

REPORT ON **TOWN PLANNING SCHEME NO. 12**

NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA



Publication under section 61(1) of MR&TP Act, 1966

**City and Industrial Development Corporation
of Maharashtra Ltd. (CIDCO)**



1. PREAMBLE

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

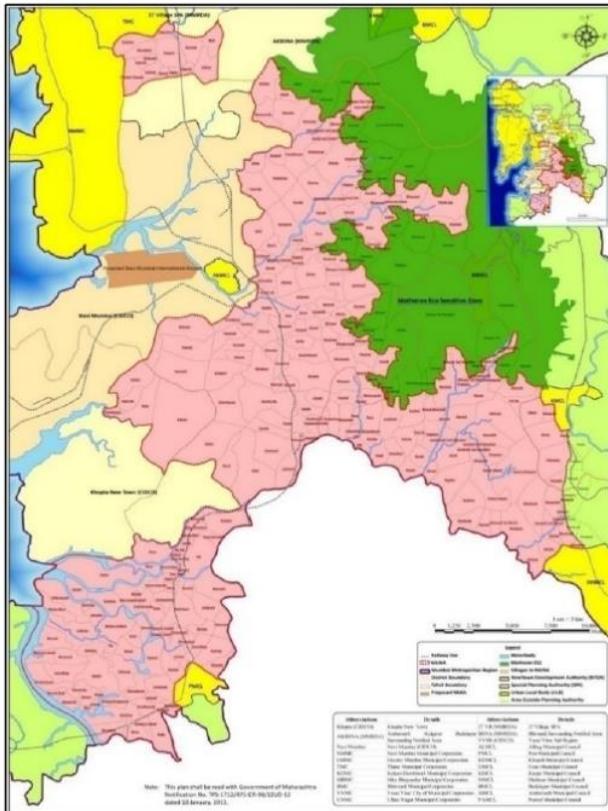
In pursuance of the powers conferred by sub section (1) of the section 23 of the said Act, the Corporation published notice declaring its intention to prepare Development Plan for the said notified area, and inviting suggestions or objections from the public within a period of not less than sixty days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

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

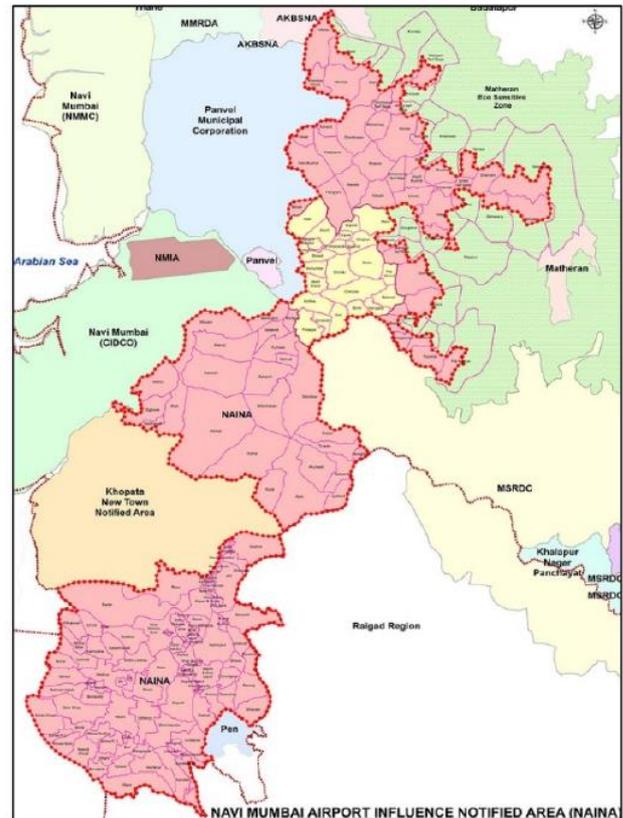
The Government of Maharashtra vide notifications dated 22nd September, 2015 and 18th March, 2016 had declared Maharashtra Industrial Development Corporation Limited, (MIDC) and Maharashtra State Road Development Corporation Limited, (MSRDC) respectively as SPA, for some villages in NAINA. Thus, resulting NAINA to 224 villages with total area of 474 sq.km.

Further, considering contiguity of the project, State Government while sanctioning the Development plan of NAINA, has deleted 35 villages from Khalapur and Karjat Tahsils

and 14 Villages from Thane Tahsils, thereby the jurisdiction of NAINA remained with 171 villages of Raigad district encompassing 371.35 sq.km area. Interim Development Plan (IDP) for 23 villages was sanctioned by Government on 27th April, 2017 and Excluded parts of IDP were sanctioned on 1st March, 2019. The development plan for the remaining 151 villages have been sanctioned by Govt on 16th September, 2019.



NAINA notified area of 270 villages



NAINA notified area of 174 villages

i. ROLE OF CIDCO

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

Based on the above consideration, CIDCO decided to prepare an Interim Development Plan (IDP) on priority for the area under pressure of development due to its proximity with the developed node of New Panvel. Accordingly IDP was prepared for 23 villages.

The Government of Maharashtra vide Notification No. TPS-1215/245/CR-332/2015/SM/ UD-12, dated 27.04.2017 has sanctioned the Interim Development Plan (IDP) along with Development Control and Promotion Regulations for the 23 villages of NAINA under Section 31(1) of the said Act, wherein the voluntary participatory NAINA Scheme was approved. The excluded part of IDP was sanctioned on 1st March, 2019.

ii. VISION FOR NAINA

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

- Minimum land area or land aggregation required for participation is 10 Ha.
- For Financial sustainability of the NAINA Project, 40% land shall be surrendered to Authority “free of cost” which shall preferably include DP reservations.
- The FSI of original land is permitted to be utilized on land retained by the owner. Thus on 60% land, the maximum permissible FSI will be 1.7.
- Uses permissible on retained land are Residential, Commercial, R+C, Hotels, Offices etc.
- Additional, 20% BUA over and above BUA generated on 60% land shall necessarily be constructed for EWS/LIG housing. The constructed tenements of EWS/LIG will be handed over to CIDCO at pre-determined rates (as per MHADA formula).
- Flexibility to join non-contiguous land under reservations to make aggregation of 10 Ha.
- Reservations within NAINA Cluster shall be flexible (excluding roads) and will be allowed to be relocated in the cluster.

