahim Esmile Dhariwal and Aziz Esmile Dhariwal, submitted representation. Submission:- They are legal owners of old survey no. 109/5, 118/2, 110/3/4, 3/5, 3/5, and 110/2 and in lieu of that they have been granted final plot no 532, 552, 533, and 559, total area 4483 sq. mt. They requested to grant a single entire plot around 4483 sq. mt. in the same locality.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 559 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
668	Sadanand Narayan Padhye	Class I	(113/0)	Kolkhe	621	330	561	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 561 as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
669	Vaishali P. Rajput, Ekta Suresh Sosla Vinayak P. Rajput, Sayunkta P. Rajput	Class I	(21/1/B(P))	Kolkhe	684	460	561A	They neither appeared for a hearing nor submitted any representation.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 561A as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.
670	M/s Prayag Riyality Tarfe Pradip Krushna Bhopi, Bhikhabhai R. Madat, Jitesh Pramod Agrawal, Kiran Madhav Nangare	Class I	(123(pt)/0)	Vichumb e	234	49	Dispos sessed	They neither appeared for a hearing nor submitted any representation.	
671	Laxmi S Mhatre, Raju S Mhatre, Santosh Mhatre, Indumati R Patil, Anjani P Dev	Class I	(121(pt)/0)	Usarli Khurd	496	50	Dispos sessed	They neither appeared for a hearing nor submitted any representation.	
672	Mrs. Sajid Shaikh and Mr. Latif Shaikh		34/7	Kolkhe Peth	-	2050	-	Gazanfar Abdul Sattar Khan submitted a representation dated 27/06/2023. Submission in representation:- They along with Mrs. Sajid Shaikh and Mr. Latif Shaikh have agricultural land bearing old survey no. 123/7, Kolkhe (new survey no. 34/7/2 of village Kolkhe Peth.) 2) Their survey no falls in TPS 7, but they are unable to find out final plot details against their survey no. in the scheme.	The said original lands Gut no. 34/7/1 and 34/7/2, village Kolakhe Peth (old Gut No. 123/7 are included in the TPS 7, but in the sanctioned Draft Scheme, final plots are not proposed for the said lands. Therefore the layout of the scheme has been revised and because of this revised reconstituted Final Plot no. 490A has been allotted for Gut No. 34/7/1 and Final Plot No. 490B has been allotted for Gut No. 34/7/2, as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
673	Mohan Vajekar, Ramakant Vajekar, Milind Vajekar, Usha Vajekar, Ajinkya Vajekar, Swapna Mhatre.		213	Vichumb e	-	700	-	Ramakant Vajekar wide representation dated 28.08.2023 requested to give information about the final plot granted for their land bearing Gut No. 213 in Vichumbe.	In the other right column of the 7/12 extract of Gut No. 213, Vichumbe, it is stated that the land is under the road. Also as per the village map of Vichumbe, it is under the road. In the sanctioned Draft Scheme, a final plot has not been proposed for the said land. Therefore the said representation is not considered.
674	-	-	-	Kolkhe	-	-	-		It is seen from the plans and Form -2 of TPS-7 that Gut No. 123/3, 5, 6, & 10 of Kolkhe village are included in the scheme but their 7/12 extracts are



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
								-	not available and also final plots are not proposed for said Gut nos. in the Draft Sanctioned Scheme.  Therefore, Final Plot no. 499B has been allotted to SPA- NAINA, so that it can be granted for the land for which the final plot has not been granted. In case of any claim for final plots against the said original lands and any other original lands in the said scheme, SPA- NAINA shall verify the authenticity & location of the original lands in TPS-7 boundary and confirm that the final plot has not been granted against it and then carved out final plot to the tune of 40% of the area of the original land from said FP No. 499B and allot it to the concerned land owners. The remaining unclaimed land shall be used as sell plot.
675	Gurucharan	Sarkar	(74(P)/0)	Vichumb e	185	5,943	22, 162, 363	Sub-Divisional Office Panvel vide letter no SDO/Land/Ka. Ta.2/Naina TPS Hearing/223 dated 10/08/2023 submitted that - The governmentm lands situated in village Devad, Usarli Khurd, Vichumbe nd Shivkar, Ta. Panvel are required for various government proposals and therefore, the said lands shall not be reserved for any purposes.	The layout of the scheme has been revised by considering the tenure of the lands in the scheme as follows: A. The Gurucharan lands are combined together and Final Plots no. 22, 162A, 245, & 451 are allotted to "Government of Maharashtra".  B. Some Gurcharan Lands were given to the Gram Panchayat Vichumbe by the Government on certain conditions. Accordingly Final plots no. 23, 27, 78, 69, 129 A, 99+101,162B, 239, 242, 378 are allotted to "Government of Maharashtra" and in their other rigts, it is mentioned that "Given to concerned Grampanchayat Vichumbe on certain conditions."  C. Some Gurucharan lands were given to Gram Panchyat Kolkhe by the Governement of Maharashtra on certain conditions. Accordingly Final plots no 320A, 362B, 265, 323 are allotted to "Government of Maharashtra" and in the other rights it is mentioned that "Given to concerned Grampanchayat Kolkhe on certain conditions".  D. For other Govt lands (Bin Akari, Govt), Final Plots No. 243, 362A, 68, 442, 450 are allotted in the name of "Government of Maharashtra".
676	Gurucharan	Sarkar	(38/0)	Vichumb e	126	1,400			
677	Gurucharan	Sarkar	(76/0)	Vichumb e	188	15,500			
678	Gurucharan	Sarkar	(78/0)	Vichumb e	190	23,022			
679	Gurucharan	Sarkar	(79/0)	Vichumb e	191	8,000			
680	Gurucharan	Sarkar	(47/0)	Vichumb e	142	2,500			
681	Gurucharan	Class I	(192/0)	Vichumb e	242	2,000	23, 27, 69, 78, 99, 101, 445, 450	2) The Incharge Sarpanch and Gramsevak of Group Grampanchayat Usarli Khurd vide letter no 981/2023 dated 19/10/2023 submitted following request: A) For the original lands of Usarli Khurd/ Deravali, Gram panchayat, the final plot of at least 60% of the roiginal can bee granted. B) 2.5 FSI shall be granted on the final plot. Also, unconsumed FSI due to any restrictions shall be permitted to be transferred as TDR on any plot. C) Final plots shall be granted in the namee of Usarli Khurd, Deravali. D) Final plots no 302 and 362 are proposed on the land wherein unauthorized construction are existed. Therefore they requested to amalgamate reservation no -A. P 187, final plot no 452 and final plot no 455 on Gut no 120 and allot them final plot on the said Gut no 120 of Usarli Khurd.	
682	Gurucharan, Group Grampanchayat Vichumbe	Sarkar	(75(pt)/0)	Vichumb e	186	75,203			
683	Maharashtra Shasan	Sarkar	(75(pt)/78(p t))	Vichumb e	187	-			
684	Gurucharan, Group Grampanchayat Kolkhe	Sarkar	(111/1/1)	Usarli Khurd	480	7,300			
685	Sarkari Bin Aakari	Sarkar	(111/1/2)	Usarli Khurd	481	300			
686	Sarkari Bin Aakari	Sarkar	(111/2)	Usarli Khurd	482	1,500			
687	Maharashtra Shasan binaakari pad	Sarkar	(157/2)	Usarli Khurd	510	4,000			
688	Gurucharan, Group Grampanchayat Vichumbe	Sarkar	(89/0)	Vichumb e	203	9,200			



Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
689	Gurucharan, Group Grampanchayat Vichumbe	Sarkar	(194/0)	Vichumb e	245	1,100	239, 242, 245		E. For Govt lands bearing Gat numbers 66/0 of Devad and 94/0 of Usarli Khurd has been allotted final plots no. 1 and 431 respectively for the crematorium, in the name of Government of Maharashtra.
690	Gurucharan Group Gram Panchayat Kolkhe	Sarkar	(82/0)	Usarli Khurd	433	800	320, 362		
691	Gurucharan Group Gram Panchayat Kolkhe	Sarkar	(95/0)	Usarli Khurd	465	6,500			
692	Gurucharan Group Gram Panchayat Kolkhe	Sarkar	(100/0)	Usarli Khurd	466	2,100			
693	Gurucharan Group Gram Panchayat Kolkhe	Sarkar	(115/0)	Usarli Khurd	487	1,500			
694	Gurucharan Group Gram Panchayat Kolkhe	Sarkar	(120(P)/0)	Usarli Khurd	493	6,948			
695	Gurucharan Group Gram Panchayat Kolkhe	Sarkar	(154(P)/0)	Usarli Khurd	506	3,786			
696	Gurucharan Group Gram Panchayat Kolkhe	Sarkar	(157/1)	Usarli Khurd	509	4,600			
697	Gurucharan	Sarkar	(205/0)	Shivkar	685	2,200	378		
698	Gurucharan	Sarkar	(208(P)/0)	Shivkar	690	287			
699	Gurucharan	Sarkar	(101/0)	Usarli Khurd	467	6,070	451		
700	Gurucharan, Group Grampanchayat Kolkhe	Sarkar	(111/1/1)	Usarli Khurd	480	7,300	450		
701	Sarkari Bin Aakari	Sarkar	(111/1/2)	Usarli Khurd	481	300			
702	Sarkari Bin Aakari	Sarkar	(111/2)	Usarli Khurd	482	1,500			
703	Maharashtra Shasan binaakari pad	Sarkar	(157/2)	Usarli Khurd	510	4,000			
704	Kharaba	Sarkar	(106/0)	Usarli khurd	474	1,290	442		
705	Kirdsar Aakari Pad	Sarkar	(19/0)	Devad	17	400	68		
706	SPA NAINA, CIDCO	Sarkar	(66/0)	Devad	76	4300	1		
707	SPA NAINA, CIDCO	Sarkar	(94/0)	Usarli Khurd	464	200	431		
708	Group Grampanchayat Vichumbe, Gavand	Sarkar	(35/0)	Devad	54	2,000	243	They neither appeared for hearing not submitted any representation.	The said land is under existing road and therefore, the final plot is not granted for said land.
709	Gurcharan, Group Grampanchayat Vichumbe	Sarkar	(78/0)	Devad	78	10735	374	They neither appeared for hearing not submitted any representation.	The said land is under existing road and therefore, the final plot is not granted for said land.
710	Sarkari Parigh	Sarkar	(17/0)	Devad	12	2,000	29, 77	They neither appeared for hearing nor submitted any represenatation	The original land bearing Gut no. 28 has many existing structures and the boundaries of Gut no. 28/1 to 28/11 are not available. Therefore final plots no. 29 to 39 are clubbed together.
711	Sarkari Parigh	Sarkar	(28/1)	Devad	35	3,000			
712	Sarkari Parigh	Class I	(36/1)	Devad	55	4,600			


Proposal of Sanctioned Draft Town Planning Scheme NAINA No. 07									
Sr. No	Name of Owner	Tenure of Land	Gat no / Hissa no	Village	OP No	Area	FP No.	Representation of Owners on Sanctioned Draft TPS -7	Decision of Arbitrator
1	2	3A	3B	3C	4	5	6	7	8
713	Akka S. Katkari	Class I	(28/8)	Devad	42	100	30		The layout of the scheme has been revised by considering the existing structures in the original plot bearing Gut no. 28 and because of this revised reconstituted Final Plot no. 29 & 77 have been allotted at the location of their original plot with corrections in the area as shown in plan no. 4 to the owner(s) and of the area as recorded in table B.
714	Krushna B Juvekar	Class I	(28/2)	Devad	36	100	31		
715	Gotya L. Katkari	Class I	(28/3)	Devad	37	100	32		
716	Govind P. Katkari	Class I	(28/4)	Devad	38	100	33		
717	Barkya P. Gavand	Class I	(28/6)	Devad	40	100	34		
718	Maniji V. Bansude	Class I	(28/9)	Devad	43	100	35		
719	Gulab Govind Haravandkar, prabhakar sakharan Sonawane	Class I	(28/10)	Devad	44	100	36		
720	Sakharam P. Naik	Class I	(28/11)	Devad	45	100	37		
721	Janabai Halya Salunkhe, Shilpa Sanjay Haranvadkar, Lila Pandurang rasal	Class I	(28/5)	Devad	39	100	38		
722	Bhagya S. Lahane	Class I	(28/7)	Devad	41	100	39		
723	SPA NAINA, CIDCO	Class I	(30/A/1/2)	Kolkhe Peth		2400	474A	They neither appeared for hearing nor submitted any representation	The sanctioned draft scheme proposal is confirmed. Final Plot No. 474A as shown in plan No. 4, has been allotted to the owner(s) and of the area, as recorded in Table B.

  
(Abhiraj Girkar)

Arbitrator

Town Planning Scheme, NAINA No 07

Date: 29<sup>th</sup> December, 2023

  
(Nirmalkumar Chaudhari)  
Deputy Secretary

Urban Development Department, GoM




**TOWN PLANNING SCHEME, NAINA NO. 07**

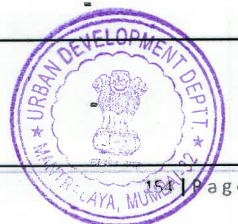
(Part of Villages of Devad, Vichumbe, Kolkhe Peth, Usarli Khurd, Shivkar, Tal. Panvel. Dist. Raigad)

**PRELIMINARY SCHEME**

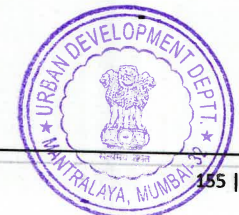
(Under Section 72(4) and Rule 13 (5) &amp; (6))

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

Details of the Original Land						Details of the Final Plots Allotted as per the Preliminary Scheme						
Sr. No.	Village	Gat no/ Hissa no	OP No	Area	Amalgamated Total Area	FP allotted in Village	Final Plot No.	Final Plot Area.	Amalgamated FP Area	Tenure of Land	Ownership Final	Remarks
1	2A	2B	3	4	5	6	7	8	9	10	11	12
1	Devad	(42/1/42/2A)	65	3,247	19,940	Devad	3	19,398	19398	Class I	T.M.H. Staff & friends Co.Ho. Sco. Secretary Ravindra Pahanu Ingale (97%) M/S Appasavami Associates Partner A. Jayraj (3%)	-
2	Devad	(42/1/42/2C)	67	766								
3	Devad	(42/1/42/2D)	68	1,647								
4	Devad	(42/1/42/2B)	66	2,000								
5	Devad	(43(P)/1(P))	69	8,019								
6	Devad	(43(P)/2(P))	70									
7	Devad	(43(P)/3(P))	71									
8	Devad	(44(P)/45/1B/1(P))	72									
9	Devad	(44(P)/45/1B/2(P))	73									
10	Devad	(44(P)/45/1B/3(P))	74	4,261								
11	Devad	(44(P)/45/1B/4(P))	75									
12	Devad	(41/2)	64	2,000	2,000	Devad	4	800	800	Class I	Suresh D. Kolhe	-
13	Devad	(40/0)	62	2,480	2,480	Devad	7	1233	1233	Class I	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%)	-
14	Devad	(36/2)	56	4,000	4,000	Devad	8	1,600	1600	Class II	Vasant Narayan More	-
15	Devad	(38/2)	60	560	560	Devad	9	553	553	Class I	M/s Shree Swaminath Developers Behalf partner Prabhakar S. Sonavane Sandip G. Waghmare	-
16	Devad	(39/0)	61	2,380	2,380	Devad	11	952	952	Class I	Sunil Nana Waghmare Dilip Nana Waghmare Vijay Nana Waghmare Gulab Sunil Patil Indu Nana Waghmare	



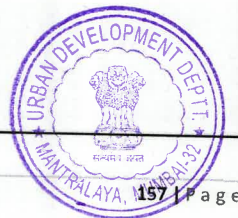
Details of the Original Land						Details of the Final Plots Allotted as per the Preliminary Scheme						
Sr. No.	Village	Gat no/ Hissa no	OP No	Area	Amalgamated Total Area	FP allotted in Village	Final Plot No.	Final Plot Area.	Amalgamated FP Area	Tenure of Land	Ownership Final	Remarks
1	2A	2B	3	4	5	6	7	8	9	10	11	12
17	Devad	(33/0)	52	3,090	3,090	Devad	12	2,958	2958	Class I	Prayag Gurudarshan Co.op. Housing Society. Ltd.	-
18	Devad	(31/0)	49	1,720	1,720	Devad	13A	688	688	Class I	Jagan Shankar Waghmare Somi Tukaram Bhopi Parshuram Jairam Waghmare Sanjay Jairam Waghmare Vishwas Jairam Waghmare Manisha Mangesh Bhagat Janabai Changa Patil Sonabai Jairam Waghmare Balam Shankar Mhatre Manohar Shankar Mhatre Shakuntala Shankar Mhatre Changuna Shankar Mhatre	-
19	Devad	(34/0)	53	2,500	2,500	Devad	13B	1,000	1000	Class II	Jagan Shankar Waghmare Somi Tukaram Bhopi Parshuram Jairam Waghmare Sanjay Jairam Waghmare Vishwas Jairam Waghmare Manisha Mangesh Bhagat Janabai Changa Patil Sonabai Jairam Waghmare Balam Shankar Mhatre Manohar Shankar Mhatre Shakuntala Shankar Mhatre Changuna Shankar Mhatre	-
20	Devad	(27/1C)	29	1,970	25,140	Devad	14	2825	10056	Class I	Virsen Kamlakar Sav Parees Kunjavihari Sav Sandhya Kunjavihari Sav	-
21	Devad	(27/2A)	30	23,170			55	3,979				
22	Devad	(37/2)	58	1,040			75	3,252				
					1,040	Devad	15	416	416	Class I	Vinod Kisan Patil	-
23	Devad	(38/1)	59	2,600	2,600	Devad	16	1,040	1,040	Class I	Nilesh Dashrath Devdkar Rupesh Nagnath Khanavkar Anant Ramdas Vaskar	-
24	Devad	(37/1)	57	2,170	2,170	Devad	17	1,936	1936	Class I	Ashok Baraku Waghmare (18.43%) Chandrabhaga Ganesh Waghmare Samadhan Ganesh Waghmare Satyawar Ganesh Waghmare Sangita Madan Patil Pramila Kamlakar Patil Anita Navnath Patil Vanita Raju Bhagat Lalita Keshav Patil Sunita Sunil Maali	-



Details of the Original Land						Details of the Final Plots Allotted as per the Preliminary Scheme						
Sr. No.	Village	Gat no/ Hissa no	OP No	Area	Amalgamated Total Area	FP allotted in Village	Final Plot No.	Final Plot Area.	Amalgamated FP Area	Tenure of Land	Ownership Final	Remarks
1	2A	2B	3	4	5	6	7	8	9	10	11	12
											(Share of 2 to 10 - 50% ) Raghunath Gopal Waghmare (4.60 %) Shivdham Co.op Hsg. Society Ltd. (26.97%)	
25	Devad	(27/1A/1)	27	6,020	23,460	Devad	20	9,384	9384	Class I	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.	-
26	Devad	(27/2/B)	31	17,440								
27	Devad	(10/0)	5	4,910	1,08,610	Devad	24	17068	43,444	Class I	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%)	-
28	Devad	(25/0)	25	960								
29	Devad	(27/2/D)	33	3,530		Usarli Khurd	439	1616				
30	Devad	(27/3)	34	5,010								
31	Devad	(18/2)	16	4,000		Usarli Khurd	441	10327				
32	Devad	(11/0)	6	880								
33	Devad	(20/2)	19	3,040		Usarli Khurd	445	5197				
34	Devad	(21/0)	21	3,240								
35	Devad	(24/0)	24	3,460		Usarli Khurd	449	3,955				
36	Vichumbe	(39/3)	130	16,840								
37	Vichumbe	(110/0)	232	630		Usarli Khurd	467	5,281				
38	Vichumbe	(111/0)	233	3,290								
39	Vichumbe	(193/1)	243	6,770		Usarli Khurd	467	5,281				
40	Usarli Khurd	(27/0)	363	7,510								
41	Shivkar	(206/C)	687	4,040								
42	Usarli Khurd	(107/0)	475	18,670								
43	Usarli Khurd	(105/A)	472	9,890								
44	Usarli Khurd	(113/0)	485	11,940								
45	Devad	(26/0)	26	3,240		Devad	25	3,240	3240	Class I	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	



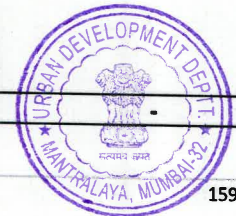
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Sr. No.	Village	Gat no/ Hissa no	OP No	Area	Amalgamated Total Area	FP allotted in Village	Final Plot No.	Final Plot Area.	Amalgamated FP Area	Tenure of Land	Ownership Final	Remarks
1	2A	2B	3	4	5	6	7	8	9	10	11	12
											(Share of 3 and 4 - 18.52 %) 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 Sakharan Sonavane (Share of 7 and 8 - 19.14%) Anil Vasant Thakekar (9.26 %)	
46	Devad	(23/0)	23	2,150	2,150	Devad	26	860	860	Class I	Abhinav V. Chheda	-
47	Vichumbe	(59/0)	166	5,080	5,080	Devad	28	2,032	2032	Class I	Eknath Rama Bhoir Ashok Bhau Bhoir Suman Subhash Patil Lata Kashinath Patil Dehubai Atmaram Bhoir Suresh Atmaram Bhoir	-
48	Devad	(29/0)	46	1,260	1,260	Devad	42	504	504	Class I	Shashikant Tuljaram Jadhav Vinod Parasmal Palresha	-
49	Devad	(30/2)	48	4,400	4,400	Devad	43	4,400	4400	Class I	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%)	-
50	Devad	(27/1B)	28	4,050	4,050	Devad	45	1,620	1620	Class II	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	-



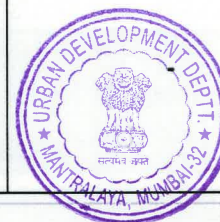
Details of the Original Land						Details of the Final Plots Allotted as per the Preliminary Scheme						
Sr. No.	Village	Gat no/ Hissa no	OP No	Area	Amalgamated Total Area	FP allotted in Village	Final Plot No.	Final Plot Area.	Amalgamated FP Area	Tenure of Land	Ownership Final	Remarks
1	2A	2B	3	4	5	6	7	8	9	10	11	12
											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	
51	Devad	(32/2)	51	1,690	1,690	Devad	46	676	676	Class I	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 %)	-
52	Devad	(9/3)	3	2,500	13,570	Devad	47	5,428	5428	Class I	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 %)	-
53	Devad	(32/1)	50	6,070								
54	Devad	(41/1)	63	5,000								
55	Devad	(9/2)	2	2,600	2,600	Devad	49	2,516	2516	Class I	Bhagwan Ram Waghmare	-
56	Devad	(30/1)	47	5,060	5,060	Devad	51	2,024	2024	Class I	Shalik Dhau Waghmare Rambhau dhau Waghmare Sunil Dhau Waghmare	-



Details of the Original Land						Details of the Final Plots Allotted as per the Preliminary Scheme						
Sr. No.	Village	Gat no/ Hissa no	OP No	Area	Amalgamated Total Area	FP allotted in Village	Final Plot No.	Final Plot Area.	Amalgamated FP Area	Tenure of Land	Ownership Final	Remarks
1	2A	2B	3	4	5	6	7	8	9	10	11	12
											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 %)	
57	Devad	(9/1/A)	1	15,070	15,070	Devad	52A	6,028	6028	Class I	Krupa Anil Patil Laxman Barashya Gharat Shekhar Dattatreya Jadhav Mohan Narayan Shetati (Share of 1 to 4- 66.35 %) Ramdas Gavaty Waghmare Pandurang Gavaty Waghmare (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.	-
58	Devad	(9/1/B)		1,700	1,700	Devad	52B	680	680	Class I	Vijay Jagashi Cheda	-
59	Devad	(12/0)	7	480	1140	Devad	56	456	456	Class I	Padmini Vilas Jadhav Vilas Ramchandra Jadhav	-
60	Devad	(13/0)	8	660								
61	Devad	(9/4)	4	4,000	4,000	Devad	58	1,600	1600	Class I	Nikhil Shashikant Patil Neha Abhishek Deshmukh	-
62	Devad	(15/0)	10	1,690	1,690	Devad	60	868	868	Class I	Santosh Shekhar Asawale Sandhya Sanjay Bhoir (Share of 1 to 2 - 76.92 %) Sanjay Vasant Mhatre (23.08 %)	-
63	Devad	(14/0)	9	2,630	2,630	Devad	62	1,052	1052	Class I	Darshak Shamrao Siddha (61.98 %) Wardhraj Kasinathan Nainar (38.02 %)	-
64	Devad	(20/1)	18	660	660	Devad	63	607	607	Class I	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	-
65	Devad	(16/0)	11	1,720	1,720	Devad	65	762	762	Class I	Namdev Baloo Fadke	-



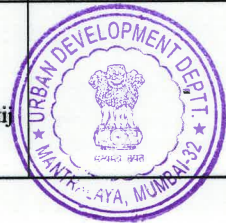
Details of the Original Land						Details of the Final Plots Allotted as per the Preliminary Scheme						
Sr. No.	Village	Gat no/ Hissa no	OP No	Area	Amalgamated Total Area	FP allotted in Village	Final Plot No.	Final Plot Area.	Amalgamated FP Area	Tenure of Land	Ownership Final	Remarks
1	2A	2B	3	4	5	6	7	8	9	10	11	12
66	Devad	(20/3)	20	600	600	Devad	66	240	240	Class II	Shobhana Balkrushna Ghatge Jomibai Vilas. Bhoir Sulabai Ramesh Govari	-
67	Devad	(27/2/C)	32	3,740	3,740	Devad	67	1,496	1496	Class I	Sajjansingh Yadav	-
68	Devad	(22/0)	22	5,500	5,500	Devad	70	2,200	2200	Class I	Kokila Kanubhai Patel Sonal Kanubhai Patel	-
69	Devad	(18/1)	15	6,100	6,100	Devad	71	2,440	2440	Class I	Kokila Kanubhai Patel Sonal Kanubhai Patel	-
70	Devad	(18/3/A)	13	2,880	2,880	Devad	73	1,152	1152	Class I	Rohini Dattatreya Bankar Anita Dattatreya Bankar Nalini Dattatreya Bankar Anjana Dattatreya Bankar	-
71	Vichumbe	(193/2)	244	1,700	1,700	Vichumbe	74	681	681	Class I	Ramesh Alya Gondhali Suresh Alya Gondhali Rajesh Dattatreya Gondhali Gita Nitin Patil Kamala Dattatreya Gondhali Harsh Vinod Gondhali Harshali Vinod Gondhali Pinkie Vinod Gondhali	-
72	Devad	(18/3/B)	14	400	400	Devad	76	400	400	Class I	Radhabai C. Bankar Prakash C. Bankar, (Share of 1 and 2 - 50%) Kishar G. Surate Dhananjay L. Patil (Share of 3 and 4 - 50 %)	-
73	Vichumbe	(224/0)	281	2,480	2,480	Vichumbe	79A	992	992	Class II	Baliram C. Bhingarkar Genu C. Bhingarkar Shantabai K.Keni Suman L. Keni Kanta B. Keni Rami B. Patil Sundar L. Bhoir	-
74	Vichumbe	(195/1)	246	4,310	4,310	Vichumbe	80	1,724	1724	Class I	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	-



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Sr. No.	Village	Gat no/ Hissa no	OP No	Area	Amalgamated Total Area	FP allotted in Village	Final Plot No.	Final Plot Area.	Amalgamated FP Area	Tenure of Land	Ownership Final	Remarks
1	2A	2B	3	4	5	6	7	8	9	10	11	12
											Yashwant A. Surate Vaibhav V. Shelke Geeta U.Bhoir (Share of 1 to 12 - 9.51 %) Yadneshwar S. Patil (90.49 %)	
75	Vichumbe	(195/3)	248	8,000	8,000	Vichumbe	81	7,973	7973	Class I	Shivam Co-Op Housing Society Ltd	-
76	Vichumbe	(195/4)	249	5,890	5,890	Vichumbe	83	2,356	2356	Class I	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	-
77	Vichumbe	(195/2)	247	2,000	11,850	Vichumbe	84	8,716	8716	Class I	Nilkanth Construction Tarfe partners Kishor Krishankant Gupte Maganbhai Nanabhai Patel Jayesh Chimanlal Sonnetta Gopal Devram Chaudhari Bhavna Bhavin Gadia Bhagchand Chuvadmal Khubchandani	-
78	Vichumbe	(196/0)	250	4,780								
79	Vichumbe	(197/0)	251	450								
80	Vichumbe	(201/1)	256	4,020								
81	Vichumbe	(200/0)	255	600							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	-
82	Vichumbe	(199/0)	254	1,210	1,210	Vichumbe	85	1142	1142	Class I		



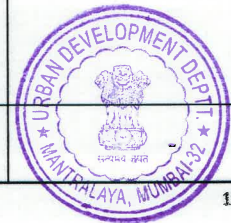
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1	2A	2B	3	4	5	6	7	8	9	10	11	12
83	Vichumbe	(203/0)	262	4,170	4,170	Vichumbe	87	2634	2634	Class I	M/s Luniya Relalty Partnership Firm behalf partner Vinod Gangaram Jain	-
84	Vichumbe	(198/1)	252	1,240	1,770	Vichumbe	89	711	711	Class I	Shree Shankar 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	-
85	Vichumbe	(198/2)	253	530								
86	Vichumbe	(207/1)	264	940	940	Vichumbe	91A	376	376	Class I	Gaus Mohiyoddin Mohammad Ajimoddin Shaikh Aamin Shaikh Hussain	-
87	Vichumbe	(207/2)	265	1,010	1,010	Vichumbe	91B	404	404	Class I	Rajendra H. Padate	-
88	Vichumbe	(217/0)	279	1,200	1,200	Vichumbe	92	480	480	Class II	Anant Chahu Surate Manohar Chahu Surate Nirmala Gajanan Surate Kishor Gajanan Surate Ghanshyam Gajanan Surate Namrata Mangesh Patil	-
89	Vichumbe	(128/2 (P))	241	316	316	Vichumbe	93	126	126	Class I	Anant Sakharan Sawant Chandrakant B. Mohite	-
90	Vichumbe	(201/3)	258	450	450	Vichumbe	95	180	180	Class II	Baliram C. Bhingarkar Genu Shandar Bhingarkar Shantabai Kashinath keni Suman Lahu Keni Kanta Bharat Keni Rami Bandu Patil Sundar Laxman Bhoir	-
91	Vichumbe	(201/4)	259	1,090	6,463	Vichumbe	96 A	2585	2585	Class I	Naina Enterprises behalf Partners Yatij P. Chheda Rohit H.Patel Amba Parbat Patel Kamlesh L.Patel Govind M.Patel	-
92	Vichumbe	(216/2)	277	3,420								
93	Vichumbe	(212/1)	270	440								
94	Vichumbe	(212/4)	273	403								
95	Vichumbe	(216/1)	276	810								
96	Vichumbe	(216/3)	278	300								
97	Vichumbe	(212/2)	271	450	450	Vichumbe	96B	180	180	Class I	Kanha C.Patel (50 %) Amba Parbat Patel Kamlesh L.Patel Govind M.Patel Naina Enterprises behalf Partner Yatij P. Chheda Rohit H.Patel	-




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1	2A	2B	3	4	5	6	7	8	9	10	11	12
98	Vichumbe	(127 (P))	240	410	410	Vichumbe	97	164	164	Class I	(Share of 2 to 6 - 50 %) Gangavihar Infrakon LLP Tarfe Partner Kishor Kaluram Chaudhari Tikaram Viramaji Chaudhari Mayank A. Dhakad Yogesh Durgaram Chaudhari Rohit Hiraji Patel	-
99	Vichumbe	(218/1)	280	12,770	12,770	Vichumbe	100	5,108	5108	Class I	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 %)	-
100	Vichumbe	(77/0)	189	16,820	16,820	Vichumbe	102	6,728	6728	Class I	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 %)	-
101	Vichumbe	(212/3)	272	477	477	Vichumbe	103	191	191	Class I	Kanha C. Patil	-
102	Vichumbe	(201/5)	257	610	1220	Vichumbe	104	758	758	Class I	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	-
103	Vichumbe	(201/2)	260	610								
104	Vichumbe	(206/0)	263	2,380	4,710	Vichumbe	107	1884	1884	Class I	Manoj H. Padate	-
105	Vichumbe	(208/0)	266	2,330								
106	Vichumbe	(209/0)	267	1,190	1,190	Vichumbe	108	476	476	Class I	Dhau L. Bhingarkar	-
107	Vichumbe	(211/0)	269	780	780	Vichumbe	109	715	715	Class I	Shashikala R. Devkar	-
108	Vichumbe	(215/3)	275	150	150	Vichumbe	111	60	60	Class I	Hadaku B.Bhoir Govind B.Bhoir Krishnabai V.Govari Other Rights: (Protected Tenant) Namdev Kamlu Bhoir	-



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1	2A	2B	3	4	5	6	7	8	9	10	11	12
109	Vichumbe	(9/3)	84	610	610	Vichumbe	113	610	610	Class I	Sunil Duklya Sonawale	-
110	Vichumbe	(51/0)	149	1,870	1,870	Vichumbe	114	748	748	Class I	Vasudev Dharma Bhingarkar Tulsabai K. Bhingarkar Sambhaji K. Bhingarkar Pradeep K. Bhingarkar Surekha D. Shinde Vanita D. Patil Aparna R. gavand Nirasha P. Mundkar	-
111	Vichumbe	(9/1)	82	2,150	2,150	Vichumbe	115	860	860	Class I	Ramdas Kathod Bhoir Dattatray Kathod Bhoir Sarita Harishchandra Bhoir Other Rights: Other Dagadi N. Bhoir Dhondur G. Surate Mahadi B. Keni Mangali G. Surate Bali B. Paredeshi	-
112	Usarli Khurd	(136(P)/0)	501	2,476	2,476	Vichumbe	116	990	990	Class I	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	-
113	Vichumbe	(10/0)	85	504	2150	Vichumbe	117	1875	1875	Class I	Anoop V. Kamble	
114	Vichumbe	(10/3)	88	163							Rajendra S. Kamble Vasant A. Raut	



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1	2A	2B	3	4	5	6	7	8	9	10	11	12
115	Vichumbe	(10/2)	87	162							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%)	
116	Vichumbe	(10/1)	86	168								
117	Vichumbe	(10/4)	89	166								
118	Vichumbe	(10/5)	90	821								
119	Vichumbe	(10/6)	91	166								
120	Vichumbe	(12/0)	93	2,150	2,150	Vichumbe	118	860	860	Class II	Namdev B. Phadke (51.16%) Kaluram B. Dundrekar (48.84%)	-
121	Vichumbe	(13/0)	94	2,500	2,500	Vichumbe	119	1,000	1000	Class I	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%)	-
122	Vichumbe	(14/0)	95	2,880	2,880	Vichumbe	120	2,435	2435	Class I	Namdev B. Phadke	-
123	Vichumbe	(52/0)	150	1,240	1,240	Vichumbe	121	496	496	Class I	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	-
124	Vichumbe	(11/0)	92	2,400	2,400	Vichumbe	122	960	960	Class I	Pramod S. Bhingarkar (25 %) Dhau L. Bhingarkar (50 %) Pravin W. Chimane (25 %)	
125	Vichumbe	(9/2)	83	2,600	2,600	Vichumbe	123	1,040	1040	Class I	Sunil D. Sonawale	
126	Vichumbe	(126/0)	239	180	180	Vichumbe	124	72	72	Class II	Ramdas Nagya Mhatre	

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1	2A	2B	3	4	5	6	7	8	9	10	11	12
127	Vichumbe	(54/1C)	154	1,800	1,800	Vichumbe	126	720	720	Class II	Sharad Jagannath Bhingarkar Subhash Maya Bhingarkar Damaji Raghunath Bhingarakar Jagadish Maya Bhingarkar Pandit Maya Bhingarkar Varsha Jitendra Mundkar Rajashri Maya Bhingarkar	-
128	Vichumbe	(8/0)	81	2,550	2,550	Vichumbe	127	1,020	1020	Class I	Jani B. Govari Manda M. Patil Manik S. Bhoir Kamla R. Bhoir Alka D. Pardeshi Chhaya G. Pardeshi Dilip Munga Mundkar Shamabai M. Mundkar Anata N. Bhoir (Share of 1 to 9 - 75.02 %) Vaman G. Mundkar (24.98 %)	-
129	Vichumbe	(90/0)	204	4,200	4,200	Vichumbe	128	1,680	1680	Class I	Kaluram C. Patil Shivdas C. Patil Bhaskar R. Patil Santosh R. Patil Anant R. Patil	-
130	Vichumbe	(54/2C/3)	161	3,000	3,000	Vichumbe	129B	1,200	1,200	Class I	Shridhar K. Bhoir	-
131	Vichumbe	(54/2C/2)	160	3,000	3,000	Vichumbe	129C	1,200	1200	Class I	Jomi Vilas Bhoir Rajeshri Mahendra Gavand Shyam Vilas Bhoir Surekha Vilas Bhoir	-
132	Vichumbe	(37/0)	125	860	860	Vichumbe	130	344	344	Class I	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	-



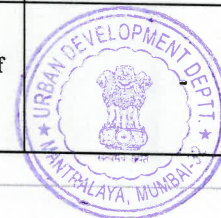
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1	2A	2B	3	4	5	6	7	8	9	10	11	12
											Amita R.Davlekar Anjali N.Dundrekar Uttam N.Dundrekar Kamlakar C.Dundrekar Karuna N.Bhoir Gurunath K.Dundrekar Janardhan A.Dundrekar Dhaya A.Dundrekar Nandabai R.Kaskar Sadhana R.Dhokare Seetabai N.Dundrekar Sukanya C.Patil Sunita Y.Patil Suresh G.Dundrekar Sangita G.Patil Sandip N.Dundrekar Sarita S.Bhagat Hirabai P.Bhoir Sareeka S.Pandit Namrata S.Bhoir Vikram B.Govari Anju S.Patil Manju B.Govari	
133	Vichumbe	(36/2)	122	1,340	1,540	Vichumbe	132	616	616	Class I	Vasudev Dharma Bhingarkar Tulasabai K. Bhingarkar Sambhaji k. Bhingarkar Pradeep K. Bhingarkar Surekha D. Shinde Vanita D. Patil Arpana R. Gavand Nirasha P. Mundkar	
134	Vichumbe	(36/4)	124	200							Damaji Raghunath Bhingarkar Meghanath Raghunath Bhingarkar Janabai Kashinath Patil Kanta Aniruddha Govari Shanta Balam Gondhali Shubhangi Rajaram Bhagat Sangita Raghunath Bhingarkar	
135	Vichumbe	(36/3)	123	480							Jaivanti R.Bhopi Suresh R.Bhopi Bharti R.Bhopi Jitendra R.Bhopi	
136	Vichumbe	(92/0)	206	2,330								



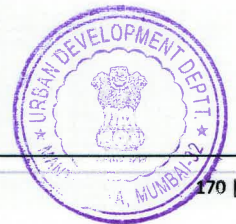
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1	2A	2B	3	4	5	6	7	8	9	10	11	12
137	Vichumbe	(233/0)	282	2,070							Reshma R.Bhopi Kanha C.Patil Jayendra C.Patil Suman S.Patil Pritesh S.Patil Vikas S.Patil Ranjana S.Patil Varun S.Patil Nayan S.Patil Vithabai P.Bhopi Nirmala P.Bhopi Jayshri P.Keni 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	
138	Vichumbe	(124(P)	235	610								
139	Vichumbe	(34/0)	120	2,730	2,730	Vichumbe	135	1,092	1092	Class I	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	-



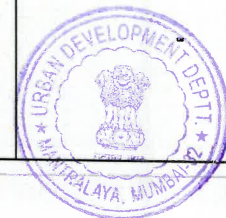
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											Prashant Dattu Gayakwad Asmita Dattu Gayakwad Priyanka Dattu Gayakwad Suhasini Balkrushna Gayakwad Gita Ganesh Gade Vicky Ganesh Gade Diksha Ganesh Gade Aparna Siddharth Sonawane Ashwini Anil Babare Maruti Dharma Gayakwad Rupesh Keshav Gayakwad Pareesh 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. Gayakwad guardian sister of Samakshi and Nayan	
140	Vichumbe	(15/A)	96	3,750	3,750	Vichumbe	137	1,500	1500	Class I	Sudam Sitaram Patil Keshav Sitaram Patil Krushnabai Dattatreya Patil Baliram Dattatreya Patil Ram Dattatreya Patil Bharat Dattatreya Patil Urmila Dilip Mundkar Vanita Harishchandra Bhagat Sangeeta Krishna Patil Aakash Krishna Patil Avinash Krishna Patil Akshata Krishna Patil Minnath Ramchandra Patil	-
141	Vichumbe	(15/B)	97	2,220	2,220	Vichumbe	138	888	888	Class I	Shyam Shankar Patil Karuna Kishor Patil Karuna K. Patil Guardian mother of Gayatri and Giriraj Ashwini Arun Patil Tulsabai Shankar Patil	



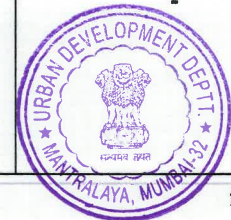
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1	2A	2B	3	4	5	6	7	8	9	10	11	12
142	Devad	(73(P))	77	234	234	Vichumbe	140	94	94	Class II	Lahu N Waghmare Suresh N Waghmare Prakash N Waghmare Ravi N Waghmare Jijabai D Shedge Uma N Waghmare Santosh A Waghmare Pamabai A Waghmare Sandhya B Patil	
143	Vichumbe	(19/2/A)	104	3,000	3,000	Vichumbe	141	1,200	1200	Class I	Sunanda N. Surate Bhagesh N. Surate Janhavi J. Bhingarkar (Share of 1 to 3 - 20.0 %) Neha D. Goyal (80.0%)	-
144	Vichumbe	(67/0)	183	1,060	1,060	Vichumbe	142	424	424	Class I	Malati Madhukar Pandhare	-
145	Vichumbe	(19/1A/1)	98	2,000	2,000	Vichumbe	143	2,000	2000	Class I	M/s Prayag Realty through partners Bhikhabhai R.Madat Jitesh P. Agrawal	-
146	Devad	(103/0)	79	2,400	2,400	Vichumbe	144	1,690	1690	Class I	Shri Rushikesh Shikshan Prasarak Mandal	-
147	Vichumbe	(19/1A/5)	102	1,500	1,500	Vichumbe	148	600	600	Class I	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 Surate Jayshri Ulhas Patil Yogita Vishnu Bhagat Kundan Maya Surate (Share of 2 to 17 - 56 %) Jaibunissa Asagarali Ansari M/s Krishna Enterprises Builders & Developers Behalf Partner Acchelal Dudhnath Yadav	-



Details of the Original Land						Details of the Final Plots Allotted as per the Preliminary Scheme						
Sr. No.	Village	Gat no/ Hissa no	OP No	Area	Amalgamated Total Area	FP allotted in Village	Final Plot No.	Final Plot Area.	Amalgamated FP Area	Tenure of Land	Ownership Final	Remarks
1	2A	2B	3	4	5	6	7	8	9	10	11	12
148	Vichumbe	(25(P))	110	1,790	1,790	Vichumbe	149	716	716	Class I	(Share of 18 and 19 -20%) Sachin Omprakash Agrawal	-
149	Vichumbe	(19/1A/4)	101	2,550	2,550	Vichumbe	151	1,020	1020	Class I	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 Pradip K. Bhopi	-
150	Vichumbe	(19/1A/3)	100	2,600	2,600	Vichumbe	152	1,818	1818	Class I	Pradip K. Bhopi	-
151	Vichumbe	(19/1/B)	103	4,000	5,680	Vichumbe	153	2,272	2272	Class I	Sai Chirag Infra Project Pvt Ltd.	-
152	Vichumbe	(19/2/B)	105	1,680		Vichumbe	154	1,848	1848	Class I	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	-
153	Vichumbe	(19/1A/2)	99	4,620	4,620	Vichumbe	154	1,848	1848	Class I	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	-



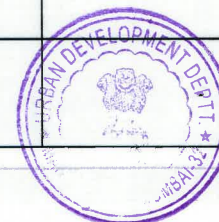
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1	2A	2B	3	4	5	6	7	8	9	10	11	12
											(Share of 2 to 9 - 43.29 %)	
154	Vichumbe	(50/0)	148	3,820	3,820	Vichumbe	155 A	1,528	1528	Class I	Yakub Beg Trust Panvel Alhaj M. Mustafa Yakub Beg- Chief Trustee Yusufkhan Akabar Khan Imran Salim Khan Allabaksh 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	-
155	Vichumbe	(32/0)	118	3,950	3,950	Vichumbe	155 B	1,580	1580	Class I	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. Gayakwad Ananta K. Gayakwad Heir- Nirmala S. Gayakwad Swati S. Gayakwad Jyoti S. Gayakwad	-



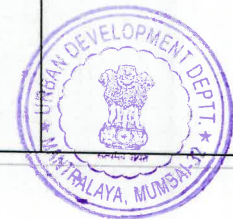
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Sr. No.	Village	Gat no/ Hissa no	OP No	Area	Amalgamated Total Area	FP allotted in Village	Final Plot No.	Final Plot Area.	Amalgamated FP Area	Tenure of Land	Ownership Final	Remarks
1	2A	2B	3	4	5	6	7	8	9	10	11	12
											Vidya S. Gayakwad Hausabai 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 Gayakwad Manasi M. gayakwad Guardian Mother of Sakshi and Shreya	
156	Vichumbe	(33/0)	119	1,850	1,850	Vichumbe	156	1238	1238	Class I	Pushpa Lakshman Gayakwad Lila Lakshman Gayakwad Hemant Lakshman Gayakwad Jayesh Lakshman Gayakwad Punam Lakshman Gayakwad Mohini Lakshman Gayakwad	-
157	Vichumbe	(39/2)	129	510	510	Vichumbe	159	204	204	Class II	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	-



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1	2A	2B	3	4	5	6	7	8	9	10	11	12
158	Vichumbe	(39/1/A)	127	4,750	6,750	Vichumbe	161A	2,700	2700	Class I	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 %)	-
159	Vichumbe	(39/1/B)	128	2,000								
160	Vichumbe	(39/4)	131	130	130	Vichumbe	161B	52	52	Class II	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	-
161	Vichumbe	(41/0)	133	2,910	2,910	Vichumbe	163	1,164	1164	Class II	Balaram Babu Dundrekar	-
162	Vichumbe	(43/2)	137	430	2520	Vichumbe	165	1008	1008	Class I	Digambar Kashinath Gayhane Mustafa Abbas Shaikh	-
163	Vichumbe	(43/1/1)	135	2,090								
164	Vichumbe	(43/1/2)	136	1,800	1,800	Vichumbe	166	720	720	Class I	Mohammad Hanif Sheikh Alfa Nazir Khatib Mudassar Nazir Khatib Nurjaha Nazir Khatib Rafat Nazir Khatib Achhelal D.Yadav	-
165	Vichumbe	(235/0)	284	860	860	Vichumbe	167A	344	344	Class I	M/s Krishna Enterprises Builders & Developers Behalf Partner Ramesh Laxman Waghmare	-
166	Vichumbe	(46/1)	140	2,400	2,400	Vichumbe	168A	960	960	Class I	Ramesh Narayan Patil Barasu Kana Patil Manda Pandharinath Patil Ratan Govind Patil	-
167	Vichumbe	(49/3/A)	146	5,190	5,190	Vichumbe	168B	2,076	2076	Class II	Ramesh Narayan Patil Barasu Kana Patil Manda Pandharinath Patil Ratan Govind Patil	-
168	Vichumbe	(62/1)	170	14,260	14,260	Vichumbe	169	5,704	5704	Class II	Vishnu G. Bhoir Hanuman G. Bhoir Sudam G. Bhoir Shankar G. Bhoir	-