2. INITIATIVE TAKEN FOR IMPLEMENTATION OF IDP

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

The Government of Maharashtra in exercise of powers conferred by sub-section (1) of section 151 of the Said Act, vide Notification No TPS-1817/973/CR-103/17/UD-13 dated 13.09.2017 had delegated the powers exercisable by it under section 68(2) of the said Act to Managing Director, CIDCO, for speedier implementation of the scheme.

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

Accordingly, a proposal of NAINA scheme received to CIDCO has been decided to be implemented through pilot TPS, and the Board of CIDCO vide Resolution No 11915 dated 11.08.2017 had declared its intention under sub-section (1) of section 60 of the said Act, for making of **Town Planning Scheme No 1 (TPS-1)** at Village- Akurli, Belavali, and Chikhale (non-contiguous pocket) of Taluka – Panvel, District - Raigad admeasuring about 19.12 Ha.

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

Subsequently CIDCO had declared 11 more schemes for the implementation of sanctioned IDP and DP.

The preliminary TPS-1 drawn by Arbitrator is sanctioned by Government under section 86(2) of the Act on 03.09.2019 read with corrigendum dated 11.02.2020.

Thus, the concept and method adopted by CIDCO in preparation of TPS is accepted and vetted by the State Govt. Final TPS-1 is sanctioned by the Government on 30.08.2022.

CIDCO-NAINA, is now implementing Sanctioned Development Plan by means of Town Planning Schemes mechanism. Till date twelve Town Planning Schemes, admeasuring about 4187 ha area are declared by CIDCO. All these schemes are at various stages of approval.

Final TP Scheme no. 1 is sanctioned by the Government vide notification dated 30.08.2022. All infrastructure related works are completed by Engg. Dept. and Property Cards are also uploaded by Land Record office. Preliminary TP Scheme no. 2 was sanctioned by Govt. and Final scheme is submitted by Arbitrator to Government for sanction. Preliminary TP Scheme no. 3 is also sanctioned by Govt. vide notification dated 29.11.2022 published in Govt Gazette on 23 Feb – 1 March 2022. Thus the concept and method adopted by CIDCO in preparation of TPS is accepted and vetted by the State Govt.

The Draft Scheme no. 4 to 7, are sanctioned by Govt. on 21.10.2022 and Arbitrator procedure for TPS 4 to 7 is under process by Government appointed Arbitrators.

As regards to TP Scheme no. 8 to 10, intentions to prepare schemes are declared in Govt Gazette and after conducting owners meet these schemes are submitted to Director Town Planner for first consultation under section 61(1) of the Act and these schemes are now under the process of Publication.

CIDCO has declared the intentions to prepare TP schemes no. 11 and 12 by publishing it in Maharashtra Govt. Gazette on 14.10.2022. The land owner's meet of TPS 11 and 12 has been conducted in April 2023 and submitted to Director Town Planner for first consultation under section 61(1) of the Act in July, 2023. Now the work of these schemes is in progress for Publication under section 61(1) of the Act.

3. PURPOSE TOWN PLANNING SCHEME NO-12:

Mumbai Metropolitan Region Development Authority's (MMRDA) regional connectivity proposal of Multi Modal Corridor (MMC) from Virar to Alibaug is passing through

CIDCO's jurisdictions i.e. NAINA, Navi Mumbai and Khopta New Town. Now, MSRDC is the Implementing Authority for MMC project and in various meeting MSRDC has requested CIDCO, for the Cash contribution towards implementation of MMC.

High Power Committee (HPC) is constituted under chairmanship of Hon. Chief Secretary with the members from NHAI, CIDCO, MMRDA, MSRDC, JNPT and MIDC. As per the minutes of High Power Committee meeting dated 5th Oct. 2021 circulated vide 25th Oct. 2021, land acquisition of MMC from Morbe to Dapoli (Km 47/700 to 72/200) and Dapoli to Balavali (Km 72/200 to 98/500) and making fund available for land acquisition was prioritized.

Further, various meetings and deliberations was held in between CIDCO and MSRDC officials and a Joint Committee was formed for exploring land acquisition of MMC in CIDCO jurisdiction. This Committee has prepared a report on land acquisition of MMC from Morbe to Karanjade through Town Planning Scheme mechanism.

Accordingly, CIDCO Board, vide resolution no. 12551, dated 2nd April 2022 had approved making available the land under Multi Modal Corridor (Morbe to Karanjade) traversing through NAINA Project by means of Town Planning Schemes and delegated VC&MD the powers to get the schemes declare its intention under sub section (1) of section 60 of the MR & TP Act, 1966.

In accordance with the powers delegated by CIDCO Board, VC&MD vide CIDCO/CP (NAINA)/TPS-12/2022/E-148162 dated 22.09.2022 has accorded approval for declaration of intention for making of Town Planning Scheme no. 12 under Sub Section (1) of the Section 60 of the said Act at part in Villages Chinchavali tarf Waje, Kondale, Mahalungi, Morbe, Ritghar, Umroli, Usarli Bk. and Vakadi of Taluka Panvel, District Raigad.

Notice for declaration of intention of making of Town Planning Scheme no.12 (TPS-12) as per section 60(1) of MR & TP Act, 1966 is published in the official Maharashtra Government Gazette Extra-ordinary (Part-II) dated 14.10.2022.

Multi Modal Corridor's interchange at Morbe will be gateway for entire DP area which will open up the TP schemes as well. Hence, this scheme is necessary for implementation of sanctioned development plan reservations.

4. CONCEPT OF LAYOUT PLAN:

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

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

As committed in NAINA scheme, the FSI of original plot is going to be loaded on the final plot (FP) area, which is 40% of Original Plot (OP), thus the base FSI on the FP will be 2.5. To enable the holder of FP to consume the base FSI, it is necessary to make Special Development Control Regulations for TPS-12. Therefore, along with

approval of Draft TPS-12 for publication under section 68(2) of the Act, requisite special DCR in accordance with sub-section (2) of section 159 of the said Act are proposed to be approved with Draft TPS.

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

5. COMPLIANCE OF THE ACT PROVISIONS IN THE DRAFT TOWN PLANNING SCHEME NO. 12

A. IDENTIFICATION OF THE TPS BOUNDARY

The boundary for TPS-12 is identified in respect of proposed Multi Modal Corridor's interchange at Morbe. TPS 12 is a pioneering TPS in NAINA DP area, is located in the proximity of NAINA IDP and very close to already published boundary of Town Planning Scheme no. 3, and is having access from Panvel Tamsai Marg and Morbe Swapna Nagri Road and is located very close to Panvel railway station and Chikhale railway station on Konkan railway line. The core gaathan of Chinchavali Tarfe Vaje village, Morbe village and already developed area in its vicinity are excluded from the scheme area.