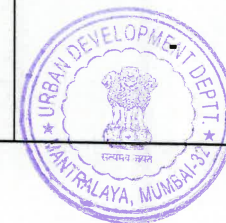
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1	2A	2B	3	4	5	6	7	8	9	10	11	12
											(Share of 1 to 4 - 84.57 %) M/s. Ashapura Realtors Tarfe Partner Rakesh Pravin Sanghvi (15.43 %)	
169	Vichumbe	(31/0)	117	2,630	2,630	Vichumbe	171	1,052	1052	Class I	Dagadu Hirya Patil Sitaram H. Patil Munabai H. Patil Lilabai D. Mundhkar Tulsa H. Patil	-
170	Vichumbe	(45/0)	139	860	860	Vichumbe	172	344	344	Class I	Nityanand J. Madhav	-
171	Vichumbe	(46/2)	141	1,670	1,670	Vichumbe	173A	668	668	Class I	Minnath R. Patil	-
172	Vichumbe	(49/3/B)	147	5,180	5,180	Vichumbe	173B	2,072	2072	Class II	Minnath R. Patil	-
173	Vichumbe	(56/0)	163	600	600	Vichumbe	175	240	240	Class I	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 Vitthal Bhoir Manisha Baburao Govari Jitendra Vitthal Bhoir Vinod Vitthal Bhoir	-
174	Vichumbe	(109/2)	231	2,190	2,190	Vichumbe	176	876	876	Class II	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	-



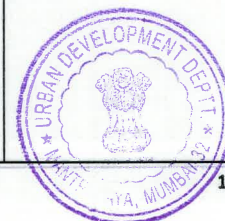
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Sr. No.	Village	Gat no/ Hissa no	OP No	Area	Amalgamated Total Area	FP allotted in Village	Final Plot No.	Final Plot Area.	Amalgamated FP Area	Tenure of Land	Ownership Final	Remarks
1	2A	2B	3	4	5	6	7	8	9	10	11	12
											Vatsala Nilesh Patil Prashant 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	
175	Vichumbe	(109/1)	230	1,600	1,600	Vichumbe	177	1,597	1597	Class I	M/s. J D Realtors Tarfe Vivek k.Chaethramani Viki Shyamlal Artavani	-
176	Vichumbe	(108/1)	228	2,070	2,070	Vichumbe	179	828	828	Class I	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	-
177	Vichumbe	(108/2)	229	2,200	2,200	Vichumbe	180	880	880	Class I	M/s Sai Infra Partnership Firm M/s Home Ambition Properties Partnership Firm	-
178	Vichumbe	(54/1/B)	153	1,530	1,530	Vichumbe	182	626	626	Class I	Dipak V.Shinde	-
179	Vichumbe	(93/0)	207	3,570	8,000	Vichumbe	190	3,200	3200	Class I	Yakoob Beg Trust Panvel Alhaz M. Mustafa Yakub Beg Chief Trustee	
180	Vichumbe	(106/0)	226	4,430							Yusufkhan A. Khan Imran S. Khan Allabaksha A. Mulla M. Tasalim M. Husen	



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1	2A	2B	3	4	5	6	7	8	9	10	11	12
											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	
181	Vichumbe	(105/1)	225	3,160	3,160	Vichumbe	191	1,264	1264	Class I	Bijesh Hanumant Bhoir	-
182	Vichumbe	(62/2 Pt)	171	14,970	14,970	Vichumbe	192	5,988	5988	Class I	Nilesh Becharbhai Patel	-
183	Vichumbe	(54/1/A)	152	4,050	4,050	Vichumbe	193	1,620	1620	Class I	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 %)	



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1	2A	2B	3	4	5	6	7	8	9	10	11	12
184	Vichumbe	(101/0)	218	600	600	Vichumbe	194	240	240	Class I	Ritesh Raju Patil Raju Dhanraj Patil	-
185	Usarli Khurd	(165/1)	531	500	500	Usarli Khurd	196	500	500	Class I	Vaignyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: Kamalkar T. Kharje	-
186	Vichumbe	(100/1)	216	580	580	Usarli Khurd	197	232	232	Class I	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	-
187	Vichumbe	(100/2)	217	890	890	Usarli Khurd	198A	356	356	Class I	Shital Jitesh Munot	-
188	Vichumbe	(24(P)/0)	109	1122	1122	Usarli Khurd	198B	449	449	Class I	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	-



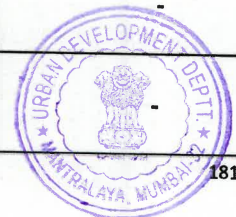
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1	2A	2B	3	4	5	6	7	8	9	10	11	12
											Savita Mahendra Patil Jagadish Namdev Bhopi Riya Ravindra Mahadik Dipa Pravesh Vartak Hemant Hanuman Bhoir Madavi Swagata Patil Bhagyashree Hanuman Bhoir	
189	Usarli khurd	(166/1(P))	570	9,752	9752	Usarli Khurd	200A	3,901	3901	Class I	M/s Unmesh House Makers tarfe Owner Laxmikant Ramkrushna Vyankatraman	-
190	Usarli khurd	(166/2(P))	571									
191	Usarli khurd	(166/3(P))	572									
192	Usarli Khurd	(134/1)	499	1500	1500	Usarli Khurd	200B	600	600	Class I	Anil Krushna Patil	-
193	Usarli Khurd	(165/12)	542	500	500	Usarli Khurd	203	500	500	Class I	Vaigyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: V. M. Pawar.	-
194	Usarli Khurd	(165/11)	541	500	500	Usarli Khurd	204	500	500	Class I	Vaigyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: D. K. Jain	-
195	Usarli Khurd	(165/10)	540	500	500	Usarli Khurd	205	500	500	Class I	Vaigyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: Hari Singh	-
196	Usarli Khurd	(165/9)	539	500	500	Usarli Khurd	206	500	500	Class I	Vaigyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: S. S. Kumar	-
197	Usarli Khurd	(165/8)	538	201	201	Usarli Khurd	207	201	201	Class I	Vaigyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: Anusaya Ramchandran V. R. Purushottam.	-
198	Usarli Khurd	(165/7)	537	514	514	Usarli Khurd	208	514	514	Class I	Vaigyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: Archana V. Palande	-
199	Usarli Khurd	(165/6)	535	500	500	Usarli Khurd	209	500	500	Class I	Vaigyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: Mahesh Singh	-
200	Usarli Khurd	(165/13)	543	500	500	Usarli Khurd	211	500	500	Class I	Vaigyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: Kiran P. Bhoir	-



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1	2A	2B	3	4	5	6	7	8	9	10	11	12
											Vasant G. Bhundere Ganpat M. Patil	
201	Usarli Khurd	(165/14)	544	401	401	Usarli Khurd	212	401	401	Class I	Vaigyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: K. Ram. Radhinam	-
202	Usarli Khurd	(165/15)	545	513	513	Usarli Khurd	213	513	513	Class I	Vaigyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: Vishawas L. Bhagat	-
203	Usarli Khurd	(165/17)	547	500	500	Usarli Khurd	215	500	500	Class I	Vaigyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: Anil V. Bhoir	-
204	Usarli Khurd	(165/16)	546	500	500	Usarli Khurd	216	500	500	Class I	Vaigyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: Suresh M. Shinde	-
205	Usarli Khurd	(165/18)	548	500	500	Usarli Khurd	217	500	500	Class I	Vaigyanik 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.	-
206	Usarli Khurd	(165/19)	549	500	500	Usarli Khurd	218	500	500	Class I	Vaigyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: P. L Vijay	-
207	Usarli Khurd	(165/20)	550	500	500	Usarli Khurd	219	500	500	Class I	Vaigyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: H. G. Panwal	-
208	Usarli Khurd	(165/21)	551	500	500	Usarli Khurd	220	500	500	Class I	Vaigyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: D. W. Dhuri	-



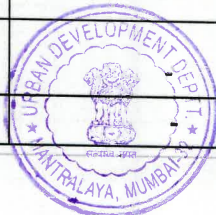
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1	2A	2B	3	4	5	6	7	8	9	10	11	12
209	Usarli Khurd	(165/24)	554	500	500	Usarli Khurd	221	500	500	Class I	Vaigyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: Krishnapriya B. Dhareshwar	-
210	Usarli Khurd	(165/23)	553	401	401	Usarli Khurd	222	401	401	Class I	Vaigyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: P.K. Vattal	-
211	Usarli Khurd	(165/22)	552	496	496	Usarli Khurd	223	496	496	Class I	Vaigyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: Vandana M. Bhavsar	-
212	Usarli Khurd	(165/25)	555	500	500	Usarli Khurd	224	500	500	Class I	Vaigyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: Ashok Y. Dangore	-
213	Usarli Khurd	(165/26)	556	500	500	Usarli Khurd	225	500	500	Class I	Vaigyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: S. D. Mishra	-
214	Usarli Khurd	(165/27)	557	500	500	Usarli Khurd	226	500	500	Class I	Vaigyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: Suresh C. Dubey	-
215	Usarli Khurd	(165/29)	559	500	500	Usarli Khurd	227	500	500	Class I	Vaigyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: Mahavir Singh	-
216	Usarli Khurd	(165/28)	558	500	500	Usarli Khurd	228	500	500	Class I	Vaigyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: R. K. Mathur	-
217	Usarli Khurd	(165/30)	560	500	500	Usarli Khurd	229	500	500	Class I	Vaigyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: Nirmal Gupta	-
218	Usarli Khurd	(165/31)	561	500	500	Usarli Khurd	230	500	500	Class I	Vaigyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: R. K. Varma	-
219	Usarli Khurd	(165/32)	562	500	500	Usarli Khurd	231	500	500	Class I	Vaigyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: A. K. Shrivastava	-



Details of the Original Land						Details of the Final Plots Allotted as per the Preliminary Scheme						
Sr. No.	Village	Gat no/ Hissa no	OP No	Area	Amalgamated Total Area	FP allotted in Village	Final Plot No.	Final Plot Area.	Amalgamated FP Area	Tenure of Land	Ownership Final	Remarks
1	2A	2B	3	4	5	6	7	8	9	10	11	12
220	Usarli Khurd	(165/33)	563	500	500	Usarli Khurd	232	500	500	Class I	Vaignyanik Niwas Sarkari Sanstha Ltd.	-
221	Usarli Khurd	(165/37)	567	500	500	Usarli Khurd	234	500	500	Class I	Vaignyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: Diwansinh H. Brisht Gulshan D. Brisht	-
222	Usarli Khurd	(165/36)	566	522	522	Usarli Khurd	235	522	522	Class I	Vaignyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: Mahendra S. Bhavsar	-
223	Usarli Khurd	(165/35)	565	500	500	Usarli Khurd	236	500	500	Class I	Vaignyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: V. C. Rakheja	-
224	Usarli Khurd	(165/34)	564	501	501	Usarli Khurd	237	501	501	Class I	Vaignyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: Suklala Bhaviskar	-
225	Usarli Khurd	(129/1)	497	540	3540	Usarli Khurd	238	3097	3097	Class I	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%)	-
226	Usarli Khurd	(129/2)	498	3,000								
227	Usarli Khurd	(30/3)	366	590	590	Usarli Khurd	240	236	236	Class II	Ram C Chikhlekar Lakshman C Chikhlekar Sambhaji C Chikhlekar Pandurang C Chikhlekar Sangeeta D Mhaskar Geeta M Ulvekar Prema D Gharat	-
228	Usarli Khurd	(138/1)	502	4,120	8,120	Usarli Khurd	244	3,248	3248	Class I	M/s Mahavir Builders Through partner Shailendra Mathur, Vinay B Patil	-
229	Usarli Khurd	(138/2)	503	4,000							It is subject to the decision in the Regular Civil Appeal number 580/2019 in the District Court Panvel.	
230	Usarli Khurd	(165/5)	535	485	485	Usarli Khurd	246	485	485	Class I	Vaignyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: Vinod K. Palande	-



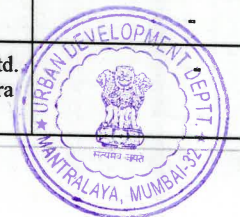
Details of the Original Land						Details of the Final Plots Allotted as per the Preliminary Scheme						
Sr. No.	Village	Gat no/ Hissa no	OP No	Area	Amalgamated Total Area	FP allotted in Village	Final Plot No.	Final Plot Area.	Amalgamated FP Area	Tenure of Land	Ownership Final	Remarks
1	2A	2B	3	4	5	6	7	8	9	10	11	12
231	Usarli Khurd	(165/4)	534	500	500	Usarli Khurd	247	500	500	Class I	Vaigyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: Purushottam B. Bhoir	-
232	Usarli Khurd	(165/3)	533	500	500	Usarli Khurd	248	500	500	Class I	Vaigyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: Rajesh K. Singhal	-
233	Usarli Khurd	(165/2)	532	500	500	Usarli Khurd	249	500	500	Class I	Vaigyanik Niwas Sarkari Sanstha Ltd. Other Rights: Lease Holder: P. J. John	-
234	Vichumbe	(94/1)	208	230	15590	Vichumbe	250A	10040	10040	Class I	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.	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.
235	Vichumbe	(94/2B)	210	720								
236	Vichumbe	(94/2C)	211	400								
237	Vichumbe	(95/0)	212	4,270								
238	Vichumbe	(96/0)	213	940								
239	Vichumbe	(99/0)	215	2,860								
240	Vichumbe	(102/1)	219	960								
241	Vichumbe	(102/2)	220	350								
242	Vichumbe	(102/3)	221	710								
243	Vichumbe	(103/0)	222	700								
244	Vichumbe	(105/2)	224	910								
245	Vichumbe	(107/0)	227	1,490								
246	Vichumbe	(98/0)(pt)	214(pt)	1,050								
247	Vichumbe	(98/0)(pt)	214(pt)	1000	1000	Vichumbe	250C	436	436	Class I	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.	-
248	Usarli Khurd	(135(P))	500	3,275	3,275	Vichumbe	251	1,310	1310	Class I	Shashikala Pai Alaukik R. Pai	-
249	Vichumbe	(48/0)	143	1,370	1,370	Vichumbe	252A	548	548	Class I	Prabhakar Raghunath Bhoir Purushottam Baban Bhoir	-
250	Vichumbe	(49/1)	144	2,500	2,500	Vichumbe	252B	1,000	1000	Class II	Prabhakar Raghunath Bhoir Purushottam Baban Bhoir	-
251	Vichumbe	(104/0)	223	2,380	6,220	Vichumbe	253B	2488	2488	Class I	Ramdas Kathod Bhoir Dattatray Kathod Bhoir Sarita Harishchandra Bhoir	-
252	Vichumbe	(237/0)	285	3,840								
253	Vichumbe	(215/1)	274	2,330	2,330	Vichumbe	253A	932	932	Class I	Ramdas Kathod Bhoir Dattatray Kathod Bhoir	-



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1	2A	2B	3	4	5	6	7	8	9	10	11	12
254	Vichumbe	(28/0)	114	4,810	4,810	Vichumbe	254	1,924	1924	Class I	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 %)	-
255	Vichumbe	(94/2A)	209	320	320	Vichumbe	255	128	128	Class I	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.}	-
256	Vichumbe	(7/0)	80	1,670	5,930	Vichumbe	256	2372	2,372	Class II	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	-
257	Vichumbe	(36/1)	121	2,790								
258	Vichumbe	(42/0)	134	1,470								



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1	2A	2B	3	4	5	6	7	8	9	10	11	12
											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	
259	Vichumbe	(234/0)	283	1,060	1,060	Vichumbe	257	424	424	Class I	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%)	-
260	Usarli Khurd	(46/B)	378	4,050	4,050	Usarli Khurd	259	1,620	1620	Class I	Jyotsna J. Patil	-
261	Usarli Khurd	(30/1)	364	1,970	5,990	Usarli Khurd	261	2396	2396	Class I	Shashikala Pai	-
262	Usarli Khurd	(30/2)	365	730								
263	Vichumbe	(91/0)	205	3,290								
264	Usarli Khurd	(47/1)	379	10,460	10,460	Usarli Khurd	262	4,184	4184	Class II	Rajendra V. Pai Vikramaditya V Pai	-
265	Usarli Khurd	(47/2)	380	2,010	2,010	Usarli Khurd	263	804	804	Class I	Archana Bhagyesh Divate Madhukar Damu Bhagat M/s A&B Infra Tarfe Partner Shakuntala Madhukar Bhagat	-
266	Usarli Khurd	(49/0)	382	400	400	Usarli Khurd	264	257	257	Class II	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	-
267	Usarli Khurd	(63/1/2)	402	8,000	8000	Usarli Khurd	266	3,200	3200	Class I	Sanjay G. Patkar Ragunath C Gharat	-
268	Usarli Khurd	(46/D)	375 A	2,900	9,810	Usarli Khurd	267	3,924	3924	Class I	M/s Tirupati Balaji Buildcon Pvt Ltd. Director through Partners Mahendra P. Singh	-



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1	2A	2B	3	4	5	6	7	8	9	10	11	12
269	Usarli Khurd	(46/C)	375 B	2,860							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 %)	
270	Usarli Khurd	(46/E)	376	2,030								
271	Usarli Khurd	(46/A)	377	2,020								
272	Usarli Khurd	(45/2/A)	371	1,720	1,720	Usarli Khurd	268A	688	688	Class I	Baliram D. Patil	-
273	Usarli Khurd	(45/2/B)		1,720	1,720	Usarli Khurd	268 B	688	688	Class I	Sunil D. Sonavale	-
274	Usarli Khurd	(53/1)	384	1,391	23,820	Usarli Khurd	270	13131	13131	Class I	Sanjay G. Patkar Ragunath C Gharat (Share pf 1 and 2 - 74.79 %) Raje Shiwaji Sankul Co-Op Housing So. Ltd (25.21 %)	-
275	Usarli Khurd	(53/2)	385	718								
276	Usarli Khurd	(53/3)	386	591								
277	Usarli Khurd	(45/3/1)	367	3,268								
278	Usarli Khurd	(45/3/2(Part area in TPS-7)	368	1,509								
279	Usarli Khurd	(45/3/3)	369	197								
280	Usarli Khurd	(45/3/4)	370	519								
281	Usarli Khurd	(45/4/1)	372	88								
282	Usarli Khurd	(45/4/2)	373	1904								
283	Usarli Khurd	(45/4/3)	374	393								
284	Usarli Khurd	(19/1A/1)	342	10								
285	Usarli Khurd	(19/1A/2)	343	114								
286	Usarli Khurd	(19/1A/3)	344	1,668								
287	Usarli Khurd	(19/1A/4)	345	1,235								
288	Usarli Khurd	(19/1A/5)	346	3,095								
289	Usarli Khurd	(19/1A/6)	347	2,287								
290	Usarli Khurd	(19/1A/7)	348	2,327								
291	Usarli Khurd	(19/1A/8)	349	2,506								
292	Usarli Khurd	(50(P)	383	192	192	Usarli Khurd	271	77	77	Class I	Dattatray K Bhoir Sarita H Bhoir Kamlabai D Bhoir Ramdas K. Bhoir	-
293	Vichumbe	(125/2)	238	870	870	Usarli Khurd	274 A	348	348	Class I	Shree Shankar Devsthan vichumbe Keshav Kana Bhingarkar Gangabai Chahu Bhingarkar Vijay Chahu Bhingarkar Vishawas Chahu Bhingarkar Kalibai chandrakant Patil	



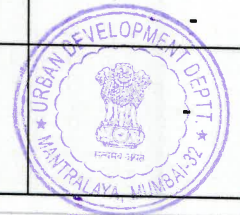
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1	2A	2B	3	4	5	6	7	8	9	10	11	12
											Sakharibai chandrakant Govari Kundabai Suresh Bhingarkar Rajesh Suresh Bhingarkar Amita Vishawas Govari Sangita Patil Sudhir Janardan Keni Prasad Rajendra Keni Anil Janardan Keni Aruna Rajendra Keni Shobha Janardan Keni Maribai Rajendra Keni	
294	Vichumbe	(125/1/1)	236	350	700	Usarli Khurd	274 B	280	280	Class I	M/s I. M. S. Tarfe Mohmmad Mumtaj Abdul Kayak Shahanvaj Kamrulhoda Alam Mohmmad Emamuddin Mohmmad Amarulah Shaikh Sanjay K. J. Sinh	
295	Vichumbe	(125/1/2)	237	350								
296	Vichumbe	(68 (Pt))	184	2,810	2,810	Usarli Khurd	275	1,124	1124	Class I	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	-
297	Vichumbe	(57/0)	164	4,480	4,480	Usarli Khurd	276	1,792	1792	Class I	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	
298	Shivkar	(207(P))	689	12,781	12,781	Usarli Khurd	278	1,634	5112	Class II		



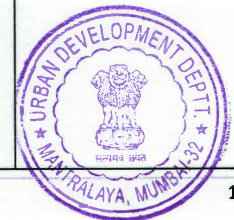
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1	2A	2B	3	4	5	6	7	8	9	10	11	12
299							287	3,478			Pavani Ramesh Patel Agastya Ramesh Patel Pratibha Ramesh Patel	
300	Usarli Khurd	(119/2)	491	1,060	1,060	Usarli Khurd	279A	424	424	Class II	Manoraj Dhondur Mhatre Lila Sadanand Mhatre Vijay Sadanand Mhatre Arvind Sadanand Mhatre Madhumati Madhav Maali Jayshree Uday Patil	-
301	Usarli Khurd	(26/0)	362	4,500	4,500	Usarli Khurd	279B	1,800	1800	Class I	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%)	-
302	Vichumbe	(61/2)	171	7,460	7,460	Usarli Khurd	280	2,984	2984	Class I	Vinay Vijay Aggarwal	-
303	Usarli Khurd	(23/0)	358	6,150	6,150	Usarli Khurd	281	2,460	2460	Class I	Lahu Govind Mhatre Ankush Govind Mhatre Bhagwan Govind Mhatre Durga Hiranand Mhatre Hareesh Hiranand Mhatre Shridhar Hiranand 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 %)	-
304	Usarli Khurd	(25/3)	361	6,000	6,000	Usarli Khurd	282	2,352	2352	Class I	Ravikumar M Arya Pawan kumar M Arya	-
305	Usarli Khurd	(25/2(P))	361	4,272	4,272	Usarli Khurd	283	1,709	1709	Class I	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	



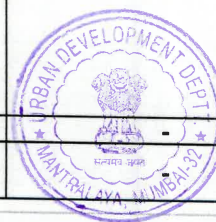
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											Pratibha S Bhagat Priya S Bhoir Snehal A Patil Geetanjai H Govari Kalpesh Damodar Bhagat Prajakta Ram Patil Akshata D.Bhagat Shusmita D.Bhagat Neerabai J. Mhatre	
306	Usarli Khurd	(24/0)	359	4,100	4,100	Usarli Khurd	284	1,640	1640	Class I		-
307	Vichumbe	(49/2)	145	5,870	5,870	Usarli Khurd	285	2,348	2348	Class I	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 %)	-
308	Usarli Khurd	(57/2)	388	3,240	3,240	Usarli Khurd	286	1,296	1296	Class I	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%)	-
309	Usarli Khurd	(19/1C/2)	351	1,700	1,700	Usarli Khurd	290	680	680	Class I	Vithhal Govind Pardeshi	-
310	Usarli Khurd	(20/0)	357	1,060	1,060	Usarli Khurd	291	890	890	Class I	Aabasaheb Shankar Aldar	-
311	Usarli Khurd	(19/1B/1)	353	2,000	2,000	Usarli Khurd	292	800	800	Class I	M/s DSE Enterprises Registered Partner on Behalf of Association - Shankar Hande Abdul Wahid Vamik Sheikh	-
312	Usarli Khurd	(19/1B/2)	354	2,020	2,020	Usarli Khurd	293	808	808	Class I	Prakash R. Bhagat	-
313	Usarli Khurd	(19/1C/1/2)	352	2,400	2,400	Usarli Khurd	295	990	990	Class I	Ramesh N. Bhagat	-
314	Usarli Khurd	(19/1C/1/1)	350	3,180	3,180	Usarli Khurd	296	1,276	1276	Class I	Nitin Krushna Bhagat (84.28 %) Anita Nitin Bhagat (15.72 %)	-
315	Usarli Khurd	(12/2)	331	300	2502	Usarli Khurd	299	2008	2008	Class I	Shashikant K Kalushte Vaishali S Palkar Anand K Kalushte Amruta A Kalushte Omkar A Kalushte Rekha N Todkari	-
316	Usarli Khurd	(12/1)	330	2,202								



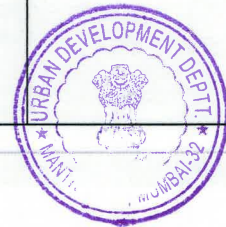
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1	2A	2B	3	4	5	6	7	8	9	10	11	12
											(Share of 1 to 6 - 12.0%) Madhukar G Kulkarni Rajendran G Kulkarni Anil G Kulkarni Vaishali V Kulkarni Neeta Adhikari Aboli A Kulkarni (Share of 7 to 12 - 73.70 %) Rahul Madhukar Kulkarni (14.30 %)	
317	Usarli Khurd	(11/2)	329	660	660	Usarli Khurd	300	264	264	Class I	Kishor Shivdas Govari	-
318	Usarli Khurd	(11/1)	328	6,020	6,020	Usarli Khurd	301	2,408	2408	Class II	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 Bhoir Gita Gunaji Shinde Swati Ganesh Bhoir Suraj Padmakar Bhagat Sachin Padmakar Bhagat	-



Details of the Original Land						Details of the Final Plots Allotted as per the Preliminary Scheme						
Sr. No.	Village	Gat no/ Hissa no	OP No	Area	Amalgamated Total Area	FP allotted in Village	Final Plot No.	Final Plot Area.	Amalgamated FP Area	Tenure of Land	Ownership Final	Remarks
1	2A	2B	3	4	5	6	7	8	9	10	11	12
											Kunda Narayan Bhagat Ankush Narayan Bhagat Roopali Chandrakant Jhavre Rupesh Narayan Bhagat (Share of 10 to 37 - 49.83 %)	
319	Vichumbe	(80/2)	193	12,010	12,010	Usarli Khurd	302	4,804	4804	Class I	Shri Dyaneshwar Mauli Co. Housing Society	-
320	Usarli Khurd	(10/1A/1)	319	1,900	1,900	Usarli Khurd	303	760	760	Class I	Vishwas Laxshman Bhagat	-
321	Usarli Khurd	(63/1/1)	401	8,100	8,100	Usarli Khurd	304	3,240	3240	Class I	Subhas K. Sarpotdar	-
322	Usarli Khurd	(19/4A(P))	355	1,215	1,215	Usarli Khurd	305B	725	725	Class I	Shubhangi Nishikant Bhagat Mayuresh Nishikant Bhagat Juili Nishikant Bhagat Shubhangi N. Bhagat -Guardian mother of 2 and 3	-
323	Usarli Khurd	(10/1A/2 (P))	320	23,070	48,600	Usarli Khurd	305A 310A	19,440	19440	Class I	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 %)	-
324	Usarli Khurd	(19/4B)	356	5000								
325	Usarli Khurd	(10/2/1)	322	1,400								
326	Usarli Khurd	(63/2)	403	19,130								
327	Usarli Khurd	(12/4)	333	360	1232	Usarli Khurd	306	493	493	Class I	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 %)	-
328	Usarli Khurd	(12/5)	334	167								
329	Usarli Khurd	(12/6)	334A	705								
330	Usarli Khurd	(10/1B)	321	1,800	1,800	Usarli Khurd	309	720	720	Class I	Sandhya L. Tiwari	-
331	Usarli Khurd	(159/B)	520	2,000	2,000	Usarli Khurd	310B	800	800	Class I	Mohan Nanaji Bhimani Patel Bharat Kanji Shah	-



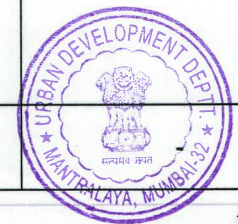
Details of the Original Land						Details of the Final Plots Allotted as per the Preliminary Scheme						
Sr. No.	Village	Gat no/ Hissa no	OP No	Area	Amalgamated Total Area	FP allotted in Village	Final Plot No.	Final Plot Area.	Amalgamated FP Area	Tenure of Land	Ownership Final	Remarks
1	2A	2B	3	4	5	6	7	8	9	10	11	12
332	Usarli Khurd	(73/0)	412	3,210	3,210	Usarli Khurd	311	1,284	1284	Class I	Ramdas K. Bhoir	-
333	Usarli Khurd	(72/0)	411	3,950	3,950	Usarli Khurd	312	1,580	1580	Class II	Bama R. Mhatre	
334	Usarli Khurd	(74/3)	415	3,590	3,590	Usarli Khurd	313	1,436	1436	Class I	Rajshri Eknath Bhopi Shrinath Eknath Bhopi Ramubai Ragunath Bhopi	-
335	Usarli Khurd	(74/1)	413	2,410	12,210	Usarli Khurd	314	4213	10618	Class I	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 %)	-
336	Usarli Khurd	(74/2)	414	1,010			316	1867				
337	Usarli Khurd	(75/A)	416	8,790			347	4,538				
338	Usarli Khurd	(71/0)	410	5,790	5,790	Usarli Khurd	319	2,316	2316	Class I	Vincent Luis Mathais	-
339	Usarli Khurd	(57/1)	387	2,170	2,170	Usarli Khurd	320B	868	868	Class I	Satish S Jadhav Dilip S Jadhav	-
340	Usarli Khurd	(57/3C)	391	2,020	2,020	Usarli Khurd	321	808	808	Class II	Ambibai Hasha Bhoir	-
341	Usarli Khurd	(70/0)	409	2,380	2,380	Usarli Khurd	322	952	952	Class I	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 %)	-



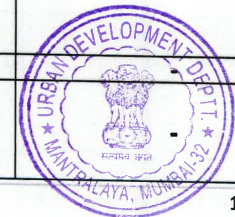
Details of the Original Land						Details of the Final Plots Allotted as per the Preliminary Scheme												
Sr. No.	Village	Gat no/ Hissa no	OP No	Area	Amalgamated Total Area	FP allotted in Village	Final Plot No.	Final Plot Area.	Amalgamated FP Area	Tenure of Land	Ownership Final	Remarks						
1	2A	2B	3	4	5	6	7	8	9	10	11	12						
342	Usarli Khurd	(59/2A)	394	1,500	1,500	Usarli Khurd	324	600	600	Class II	Chandrakant G Mhatre Dhanaji G Mhatre Sushila K. Patil Nira L Waghmare Anusaya C Patil	-						
343	Usarli Khurd	(48/0)	381	5,210	5,210	Usarli Khurd	325	2,084	2084	Class I	Lilabai Vasant Patil Hirabai Haribhau Patil Bharti Dattaram Patil Asha Ramesh Patil	-						
344	Usarli Khurd	(57/3A)	389	4,000	4,000	Usarli Khurd	326	1,600	1600	Class I	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%)	-						
345	Usarli Khurd	(57/3B)	390	2,100	2,100	Usarli Khurd	327	840	840	Class II	Radhabai V Bhoir Baliram V Bhoir Ganesh V Bhoir Vithoba V Bhoir Anita J Bhoir	-						
346	Usarli Khurd	(58/0)	392	5,060	5,060	Usarli Khurd	329	2,024	2024	Class I	Milind Balwant Nene Ashutosh Gunwant Abhyankar	-						
347	Usarli Khurd	(64/0)	404	2,760	5,140	Usarli Khurd	330B	2,056	2,056	Class I	Babibai K. Bhoir	-						
348	Usarli Khurd	(69/0)	408	2,380		Usarli Khurd												
349	Usarli Khurd	(66/0)	406a	1,420	1,420	Usarli Khurd	330A	568	568	Class II	Babibai K. Bhoir	-						
350	Usarli Khurd	(77/1)	422a	5,300	6,092	Usarli Khurd							334	6,092	6092	Class I	Nirbhaymal Jain Vijaymal Sand	-
351	Usarli Khurd	(77/3)	422c	592														
352	Usarli Khurd	(77/6)	422f	200														
353	Vichumbe	(29/0)	115	6,200	6,200	Usarli Khurd	337	2,480	2480	Class I	Babibai K. Bhoir Hanuman K. Bhoir Bansidhar K. Bhoir Gitabai M. Patil Vanmala N. Pandit Kunda R. Madhavi Sulochana C. Keni Sarita S. Gondhali	-						
354	Usarli Khurd	(81/0)	432	20,350	20,350	Usarli Khurd	338	8,140	8140	Class I	Rajshri Mahindra Naik Gaurang Mahindra Naik Chinmay Mahindrda Naik	-						
355	Usarli Khurd	(77/2)	422b	10,171	14,848	Usarli Khurd	339	5,939	5939	Class I	M/s Kajal Enterprises Owner	-						



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1	2A	2B	3	4	5	6	7	8	9	10	11	12
356	Usarli Khurd	(77/4)	422d	1,127							Shanti Lal D Thakkar	-
357	Usarli Khurd	(77/5)	422e	3,550								
358	Vichumbe	(54/2A)	157	9,820	9,820	Usarli Khurd	340	3,928	3928	Class I	Yamuna Ganapat bhoir (33.30 %) Vasant Namdev Bhoir (33.40%) Anant Namdev Bhoir (33.30 %)	-
359	Usarli Khurd	(76/4)	420	3,410	10,190	Usarli Khurd	342	4,076	4076	Class I	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 %)	-
360	Usarli Khurd	(76/3)	419	3,390								
361	Usarli Khurd	(76/1)	418	3,390								
362	Vichumbe	(58/0)	165	4,900	4,900	Usarli Khurd	344	1,960	1960	Class I	Umabai Bama Mundkar Krushna Balam Govari Karuna Balam Govari Anjali Sitaram Pandit Ganesh Padya Mundkar Lilabai Bama Mundkar Vasanti Balam Govari Hirabai Balam 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 Balam Govari Pushpa Ghanshyam Gupta Fashi Goma Govari Pramila Padya Mundkar Jaydas Padya Mundkar	-
363	Usarli Khurd	(76/2)	421	3,390	4,060	Usarli Khurd	345B	1,624	1624	Class I	Dayabai Dattatreya Bhagat Hareshwar Dattatreya Bhagat	
364	Usarli Khurd	(88/2)	447	140								
365	Usarli Khurd	(158/5)	516	530								



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1	2A	2B	3	4	5	6	7	8	9	10	11	12
											Ganesh Dattatreya Bhagat Roopali Rakesh Bhoir	
366	Usarli Khurd	(75/B)	417	8,000	8,000	Usarli Khurd	348	3,200	3200	Class I	Lansi M. Barboja	-
367	Usarli Khurd	(87/1)	445	7,590	7,590	Usarli Khurd	351	3,036	3036	Class I	Stanis L C Desouza Pamela F Desouza	-
368	Usarli Khurd	(87/2)	446	2,000	2,000	Usarli Khurd	352	800	800	Class I	Sugandha S. Paradkar	-
369	Usarli Khurd	(86/1/1)	440	19,250	19,250	Usarli Khurd	354	7,700	7700	Class I	Ramchandra Gana Bhagat (15.06 %) Asha Kamalakar Bhagat Lakshmi Gana Bhagat Anita Ananta Bhagat Savita Yashvant Bhoir 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 %)	-
370	Usarli Khurd	(86/1/3)	443	2,400	2,400	Usarli Khurd	355	960	960	Class I	Ramchandra G. Bhagat	
371	Usarli Khurd	(86/2)	444	710	710	Usarli Khurd	356	284	284	Class II	Krushna M Bhoir Aanu M Bhoir Leela G Pardeshi Anjira A Govari	



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1	2A	2B	3	4	5	6	7	8	9	10	11	12
372	Usarli Khurd	(86/1/2/1)	441	9,896	9,896	Usarli Khurd	358	3,958	3958	Class I	Deepti D Bhagat Deepali P Joshi Hemant D Bhagat Mukesh D Bhagat	-
373	Usarli Khurd	(80/2)	430	11,600	11,600	Usarli Khurd	359	4,640	4640	Class I	Shrikant Maya Bhagat Bharat Maya Bhagat Gajanan Maya Bhagat Maneek Subodh Patil Asha Ashok Govari	-
374	Usarli Khurd	(78/1/1)	423	10,550	12,066	Usarli Khurd	360	4,826	4826	Class I	Pareesh S Patel Navneet S Patel	-
375	Usarli Khurd	(78/1/2)	424	1,516		Usarli Khurd						
376	Usarli Khurd	(79/1)	427	2,530	9,330	Usarli Khurd	361	3,732	3732	Class I	Nirbhaymal Jain	-
377	Usarli Khurd	(79/2)	428	6,800		Usarli Khurd						
378	Usarli Khurd	(78/2)	425	4,047	4,047	Usarli Khurd	364	1,619	1619	Class I	Vishswas L. Bhagat	-
379	Usarli Khurd	(78/3)	426	4,047	4,047	Usarli Khurd	365	1,619	1619	Class I	Medha Ajit Katti Angha Jokim Fernandes Ashlesha Saurabh Oak	-
380	Usarli Khurd	(80/3)	431	4,300	4,300	Usarli Khurd	366	1,720	1720	Class I	Mohan T. Bhagat Raja T. Bhagat Ratan T. Bhagat Kiran T. Bhagat Sanjay T. Bhagat Krushabai T. Bhagat	-
381	Usarli Khurd	(59/1)	393	500	11140	Usarli Khurd	367	4456	4456	Class I	Vijay Narottamdas Agrawal	-
382	Usarli Khurd	(60/1)	396	710								
383	Usarli Khurd	(60/2)	397	1,210								
384	Usarli Khurd	(60/3)	398	1,010								
385	Usarli Khurd	(61/0)	399	3,340								
386	Usarli Khurd	(65/0)	405	2,730								
387	Usarli Khurd	(68/0)	407	1,640								
388	Usarli Khurd	(80/1)	429	8,360	8,360	Usarli Khurd	368	3,344	3344	Class I	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	-



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											Maneek Subhodh Patil Asha Ashok Govari	
389	Shivkar	(206/A)	688	2,780	2,780	Usarli Khurd	369	1,112	1112	Class II	Jagdish D. Bhagat Tai M. Bhagat Dhakali D. Bhagat Narayan D. Bhagat Vasanti H. Patil Vishnu D. Bhagat	-
390	Vichumbe	(27/2(P))	113	5,855	5,855	Usarli Khurd	370	2,342	2342	Class I	National Builders through partner M. C. Sanni Cijo Sanni	-
391	Usarli Khurd	(83/1)	434	16,180	16,180	Usarli Khurd	371A	4,508	6472	Class I	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	-
							376	1,964				
392	Vichumbe	(21/1)	107	4,270	7,610	Usarli Khurd	372	3,044	3044	Class I	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 Sangita Madan Patil Pramila Kamlakar Patil Anita Navnath Patil Vanita Raju Bhagat Lalita Keshav Patil Sunita Sunil Maali	-
393	Vichumbe	(21/2)	108	3,340								
394	Vichumbe	(27/1)	112	7,260	7,260	Usarli Khurd	373	2,904	2904	Class II	Namdev Babu Surate Prakash Babu Surate Vithabai Kana Patil	



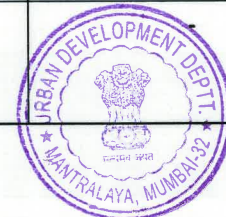
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1	2A	2B	3	4	5	6	7	8	9	10	11	12
											Dharmibai Babu Surate Janabai Pandharinath Surate Nishikant Narayan Surate Sanjeevani Lakhani Bhoir Mayuri Narayan Surate Bhagyashree Chetan Punkar Rajshri Narayan Surate Tejshri Harishchandra Banda Revati Pandurang Kardile Yamuna Narayan Surate Gujmabai Maya Surate Jayashree Ulhas Patil Yogita Vishnu Bhagat Kundan Maya Surate	
395	Shivkar	(206/B)	686	2,780	2,780	Usarli Khurd	375	1,112	1112	Class I	Varadraj 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 %)	-
396	Vichumbe	(64/2B(P))	179	13883	13883	Usarli Khurd	377	5553	5553	Class I	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 %)	-
397	Vichumbe	(64/2A(P))	178									
398	Usarli Khurd	(84/1)	436	10,430	10,430	Usarli Khurd	384	4,172	4172	Class I	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	



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1	2A	2B	3	4	5	6	7	8	9	10	11	12				
399	Usarli Khurd	(88/4)	448	460	460	Usarli Khurd	385	184	184	Class I	Majida bi Mir Imdadali Qureshi (86.53 %) Navazkhan Nihal Ahmed (6.38%) Vinaya Vithal Dukhande (7.09%)	-				
400	Usarli Khurd	(162/7)	530	336	336	Usarli Khurd	386	134	134	Class I	Waman Dharma Bhagat Vasanti Vishnu Bhagat Vinay Vishnu Bhagat Pritam Ramesh Patil Vaibhav Vishnu Bhagat	-				
401	Usarli Khurd	(1/0)	286	1,420	46270	Usarli Khurd	388	10591	33917	Class I	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 %) 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 Hirabai Baliram Bhagat Kalabai Chandrakant Govari Manda Uday Patil Anil Baliram Bhagat Lila Kisan Patil Pushpa Santosh Patil Ajinkya Dattatreya Bhagat Aditya Dattatreya Bhagat Amey Dattatreya Bhagat Sudha Dattatreya Bhagat Parvati Nagu Bhagat Vandana Pandurang Gondhali Shanta Prakash Bhoir Sharda Nagu Bhagat Ganesh Nagu Bhagat Rekha Kumud Patil Shakuntala Chahu Bhagat Kavita Pradeep Patil Mahesh Chahu Bhagat Umessh Chahu Bhagat	-				
402	Usarli Khurd	(2/0)	287	2,020												
403	Usarli Khurd	(3/1)	288	710												
404	Usarli Khurd	(3/2)	289	810												
405	Usarli Khurd	(89/1)	449	4,270												
406	Usarli Khurd	(89/2)	450	3,060												
407	Usarli Khurd	(89/5)	453	1,690												
408	Usarli Khurd	(89/6)	454	5,410												
409	Usarli Khurd	(89/8)	456	1,420			390	23326								
410	Usarli Khurd	(89/9)	457	1,010												
411	Usarli Khurd	(89/10)	458	1,090												
412	Usarli Khurd	(89/11)	459	4,550												
413	Usarli Khurd	(93/0)	463	1,380												
414	Usarli Khurd	(89/3)	451	4,180												
415	Usarli Khurd	(90/0)	460	1,210												
416	Usarli Khurd	(89/7)	455	1,190												
417	Usarli Khurd	(91/0)	461	10,850												



Details of the Original Land						Details of the Final Plots Allotted as per the Preliminary Scheme						
Sr. No.	Village	Gat no/ Hissa no	OP No	Area	Amalgamated Total Area	FP allotted in Village	Final Plot No.	Final Plot Area.	Amalgamated FP Area	Tenure of Land	Ownership Final	Remarks
1	2A	2B	3	4	5	6	7	8	9	10	11	12
											Sandesh Chahu Bhagat Vanita Sunil Bhopi Gita Gunaji Shinde Swati Ganesh Bhopi Suraj Padmakar Bhagat Sachin Padmakar Bhagat Kunda Narayan Bhagat Ankush Narayan Bhagat Rupali Chandrakant Jhavre Rupesh Narayan Bhagat (Share of 4 to 46 - 23.45 %)	
418	Usarli Khurd	(92/0)	462	9,330	9,330	Usarli Khurd	389	3,732	3732	Class I	Harishchandra B Bhagat Radhabai K Mhatre	-
419	Vichumbe	(55/0)	162	3,900	3,900	Usarli Khurd	391	1,560	1560	Class I	Kanchan K. Sontakke	-
420	Usarli Khurd	(89/4)	452	940	940	Usarli Khurd	392	376	376	Class I	Ramesh N. Rudhani	-
421	Usarli Khurd	(85/1)	438	360	360	Usarli Khurd	393	144	144	Class I	Taher A.Panvelwala Shabir A. Vora Mustafa A.Vora Murtaja A.Vora Aliasagar A.Vora Mohamaad A.Vora	--
422	Usarli Khurd	(7/1/A/2/1/1)	303	84	84	Usarli Khurd	394	84	84	Class I	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	-
423	Usarli Khurd	(7/1A/1)	299	1,750	5,554	Usarli Khurd	396	2221	2221	Class I	Mohan T. Bhagat Raja T. Bhagat Ratan T. Bhagat Kiran T. Bhagat	
424	Usarli Khurd	(7/1/1C)	300	1,821								
425	Usarli Khurd	(7/1B)	301	465								



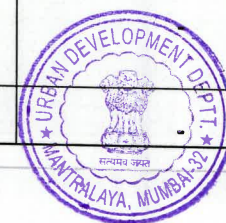
Details of the Original Land						Details of the Final Plots Allotted as per the Preliminary Scheme						
Sr. No.	Village	Gat no/ Hissa no	OP No	Area	Amalgamated Total Area	FP allotted in Village	Final Plot No.	Final Plot Area.	Amalgamated FP Area	Tenure of Land	Ownership Final	Remarks
1	2A	2B	3	4	5	6	7	8	9	10	11	12
426	Usarli Khurd	(7/1/1B/1)	302	1,518							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%)	
427	Usarli Khurd	(6/1)	293	284	1690	Usarli Khurd	397	1599	1599	Class I	Riddi Siddhi Usarli Sahakari Gruhnirman Sanstha Ltd.	-
428	Usarli Khurd	(6/2)	294	320								
429	Usarli Khurd	(6/3)	295	360								
430	Usarli Khurd	(6/4)	296	296								
431	Usarli Khurd	(6/5)	297	288								
432	Usarli Khurd	(6/6)	298	142								
433	Usarli Khurd	(162/6)	529	148	148	Usarli Khurd	398	59	59	Class I	Indu Gupta Surinder Kumar Kaul Y.D. Vashijha	-
434	Vichumbe	(53/0)	151	1,640	1,640	Usarli Khurd	400	656	656	Class I	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	-
435	Usarli Khurd	(7/2)	304	1,520	1,520	Usarli Khurd	401	608	608	Class I	Dharma V. Patil Mahendra M. Patil	-
436	Usarli Khurd	(67/0)	406	660	660	Usarli Khurd	402	264	264	ClassII	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	-
437	Usarli Khurd	(4/2)	291	870	870	Usarli Khurd	403	348	348	Class I	Varsha R. Teredesai	



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1	2A	2B	3	4	5	6	7	8	9	10	11	12
438	Usarli Khurd	(4/1)	290	870	870	Usarli Khurd	404	348	348	Class I	Sunita V. Mone Sandeep S. Talwalkar	-
439	Usarli Khurd	(5/0)	292	3,090	3,090	Usarli Khurd	405	1,236	1236	Class I	Vandana V. Shete Baliram P. Mhatre Subhas Yadav Talele Sunanda Dhundre	-
440	Usarli Khurd	(158/3/2)	514	1,580	1,580	Usarli Khurd	406	632	632	Class I	Narayan Krishna Gavand (12.66 %) Vishwas Laxman Bhagat (74.68 %) Pramod Ramkrishna Balkavde (12.66%)	-
441	Usarli Khurd	(10/3)	324	1,315	1,315	Usarli Khurd	408	526	526	Class I	Sushma V. Pardeshi Guardian Mother of Kankeshwar V. Pardeshi Other Rights: Heir- Nishali G. Zavare	-
442	Usarli Khurd	(7/1A/2/8)	307	419	419	Usarli Khurd	409	419	419	Class I	Manohar C. Surate	-
443	Usarli Khurd	(7/1A/2/3)	305	312	312	Usarli Khurd	410	312	312	Class I	Keshav T. Gawande Vinayak D. Thakare Sunanda R. Gawande Sanajy B. Valake	-
444	Usarli Khurd	(7/1/A/2/2/1)	310	170	170	Usarli Khurd	411	170	170	Class I	Dattatreya E. Valke Rajendra T. Gawande Ramchandra G. Lokhande	-
445	Usarli Khurd	(7/1A/2/6)	306	279	279	Usarli Khurd	412	279	279	Class I	Kanthale Machindra Rajhans	-
446	Usarli Khurd	(9/1)	317	3,310	3,310	Usarli Khurd	413	1,324	1324	Class I	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	-