The boundaries of TPS-12 are formed by Multi Modal Corridor (MMC) and its intechange to the East and Vakadi, Chinchavali T. Waje, Morbe village to the West. TPS-12 shares its boundary at Mahalungi village on the North while NAINA IDP, TPS 3 and Gadhe River abuts in the South.

B. SALIENT FEATURES OF TPS -12

The Salient features of TPS-12 are as under;

- i. The identified Town Planning Scheme No. 12 boundary admeasuring about total area 504.65 ha includes part of villages Chinchavali tarf Waje, Kondale, Mahalungi, Morbe, Ritghar, Umroli, Usarli Bk. and Vakadi of Taluka Panvel,

District Raigad and is abutting proposed Multi Modal Corridor. The scheme is contiguous.

ii. Net developable area after deducting river and forest area is 457 ha (approx.). out of which 248 ha is in Phase -1 (Residential zone) of NAINA Development Plan and approx. 209 ha is in limited Development zone.

iii. The Scheme is bounded by;

- On the North - by the boundary of MMC interchange at village Morbe and Mahalungi.
- On the East – by Proposed Multi Modal Corridor (MMC).
- On the South - by the boundary of Development Plan of NAINA at village Umroli and Vakadi.
- On the West - by boundary of village Chichavali Tarf Waje and Morbe village (excluding forest land)

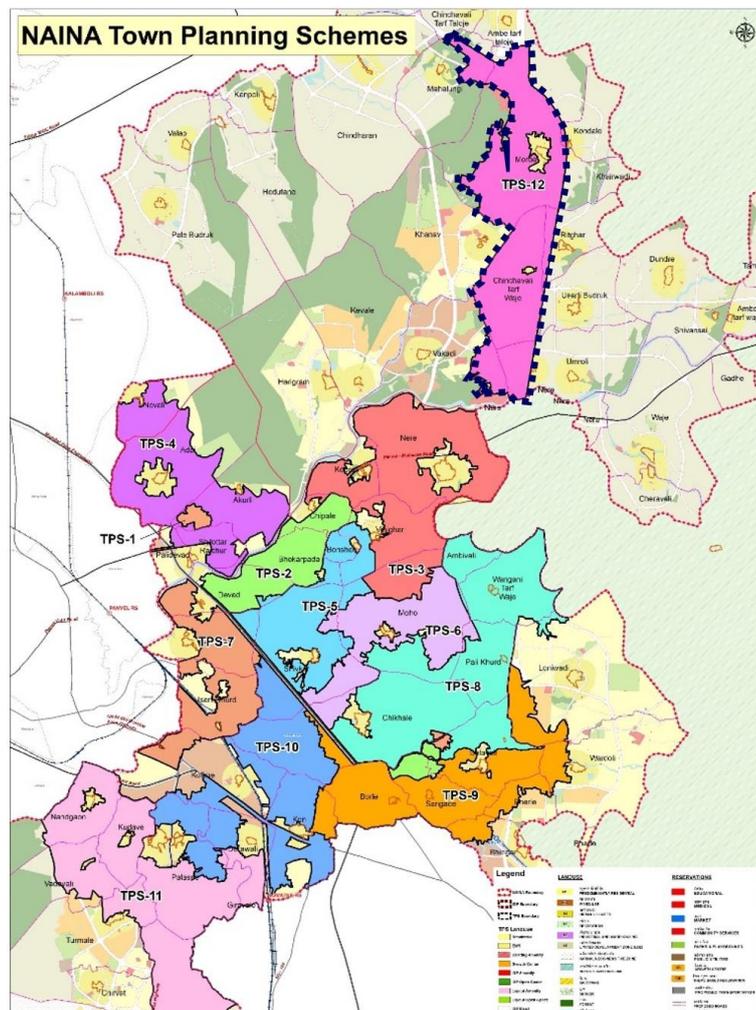


Figure 1- PLAN SHOWING IDENTIFICATION OF TPS_12 BOUNDARY IN NAINA DP

- iv. This Town Planning scheme is taken up for acquiring land under MMC. The total area under MMC in NAINA Development Plan area is 469 ha out of which 143 ha is proposed in TPS 12. From this interchange, the width of MMC ROW is 126 m passing through village Mahalungi, Morbe, Kondale, Ritghar, Chichavali Tarf Waje, Usarli Budruk and Umroli. MMC interchange falling at village Mahalungi and Morbe is included in scheme.
- v. As per Development Plan of NAINA villages Mahalungi to Morbe falls in limited Development zone (LDZ). Hence the boundary of TPS 12 is divided in two parts; limited development zone and Phase 1 area (residential zone) of NAINA DP so that final plot against lands falling in limited development zone (LDZ) shall be allotted in LDZ and that of falling in phase 1 area shall be allotted in phase 1 area.
- vi. As per sanctioned DCPR of NAINA, the permissible FSI in residential zone is 0.5 (0.2+0.3) and in Limited Development Zone it is 0.2. However, in limited development zone permissible uses are restricted. The scheme shall be prepared on the concepts of earlier approved TPS and approved TPS DCR.
- vii. The scheme contains 11.65% of the sanctioned DP reservations. These reservations include DP roads, Schools, School Playgrounds, Parks, Playgrounds, Primary health center, Daily Bazaars, Ground Service Reservoir and Receiving Station. The total area under such reservations is 36.53 ha.
- viii. Within the scheme about 47.76 Ha of lands are non-developable such as water channel and forest. Scheme comprises of 36 survey nos at village Chinchavali T. Waje, Morbe and Mahalungi as Forest land. Forest area is treated as non-developable area in Town Planning Scheme.
- ix. Minor tributaries of rivers is traversing through the scheme. Buffer along the tributaries is taken care in the scheme
- x. NAINA area will get connected with Navi Mumbai by means of proposed road linkages in the scheme. The physical infrastructure and road connectivity of Navi Mumbai can be extended as a comprehensive system. The network developed in the scheme no. 12 will further extend into the remaining part of the Development Plan (DP) of NAINA. The scheme abuts the proposed Multi

modal corridor and will have approach through the proposed 36m and 24m wide DP roads, which will turn a major point of connectivity for NAINA DP.

xi. Major part of identified pocket is virgin lands, hence less constraint for proper planning. This scales out compact neighborhood development in DP.