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1	2A	2B	3	4	5	6	7	8	9	10	11	12
											(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 %)	
447	Usarli Khurd	(160/3)	522	510	510	Usarli Khurd	415	204	204	Class I	Tahir A Panvelwala Mustafa A Vhora Aliasagar A Vhora Mohammad A Vhora Shabbir A Vhora Murtaza A Vhora	-
448	Usarli Khurd	(10/4A/2)	326	1,510	1,510	Usarli Khurd	417	1,396	1396	Class I	Shiv Shambho Complex CHS	-
449	Usarli Khurd	(10/5)	327	1,470	1,470	Usarli Khurd	419	610	610	Class I	Anil Vishnu Bhoir	-
450	Usarli Khurd	(13/1B/2 (Pt)	336	2,247	2,247	Usarli Khurd	420	931	931	Class I	Panvel Lalit Shanti CHS, J. S. Shah Secretary K S Chauhan (Member) C S Rao (Member) (34.75 %) Shashikala Pai (65.25 %)	-
451	Usarli Khurd	(13/1B/3(Pt)	337									
452	Usarli Khurd	(13/1B(Pt)	335									
453	Usarli Khurd	(13/1B/4(Pt)	338									
454	Usarli Khurd	(13/1B/5(Pt)	339									
455	Usarli Khurd	(13/1B/6(Pt)	340									
456	Usarli Khurd	(13/1B/7(Pt)	341									
457	Usarli Khurd	(159/A)	519	400	400	Usarli Khurd	421	400	400	Class I	Krushna Mahadu Bhoir	-
458	Usarli Khurd	(10/4A/1)	325	2,780	2,780	Usarli Khurd	423	1,112	1112	Class I	Pandurang K. Bhagat	-
459	Usarli Khurd	(159/C)	521	200	200	Usarli Khurd	424	200	200	Class I	Rajesh Anant Chaudhary Babibai Dhanaji Bhagat	-
460	Usarli Khurd	(158/3/1)	513	1,560	1,560	Usarli Khurd	425	624	624	Class I	Asha B Patil (32.05%) Lata D Patil (67.95%)	-
461	Usarli Khurd	(158/1)	511	2,780	4,370	Usarli Khurd	434	4,369	4369	Class I	Karnala Enterprises Behalf Partner Vivekanand Shankar Patil Mukund Shalik Mhatre Rajshri Eknath Bhopi Shrinath Eknath Bhopi Ramubai Raghunath Bhopi	-
462	Usarli Khurd	(158/6)	517	530								
463	Usarli Khurd	(158/7)	518	1,060								
464	Usarli Khurd	(163/1 to 26)	476	16,460	16,460	Usarli Khurd	437	6,584	6584	Class I	Holaram Premchand Devani	-
465			477									
466			479									
467	Usarli Khurd	(102/1)	468	8,150	10,420	Usarli Khurd	438	4,168	4168	Class I	Shubhangi G Dhuri Anand G Dhuri Ajay G Dhuri Amita V Angne	-
468	Usarli Khurd	(102/2)	469	2,270								
469	Usarli Khurd	(103/0)	470	7,990								
470	Usarli Khurd	(104/0)	471	1,720	12,630	Usarli Khurd	443	3,196 688	5052	Class I	Amit Anant urfe Ananta Bhoir Atul Anant Urph Ananta Bhoir	-



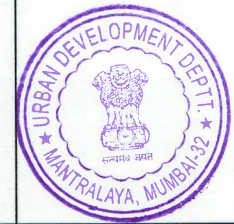
Details of the Original Land						Details of the Final Plots Allotted as per the Preliminary Scheme						
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1	2A	2B	3	4	5	6	7	8	9	10	11	12
471	Usarli Khurd	(152/0)	505	290				116				
472	Usarli Khurd	(156/0)	508	2,630				1,052				
473	Usarli Khurd	(105/B)	473	3,900	3,900	Usarli Khurd	448	1,560	1560	Class I	Chintamani B Dhuri Meenakshi B Dhuri Dyanand B Dhuri	-
474	Usarli Khurd	(114/1A)	486	16,227	16,227	Usarli Khurd	453	6,491	6491	Class I	Saifuddin M Vhora Ammar M Vhora Jujar M Panvelwala Joher M Vhora Indris M Vhora	-
475	Usarli Khurd	(116/0)	488	4,070	11,710	Usarli Khurd	454	10,453	10453	Class I	Rakesh C Gupta M/s SS Asso Prop.	-
476	Usarli Khurd	(118/0)	490	1,820								
477	Usarli Khurd	(119/1)	492	5,820								
478	Vichumbe	(87/0)	201	4,150	4,150	Usarli Khurd	456	1,660	1660	Class II	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	-




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1	2A	2B	3	4	5	6	7	8	9	10	11	12
479	Usarli Khurd	(59/2B)	395	2,480	2480	Usarli Khurd	457	992	992	Class I	Bhagchand C Khubchandani Maganbhai N Patel Bhavna B Gadhiya	-
480	Usarli Khurd	(62/0)	400	1,520	1520	Usarli Khurd	458	608	608	Class I	Vijay N Aggarwal Madhu V Aggarwal	-
481	Usarli Khurd	(150/2)	504	270	270	Usarli Khurd	459	108	108	Class II	Kisan K Bhagat Damu K Bhagat Shanivari G Bhoir Aanandibai D Ghat Manjubai Maruti Madhavi	-
482	Usarli Khurd	(167/1)	486A	360	8516	Usarli Khurd	461A	8512	8512	Class I	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%)	-
483	Usarli Khurd	(167/2)	486A	342								
484	Usarli Khurd	(167/3)	486A	342								
485	Usarli Khurd	(167/4)	486A	342								
486	Usarli Khurd	(167/5)	486A	342								
487	Usarli Khurd	(167/6)	486A	342								
488	Usarli Khurd	(167/7)	486A	304								
489	Usarli Khurd	(167/8)	486A	323								
490	Usarli Khurd	(167/9)	486A	461								
491	Usarli Khurd	(167/10)	486A	319								
492	Usarli Khurd	(167/11)	486A	461								
493	Usarli Khurd	(167/12)	486A	376								
494	Usarli Khurd	(167/13)	486A	426								
495	Usarli Khurd	(167/14)	486A	510								
496	Usarli Khurd	(167/15)	486A	510								
497	Usarli Khurd	(167/16)	486A	442								
498	Usarli Khurd	(167/17)	486A	684								
499	Usarli Khurd	(167/18)	486A	1630								
500	Usarli Khurd	(155/0)	507	1,600	1,600	Usarli Khurd	462	640	640	Class II	Kamalabai T Bhagat Sugandha M Govari Jaidas T Bhagat Parshuram T Bhagat	-
501	Usarli Khurd	(112/A)	483	1,550	2,550	Usarli Khurd	464	1020	1020	Class I	Shilpa P. Jadhav	-
502	Usarli Khurd	(112/B)	484	1,000								
503	Usarli Khurd	(117/0)	489	530	580	Usarli Khurd	465	232	232	Class I	Mohammad Rajjaballi Bohri Taher Akabarali Panvelwala Shabbir Akabarali Vora Mustafa Akabarali Vora Murtaja Akabarali Vora Aliasgar Akabarali Vora Mohammad Akabarali Vora	
504	Usarli Khurd	(160/1)	523	50								



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1	2A	2B	3	4	5	6	7	8	9	10	11	12
505	Usarli Khurd	(124/1A(P))	496	545	545	Usarli Khurd	466	218	218	Class I	Ms Shivam Enterprises	-
506	Vichumbe	(63/1(P))	172	15822	15822	Usarli Khurd	468	6329	6329	Class I	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 Kalpana Goma Gayakwad Vandana Goma Gayakwad Subhash Govind Gayakwad Krushnabai govind Gayakwad Lila Eknath Gayakwad Chhaya Prakash Gayakwad Sundara Dattu Gayakwad Prashant Dattu Gayakwad Suhasini Balkrushna Gayakwad Asmita Dattu Gayakwad Priyanka Dattu Gayakwad Gita Ganesh Gade Viki Ganesh Gade Diksha Ganesh Gade Aparna Siddhartha Sonawane Ashwini Anil Babare 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 %) 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 %)	-
507	Vichumbe	(63/2(P))	173									
508	Vichumbe	(63/3/1(P))	174									
509	Vichumbe	(63/4/1(P))	176									
510	Vichumbe	(63/3/2(P))	175									
511	Vichumbe	(63/4/2(P))	177									

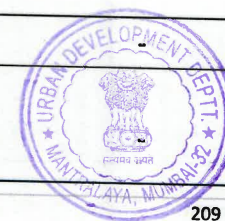


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1	2A	2B	3	4	5	6	7	8	9	10	11	12
512	Usarli Khurd	(110/1)	478	2,960	2,960	Usarli Khurd	470	1,184	1184	Class II	Gopal H Chikhlekar Govind H Chikhlekar Baliram H Chikhlekar Janardhan H Chikhlekar Narayan H Chikhlekar	-
513	Vichumbe	(60/0)	167	5,990	5,990	Usarli Khurd	471	2,396	2396	Class I	Janardan D. Mhatre (41.74 %) Jaydas D. Mhatre (58.26 %)	-
514	Vichumbe	(86/1)	199	7,590	8,120	Kolkhe Peth	475	3,248	3248	Class I	Sachin Vasudev Mali Rajesh Vasudev Mali Varsha Sandesh Patil	-
515	Vichumbe	(86/2)	200	530								
516	Vichumbe	(54/1E)	156	1,890	29,340	Kolkhe Peth	476	11736	11736	Class I	Shailesh C. Deshpande (6.44 %) The Pen Urban Co. op. Bank Ltd. Pen (93.56 %)	-
517	Vichumbe	(54/2C/1)	159	3,550								
518	Vichumbe	(20/0)	106	14,240								
519	Vichumbe	(26/0)	111	3,260								
520	Vichumbe	(30/0)	116	2,280								
521	Vichumbe	(40/0)	132	1,740								
522	Vichumbe	(65/0)	181	2,380								
523	Kolkhe Peth	(34/45/2/1/B)	681	1,700	1,700	Kolkhe Peth	477	680	680	Class I	Ghanshyam S Vaishnav Sharda G Vaishnav Pooja G Vaishnav Aarti G Vaishnav Royia G Vaishnav Ravish G Vaishnav	-
524	Kolkhe Peth	34/45/2/1/C)	682	1,740	1,740	Kolkhe Peth	478	696	696	Class I	Suhas S Haldipurkar	-
525	Kolkhe Peth	(34/45/2/2/4)	666	334	2743	Kolkhe Peth	480	1097	1097	Class I	Dilip Kumar Shivprasad Mishra Rajendra Shivprasad Mishra Rajkumar Shivprasad Mishra	-
526	Kolkhe Peth	(34/45/2/2/5)	667	450								
527	Kolkhe Peth	(34/45/2/2/6)	668	780								
528	Kolkhe Peth	(34/45/2/2/7)	669	430								
529	Kolkhe Peth	(34/45/2/2/8)	670	388								
530	Kolkhe Peth	(34/45/2/2/9)	671	361								
531	Kolkhe Peth	(34/45/2/2/17)	679	1,120								
532	Kolkhe Peth	(34/45/2/2/18)	680	1,819	2,939	Kolkhe Peth	483	1176	1176	Class I	Vijaykumar S Mishra Dilipkumar S Mishra Rajkumar S Mishra Rajendra Shivprasad Mishra	-
533	Kolkhe Peth	(34/45/2/2/1)	662	392	392	Kolkhe Peth	484	157	157	Class I	Mayur Rasiklal Satra Yogesh Popatlal Thakkar Ramesh Panachand Majethia (Thakkar)	
534	Kolkhe Peth	(34/45/2/2/2)	663	390	390	Kolkhe Peth	485	156	156	Class I	Amol Arvind Kothari Nilam Arvind Kothari	
535	Kolkhe Peth	(34/45/2/2/3)	664	385	385	Kolkhe Peth	486	154	154	Class I	Vatsala Arvind Kothari Arvind G. Kothari	
536	Kolkhe Peth	(34/45/2/2/10)	672	477	4367	Kolkhe Peth	487	191	1747	Class I	Vijaykumar S Mishra	

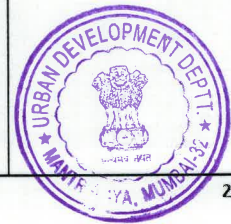
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1	2A	2B	3	4	5	6	7	8	9	10	11	12
537	Kolkhe Peth	(34/45/2/2/11)	673	493				197				
538	Kolkhe Peth	(34/45/2/2/12)	674	350				140				
539	Kolkhe Peth	(34/45/2/2/13)	675	433				173				
540	Kolkhe Peth	(34/45/2/2/14)	676	857				343				
541	Kolkhe Peth	(34/45/2/2/15)	677	899				360				
542	Kolkhe Peth	(34/45/2/2/16)	678	858				343				
543	Vichumbe	(64/1(P))	180	1,200	1,200	Kolkhe Peth	488	480	480	Class II	Jijabai Gurunath Keni Kashinath Changa Bhingarkar Lakshmbai 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	-
544	Kolkhe Peth	34/7/1	658	1670	1670	Kolkhe Peth	490A	668	668	Class II	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	-
545	Kolkhe Peth	34/7/2		2050	2050	Kolkhe Peth	490B	820	820	Class I	Sajida Najir Shaikh Latif A. Rauf Shaikh Gazanfar Abdul Sattar Khan	-
546	Usarli Khurd	(158/4)	515	1,040	1,040	Kolkhe Peth	491	416	416	Class I	Janki R.Bhagat Bhaskar R.Bhagat Anil R.Bhagat Rajashri Ramdas Pardeshi Padmabai C.Bhoir	-
547	Usarli Khurd	(158/2)	512	200	200	Kolkhe Peth	492	80	80	Class II	Janki R.Bhagat Bhaskar R.Bhagat Anil R.Bhagat Rajashri Ramdas Pardeshi Padmabai C.Bhoir	-
548	Kolkhe Peth	(34/2/1/B)	650	2,350	6,560	Kolkhe Peth	493	940	2624	Class I	Ali Asgar Akbar Ali Vohra Taher Akbar Ali Panvelwala	-



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1	2A	2B	3	4	5	6	7	8	9	10	11	12
549	Kolkhe Peth	(34/A/1/B)	651	1,540				616			Murtja Akbar Ali Vohra Mustafa Akbar Ali Vohra Mohammad Akbar Ali Vohra Shabbir Akbar Ali Vohra	-
550	Kolkhe Peth	(34/A/2/B)	652	1,420				568				
551	Kolkhe Peth	(34/A/45/1/B)	683	1,250				500				
552	Vichumbe	(88/0)	202	4,550	4,550	Kolkhe Peth	494	1,820	1820	Class I	Janardan B. Mhatre	-
553	Kolkhe Peth	(34/A/4/B)	655	1,240	1,240	Kolkhe Peth	495	496	496	Class I	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%)	-
554	Usarli Khurd	(162/1)	524	116	563	Kolkhe Peth	498	225	225	Class I	Bharat Patel Bhavesh Patel M/s. Aawas Associates through Partners	-
555	Usarli Khurd	(162/5)	528	139								
558	Usarli Khurd	(162/2)	525	308								
559	Kolkhe Peth	(30/B/1)	631	1,600	4,286	Kolkhe Peth	502	2,105	2105	Class I	Idris Mohammad Ali Vohra Joher Mohammad Ali Vohra Saifuddin Mohammad Ali Vohra Ammar Mohammad Ali Vohra Jujar Mohammad Ali Panvelwala Saifhuddin (Saifi) Mohammad Ali Bohri	-
560	Kolkhe Peth	(30/B/2)	632	2686								
561	Kolkhe Peth	(30/B/7)	637	1481								
562	Kolkhe Peth	(30/A/1/1)	628	49,471	66,328	Kolkhe Peth	505A	24,863	26531	Class I	Shabbir Akbar Ali Vohra Mustafa Akbar Ali Vora Mohammad Akbar Ali Vohra Ali Asgar Akbar Ali Vohra	
563	Kolkhe Peth	(30/A/2)	630	3,090								
564	Kolkhe Peth	(30/B/3)	633	1239								



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1	2A	2B	3	4	5	6	7	8	9	10	11	12
565	Kolkhe Peth	(30/B/4)	634	6497	3400	Kolkhe Peth	505B	1668	2117	Class I	Taher Akbar Ali Panvelwala Murtja Akbar Ali Vohra	
566	Kolkhe Peth	(30/B/5)	635	606								
567	Kolkhe Peth	(30/B/6)	636	2195								
568	Kolkhe Peth	(30/B/8)	638	1332								
569	Kolkhe Peth	(30/C)	639	175								
570	Kolkhe Peth	(30/D)	640	115								
571	Kolkhe Peth	(30/E)	641	115								
572	Kolkhe Peth	(30/F)	642	80								
573	Kolkhe Peth	(30/G)	643	85								
574	Kolkhe Peth	(30/H)	644	1100								
575	Kolkhe Peth	(31/0)	645	228	3400	Kolkhe Peth	504B	2,117	2117	Class I	Eso Standard Infro Period Mumbai	-
576	Kolkhe Peth	(32/1)	646	3,400								
577	Kolkhe Peth	(32/2A)	647	3069								
578	Kolkhe Peth	(32/2B)	648	2611	5680	Kolkhe Peth	504A	5513	5513	Class I	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%)	-
579	Kolkhe Peth	(16/A/1(P))	574	2,416	2,416	Kolkhe Peth	506	2,361	2361	Class I	Arunkumar M Thakkar	-
580	Kolkhe Peth	(19/1(P))	584	862	862	Kolkhe Peth	507		862	Class I	Kaval dip 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%)	
581	Kolkhe Peth	(19/2(P))	585									



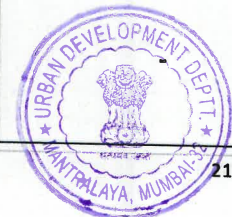
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Sr. No.	Village	Gat no/ Hissa no	OP No	Area	Amalgamated Total Area	FP allotted in Village	Final Plot No.	Final Plot Area.	Amalgamated FP Area	Tenure of Land	Ownership Final	Remarks
1	2A	2B	3	4	5	6	7	8	9	10	11	12
582	Kolkhe Peth	17	581	711	711	Kolkhe Peth	508	711	711	Class I	Shriniwas N Padhye	-
583	Kolkhe Peth	(16/B/4/5/6/7/1(P))	578	2,280	2,280	Kolkhe Peth	509	1087	1087	Class I	Kaval J. kohli (9.73%) Nanjibhai J. Shah (10.38%) Shriniwas N. Padhye (46.26%) Ajji 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%)	-
584	Vichumbe	(61/1)	168	2,500	6,500	Kolkhe Peth	511	2,600	2600	Class I	Maruti D. Gaikawad Santosh D. Gaikawad Kamla D. Gaikawad (3.08 %) Anna Nama Gaikawad (64.62 %) Vishnu Nama Gaikawad (32.30 %)	-
585	Vichumbe	(80/1)	192	4,000								
586	Vichumbe	(54/2B)	158	9,800	9,800	Kolkhe Peth	512	658	3920	Class I	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 %)	-
							519	3,262				
587	Kolkhe Peth	16/B/3/1	575	1,156	1,156	Kolkhe Peth	513	1,156	1156	Class I	Bharat K Shah	-
588	Kolkhe Peth	(16/B/4/5/6/7/2 (P))	579	3,160	3,160	Kolkhe Peth	514	1,264	1264	Class I	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	-
589	Kolkhe Peth	16/B/3/2	576	657	657	Kolkhe Peth	515	657	657	Class I	Nirmalkumar N Shah	-
590	Kolkhe Peth	(16/B/3/3)	577	816	816	Kolkhe Peth	516	816	816	Class I	Sayanbabivi S Pillai Firozlal S Pillai Sajid S. Pillai	-
591	Kolkhe Peth	16/A/2	580	2,530	2,530	Kolkhe Peth	518	1,052	1052	Class I	Abhijit Singh Surjit Singh Kohli Harmit kaur Surjit Singh Kohli Paldip kaur Jasprit Singh Chandok Parmit kaur Surjit Singh Kohli	-



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1	2A	2B	3	4	5	6	7	8	9	10	11	12
											Pretesh kaur Sanrnit Singh Kolhi Gurvinder kaur Surjit Singh Kohli	
592	Kolkhe Peth	20/8/A/2	597	4,480	4,480	Kolkhe Peth	520	1,792	1792	Class I	Vinay J.Bansal	-
593	Kolkhe Peth	20/8/A/1	596	730	730	Kolkhe Peth	521	292	292	Class I	Hari J Varchand Visanji V Chadva	-
594	Kolkhe Peth	25	622	1,060	1,060	Kolkhe Peth	522	424	424	Class I	Manoj P Gurjar (urf padhye)	-
595	Vichumbe	(66(P)/0)	182	3,234	3,234	Kolkhe Peth	523	1,294	1294	Class II	Ms Ashapura Realities Tarfe Bhagidar Rakesh Pravin Sanghavi (82.62%) Aatmaram R. Bhoir (17.38 %)	-
596	Kolkhe Peth	(20/6/B)	593	4,320	12,290	Kolkhe Peth	524	4,916	4916	Class I	Jagdishchandra R Bansal	-
597	Kolkhe Peth	(20/6/C)	594	4,170								
598	Kolkhe Peth	(20/7)	595	2,810								
599	Kolkhe Peth	20/8/B	598	990								
600	Kolkhe Peth	20/6/A	592	20,590	20,590	Kolkhe Peth	527	8,236	8236	Class I	Parsian Agro Hot Ent. Pvt. Ltd. through director Dinesh Jain Yogesh P. Thakkar	-
601	Vichumbe	(54/1D)	155	14,400	14,400	Kolkhe Peth	528	5,760	5760	Class I	Soniya Sud Rahul Sud Laksh Sud BrijMohini Shivkumar Ramdas Sud (Share of 1 to 5 - 18.75 %) Harilal N.Patel (81.25 %)	-
602	Vichumbe	(81/0)	194	6,200	6,200	Kolkhe Peth	529	2,480	2,480	Class II	Kamalakar Padu Bhoir Sanjay kanu Bhoir Chandrakant Kanu Bhoir Radhabai Sharad Bhingarkar	-
603	Vichumbe	(82/0)	195	6,170	6,170	Kolkhe Peth	535A	2,468	2,468	Class I	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 %)	-
604	Kolkhe Peth	20/4/B	590	5,580	5,580	Kolkhe Peth	530	2,232	2232	Class II	Sharifabi H Kureshi Salim H Kureshi Nisar H Kureshi Ajit H Kureshi Aayub H Kureshi Riyaz H Kureshi	-



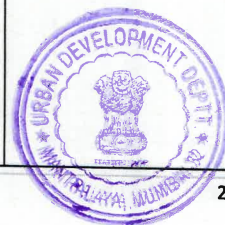
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1	2A	2B	3	4	5	6	7	8	9	10	11	12
605	Kolkhe Peth	20/5	591	2,380	2,380	Kolkhe Peth	532	952	952	Class I	Ismail E Dhariwala	-
606	Kolkhe Peth	21/3/3	616	403	1550	Kolkhe Peth	533	620	620	Class I	Ismail E Dhariwala	-
607	Kolkhe Peth	(21/3/4)	617	286								
608	Kolkhe Peth	(21/3/5)	618	861								
609	Kolkhe Peth	(21/3/1)	614	585	1030	Kolkhe Peth	534	1030	1030	Class I	Warrior Foundation Through trustee A. S Madhvan	-
610	Kolkhe Peth	(21/3/2)	615	445								
611	Kolkhe Peth	20/1	586	5,970								
612	Kolkhe Peth	20/2	587	6,780	26,690	Kolkhe Peth	536	10,676	10676	Class I	Hari J Varchand Visanji V Chadva	-
613	Kolkhe Peth	20/3	588	4,550								
614	Kolkhe Peth	20/9	599	3,490								
615	Kolkhe Peth	20/10	600	3,590								
616	Kolkhe Peth	20/4/A	589	2,310								
617	Kolkhe Peth	(21/1/1)	601	358	358	Kolkhe Peth	537	358	358	Class I	V S Kurup Shilpshri Darshan Co.Ho.So. Pvt. Ltd. through Treasurer	-
618	Kolkhe Peth	(21/1/2)	602	856	856	Kolkhe Peth	538	856	856	Class I	Raigad CHS Ltd.	-
619	Kolkhe Peth	(21/1/3)	603	346	346	Kolkhe Peth	539	346	346	Class I	Aftab Alam Mohammad Shafeeqe	-
620	Kolkhe Peth	(21/1/12)	612	435	435	Kolkhe Peth	540	435	435	Class I	Jasvirsingh S Kohli	-
621	Kolkhe Peth	(21/1/11)	611	435	435	Kolkhe Peth	541	435	435	Class I	Jankalyan Sevagram through Director P S Rajgopalan	-
622	Kolkhe Peth	(21/1/10)	610	435	435	Kolkhe Peth	542	435	435	Class I	Jankalyan Sevagram through Director P S Rajgopalan	-
623	Kolkhe Peth	(21/1/9)	609	435	435	Kolkhe Peth	543	435	435	Class I	M/s Premium Construction through partners Chandrashekhar A Palande	-
624	Kolkhe Peth	(21/1/3)	603	346	346	Kolkhe Peth	545	346	346	Class I	Aftab Alam Mohammad Shafeeqe	-
625	Kolkhe Peth	(21/1/4)	604	346	346	Kolkhe Peth	546	346	346	Class I	Jubair Abdul Sheikh	-
626	Kolkhe Peth	(21/1/5)	605	368	368	Kolkhe Peth	547	368	368	Class I	Tabassum Jubair Sheikh	-
627	Kolkhe Peth	(21/1/6)	606	326	326	Kolkhe Peth	548	326	326	Class I	Silver Residency Sahakari Grahnirman Sanstha Ltd.	-
628	Kolkhe Peth	(21/1/7)	607	338	338	Kolkhe Peth	549	338	338	Class I	Silver Residency Sahakari Grahnirman Sanstha Ltd.	-
629	Kolkhe Peth	(21/1/8)	608	342	342	Kolkhe Peth	550	342	342	Class I	Shamin L.Sheikh Lajmin F.Pathan	-
630	Kolkhe Peth	(29/2)	627	2,220	2,220	Kolkhe Peth	552	888	888	Class I	Nurajahan K.Momin Ismail E Dhariwala	-
631	Kolkhe Peth	28	625	101	101	Kolkhe Peth	554	40	40	Class I	Vidhya Sudhir Acharya Surekha Sreekar Bhagawat Chandrakant Ramkrishna Gurjar Suryakant Ramkrishna Gurjar Anjali Prakash Kulkarni Shubhangi Anant Gurjar Prasad Anant Gurjar	-



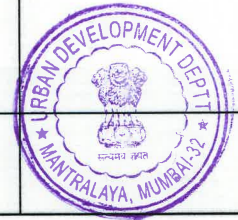
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											Jayashree Vijay Joshi Vasumathi Shridhar Gurjar Satish Shridhar Gurjar Survna Sunil Pawar Angha Charudatta Adkar Mangla Moreshwar Gurjar Prashant Moreshwar Gurjar Sima Vilas Devasthali Narayan Govind Gurjar Yashwant Govind Gurjar Purushotma 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	
632	Kolkhe Peth	26	623	100	100	Kolkhe Peth	555	40	40	Class I	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	-



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1	2A	2B	3	4	5	6	7	8	9	10	11	12
											Pranav Prakash Paradkar Pratik Prakash Paradkar	
											Bhavna Prasad Risbud Manoj Prabhakar Gurjar urph Padhye Nitin Vinayak Joshi	
633	Kolkhe Peth	23	620	126	126	Kolkhe Peth	556	50	50	Class I	Shrinivas N Padhye Sadnanand 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)	-
	Kolkhe Peth	27	624	130	130	Kolkhe Peth	557	52	52	Class I	Sadanand Narayan Padhye	-
	Kolkhe Peth	(29/1)	626	1,190	1,190	Kolkhe Peth	558	476	476	Class I	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	-



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1	2A	2B	3	4	5	6	7	8	9	10	11	12		
											Dilip B. Padhye Gurjar Pradip Balkrishna Padhye Gurjar Sujata S Prabhu Ghat Vasanti B. Padhye Gurjar  Jayashri B. Padhye Gurjar Madhuri M Pillai Rimakshi A. Raut Kawaldeep J. Kohli Vijaya P. Ghat			
	Kolkhe Peth	(21/2)	627	4,960	4,960	Kolkhe Peth	559	1,984	1984	Class I	Aziz Ismail Dhariwala Ibrahim Ismail Dhariwala	-		
	Kolkhe Peth	24	621	330	330	Kolkhe Peth	561	132	132	Class I	Sadanand Narayan Padhye	-		
	Kolkhe Peth	(22 (Pt))	684	460	460	Kolkhe Peth	561 A	184	184	Class I	Vaishali P. Rajput Ekta S. khosala Sanyukta P. Rajput Vinayak P. Rajput	-		
	Vichumbe	(123(pt)/0)	234	49	-	-	-	-	-	-	Dispossessed	-		
	Usarli Khurd	(121(pt)/0)	496	50	-	-	-	-	-	-	Dispossessed	-		
	Vichumbe	(74(P))	185	5,943	62422	Devad	22	19,675	25332	Sarkar	Government Of Maharashtra	-		
	Vichumbe	(38/0)	126	1,400										
	Vichumbe	(76/0)	188	15,500		Vichumbe	162A	987						
	Vichumbe	(78/0)	190	23,022										
	Vichumbe	(79/0)	191	8,000		Usarli Khurd	245	2489						
	Shivkar	(205/0)	685	2,200										
	Shivkar	(208(P))	690	287			451	2181						
	Usarli Khurd	(101/0)	467	6,070										
	Vichumbe	(75(pt))	186	75,203	90003	Devad	23	11,944	35891	Sarkar	Government Of Maharashtra Other Rights: Given to Group Gram Panchayat Vichumbe on certain conditions.	-		
	Vichumbe	(47/0)	142	2,500			27	914						
	Vichumbe	(192/0)	242	2,000			78	6556						
							69	3412						
658	Vichumbe	(89/0)	203	9,200		Vichumbe	129A	3418						
	Vichumbe	(194/0)	245	1,100			99+101	6591						
							162B	1,436						
							242	454						
659							Usarli Khurd	239					642	
								378					524	
660	Vichumbe	(75/78)	187	1345	5,345	Usarli Khurd	243	826	2084	Sarkar	Government Of Maharashtra			
661	Usarli Khurd	(157/2)	510	4,000			362A	1,258						



Details of the Original Land						Details of the Final Plots Allotted as per the Preliminary Scheme						
Sr. No.	Village	Gat no/ Hissa no	OP No	Area	Amalgamated Total Area	FP allotted in Village	Final Plot No.	Final Plot Area.	Amalgamated FP Area	Tenure of Land	Ownership Final	Remarks
1	2A	2B	3	4	5	6	7	8	9	10	11	12
662	Usarli Khurd	(82/0)	433	800	23455	Usarli Khurd	320A	2668	9397	Sarkar	Government Of Maharashtra Other Rights: Given to Kolkhe Grampanchayat on certain conditions.	-
663	Usarli Khurd	(95/0)	465	6,500								
666	Usarli Khurd	(100/0)	466	2,100								
664	Usarli Khurd	(115/0)	487	1,500								
667	Usarli Khurd	(120(P))	493	6,948								
668	Usarli Khurd	(154(P))	506	1,007								
670	Usarli Khurd	(157/1)	509	4,600	9,100	Usarli Khurd	265	511	4359	Sarkar	Government Of Maharashtra	-
671	Usarli Khurd	(111/1/1)	480	7,300			323	136				
672	Usarli Khurd	(111/1/2)	481	300								
673	Usarli Khurd	(111/2)	482	1,500								
674	Devad	(19/0)	17	400	400	Devad	68	160	160	Sarkar	Government Of Maharashtra	-
675	Usarli khurd	(106/0)	474	1,290	1,290	Usarli Khurd	442	516	516	Sarkar	Government Of Maharashtra	-
676	Devad	(36/1)	55	4,600	6,600	Devad	77	760	4240	Sarkar/ Class I	Sarkari Parigh	-
677	Devad	(17/0)	12	2,000							Sarkari Parigh (75 %)	-
678	Devad	(28/1)	35	3,000							Akka Shankar Katkari (2.5 %)	
679	Devad	(28/8)	42	100							Krushna Balvant Juvekar (2.5 %)	
680	Devad	(28/2)	36	100							Gotya Laxman.Katkari ((2.5 %)	
681	Devad	(28/3)	37	100							Govind Posha Katkari (2.5 %)	
682	Devad	(28/4)	38	100							Barkya Parsha Gavand (2.5 %)	
683	Devad	(28/6)	40	100							Maniji Vinayak Bansude (2.5 %)	
684	Devad	(28/9)	43	100							Gulab Govind Haravandkar Prabhakar Sakharam Sonawane (Share of 1 and 2 - 2.5 %)	
685	Devad	(28/10)	44	100							Sakharam Pandurang Naik (2.5 %)	
686	Devad	(28/11)	45	100							Janabai Halya Salunkhe Shilpa Sanjay Haranvadkar Lila Pandurang Rasal (Share of 1 to 3 - 2.5 %)	
687	Devad	(28/5)	39	100							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 1 to 9 - 2.5%)	
688	Devad	(28/7)	41	100								
689	Devad	(66/0)	76	4300	4300	Devad	1	1257	1257	Sarkar	Government of Maharashtra	



Details of the Original Land						Details of the Final Plots Allotted as per the Preliminary Scheme						
Sr. No.	Village	Gat no/ Hissa no	OP No	Area	Amalgamated Total Area	FP allotted in Village	Final Plot No.	Final Plot Area.	Amalgamated FP Area	Tenure of Land	Ownership Final	Remarks
1	2A	2B	3	4	5	6	7	8	9	10	11	12
											Other Rights: Given to Devad Grampanchayat on certain conditions for crematorium	
690	Usarli Khurd	(94/0)	464	200	200	Usarli Khurd	431	200	200	Sarkar	Government of Maharashtra Other Rights: Given to Kolkhe Grampanchayat on certain conditions for crematorium	-
691	Kolkhe Peth	30/A/1/2		2400	2400	Kolkhe Peth	474A	2366	2366	Class-I	Bohri Samajache Kabristan	-

  
(Abhiraj Girkar)

Arbitrator,

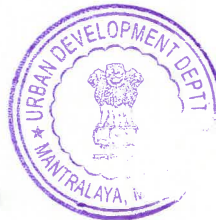
Town Planning Scheme NAINA No 7

Date: 29<sup>th</sup> December, 2023

  
(Nirmalkumar Chaudhari)

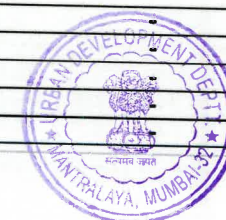
Deputy Secretary

Urban Development Department, GoM



## Final Plots allotted to Special Planning Authority (SPA)

Sr. No.	Reservations	Abbreviation	Details of Final Plots Allotted as per Scheme Drawn up			Remarks of Arbitration
			FP No	FP Area	Final Ownership	
1	IDP Growth Centres	202_GC	183	25356.33	SPA-NAINA, CIDCO	-
2	IDP Growth Centres	202_GC	184	76660.21	SPA-NAINA, CIDCO	-
3	IDP Growth Centres	202_GC	189	269389.22	SPA-NAINA, CIDCO	-
4	IDP CC	28_CC	98	2546.85	SPA-NAINA, CIDCO	-
5	IDP ESR/GSR	33_ESR/GSR	317	2564.38	SPA-NAINA, CIDCO	-
6	IDP ESS	34_ESS	260	2010.61	SPA-NAINA, CIDCO	-
7	IDP ESS	180_ESS	436	2249.66	SPA-NAINA, CIDCO	-
8	IDP Primary Health Centres	39_PHC	147	2748.49	SPA-NAINA, CIDCO	-
9	IDP Primary Health Centres	41_PHC	158	1651.54	SPA-NAINA, CIDCO	-
10	IDP Primary Health Centres	40_PHC	331	1505.83	SPA-NAINA, CIDCO	-
11	IDP Police Station	194_PS	444	11131.61	SPA-NAINA, CIDCO	-
12	IDP Daily Bazar	30_DB	40	1727.17	SPA-NAINA, CIDCO	-
13	IDP Daily Bazar	31_DB	57	1093.07	SPA-NAINA, CIDCO	-
14	IDP Daily Bazar	32_DB	353	993.67	SPA-NAINA, CIDCO	-
15	IDP Schools	44_S	54	4614.41	SPA-NAINA, CIDCO	-
16	IDP Schools	43_S	328	4863.53	SPA-NAINA, CIDCO	-
17	IDP Schools	45_S	349	5306.85	SPA-NAINA, CIDCO	-
18	IDP STP	199_STP_1	472	21399.88	SPA-NAINA, CIDCO	-
19	IDP Parks	229_P	18	1969.87	SPA-NAINA, CIDCO	-
20	IDP Parks	229_P	19	2415.17	SPA-NAINA, CIDCO	-
21	IDP Parks	228_GB	21	2372.13	SPA-NAINA, CIDCO	-
22	IDP Play Grounds	36_PG	53	5959.76	SPA-NAINA, CIDCO	-
23	IDP Parks	214_P	164	1548.16	SPA-NAINA, CIDCO	-
24	IDP Parks	35_P	185	2987.05	SPA-NAINA, CIDCO	-
25	IDP Parks	35_P	186	4242.32	SPA-NAINA, CIDCO	-
26	IDP Parks	35_P	187	4999.75	SPA-NAINA, CIDCO	-
27	IDP Parks	35_P	188	3448.28	SPA-NAINA, CIDCO	-
28	IDP Play Grounds	38_PG	332	6567.53	SPA-NAINA, CIDCO	-
29	IDP City Parks	29_CP	333	53881.48	SPA-NAINA, CIDCO	-
30	IDP Parks	35_P	336	7504.88	SPA-NAINA, CIDCO	-
31	IDP Play Grounds	37_PG	350	6655.21	SPA-NAINA, CIDCO	-
32	IDP Parks	35_P	374	5383.97	SPA-NAINA, CIDCO	-
33	IDP Parks	219_P	382	2268.78	SPA-NAINA, CIDCO	-
34	IDP Parks	187_B_P	430	573.70	SPA-NAINA, CIDCO	-
35	IDP Parks	218_P	433	2991.93	SPA-NAINA, CIDCO	-
36	IDP Parks	220_P	435	1324.18	SPA-NAINA, CIDCO	-
37	IDP Parks	187A_P	452	7690.00	SPA-NAINA, CIDCO	-
38	IDP Parks	221_P	455	1380.80	SPA-NAINA, CIDCO	-
39	IDP Parks	187_P	489	3844.60	SPA-NAINA, CIDCO	-
40	IDP Play Grounds	185_PG	500	33771.80	SPA-NAINA, CIDCO	-
41	IDP Parks	230_P	10A	951.00	SPA-NAINA, CIDCO	-
42	IDP Parks	230_P	10B	1346.08	SPA-NAINA, CIDCO	-



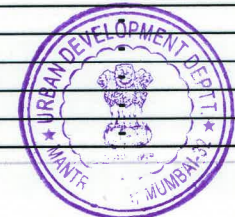
Final Plots allotted to Special Planning Authority (SPA)						
Sr. No.	Reservations	Abbreviation	Details of Final Plots Allotted as per Scheme Drawn up			Remarks of Arbitration
			FP No	FP Area	Final Ownership	
43	IDP Parks	35_P	186A	4338.71	SPA-NAINA, CIDCO	-
44	IDP Parks	35_P	187A	7227.67	SPA-NAINA, CIDCO	-
45	EWS		50	2354.78	SPA-NAINA, CIDCO	-
46	EWS		64	1868.80	SPA-NAINA, CIDCO	-
47	EWS		112	1668.89	SPA-NAINA, CIDCO	-
48	EWS		131	2693.53	SPA-NAINA, CIDCO	-
49	EWS		139	7132.74	SPA-NAINA, CIDCO	-
50	EWS		269	5630.81	SPA-NAINA, CIDCO	-
51	EWS		307	2405.41	SPA-NAINA, CIDCO	-
52	EWS		315	2342.04	SPA-NAINA, CIDCO	-
53	EWS		346	1790.99	SPA-NAINA, CIDCO	-
54	EWS		395	2600.40	SPA-NAINA, CIDCO	-
55	Layout Amenities		5	1026.42	SPA-NAINA, CIDCO	-
56	Layout Amenities		44	152.48	SPA-NAINA, CIDCO	-
57	Layout Amenities		61	1221.47	SPA-NAINA, CIDCO	-
58	Layout Amenities		72	504.03	SPA-NAINA, CIDCO	-
59	Layout Amenities		90	1373.26	SPA-NAINA, CIDCO	-
60	Layout Amenities		94	783.49	SPA-NAINA, CIDCO	-
61	Layout Amenities		105	498.45	SPA-NAINA, CIDCO	-
62	Layout Amenities		125	193.68	SPA-NAINA, CIDCO	-
63	Layout Amenities		146	3522.84	SPA-NAINA, CIDCO	-
64	Layout Amenities		160	1206.01	SPA-NAINA, CIDCO	-
65	Layout Amenities		174	408.97	SPA-NAINA, CIDCO	-
66	Layout Amenities		178	757.12	SPA-NAINA, CIDCO	-
67	Layout Amenities		181	597.11	SPA-NAINA, CIDCO	-
68	Layout Amenities		258	2106.05	SPA-NAINA, CIDCO	-
69	Layout Amenities		277	365.24	SPA-NAINA, CIDCO	-
70	Layout Amenities		298	1723.79	SPA-NAINA, CIDCO	-
71	Layout Amenities		357	1749.32	SPA-NAINA, CIDCO	-
72	Layout Amenities		407	388.15	SPA-NAINA, CIDCO	-
73	Layout Amenities		418	709.74	SPA-NAINA, CIDCO	-
74	Layout Amenities		432	460.54	SPA-NAINA, CIDCO	-
75	Layout Amenities		446	488.17	SPA-NAINA, CIDCO	-
76	Layout Amenities		469	1146.70	SPA-NAINA, CIDCO	-
77	Layout Amenities		479	498.59	SPA-NAINA, CIDCO	-
78	Layout Amenities		501	372.20	SPA-NAINA, CIDCO	-
79	Layout Amenities		517	344.91	SPA-NAINA, CIDCO	-
80	Layout Amenities		551	484.73	SPA-NAINA, CIDCO	-
81	Layout Amenities		560	573.04	SPA-NAINA, CIDCO	-
82	Layout Amenities		150A	979.09	SPA-NAINA, CIDCO	-
83	Layout Amenities		345A	324.23	SPA-NAINA, CIDCO	-
84	Layout Amenities		497A	358.38	SPA-NAINA, CIDCO	-



Final Plots allotted to Special Planning Authority (SPA)						
Sr. No.	Reservations	Abbreviation	Details of Final Plots Allotted as per Scheme Drawn up			Remarks of Arbitration
			FP No	FP Area	Final Ownership	
85	Layout Open Spaces		2	386.17	SPA-NAINA, CIDCO	-
86	Layout Open Spaces		6	419.72	SPA-NAINA, CIDCO	-
87	Layout Open Spaces		59	346.29	SPA-NAINA, CIDCO	-
88	Layout Open Spaces		82	928.61	SPA-NAINA, CIDCO	-
89	Layout Open Spaces		86	135.78	SPA-NAINA, CIDCO	-
90	Layout Open Spaces		110	1160.18	SPA-NAINA, CIDCO	-
91	Layout Open Spaces		136	383.24	SPA-NAINA, CIDCO	-
92	Layout Open Spaces		145	993.65	SPA-NAINA, CIDCO	-
93	Layout Open Spaces		195	406.09	SPA-NAINA, CIDCO	-
94	Layout Open Spaces		199	314.03	SPA-NAINA, CIDCO	-
95	Layout Open Spaces		202	2146.27	SPA-NAINA, CIDCO	-
96	Layout Open Spaces		210	1707.30	SPA-NAINA, CIDCO	-
97	Layout Open Spaces		214	1173.67	SPA-NAINA, CIDCO	-
98	Layout Open Spaces		233	795.41	SPA-NAINA, CIDCO	-
99	Layout Open Spaces		273	396.14	SPA-NAINA, CIDCO	-
100	Layout Open Spaces		288	179.74	SPA-NAINA, CIDCO	-
101	Layout Open Spaces		289	109.81	SPA-NAINA, CIDCO	-
102	Layout Open Spaces		308	311.74	SPA-NAINA, CIDCO	-
103	Layout Open Spaces		318	213.01	SPA-NAINA, CIDCO	-
104	Layout Open Spaces		335	468.64	SPA-NAINA, CIDCO	-
105	Layout Open Spaces		363	1894.59	SPA-NAINA, CIDCO	-
106	Layout Open Spaces		379	1432.74	SPA-NAINA, CIDCO	-
107	Layout Open Spaces		380	534.75	SPA-NAINA, CIDCO	-
108	Layout Open Spaces		381	2039.96	SPA-NAINA, CIDCO	-
109	Layout Open Spaces		414	442.35	SPA-NAINA, CIDCO	-
110	Layout Open Spaces		416	394.69	SPA-NAINA, CIDCO	-
111	Layout Open Spaces		426	883.03	SPA-NAINA, CIDCO	-
112	Layout Open Spaces		473	432.08	SPA-NAINA, CIDCO	-
113	Layout Open Spaces		496	1689.54	SPA-NAINA, CIDCO	-
114	Layout Open Spaces		526	713.37	SPA-NAINA, CIDCO	-
115	Layout Open Spaces		544	813.37	SPA-NAINA, CIDCO	-
116	Layout Open Spaces		553	924.26	SPA-NAINA, CIDCO	-
117	Layout Open Spaces		562	7730.57	SPA-NAINA, CIDCO	-
118	Layout Open Spaces		170A	122.34	SPA-NAINA, CIDCO	-
119	Layout Open Spaces		241A	1086.87	SPA-NAINA, CIDCO	-
120	Layout Open Spaces		241B	462.58	SPA-NAINA, CIDCO	-
121	Layout Open Spaces		241C	241.05	SPA-NAINA, CIDCO	-
122	Layout Open Spaces		250B	1000.28	SPA-NAINA, CIDCO	-
123	Layout Open Spaces		269B	866.66	SPA-NAINA, CIDCO	-
124	Layout Open Spaces		371B	1716.40	SPA-NAINA, CIDCO	-
125	Layout Open Spaces		461B	204.28	SPA-NAINA, CIDCO	-



Final Plots allotted to Special Planning Authority (SPA)						
Sr. No.	Reservations	Abbreviation	Details of Final Plots Allotted as per Scheme Drawn up			Remarks of Arbitration
			FP No	FP Area	Final Ownership	
126	Layout Open Spaces		474B	548.81	SPA-NAINA, CIDCO	-
127	Layout Open Spaces		553A	1068.07	SPA-NAINA, CIDCO	-
128	Sale Plots		41	349.57	SPA-NAINA, CIDCO	-
129	Sale Plots		48	602.87	SPA-NAINA, CIDCO	-
130	Sale Plots		201	376.94	SPA-NAINA, CIDCO	-
131	Sale Plots		383	623.70	SPA-NAINA, CIDCO	-
132	Sale Plots		387	245.44	SPA-NAINA, CIDCO	-
133	Sale Plots		460	2085.60	SPA-NAINA, CIDCO	-
134	Sale Plots		481	756.31	SPA-NAINA, CIDCO	-
135	Sale Plots		510	606.57	SPA-NAINA, CIDCO	-
136	Sale Plots		129D	300.43	SPA-NAINA, CIDCO	-
137	Sale Plots		150B	771.72	SPA-NAINA, CIDCO	-
138	Sale Plots		167B	280.21	SPA-NAINA, CIDCO	-
139	Sale Plots		167C	297.98	SPA-NAINA, CIDCO	-
140	Sale Plots		170B	148.56	SPA-NAINA, CIDCO	-
141	Sale Plots		497B	196.46	SPA-NAINA, CIDCO	-
142	Sale Plots		535B	265.58	SPA-NAINA, CIDCO	-
143	Sale Plots		79B	123.37	SPA-NAINA, CIDCO	-
144	Residential		499A	2964.71	SPA-NAINA, CIDCO	-
145	Residential		499B	5902.09	SPA-NAINA, CIDCO	-
146	IDP Roads		563	28671.27	SPA-NAINA, CIDCO	-
147	IDP Roads		564	1740.08	SPA-NAINA, CIDCO	-
148	IDP Roads		566	71547.13	SPA-NAINA, CIDCO	-
149	IDP Roads		571	38828.88	SPA-NAINA, CIDCO	-
150	IDP Roads		572	4113.94	SPA-NAINA, CIDCO	-
151	IDP Roads		574	7612.62	SPA-NAINA, CIDCO	-
152	IDP Roads		575	9851.45	SPA-NAINA, CIDCO	-
153	IDP Roads		577	6341.45	SPA-NAINA, CIDCO	-
154	IDP Roads		579	6443.97	SPA-NAINA, CIDCO	-
155	IDP Roads		581	2536.65	SPA-NAINA, CIDCO	-
156	IDP Roads		582	3797.59	SPA-NAINA, CIDCO	-
157	IDP Roads		583	3105.56	SPA-NAINA, CIDCO	-
158	IDP Roads		584	8124.76	SPA-NAINA, CIDCO	-
159	IDP Roads		635	8913.37	SPA-NAINA, CIDCO	-
160	IDP Roads		579A	6247.57	SPA-NAINA, CIDCO	-
161	Layout Roads		567	504.26	SPA-NAINA, CIDCO	-
162	Layout Roads		576	678.50	SPA-NAINA, CIDCO	-
163	Layout Roads		578	7434.68	SPA-NAINA, CIDCO	-
164	Layout Roads		584	4734.90	SPA-NAINA, CIDCO	-
165	Layout Roads		585	5447.10	SPA-NAINA, CIDCO	-