5.1 DECLARATION OF INTENTION TO PREPARE TPS – 12 u/s 60(1) OF THE MR&TP ACT, 1966.

The proposal for implementation of Town Planning Scheme-12 was placed before CIDCO Board. The Board of CIDCO vide Resolution No 12551, dated 02.04.2022 had delegated the powers to VC&MD, CIDCO to get the schemes declare its intention under Sub-section (1) of section 60 of the said act. VC&MD, CIDCO in accordance with the powers delegated by CIDCO Board accorded approval vide CIDCO/CP(NAINA)/TPS-12/2022/E-148162 dated 22.09.2022 for declaration of intention for making of Town Planning Scheme no. 12 under Sub Section (1) of the Section 60 of the said Act.

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

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

- **GAZETTE NOTIFICATION:** A notice about declaration of making of Town Planning Scheme No.12 as per the provisions in section 60(2) of MR&TP Act, 1966 has been published in the extraordinary official Maharashtra Government Gazette (part-II) dated 14.10.2022.
- **LOCAL NEWS PAPER:** The Gazette Notice of declaration was then published in the newspapers “Ram Prahar” and “The Free Press Journal” on 19.10.2022 informing all land owners and inviting them to give their consent. The declaration copies were also made available in NAINA office and concerned Grampanchayat offices.
- **INFORMATION TO GOVT.:** As per provisions of sub- section (2) of section 60 of the said Act, a copy of Gazette Notice together with a copy of the map

showing the scheme area has been dispatched to the Urban Development Department-12 on 20.10.2022.

- **INFORMATION TO DIRECTOR OF TOWN PLANNING, MAHARASHTRA STATE.:** A copy of gazette Notice together with a copy of the map showing the scheme area has been dispatched to the office of Director of Town Planning on 20.10.2022.

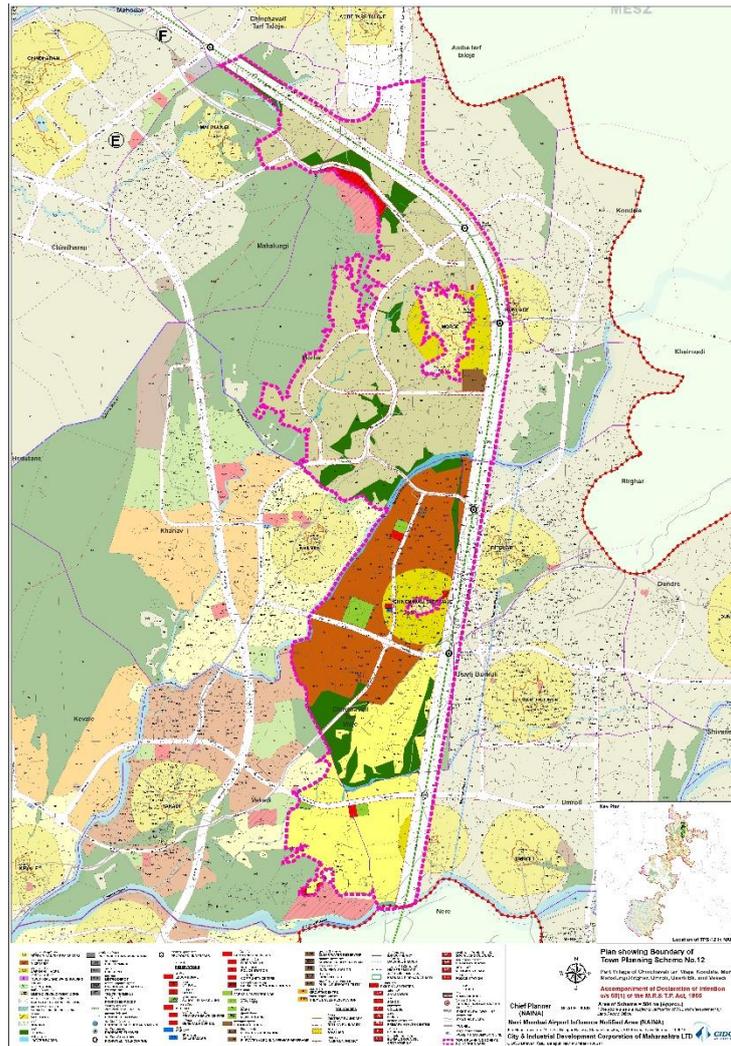


Figure 2 PLAN SHOWING BOUNDARY OF TPS_12

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

- **DISPLAY IN NAINA OFFICE:** In accordance with the provisions of section 60(3) of the MR & TP Act, 1966, a copy of the declaration notice along with the map showing the area to be included in Town Planning Scheme- 12 is kept open for inspection of the public in the NAINA office during office hours on all working days.

- **DISPLAY IN LOCAL BODY OFFICES:** The declaration copy is also made available in concerned Grampanchayat and Group Grampanchayat offices for inspection of the public.
- **CIDCO'S OFFICIAL WEBSITE:** The Public notice and the map is also uploaded in the CIDCO's official website www.cidco.maharashtra.gov.in.

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

- As per Section 61(1) of the Act, it is mandatory to publish the draft scheme within 9 months (i.e. 13th July, 2022) from date of declaration. Accordingly extension in time limit as per section 61(3) of the said Act, was sought by placing a proposal before the Board.
- The Board of CIDCO vide Resolution No 12551, dated 02.04.2022 had delegated the powers to VC&MD, CIDCO to authorize the proposal for seeking extension under section 61(3) of the said Act for publication of the draft scheme and authorized Chief Planner (NAINA) for submitting request for extension to Government. The request letter was sent to the Government on 8th June, 2023.
- In response to proposal dated 28th June, 2023, Joint Director Town Planning Konkan division under power delegated under section 61(3) of MR&TP Act 1966, has granted extension upto three months (i.e. upto 13th October, 2023 as per order) vide letter no. TPS No.12/NAINA/Sect 61 (3)/Time-limit Extension/JDTP-KDN/1885, Dt: 28th June, 2023, under section 61(3) of MR&TP Act, 1966.