Final Plots allotted to Special Planning Authority (SPA)						
Sr. No.	Reservations	Abbreviation	Details of Final Plots Allotted as per Scheme Drawn up			Remarks of Arbitration
			FP No	FP Area	Final Ownership	
166	Layout Roads		585	977.95	SPA-NAINA, CIDCO	-
167	Layout Roads		586	537.95	SPA-NAINA, CIDCO	-
168	Layout Roads		587	484.28	SPA-NAINA, CIDCO	-
169	Layout Roads		589	2842.24	SPA-NAINA, CIDCO	-
170	Layout Roads		590	10058.69	SPA-NAINA, CIDCO	-
171	Layout Roads		591	1379.99	SPA-NAINA, CIDCO	-
172	Layout Roads		592	2398.03	SPA-NAINA, CIDCO	-
173	Layout Roads		594	250.21	SPA-NAINA, CIDCO	-
174	Layout Roads		595	3309.88	SPA-NAINA, CIDCO	-
175	Layout Roads		596	2442.79	SPA-NAINA, CIDCO	-
176	Layout Roads		597	8009.47	SPA-NAINA, CIDCO	-
177	Layout Roads		598	1581.28	SPA-NAINA, CIDCO	-
178	Layout Roads		599	265.11	SPA-NAINA, CIDCO	-
179	Layout Roads		600	1944.76	SPA-NAINA, CIDCO	-
180	Layout Roads		601	1242.20	SPA-NAINA, CIDCO	-
181	Layout Roads		602	3582.72	SPA-NAINA, CIDCO	-
182	Layout Roads		603	447.00	SPA-NAINA, CIDCO	-
183	Layout Roads		604	2291.36	SPA-NAINA, CIDCO	-
184	Layout Roads		605	745.37	SPA-NAINA, CIDCO	-
185	Layout Roads		606	647.82	SPA-NAINA, CIDCO	-
186	Layout Roads		607	1072.27	SPA-NAINA, CIDCO	-
187	Layout Roads		609	2137.71	SPA-NAINA, CIDCO	-
188	Layout Roads		610	2541.11	SPA-NAINA, CIDCO	-
189	Layout Roads		611	437.20	SPA-NAINA, CIDCO	-
190	Layout Roads		612	480.07	SPA-NAINA, CIDCO	-
191	Layout Roads		613	223.58	SPA-NAINA, CIDCO	-
192	Layout Roads		615	1729.74	SPA-NAINA, CIDCO	-
193	Layout Roads		617	6967.26	SPA-NAINA, CIDCO	-
194	Layout Roads		618	442.50	SPA-NAINA, CIDCO	-
195	Layout Roads		619	1952.23	SPA-NAINA, CIDCO	-
196	Layout Roads		620	3007.06	SPA-NAINA, CIDCO	-
197	Layout Roads		621	4209.97	SPA-NAINA, CIDCO	-
198	Layout Roads		622	1831.31	SPA-NAINA, CIDCO	-
199	Layout Roads		624	1669.31	SPA-NAINA, CIDCO	-
200	Layout Roads		626	3714.97	SPA-NAINA, CIDCO	-
201	Layout Roads		627	2919.56	SPA-NAINA, CIDCO	-
202	Layout Roads		628	9118.37	SPA-NAINA, CIDCO	-
203	Layout Roads		630	4736.04	SPA-NAINA, CIDCO	-
204	Layout Roads		631	1251.91	SPA-NAINA, CIDCO	-
205	Layout Roads		632	1161.40	SPA-NAINA, CIDCO	-
206	Layout Roads		633	1119.31	SPA-NAINA, CIDCO	-
207	Layout Roads		634	4608.94	SPA-NAINA, CIDCO	-



Final Plots allotted to Special Planning Authority (SPA)						
Sr. No.	Reservations	Abbreviation	Details of Final Plots Allotted as per Scheme Drawn up			Remarks of Arbitration
			FP No	FP Area	Final Ownership	
209	Layout Roads		636	7171.30	SPA-NAINA, CIDCO	-
210	Layout Roads		638	4339.36	SPA-NAINA, CIDCO	-
211	Layout Roads		639	1912.09	SPA-NAINA, CIDCO	-
212	Layout Roads		640	5049.44	SPA-NAINA, CIDCO	-
213	Layout Roads		641	2091.32	SPA-NAINA, CIDCO	-
214	Layout Roads		643	1265.30	SPA-NAINA, CIDCO	-
215	Layout Roads		644	2077.81	SPA-NAINA, CIDCO	-
216	Layout Roads		645	620.02	SPA-NAINA, CIDCO	-
217	Layout Roads		646	2418.33	SPA-NAINA, CIDCO	-
218	Layout Roads		647	1947.85	SPA-NAINA, CIDCO	-
219	Layout Roads		650	614.51	SPA-NAINA, CIDCO	-
220	Layout Roads		579B	5597.66	SPA-NAINA, CIDCO	-
221	Layout Roads		608A	2059.35	SPA-NAINA, CIDCO	-
222	Layout Roads		608B	1489.11	SPA-NAINA, CIDCO	-
223	Layout Roads		614A	1427.76	SPA-NAINA, CIDCO	-
224	Layout Roads		614B	435.69	SPA-NAINA, CIDCO	-
225	Layout Roads		642A	284.68	SPA-NAINA, CIDCO	-
226	Layout Roads		642B	417.57	SPA-NAINA, CIDCO	-
227	Layout Roads		642C	518.81	SPA-NAINA, CIDCO	-

  
(Abhiraj Girkar)

Arbitrator,

Town Planning Scheme NAINA No 7

Date: 29<sup>th</sup> December, 2023

  
(Nirmalkumar Chaudhari)

Deputy Secretary

Urban Development Department, GoM



## 13. ANNEXURES

## Annexure 1: Declaration of Intention of TPS 07

महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, सप्टेंबर १८, २०१९/भा. २७, शके १९४१

## CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

## Notice

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

No. CIDCO/NAINA/CP/BN-34/TPS. 7/2019

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

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

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

Now, therefore, in exercise of the powers conferred by Sub-Section (2) of the Section 60 of the said Act, the Corporation hereby publishes its declaration of making Town Planning Scheme (TPS) No. 7 at part of Villages of Devad, Vichumbe, Shivkar, Usarli Khurd & Kolkhe of Taluka Panvel, District Raigad;

Land owners who are having valid building permission obtained from Competent Authority, falling within the boundary of proposed TPS No. 7 are requested to submit detail of the same to NAINA office. Participants having land ownership jointly or severally willing to obtain a single final plot are requested to submit their consent under section 65 of the Said Act for providing single plot preferably within 15 days.

In accordance with the provisions of Section 60(3) of the said Act, a copy of the declaration along with the plan showing the area to be included in the Town Planning Scheme No. 7 (shown by PINK border) is kept open for inspection by the public in the office of Chief Planner (NAINA), 8th Floor, Tower No. 10, Belapur Railway Station Complex, CBD Belapur, Navi Mumbai 400 614 during office hours.

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

The area included in the Town Planning Scheme 4 is bounded as stated below;

On the North.—Village Palidevad of 23 villages of NAINA and Gadhi River.

On the East.—TPS-5 across Mumbai-Pune expressway.

On the South.—Tower lines on the south of Kolkhe Peth.

On the West.—Navi Mumbai (New Panvel).

By the order of Board of Directors of the Corporation.

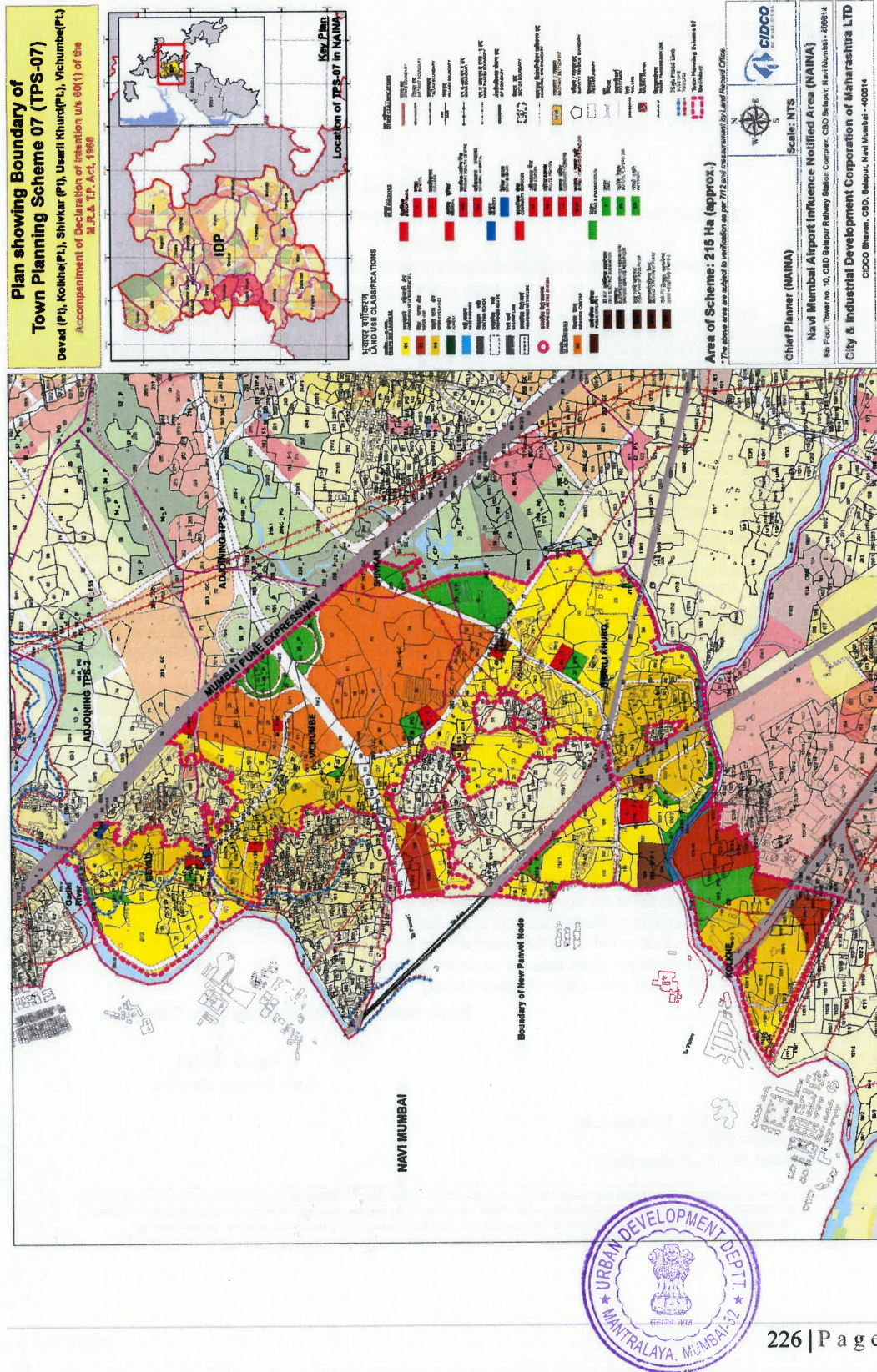
V. VENU GOPAL,  
Chief Planner (NAINA).

Regd. Office:  
Nirmal, 2nd floor, Nariman point,  
Mumbai-400 021.  
dated 18th September 2019.

ON BEHALF OF GOVERNMENT PRINTING, STATIONERY AND PUBLICATION, PRINTED AND PUBLISHED BY DIRECTOR, DR. MAMDOO KONDALI BHOGALE, PRINTED AT GOVERNMENT CENTRAL PRESS, 21-A, GREAT DURGACH ROAD, CHAUGH ROAD, MUMBAI 400 004 AND FORWARDED AT DEPARTMENT OF GOVERNMENT PRINTING, STATIONERY AND PUBLICATION, 21-A, GREAT DURGACH ROAD, CHAUGH ROAD, MUMBAI 400 004. TEXTOR : DIRECTOR, DR. MAMDOO KONDALI BHOGALE.



Annexure 2: Declaration of the Map



Annexure 3: Notice of Declaration of Intention in Newspaper

कृषीवृत्त  
www.krushivart.in

१० फेब्रुवारी, दि. २० सप्टेंबर २०१९

**CIDCO**  
WE MAKE CITIES

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

**NOTICE**  
(UNDER SECTION 60(2) OF THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966)  
No. CIDCO/NAINA/CP/BN-34/TPS/7/2019/

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The area included in the Town Planning Scheme 4 is bounded as stated below:

On the North - Village Palidevad of 23 villages of NAINA and Gadhi River,  
On the East - TPS-5 across Mumbai - Pune Expressway,  
On the South - Tower lines on the south of Kolkhe Peth,  
On the West - Navi Mumbai (New Panvel).

By the order of Board of Directors of the Corporation..

(V. Venu Gopal)  
Chief Planner (NAINA)

Regd. Office:  
Nirmal, 2<sup>nd</sup> floor, Nariman Point,  
Mumbai - 400 021.  
Date: 18<sup>th</sup> September 2019

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

CIDCO/PR/288/2019-20

**सिडको**  
महाराष्ट्र विकासा

**शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित**  
**सूचना**

महाराष्ट्र प्रादेशिक नियोजन आणि नगररचना अधिनियम १९६६ च्या कलम ६० च्या उपकलम (१) नुसार  
क्र. सिडको/नैना/पु.नि/सीएन-३४/टीपीएस ७/२०१९/

ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन आणि नगररचना अधिनियम १९६६ (महा. अधिनियम XXXVII, १९६६) (येथून पुढे उक्त अधिनियम असे निर्दिष्ट करण्यात येईल), च्या कलम ४० च्या उपकलम (१) मधील खंड (ब) द्वारे प्रदान करण्यात आलेल्या अधिकारांचा वापर करून महाराष्ट्र शासनाच्या नगरविकास विभाग (नविम) ने अधिसूचना क्रमांक टीपीएस-१७१२/४७५/प्र.क्र.-१८/१२/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 निर्दिष्ट करण्यात येईल) साठी शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित (महाराष्ट्र शासनाच्या मालकीची व नियंत्रणाखालील कंपनी) (येथून पुढे महामंडळ असे निर्दिष्ट करण्यात येईल) म्हणजे सिडकोची विशेष नियोजन प्राधिकरण (येथून पुढे वि.नि.प्रा. असे निर्दिष्ट करण्यात येईल) म्हणून नेमणूक केली आहे.

आणि ज्याअर्थी महाराष्ट्र शासनाने अधिसूचना क्र. टीपीएस-१२१५/२४५/सीआर-३३२/२०१५/एस.एम./बुद्धी-१२, दिनांक २७ एप्रिल २०१७ नुसार नैनातील २३ गावांसाठी अंतिम विकास आराखडा मंजूर केला आहे. आणि अधिसूचना क्र. टीपीएस-१२१५/२४५/प्र.क्र.३३२/१६/६.पी./नवि-१२ दिनांक ०१ मार्च २०१९ अन्वये अधिनियमाच्या कलम ३१ च्या उपकलम (१) नुसार अंतिम विकास आराखडा वगळलेले भाग मंजूर केले आहेत.

आणि ज्याअर्थी सिडकोच्या संचालक मंडळाने दि. १३ सप्टेंबर २०१९ रोजीच्या ठराव क्र. १२२५५ अन्वये पनवेल तालुक्यातील रायगड जिल्ह्यातील देवद, विचुंबे, शिवकर, उसली खुर्द आणि कोळखे यांच्या काही भागात नगररचना परियोजना क्रमांक ७ करण्याकरीता, अधिनियमातील कलम ६० च्या उप-कलम (१) नुसार त्याचा उद्देश घोषित केला आहे.

आता, म्हणून, उक्त अधिनियमाच्या कलम ६० च्या उपकलम (२) द्वारे प्रदान केलेल्या अधिकारांचा वापर करून पनवेल तालुक्यातील रायगड जिल्ह्यातील देवद, विचुंबे, शिवकर, उसली खुर्द आणि कोळखे यांच्या काही भागात नगररचना परियोजना क्रमांक ७ करण्याचा इरादा घोषित करत आहे.

प्रस्तावित टीपीएस नं. ७ मध्ये समाविष्ट जमिनीवर सक्षम प्राधिकारीकृतून वैध बांधकाम परवानगी मिळाली असल्यास अशा परवानगीचा तपशील नैना कार्यालयाकडे सादर करण्याची जमीन मालकांना विनंती करण्यात येत आहे. योजनेत सहभागी असलेल्या जमीन मालकांची संतुलीकरण किंवा वैयक्तिकरित्या जमीन असेल आणि असे जमीन मालक एकच अंतिम भूखंड मिळविण्यास इच्छुक असतील तर त्यांना उक्त अधिनियमाच्या कलम ६५ नुसार एकच अंतिम भूखंड मिळणेसाठी शक्यतो १५ दिवसांच्या आत संमती देण्यास विनंती आहे.

उक्त अधिनियमाच्या कलम ६० च्या उपकलम (३) च्या तरतुदीनुसार, नगररचना परियोजना क्रमांक ७ ची घोषणा व त्यामध्ये अंतर्भूत करण्यात येणारे क्षेत्र (गुलाबी रंगाच्या सोमरे) दर्शविणाऱ्या नकाशाची प्रत जनतेच्या तपासणीसाठी मुख्या नियोजनकार (नैना), ८वा मजला, टॉवर नं. १०, बेलारु रेल्वे स्थानक संकुल, सी.बी.डी. बेलारु, नवी मुंबई ४०० ६१४ येथे कार्यालयीन वेळेत उपलब्ध आहेत.

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

नगर रचना योजना ५ मध्ये समाविष्ट असलेल्या क्षेत्राच्या चतुःसिमा खातीलप्रमाणे आहेत.

उत्तरेला : २३ गावातील पालीदेवद गावाची हद्द व गादी नदी.  
पूर्वेला : मुंबई - पुणे द्रुतगती मार्गावरील टीपीएस-५.  
दक्षिणेला : कोळखे पेट च्या दक्षिणेकडील विद्युत टॉवरलाइन.  
पश्चिमेला : नवी मुंबई (नवीन पनवेल).

सिडको संचालक मंडळाच्या आदेशानुसार.

(व्ही. वेणू गोपाल)  
मुख्य नियोजनकार (नैना)

नॉव्हीकृत कार्यालय :  
निरमल, २ रा मजला, नरिमन पॉइंट,  
मुंबई ४०० ०२१.  
दिनांक : १८ सप्टेंबर, २०१९

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

सिडको/नगररचना/२८८/२०१९-२०



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

**नगर रचना आणि मूल्यनिर्धारण विभाग  
कोकण विभाग, नवी मुंबई**

**:- आदेश :-**

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

**क्रमांक:-** प्रा.न.र.यो.क्र.७/ नैना/ कलम ६१(३)/मुदतवाढ/सहसंचालक/२०२० दिनांक :- ०८/०३/२०२०

ज्याअर्थी, शहर आणि औद्योगिक विकास महामंडळाने (यापुढे "विशेष नियोजन प्राधिकरण" असे संबोधिलेले) नगर रचना योजना क्र.७ तयार करणेचा इरादा क्र.१२२५५, दि.१३.०९.२०१९ च्या ठरावाद्वारे केला असून त्याबाबतची सूचना महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ (यापुढे उक्त अधिनियम असे उल्लेखिलेले) चे कलम ६० (२) अन्वये दि.१८.०९.२०१९ रोजीच्या शासन राजपत्रात प्रसिद्ध केली आहे (यापुढे उक्त नगर रचना योजना असे उल्लेखिलेली)

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

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

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

आणि ज्याअर्थी, उक्त विशेष नियोजन प्राधिकरणाने नमूद केलेली कारणे विचारात घेऊन त्यांनी मागितलेली मुदतवाढ दि.१६.०९.२०२० पर्यंत मंजूर करणे आवश्यक असल्याबाबत सहसंचालक, नगर रचना, कोकण विभाग, नवी मुंबई यांची खात्री पटली आहे;

त्याअर्थी, शासन अधिसूचना नगर विकास विभाग क्रमांक टिपीएस-१८१३/३२११/प्र.क्र.५०८/नवि-१२, दि.०१.१२.२०१६ अन्वये प्रदत्त केलेल्या शक्तीचा वापर करून सहसंचालक, नगर रचना, कोकण विभाग, नवी मुंबई हे उक्त अधिनियमाच्या कलम ६१ पोटकलम (३) नुसार उक्त प्रारूप नगर रचना योजनेचा मसुदा तयार करून प्रसिद्ध करण्याकरीताची मुदत दि.१६.०९.२०२० हा दिवस धरून त्या दिवसापर्यंत वाढवित आहेत.



(प्रकाश भुक्ते)

**सहसंचालक, नगर रचना,  
कोकण विभाग, नवी मुंबई**

\\Back up as on 5-8-2010\\herkar\\Time Extension Order NAINA



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

**ORDER**

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

No.TPS No.7/NAINA/Sect 61(3)/Time-limit Extension/JDTP-KDN/2061 Date : 04/03/2020

Whereas, City and Industrial Development Corporation of Maharashtra Limited (CIDCO) (hereinafter referred to as the said "Special Planning Authority) has declared its intention to make Town Planning Scheme No.7 (hereinafter referred to as the "said draft scheme") vide Resolution No.12255 dated 13/09/2019 and published a notice of declaration of the said draft Scheme vide its Notice dated 18/09/2019 under section 60(2) of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as "the said Act") ;

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

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

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

And whereas after considering the reasons mentioned by the Special Planning Authority, the Joint Director of Town Planning, Konkan Division is of the opinion that, it is expedient to extend the period for the making and publication of Draft Scheme under section 61(3) of the said Act upto and inclusive of date 16/09/2020.

Now therefore in exercise of the powers delegated to him under above Government Notification dated 01/12/2016, the Joint Director of Town Planning, Konkan Division, Navi Mumbai is pleased to extend the period of making and publication of the said Draft Scheme under sub-section (3) of section 61 of the said Act upto and inclusive of dt.16/09/2020.