5.5 **TIME LINE FOR THE PROJECT:**

Sr no	Section	Actions	Act Provisions	Date
1.	60(1)	Declaration of Intention (CIDCO Board approval)	Starting date	22.09.2022
2.	60(2)	Declaration in the Official Gazette	Within 30 days	14.10.2022

Sr no	Section	Actions	Act Provisions	Date
		Intimation to Urban Development Dept. and Director, Town Planning		
3.	Rule No. 4 of TPS Rules 1974	Land Owners Meet conducted	--	05.04.2023 to 18.04.2023
4.	61(1)	Submission of Draft Scheme to Director, Town Planning for Consultation-I	Before 3 months of publication	10.07.2023
5.	61(1)	Preparation of tentative scheme layout, conducting the owners meet, modification in the layout as per suggestions received, submission of draft scheme to Director, Town Planning for consultation	Within 6 months or time extended u/s 61(3) (sought 3 months' time extension)	13.10.2023

6. METHODOLOGY FOR PREPARATION OF DRAFT TOWN PLANNING SCHEME.

In the scheme, owners of about 1097 number of land parcels are participating. The notice in this regard has been published in two local newspapers namely published in the newspapers "Ram Prahar" and "The Free Press Journal" on 19.10.2022. In the notice, the participant owners were asked to verify their names, area as per 7/12 extract and tenure of the land and their willingness of consent for amalgamation if any.

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

For furnishing measurement and certified 7/12 abstracts of all landholders in TPS-12, the office of Deputy TILR, Panvel and Tahsil office, Panvel respectively were requested. The draft layout plan is prepared on the basis of 7/12 extracts and Drone survey plan received from the Survey agency appointed by Engineering department.

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

A note is forwarded to CL&SO vide letter dated 18.11.22 for requirement of land measurement survey from DySLR. The land measurement plan is yet to be received from DySLR. In absence of land measurement survey, TP Scheme layout is prepared with the help of base map of sanctioned IDP/DP, gut books and certified land measurement plans of permissions granted by CIDCO. Also, physical survey/ drone survey provided by Engineering Dept.

There may be some variation in the entitlement of the survey numbers which are situated along the boundary of scheme. On receipt of certified measurement plan, the necessary revision would have been made in entitlement and accordingly in layout.

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

A. FOREST LAND IN TPS 12:

Forest land within declared boundary of TPS is considered as non-developable land. The boundary and area of such forest land are not reconstituted in TPS. While preparing list of S.nos it is observed that some of the survey nos. are shown as forest in Development Plan of NAINA however as per 7/12 extract it is under private owners and there are no remarks of forest land in other right entry also.

This office has received forest data from Deputy Conservator forest (DCF) Alibaug includes list of survey nos under forest as per section 4 notification, Govt gazette etc. However, it is observed that in some cases the entry of these forest land is not reflected on the 7/12 extract.

In TPS, wherein survey numbers are found in the ownership of Forest or any other right remarks are recorded for forest as per 7/12 extract, those survey numbers are treated as non-developable and original plot (OP) is kept same as final plot (FP). And wherein survey numbers are found in the ownership of private land owners, 40% entitlement is given against those survey numbers.

In view of the above considering certified 7/12 extract, development plan of NAINA and data received from DCF, the forest lands are categorized as;

➤ **Category 1: Survey Numbers under Private Ownership with Other Right Remarks of Forest.**

Fewer survey numbers ownership is in the name of private owners/गवंड/कातकरी गावठाण where other right remarks (इत्तर अधिकार) is shown as केंद्रशासनाच्या पूर्व परवानगी शिवाय वनत्तर वापरास/ कामास बंदी

➤ **Category 2: Survey Numbers under Private Ownership and shown as Forest in NAINA Development Plan and MMR Regional Plan 1996-2011.**

Fewer survey numbers ownership is in the name of private land owners where no other right remarks entry is of Forest as per 7/12 extracts. However this survey numbers are shown as Forest land in NAINA Sanctioned Development Plan and MMR Regional Plan 1999-2011.

➤ **Category 3: Survey Numbers under Private Ownership and is falling in the List of Deputy Conservator, Alibag Data**

Fewer survey numbers ownership is in the name of private land owners where no other right remarks entry is of Forest as per 7/12 extracts. However this survey numbers are shown as Forest land in various list of Deputy Conservator Forest, Alibag vide Forest data.

In accordance, Category 1 is treated as forest land and no final plot is given to the private owner. In case of Category 2 and 3 since no remarks of forest land is mentioned in 7/12 extract, the 40% final plot is carved out at the same location as far as possible.

Assistant Conservator Forest, Panvel during land owners meet submitted letter dated 13.04.2023 to this office enclosing the list of survey numbers falling under the ownership of Forest with the applicability of section 35(3) of Indian Forest Act 1927 as well as Indian Forest Act 1980, along with the applicability of Karnala and Matheran Eco sensitive Zone, which is verified and it is found that there are 7 survey nos. in the list in the ownership of private land owners as per latest 7/12 extract and as per TPS principle 40% entitlement is given to these 7 survey nos. in TPS 12. The area of these survey nos. varies in 7/12 extracts and Forest Department List.

Letter dtd. 06.06.2023 is sent to Forest Department to confirm on any ownership updates with respect to 7/12 extracts for the 7 survey nos. along with the clarification on area variation. Necessary actions on these survey nos. related to forest will be taken only after getting the confirmation by Forest department regarding ownership variation.

B. NATURAL TRIBUTARY:

As per the plain table survey by survey agency, it is observed that there are four Tributaries' features like river and nala passing from TPS 12 area.

- Gadhe River/ Tributary 1- passing from villages Umroli and Vakadi at south.
- Nala/ Tributary 2- passing from villages Usarli Budruk, Chinchavali T. Waje and Vakadi at south.
- River/ Tributary 3- passing from villages Morbe, Chinchavali T. Waje and Khanav at west.
- Nala/ Tributary 4- passing from villages Kondale, Morbe and Mahalungi

These tributaries are flowing from east to west through the scheme having an area of 4.2 ha under it. The existing course of tributary is haphazard, uneven and is surrounded by Forest land. While preparing the layout of TPS 12, natural flow of tributary is followed and as far as possible open space and Authority plots is kept around existing tributaries. This office has received HFL data from Irrigation department thro' letter dated 20.05.2019. The high flood line measures of Gadhe River as suggested by Irrigation department is followed in TPS 12 layout Plan.

A correspondence has been made with Engr. Dept. to offer any inputs/ remarks with respect to flood control measures for high flood line of rivers and on channelization of above mentioned tributaries if required

C. POWER TRANSMISSION LINE:

A power transmission line passes through village Morbe and Mahalungi and is falling under the proposed Multi modal corridor.

D. EXISTING STRUCTURES AND STRUCTURES WITH VALID BUILDING PERMISSION :

Within the scheme area, there are structures as per survey map and Google imagery. Out of this, majority of structures are sheds/ temporary construction for the purpose of farming. As far as possible, care is taken to provide the final plots around the structure to retain it.

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

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

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

E. PRESERVATION OF RELIGIOUS STRUCTURES

Existing crematorium at Chinchavali T. waje village and Burial ground at Morbe village are retained as existing amenity plots as per 7/12 extract. Temples in private ownership are protected by anchoring 40% Final Plot at its Original Plot location.

6.3 ENGINEERING AND TRANSPORTATION ASPECTS:

I. ENGINEERING:

TPS-12 is located towards the west of the DP. The area is relatively undeveloped at present. The water supply and other utility network of adjoining Town Planning schemes will be extended till TPS-12 along with IDP and DP roads.

The engineering requirement of MBR and STP are formulated by engineering department for TPS 12. The provisions are made in the draft layout of TPS 12 accordingly. Till the STP proposed in layout is developed, it will be required to develop package treatment plants within the scheme area. Provision for underground sewage connection to every plot shall be made, which will finally get connected to STP once it gets operational. The natural tributary will carry storm water from TPS 12 area and also any run off coming from adjoining hills.

The infrastructure will be extended to the scheme from the same as per overall infrastructure master plan of NAINA.

Engineering department vide note dated 09.08.2023 has conveyed cost of onsite development of infrastructure (inclusive of GST 18%) which is Rs.892.12 Cr. The total infrastructure cost including escalation and IDC is Rs 3276.33 Cr. The cost includes land requirement for development of SWM facility outside IDP area. Other infrastructure cost like water source development, Electrical infrastructure including street lighting, transportation infrastructure including metro, and cost of Fire stations etc.

II. TRANSPORTATION:

The road network in Draft TPS - 12 is prepared in consultation with CIDCO's T&C Dept. Necessary Modifications at major road junctions and other geometrics of the roads are planned after due suggestions from T&C Dept. The proposed road sections have provisions for future service lines such as cooking gas lines, fiber optics, electric cables. The footpath will have tree

guards. The main roads will have Bus bays and Bus shelter. Continuity of IDP and DP roads is maintained keeping entry exit points intact with slight modification to alignment as per the scheme layout and road geometries as suggested by CIDCO's Transportation Dept.

III. PROPOSED VIRAR-ALIBAG MULTI MODAL CORRIDOR (MMC):

As per sanctioned DP of NAINA, part of 126M ROW of proposed Virar-Alibag multi modal corridor (MMC) at village Umroli to Morbe along with interchange at village Morbe falls in TPS 12 boundary. The Eastern Boundary of TPS 12 declaration plan has been defined as per the alignment of proposed multi modal corridor.

The alignment and interchange design of MMC are followed as per data shared by MSRDC dated 27.06.2022 and 21.11.2022, which was found under revision. Now, vide letter no. MSRDC/02/Land Surveyor /2023/1191 dated 22.02.2023, MSRDC has shared finalized alignment of MMC with interchanges in CIDCO area. The area under MMC is followed from the Maharashtra Government Gazette Notification dated 12.08.2022 for Virar Alibag Multimodal corridor land acquisition.

It is to note, there may be further change in area of land under MMC after joint measurement plan by TILR. The east boundary of the TPS 12 is bounded by MMC hence due to change in the alignment and interchange design there may be variation in layout and TPS declaration area after joint measurement of MMC. The area of survey numbers under MMC which are at the eastern boundary of TPS 12 that will change due to change of finalized MMC alignment after joint measurement plan by TILR will be considered the part of NAINA DP.

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

Total scheme area is 504.65 Ha. Within the scheme about 47.76 Ha of lands are non-developable such as water channel and forest. Area under proposed

Multi modal corridor is 143.22 Ha. The net developable scheme area is 313.67 ha.

The scheme contains 11.65% of the sanctioned DP reservations. These reservations include DP roads, Schools, School Playgrounds, Parks, Playgrounds, Primary health center, Daily Bazaars, Ground Service Reservoir and Receiving Station. The total area under such reservations is 36.53 ha.

Efforts have been made to maintained location of reservations. In consideration of allotment of final plots, protection of existing structures, water channel etc, the size and shape and location of the reservation have been reconstituted. However, the areas of DP reservations are not reduced. The entry and exit of roads has been maintained for contiguity with adjoining area of the DP/IDP. Since TPS- 12 is part of sanction development plan, a separate proposal requesting Director, Town Planning, Govt. of Maharashtra has been submitted for approval as per provision of section 59(2) of MR&TP Act, 1966.

The detail of sanctioned DP reservation in the scheme and its area after draft layout prepared and justification for modification in reservation is mentioned in the Table placed below.

RESERVATION TYPE	RESERVATION NO	AREA AS PER SANCTIONED DP (SQ.M.)	AREA AS PER TPS 12 (SQ.M.)	JUSTIFICATION
Proposed DP Roads		262098	272725.30	DP road area is changed due to slightly modification in Road alignment with the increase in road area without changing entry and exit locations for betterment of the scheme.
School (S)	433 _ S	3967	6000.13	The reservation is affected by Forest land as per 7/12 extract. Hence it is rearranged in same module to make it of proper shape with the increase in area
	434 _ S	4000	4683.09	The reservation is rearranged at its location

RESERVATION TYPE	RESERVATION NO	AREA AS PER SANCTIONED DP (SQ.M.)	AREA AS PER TPS 12 (SQ.M.)	JUSTIFICATION
				to make it of proper shape with increase in area
School Playground (PG)	435 _ SPG	6400	7080.92	The reservation is rearranged at its location to make it of proper shape with increase in area
	436_SPG	6347	10108.06	The reservation is rearranged adjacent to 434_S School reservation, with the increase in area.
Parks & Playgrounds (DP Reservations)	426_P (Pt.)	3504	3803.25	Total area of 426_P is 30862sq.m. Part area 3504sq.m of reservation falls within TPS 12. Balance area 27358sq.m. of reservation lies out of TPS12 in NAINA DP. No change in location. Increase in area
	427_PG	28643	30839.36	The reservation is rearranged at its location to make it of proper shape with the increase in area.
Daily Bazaar	419_DB	993	1499.39	The reservation is rearranged at its location to make it of proper shape with the increase in area
	421_DB(P)	269.22	269.23	Total area of 421_DB is 954sq.m. Part area 269.22 sq.m of reservation falls within TPS 12. Balance area 684.78sq.m. of reservation lies out of TPS12 in NAINA DP. No change in shape and area.
Primary Health Centre	429_PHC	1494	1500.97	The reservation is rearranged at its location

RESERVATION TYPE	RESERVATION NO	AREA AS PER SANCTIONED DP (SQ.M.)	AREA AS PER TPS 12 (SQ.M.)	JUSTIFICATION
				to make it of proper shape with minor increase in area
Ground Service Reservoir (/GSR)	423_GSR 15	2500	3505.90	The reservation is rearranged on other side of same 24.0m wide DP Road with increase in area.
Receiving Station	560_RS	21883	23425.48	The reservation is rearranged at its location to make continuous 12.0 wide layout road along MMC with increase in area

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

As per sanctioned DP, the 200 m around the gaathan area is considered as urban village with 1.0 FSI. The rest of the lands under predominantly residential zone and mix use zone is having the FSI as 0.50. and limited development zone is having the FSI as 0.20.