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

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## Annexure 5: Publication of Draft Scheme

RNI No. MAHBIL/2012/46121



## महाराष्ट्र शासन राजपत्र

### असाधारण भाग दोन

वर्ष ८, अंक ३१(५)]

सोमवार, एप्रिल २५, २०२२/वैशाख ५, शके १९४४

[पृष्ठ ४, किंमत : रुपये १२.००]

असाधारण क्रमांक ५६

प्राधिकृत प्रकाशन

शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित

सूचना

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ च्या कलम ६१ (१) नुसार

नगररचना परियोजना क्रमांक ७ (टीपीएस -७)

क्र. सिडको / नैना/ टीपीएस-०७/२०२२/१३९५

ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ (महा. अधिनियम XXXVII. १९६६) (येथून पुढे "उक्त अधिनियम" असे निर्दिशित 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 निर्दिशित करण्यात येईल) साठी शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित (महाराष्ट्र शासनाच्या मालकीची व निर्वहणाखालील कंपनी) म्हणजे सिडकोची विशेष नियोजन प्राधिकरण (येथून पुढे "वि.नि.प्रा." असे निर्दिशित 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 अधिनियमाच्या कलम ३१(१) नुसार नैनातील २३ गावांसाठी अंतरीम विकास आराखडा मंजूर केला आणि अधिसूचना क्र. टीपीएस. १२१५/२४५/प्र.क्र. ३३२/१६/ई.पी./नवि-१२, दिनांक ०१ मार्च २०१९ अन्वये अंतरीम विकास आराखड्याचा खगळलेले 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(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 उक्त अधिनियमाच्या कलम ६०(२) मध्ये नमूद तरतुदीनुसार टीपीएस -७ करण्याच्या उद्देशाची घोषणा दिनांक, १८ सप्टेंबर २०१९ रोजीच्या

(१)

भाग दोन-५६-१



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महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, एप्रिल २५, २०२२/वैशाख ५, शके १९४४

महाराष्ट्र शासन राजपत्र असाधारण (भाग -२) मध्ये आणि दिनांक २० सप्टेंबर २०१९ रोजीच्या स्थानिक वृत्तपत्रे "कृषीवल" आणि "रामप्रहार" यात 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 कालावधीत अधिकृत महाराष्ट्र शासन 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 महिन्यांच्या म्हणजेच दिनांक १६ सप्टेंबर २०२० पर्यंतचा वाढीव कालावधी दिलेला आहे ;

आणि ज्याअर्थी, अधिकृत महाराष्ट्र शासन राजपत्रात दिनांक ३१ ऑगस्ट २०२० रोजी प्रसिद्ध झालेल्या अध्यादेशानुसार व दिनांक १४ सप्टेंबर २०२० रोजी उक्त अध्यादेशाचे राज्य विधानमंडळाच्या अधिनियमात रूपांतर झाल्याप्रमाणे परियोजनेचा कालावधी गणना करताना टाळेबंदी उपाययोजनांच्या अंमलबजावणीचा कालावधी कलम १४८-अ अन्वये वगळण्यात आला 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 संवर्धित जमीन मालकांची सभा डिजिटल व पारंपरिक पद्धतीने आयोजित करून आणि जमीन मालकांकडून 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 जा. क्र. नैना नरयो क्र. ७ /प्र.क्र. ७४/२०/टीपीव्ही-३/१४९५ अन्वये टीपीएस -७ बाबत सल्लामसलत दिली आहे ;

आणि ज्याअर्थी, संचालक, नगररचना यांनी सल्लामसलतीत सुचविल्याप्रमाणे आवश्यक ते बदल टीपीएस -७ मध्ये करण्यात आलेले आहेत.

आता, म्हणून उक्त अधिनियमातील कलम ६१(१) च्या तरतुदीनुसार, याद्वारे प्रारूप नगररचना परियोजना क्रमांक ७ तयार करण्यात आली आहे असे जाहीर केले जाते आहे आणि ती याद्वारे प्रकाशित करण्यात येत आहे.

उक्त योजनेचा नकाशा व अहवाल नैना कार्यालय, ८ वा मजला, टॉवर नं. १०, बेलापूर रेल्वे स्टेशन संकुल, सीबीडी बेलापूर, नवी मुंबई ४०० ६१४ येथे कार्यालयीन कामकाजाच्या सर्व दिवशी नागरिकांच्या अवलोकनार्थ खुले ठेवण्यात आले आहेत. तसेच सदर नकाशा व अहवालाची प्रत सिडकोचे संकेतस्थळ <https://cidco.maharashtra.gov.in/naina> येथेसुद्धा उपलब्ध केली आहे.

तरी आता, वरील सूचना महाराष्ट्र शासनाचे राजपत्रात प्रसिद्ध झाल्याच्या दिनांकापासून ३० दिवसांच्या आत, उक्त प्रसिद्ध केलेली टीपीएस -७ योजनेमुळे बाधा पोहचलेल्या कोणत्याही इसमाने उक्त योजनेसंबंधी कोणताही लेखी आक्षेप दस्तऐवजांसह मुख्य नियोजनकार, नैना, यांच्या नावे कार्यालयात सादर करावेत, म्हणजे उक्त योजना महामंडळातर्फे उक्त अधिनियमाच्या कलम ६८(१) च्या तरतुदीनुसार शासनास मंजुरीसाठी सादर करण्यापूर्वी, अधिनियमाच्या कलम ६७ अनुसार योग्य त्याप्रमाणे त्यांचा विचार करण्यात येईल व आवश्यक तर योजनेत फेरफार करण्यात येईल.

नोंदणीकृत कार्यालय : निर्मल, २ रा मजला, नरीमन पॉइंट, मुंबई ४०० ०२१.

महामंडळाच्या संचालक मंडळाच्या आदेशानुसार,

नवी मुंबई,  
दिनांक २५ एप्रिल २०२२.

रवींद्रकुमार मानकर,  
मुख्य नियोजनकार, (नैना).



महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, एप्रिल २५, २०२२/वैशाख ५, शके १९४४

३

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

**NOTICE**

**UNDER SECTION 61(1) OF THE MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966**

**Town Planning Scheme No. 7 (TPS-7)**

No. CIDCO/NAINA/TPS-07/2022/1395

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

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

And whereas, the Government of Maharashtra vide Notification No. TPS-1717/MIS-2750/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 and TP Act, 1966 ;

And whereas, as per section 60(1) 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 Village – Devad (part), Vichumbe (part), Usarli Khurd (part), Kolkhe (part) and Shivkar (part) of Taluka – Panvel, District Raigad and 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 and in daily newspapers "Krushniwal" and "Ramprahar" dated 20th September 2019 ;

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

And whereas, the Joint Director of Town Planning, Konkan division vide Order No. TPS No.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 16th September 2020 for making and publication of the said draft scheme ;

And whereas, vide Government ordinance dated 31st August 2020 and its enactment dated 14th September 2020, the period of lockdown measures by the Government is excluded while calculating the timelines under section 148-A of the MR and TP Act ;

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 Rules, 1974 by inviting all the land owners to view their land details and the draft layout plan of the scheme on CIDCO's website [www.cidco.maharashtra.gov.in](http://www.cidco.maharashtra.gov.in). After incorporating suggestions received from the owners, consultation as per section 61 (1) and approval for suitable amendments in Development Plans under section 59(2) was sought vide submission dated 11th August 2020 from the Director of Town Planning, GoM ;

And whereas, the Director of Town Planning vide letter जा. क्र. नैन नरवो क्र.७/प्र. क्र. ७४/२०/टीपीसी-३/१४९५ dated 15th March 2021 had offered consultation on TPS-7 ;



४

महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, एप्रिल २५, २०२२/वैशाख ५, शके १९४४

And whereas, necessary changes suggested by Director of Town Planning in the consultation have been incorporated in the draft TPS-7.

Now, therefore, in accordance with provisions of section 61(I) of the said Act, it is hereby declared that Draft TPS-7 has been made and is hereby published.

A copy of the draft TPS-7 scheme book and plans thereof are kept open for inspection by the public during office hours on all working days in the office of NAINA, 8th floor, Tower No 10, Belapur Railway Station Complex, CBD Belapur, Navi Mumbai 400 614. The same is uploaded on website of CIDCO i.e. <https://cidco.maharashtra.gov.in/naina>.

In accordance with the provisions of section 67 of the said Act, if within thirty days from the date of publication of this notice in the *Maharashtra Government Gazette* any person affected by the said TPS-7 communicates in writing any objections and /or suggestions relating to the said scheme to the Chief Planner, NAINA, shall consider the same and modify the said draft scheme as it thinks fit, before submitting the said draft scheme under section 68(I) of the said act, to the Government for sanction.

By the order of Board of Directors of the Corporation,

Regd. Officer :  
Nirmal, 2nd Floor, Nariman Point,  
Mumbai 400 021.

Navi Mumbai,  
dated the 25th April 2022.

RAVINDRAKUMAR MANKAR,  
Chief Planner (NAINA).

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.





प्लॉट नं. ११, नवमि, २०२२, २०२२



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;

- The provision of Regulations no. 43 of the sanctioned DCPR of NAINA shall be applicable.
- Such transfer of development right from a final plot to another Final Plot shall be permitted once only.
- The aggregate FSI in a receiving Final Plot shall not exceed 4.00
- The owner transferring the FSI shall not develop his Final Plot at any time to consume FSI more than 1.00
- The Final Plot after such transfer shall not be eligible for any additional FSI/TDR in future.
- The owner of such Final Plot shall not ask for monetary compensation for balance FSI if any after partially transferring the FSI received in lieu of monetary compensation as TDR.

14. The permissible FSI in respect of Final Plots designated to Amenity Plots or to schools, primary health center shall be 2.5.

15. The permissible FSI in respect of Final Plots designated to Electric Sub-Station, Daily Bazaar, ESR/GSR in the scheme shall be 1.00.

16. The permissible FSI in respect of Final Plots designated to EWS/LIG Housing or Housing of the dispossessed persons or Final Plots reserved as Sale plots in this scheme shall be 4.00.

17. The permissible FSI in respect of Final Plots designated to Growth center in this scheme shall be 2.5. Provided that the aforesaid FSI may be increased maximum upto 4.0 on payment of FSI linked premium (FLP) for over and above 2.5 FSI as prescribed in the sanctioned DCPR of NAINA for every increase of FSI of 0.30.

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

19. Side and Rear Marginal Spaces

Area of plot	Category of building	Maximum permissible height of the building	Min Marginal 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
*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
450 M2 to the less than 1000 M2	Detached type	Above 15 MUpto 24.0 M	H/5	H/5
		Upto 15 M	3.00	3.00
		Above 15 MUpto 24.0 M	H/5	H/5
	Detached type	Above 24.0M upto 37.5 M	6.00	6.00

Area of plot	Category of building	Maximum permissible height of the building	Min Marginal Open Spaces (in M.)	
			Side	rear
1000 M2 and above	Detached type	Upto 15 M	3.00	3.00
		Above 15 MUpto 24.0 M	H/5	H/5
		Above 24.0M Upto 37.5 M	6.00	6.00
		Above 37.5 M upto 60.0 M	H/5 or 9.00m whichever is less	H/5 or 9.00m whichever is less
		Above 60.00 M	12.00	12.00

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

- Irrespective of height and length of the buildings, the marginal open spaces more than 12.0 M shall not be insisted upon. Long length factor for buildings above 40 meter length shall not be applicable.
  - The provision of dead wall mentioned in sanctioned DCPRs of NAINA shall be applicable.
  - For special building use No projections of any sort shall be permissible in the side and rear marginal open spaces mentioned above. Provided that projections required for firefighting and chajja or weather shed upto 0.75 m over openings shall be permitted after clearance from CFO, CIDCO along with the minimum height at which it is to be provided.
  - Provision of front open spaces shall be in accordance with sanctioned DCPRs of NAINA. However, Front open space for residential use and predominantly residential use (in case of mixed use) buildings of height more than 15m upto 24 m shall be 4.5m and for above 24 m building height front open space shall be 6.0 m.
  - The building height for the purposes of light and ventilation regulation and for calculating the marginal distances shall be exclusive of height of parking floors. In case of part parking floor such provision shall be applicable only to the part where parking is provided.
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 line 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 also 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 0.80 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:
- Title Ownership and easement right of the plot on which building is proposed.
  - Workmanship, soundness of material and structure safety of building.
  - Variation in area from recorded area of building unit.
  - Location and boundary of building unit.
  - Safety of the user of the building.
  - NOC from appropriate authority.
  - Structural reports and Structural drawing

Place :-Navi Mumbai  
Date:-21.10.2022

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

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

**Dr. Sanjay Mukherjee**  
Vice Chairman & Managing Director,  
CIDCO

स्थळ: नवी मुंबई  
दिनांक: २१ ऑक्टोबर २०२२

मौलिकीकर कार्यालय: निर्मल, २ रा मजला,  
नरिमन पॉइंट, मुंबई ४०००२१.

डॉ. संजय मुखर्जी  
उपस्थायक व्यवस्थापकीय संचालक,  
सिडको

सिडको/जससंक/३२५/२०२२-२३



## Annexure 7: Appointment of the Arbitrator by Government

महाराष्ट्र शासन राजपत्र भाग एक—कोरुण विभागीय पुरवणी, गुन्वार ते बुधवार, मार्च २३-२९, २०२३/चैत्र २-८, शके १९४५ ७

## नगरविकास विभाग

मुख्य इमारत, ४ वा 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-१८१७/१७३/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/मैना/न.र.यो.७/प्रा.यो./२०२२, दिनांक २१ ऑक्टोबर २०२२ अन्वये मी. देवद (भाग), विठ्ठल (भाग), उस्ली खुर्द (भाग), कोळखे (भाग) आणि शिवकर (भाग), ता. पनवेल, प्रारूप नगररचना योजना क्र. ७ मंजूर करण्यात आली असून, सदरची नगररचना योजना ही शासन राजपत्रामध्ये 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 प्रारूप 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 यद्वारे श्री. अभिराज गिरकर, निवृत्त सहसंचालक, नगररचना यांची उक्त प्रारूप योजनेसाठी लवाद म्हणून तात्काळ नियुक्ती करित आहे. त्यांचे परिक्षमिक 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 न्यायाने,

यु. व. शिंदे,  
कार्यालय अधिकारी.



Annexure 8: Commencement of duty by the Arbitrator

RNI No. MAHBIL /2012/46121



## महाराष्ट्र शासन राजपत्र असाधारण भाग दोन

वर्ष १, अंक २६(४)]

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

[पृष्ठ ३, किंमत : रुपये १२.००

असाधारण क्रमांक ४२

प्राधिकृत प्रकाशन

लयाद, नगररचना परियोजना क्रमांक ७

[ देबद (भाग), विचुंवे (भाग), उसली 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 ५८ (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 निम्नस्वाक्षरीकर 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 मिवळकती बाधित (Injurious Affected) होतील आणि त्यामुळे कलम १०२ प्रमाणे यासंदर्भात मोबदला देय असेल त्यांनी निम्नस्वाक्षरीकर यांचेकडे, सदरहू नोंदीस महाराष्ट्र शासन राजपत्रात प्रसिद्ध झाल्याच्या तारखेपासून ६० दिवसांच्या आत, त्यांची मागणी दाखल करणे आवश्यक राहील.

भाग दोन-४२-१

(१)



२

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

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

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

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



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

**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-1222/2162/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 9: Notice of Commencement of duty by the Arbitrator in Newspaper

रायगड नगरी सोमवार दि. १७ एप्रिल २०२३



## लवाद, नगर रचना परियोजना क्र.७

(देवद (भाग), विचुंबे, (भाग), उसलीखुर्द(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 प्रांशुप 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.

उपनिर्दिष्ट नगर रचना योजनेतील सर्व संबंधितांना या सूचनेद्वारा जाहीर करण्यात येते की, कलम ७२ मधील तरतुदीप्रमाणे, प्रांशुप नगर रचना योजना नैना क्र. ७. ला अंतिम स्वरूप देण्यासाठी निम्नस्वाक्षरीकार यांची लवाद म्हणून नगर विकास विभाग, महाराष्ट्र शासन यांचेकडील कलम ७२(१) खालील अधिसूचना क्र.टीपीएस - १२२२/२१५२/प्र.क्र. १४८/२२/नवि - २२ दिनांक २ डिसेंबर २०२२ अन्वये नियुक्ती केली असून सदरहू अधिसूचना दिनांक २३-२९ मार्च २०२३ रोजीचे महाराष्ट्र शासन राजपत्र कोकण विभाग पुरवणी, पान क्र. ७-८ यावर प्रसिद्ध झालेली आहे.

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

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

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

दिनांक : ०५/०४/२०२३

(अभिराज गिरकर)

लवाद,

नगर रचना परियोजना क्र. ७ (नैना)

(देवद (भाग), विचुंबे, (भाग),

उसलीखुर्द(भाग), शिवकर (भाग), कोळखे (भाग),)

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सिडको/जनसंपर्क/०३६/२०२३-२४



साम्प्रदायिक



लघुवाद, नगर रचना परियोजना क्र. ७, नैना  
(डसली खुर्द (भा), कोळखे (भा), देवय (भा), बिजुंजे (भा), शिबवार (भा) घांजे कन्यालय,  
(महाराष्ट्र नगर रचना परियोजना नियम १९७४ च्या नियम क्र. १३ अन्वये)

[illegible]

Sl. No.	Name of Owner	Survey No.	House No.	Village	Plot Plat No.	Heating Date	Heating Time
1	TAMM, Burt & Brenda Co. Inc. Sec. Secretary, Riverside Palms Ingle	42	5432/2A	Desert		24-Jul-23	18:00 AM
2	TAMM, Burt & Brenda Co. Inc. Sec. Secretary, Riverside Palms Ingle	42	5432/2C	Desert		24-Jul-23	18:00 AM
3	TAMM, Burt & Brenda Co. Inc. Sec. Secretary, Riverside Palms Ingle	42	5432/2D	Desert		24-Jul-23	18:00 AM
4	TAMM, Burt & Brenda Co. Inc. Sec. Secretary, Riverside Palms Ingle	42	5432/2B	Desert		24-Jul-23	18:00 AM
5	TAMM, Burt & Brenda Co. Inc. Sec. Secretary, Riverside Palms Ingle	42/09	5432	Desert		24-Jul-23	18:00 AM
6	TAMM, Burt & Brenda Co. Inc. Sec. Secretary, Riverside Palms Ingle	42/09	5432	Desert		24-Jul-23	18:00 AM
7	TAMM, Burt & Brenda Co. Inc. Sec. Secretary, Riverside Palms Ingle	42/09	5432	Desert		24-Jul-23	18:00 AM
8	TAMM, Burt & Brenda Co. Inc. Sec. Secretary, Riverside Palms Ingle	42/09	5432	Desert		24-Jul-23	18:00 AM
9	TAMM, Burt & Brenda Co. Inc. Sec. Secretary, Riverside Palms Ingle	42/09	5432	Desert		24-Jul-23	18:00 AM
10	TAMM, Burt & Brenda Co. Inc. Sec. Secretary, Riverside Palms Ingle	42/09	5432	Desert		24-Jul-23	18:00 AM
11	TAMM, Burt & Brenda Co. Inc. Sec. Secretary, Riverside Palms Ingle	42/09	5432	Desert		24-Jul-23	18:00 AM
12	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
13	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
14	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
15	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
16	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
17	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
18	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
19	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
20	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
21	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
22	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
23	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
24	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
25	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
26	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
27	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
28	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
29	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
30	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
31	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
32	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
33	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
34	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
35	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
36	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
37	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
38	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
39	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
40	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
41	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
42	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
43	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
44	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
45	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
46	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
47	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
48	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
49	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
50	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
51	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
52	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
53	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
54	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
55	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
56	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
57	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
58	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
59	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
60	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
61	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
62	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
63	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
64	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
65	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
66	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
67	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
68	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
69	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
70	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
71	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
72	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
73	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
74	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
75	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
76	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
77	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
78	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
79	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
80	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
81	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
82	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
83	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
84	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
85	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
86	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
87	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
88	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
89	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
90	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
91	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
92	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
93	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
94	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
95	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
96	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
97	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
98	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
99	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM
100	Perkins M. Korte	41	2	Desert		24-Jul-23	18:00 AM





Annexure 12: 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, 7<sup>th</sup> 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 21<sup>st</sup> October 2022, by the Vice Chairman and Managing Director, CIDCO under the powers conferred on him vide Urban Development Department Notification No. TPS/1817/973/CR-103/17/UD-13 dated 13th September, 2017.

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

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

Now, I, the undersigned as Arbitrator subdivide the sanctioned draft Town Planning Scheme, NAINA No. 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 29<sup>th</sup> August, 2023.

(Abhiraj Girkar)

Arbitrator,

NAINA, Town Planning Scheme No. 7

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



## Annexure 13: Drawing up of the Preliminary Scheme u/s 72 (7)

RNI No. MAHBIL/2012/46121



## महाराष्ट्र शासन राजपत्र असाधारण भाग दोन

वर्ष १, अंक ७३(४)]

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

[पृष्ठ ४, किंमत: रुपये १२.००]

असाधारण क्रमांक १०१

प्राधिकृत प्रकाशन

प्रारंभिक नगररचना परियोजना नैना क्र. ७

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

जाहीर सूचना

[ महाराष्ट्र नगर रचना परियोजना नियम १९७४ च्या नियम क्र. १३(१), सहित महाराष्ट्र प्रादेशिक नियोजन नगररचना  
अधिनियम, १९६६ च्या कलम ७२(७) अन्वये ]

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

ज्याअर्थी, प्रारूप नगररचना परियोजना नैना क्र. ७, [ देवद (भाग), विचुंबे (भाग), उसली 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  
अधिनियमाच्या पोट-कलम (१) कलम ७२ प्रमाणे उक्त मंजूर प्रारूप 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 प्रसिध्द केली आहे ;

आणि ज्याअर्थी महाराष्ट्र नगररचना परियोजना नियम क्र. १९७४ च्या नियम क्र. १३ (१) अन्वये दि. ५ एप्रिल २०२३ रोजी  
सूचना प्रसिध्द करून नगररचना परियोजना नैना क्र. ७, [ देवद (भाग), विचुंबे (भाग), उसली 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 ;

(१)

भाग दोन-१०१-१



२

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

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 ), उसलीं 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 ), उसलीं 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 जमिनीच्या मालकांच्या अवलोकनार्थ लवादच्या 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 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 ), उसलीं खुर्द ( भाग ), कोळखे पेठ ( भाग ), शिवकर ( भाग ) ]



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

**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.



४

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

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

Date : 30th November, 2023,

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

ABHIRAJ GIRKAR,

Arbitrator,

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



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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  
(Deved (pt), Vichumbha (pt), Usari Khurd (pt), Kolhe Path (pt) and  
Shikhar (pt) Taluka Parnel, District Raigad)  
(under Section 72(7) of the Maharashtra Regional and Town Planning Act, 1966)  
(read with Rule 13(3) of the Maharashtra Town Planning Schemes Rules, 1974)  
NO. ARB/TPS-7/Award/2023/512

### जाहीर सूचना

अधीनस्थ शहर विकास योजना अधिनियम १९६६ च्या विभाग ७२(७) अन्वये  
(शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित)  
(अधीनस्थ शहर विकास योजना अधिनियम १९६६ च्या विभाग ७२(७) अन्वये)  
(अधीनस्थ शहर विकास योजना अधिनियम १९६६ च्या विभाग ७२(७) अन्वये)

WHEREAS, the Draft Town Planning Scheme, No. 7 (TPS-7) (Deved (pt), Vichumbha (pt), Usari Khurd (pt), Kolhe Path (pt) and Shikhar (pt) Taluka Parnel, District Raigad) was sanctioned by the Vice Chairman & Managing Director, CIDCO under sub-section (2) of section 88 of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as the 'said Act') vide Notification No. CIDCO NAINATPS-Development Department vide its Notification No. TPS-161/7/75CR-103/17A/UD-13, dated 13th September, 2017. The said Notification was published in Maharashtra Government Gazette, Extraordinary, Part-4, dated 4th November 2022 on pages No. 1 to 12.

And whereas, the Government of Maharashtra in Urban Development Department has appointed Shri Abhinav Ghirke, retired Joint Director of Town Planning as the Arbitrator for the said sanctioned Draft Scheme vide Notification No. TPS-122/21/52G R.148/22UD-12 Dated 2nd December 2022, which was published in Maharashtra Government Gazette Part-1 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 06th April 2023 that, he has commenced the duties as Arbitrator in respect of the NAINA Town Planning Scheme, No. 7 (Deved (pt), Vichumbha (pt), Usari Khurd (pt), Kolhe Path (pt) and Shikhar (pt) Taluka Parnel, District Raigad) with effect from 06th April 2023;

And whereas, the specter 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 (Deved (pt), Vichumbha (pt), Usari Khurd (pt), Kolhe Path (pt) and Shikhar (pt) Taluka Parnel, District Raigad) has been sub-divided by the Arbitrator under his notice bearing No. ARB/TPS-7/GEN/2023/4892, 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 (Deved (pt), Vichumbha (pt), Usari Khurd (pt), Kolhe Path (pt) and Shikhar (pt) Taluka Parnel, District Raigad) has been drawn up by him on 30th November, 2023 as provided under sub-section (7) of the said Act read with rule 13 (8) 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 District Planning Authority, NAINA, at 7th floor, Tower No. 10, Belpur Railway Station Complex, CBD, Belpur, New Mumbai.

Date: 30th November 2023.

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

Arbitrator,

Town Planning Scheme NAINA No. 7,  
(Deved (pt), Vichumbha (pt), Usari Khurd (pt),  
Kolhe Path (pt) and Shikhar (pt) of  
Taluka Parnel, District Raigad)

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CIDCO/PR/451/2023-24