In the TPS 12, at four locations urban village zones are existing. It was the demand of the landowners that as they are having lands with more advantage in the present scenario the same should be protected in the TPS also. Therefore, original plot value of land parcels falling more than 50% in urban village zone has been increased in Form 1 redistribution and valuation statement, so that the net demand from such participating land owners become zero. The land to be returned in terms of FP kept intact i.e. 40% of OP.

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

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

SR. NO	SECTION	CONTENT/ PARTICULARS	COMPLIANCE/PROVISION
1	64(a)	The ownership, area and tenure of each original plot	The 7/12 extracts are considered as ownership document for the purpose of finalizing entitlements. Tenure as mentioned on 7/12 such as class-1, class-2 etc are incorporated in Form -1
2	64(b)	Reservation, acquisition or allotment of land required under sub-clause (i) of clause (b) of section 59 with a general indication of the uses to which such land is to be put and the terms and conditions subject to which, such land is to be put to such uses	<p>Section 59(1)(b)(i) of the Act deals with any of the matters specified in section 22. The DP of NAINA is sanctioned on 16.09.2019</p> <p>Area of land reserved for public purposes in DP, such as schools, PHC, DB, open spaces, playgrounds, roads, public utilities, amenities etc are kept intact with minor modification / re-alignment of roads for proper planning and carrying out of layout. The areas of DP reservations is increased in layout plan.</p> <p>There is no low lying area or, swampy or unhealthy areas in the scheme. The leveling up of land is included in costing of scheme by engineering section of CIDCO. As per clause (m), special DCR are proposed for effective controlling and regulating the use and development of final plot.</p>

SR. NO	SECTION	CONTENT/ PARTICULARS	COMPLIANCE/PROVISION
3	64(c)	The extent to which it is proposed to alter the boundaries of the original plots by reconstitution ;	<p>The Final plots are proposed as far as possible at the location of their original land. The land under reservation has been allotted FP on land having ASR rate equal to or more than its OP value.</p> <p>The boundaries of OP has been altered to make the FP regular shape and developable.</p>
4	64(d)	An estimate of the total cost of the scheme and the net cost to be borne by the Planning Authority	Estimate of total cost is given in Form 1 and Form 2 of the Scheme.
5	64(e)	A full description of all the details of the scheme with respect to such matters referred to in clause (b) of section 59 as may be applicable	<p>As per Section 59(1) (b), new roads have been laid out to give access to each final plot. Also, minor diversion, extension, alteration of DP roads are made to have better connectivity. Existing structures falling under DP roads are proposed to be demolished.</p> <p>The scheme contains approximate 10% OS and 8% amenities apart from DP reservations. The amenities shall be assigned uses such as Daily Bazaar, Town hall, ESS, etc. as per requirements. Also, 4 schools and attached play grounds will be materialized from the layout OS and amenities.</p> <p>All infrastructure and engineering utilities such as drainage, inclusive of sewerage, surface or sub-soil drainage and sewage</p>

SR. NO	SECTION	CONTENT/ PARTICULARS	COMPLIANCE/PROVISION
			<p>disposal; lighting ; water supply ; shall be done in consultation with engineering department of CIDCO.</p> <p>Existing temples are protected and additional open space and amenity spaces are carved out around existing temples for its beautification and enhancement.</p> <p>As per sub-section (iii) the corresponding regulations of sanctioned DCPRs of DP have been suspended by Govt vide letter dated 30.12.2019 for implementation of Special DCR for TPS</p>
6	64(f)	The laying out or re-laying out of land either vacant or already built upon including areas of comprehensive development	The layout has been prepared on vacant land (excluding land under reservations), taking into consideration comprehensive development of major linkages such as 36m roads and reserving spaces for social facilities, utilities, inclusive housing etc.
7	64(g)	The filling up or reclamation of low lying swamp or unhealthy areas or leveling up of land	There is no low lying swamp or unhealthy areas. The cost towards leveling up of land is considered in engineering infrastructure estimates.
8	64(g-1)	The allotment of land from the total area covered under the scheme, to the extent of,- (i) the reservation of land to the extent of ten per cent. of the total area covered under	In the layout, approx. 5 % land of the scheme area is reserved for providing housing accommodation to the members of economically weaker section and for lower income group.

SR. NO	SECTION	CONTENT/ PARTICULARS	COMPLIANCE/PROVISION
		<p>the scheme, for the purpose of providing housing accommodation to the members of economically weaker section and for lower income group and for persons dispossessed in the scheme ;</p> <p>(ii) the allotment of land to the extent of forty per cent. of the total area covered under the scheme, in the aggregate, for any or all of the following purposes, namely:</p> <p>(A) for roads;</p> <p>(B) for parks, playgrounds, garden and open spaces;</p> <p>(C) social infrastructure such as schools, dispensary, fire brigade and public utility place;</p> <p>(D) sale by Planning Authority for residential, commercial or industrial use depending upon the nature of development</p>	<p>CIDCO is proposing 10% open space 5% amenity and EWS in the layout as common space, and it is proposed that the land owners need not to provide these spaces again on final plots. Therefore, the land pooled from all land owners for common open spaces, amenity and EWS shall be considered to be carved out from final plots (which is otherwise is going to be provided by land owners from their final plots).</p> <p>Also, there is no loss of land potential as FSI equal to original land holding area is proposed to be given to the owner on final buildable plots, thus on the final plot, FSI works out to 2.5</p> <p>The extent of 40% mentioned in 64(g-1) (ii) is for purposes of roads, parks, playgrounds, garden and open spaces, social infrastructure such as schools, dispensary, fire brigade and public utility place and sale by Planning Authority.</p> <p>It is to submit that, Sale plots as per the provisions of Act are meant to recover the cost of these infrastructure along with recovery of cost towards water source development, metro, etc.</p> <p>Around 13% of sale purpose land in layout in terms of section 64(g-1)(ii)(D) is proposed in TPS 12.</p>

SR. NO	SECTION	CONTENT/ PARTICULARS	COMPLIANCE/PROVISION
9	64(h)	Any other prescribed particulars.	9m buffer is proposed along the minor water course while preparing layout of TPS 12.

8. STATUS OF LAND PARCELS IN TOWN PLANNING SCHEME NO. 12.

There are overall **1089** no. of land parcels (7/12) in the scheme. Out of which **792** no. of land parcels (7/12) are considered for entitlement in the scheme. **297** no. of land parcels (7/12) are fully falling under MMC. **107** no. of land parcels are partly falling under MMC. **12** no. of land parcels (7/12) are falling under SPUR. Total number of final plots allotted across entitlement is **527** in numbers.

Based on 7/12 extracts with same name, **390** land parcels are proposed for amalgamation. Further **124** plots amalgamated for the land parcels having same ownership. Balance **403** individual plots are proposed having individual ownership.

The details are enlisted as below;

- Original Plots : **1091**
- Final Plots : **527**
- Forest Plots : **46**
- Final Plot (min. size) : **40 SQ. M.**
- Final Plot (max. size) : **35160 SQ. M**
- Amalgamation (name) : **124** (no. of 7/12 - 390)
- Individual Plots : **403** (no. of 7/12 -402)
- Dispossessed Land Parcels : **3** (less than 40sq.m.)

The total number of Final plots (to be returned to land owners) is 527. Out of this about 449 plots are anchored around their original location. The plots which could not be anchored are mainly due to the DP reservations, tributary and Multimodal corridor interchange etc. In case of plots affected by reservation, care is taken that as far as possible the shift shall be within the same village boundary. If the same is not possible then the plot shall be shifted to such location where ASR value is more

than the original plot value. About 85% plots are anchored (either fully, partly or touching) to its original locations.

TPS 12 is divided in two parts; limited development zone and Phase 1 area (residential zone) of NAINA DP In accordance final plot against lands falling in limited development zone (LDZ) are allotted in LDZ and that of falling in phase 1 area are allotted in phase 1 area.

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

As specified in Rule number 4(1) of Maharashtra Town Planning Schemes Rules, 1974, public meetings of the land owners included in draft scheme is called to explain the tentative proposal of the draft scheme for eliciting public opinion and suggestions before the draft scheme is sent for 1st DTP consultation. VC & MD CIDCO dtd. 20/03/23 approved the proposal to conduct land owners meet of TPS 12. In accordance, owners meet was conducted on 5th and 6th April 2023 at NAINA office, Floor No. 8, Tower No. 10, CBD Belapur Railway Station Complex, CBD Belapur, Navi Mumbai-400614.

9.1. PROCEDURES LAID FOR CONDUCTING LAND OWNERS MEET:

After decision of CIDCO to conduct the land owners meet, the Step wise procedures laid for in person conferencing of TPS -12 at CIDCO NAINA office is as below;

SR. NO	PROCEDURES	DESCRIPTION	DATED
A.	<u>PRESS PUBLICITY VIA NEWSPAPERS:</u>	Land owners meet notice published in 2 local newspapers namely 'Krushival' and 'Newsband'	23/03/2023
B.	<u>INVITATION TO LAND OWNERS</u>	All landowners' of TPS 12 were invited by sending letters through registered post or by hand delivery.	23/03/2023

SR. NO	PROCEDURES	DESCRIPTION	DATED
C.	<u>PUBLIC NOTICE</u> <u>UPLOADED ON</u> <u>CIDCO'S WEBSITE</u>	<ul style="list-style-type: none"> ➤ Public Notice along with declaration details was uploaded on CIDCO's official website at https://cidco.maharashtra.gov.in/naina so as to reach out maximum land owners and stakeholders to participate in TPS 12 Public Meet. ➤ Notice were displayed at CIDCO's NAINA office. 	23/03/2023
D.	<u>INVITATION TO</u> <u>CONCERNED</u> <u>AUTHORITIES</u>	All the concerned authorities such as Irrigation Department, Thane and Kolad, Deputy Conservator Forest, Alibag, MSRDC, MSETCL, MSEDCL Panvel were invited to participate in TPS 12 Public Meet	23/03/2023
E.	<u>INFORMING</u> <u>CONCERNED</u> <u>GRAMPANCHAYATS</u> <u>AND GROUP</u> <u>GRAMPANCHAYAT.</u>	Letters were sent to all the concerned Grampanchayats and Group Grampanchayat from the respective villages falling under TPS – 12, requesting the Gramsevaks to display Public notices at respective Gram Panchayat and Group Grampanchyat offices for the awareness of all the concerned landowners to participate in the in person conferencing of TPS 12.	27/03/2023
F.	<u>SENDING BULK SMS</u> <u>MESSAGES</u>	Invitation of Public meet was also sent to landowners in the form of bulk SMS messages to the available mobile numbers of around 150 landowners on the day of owners meet so as to spread the words of Public meet to reach to maximum land owners falling in TPS 12.	05/04/2023
G.	<u>PUBLIC MEET</u> <u>EXTENSION- 10th</u> <u>April-18th April,</u> <u>2023</u>	➤ For the land owners who were not able to attend the public meet of TPS 12 on 5th and 6th April, 2023. An extension of 7 days for public meet was created and Public Notice in this regard was published in 2 local	09/04/2023

SR. NO	PROCEDURES	DESCRIPTION	DATED
		<p>newspapers namely 'Free press journal' and 'Krushival'.</p> <p>➤ The same was displayed at CIDCO's NAINA office and CIDCO's official website at https://cidco.maharashtra.gov.in/naina.</p>	

Considering same ownership land parcels; the landowners of **792** land parcels were invited by sending **613** individual letters for eliciting public opinion and suggestions thereon. Lands in same ownership (though located at different locations) were proposed to be given a single final plot. After voluntary and deemed consent the numbers of final plots in the scheme are **527** in numbers.

9.2. TPS 12 PUBLIC MEET CONFERENCING ON 5th AND 6th APRIL, 2023

TPS 12 Land Owners' conferencing took place in person at CIDCO NAINA office, 8th Floor conference room during office hours from 10 am to 5pm. Various touch points of Public Interface was created for the purpose of Public Interventions. Details of same are listed below;

SR. NO.	STEPS OF CONFERENCING	DETAILS OF SUPPORT SYSTEMS FOR PUBLIC INTERFACE
A.	<u>HELPDESK (SUPPORT TO LAND OWNERS):</u>	A team of administrative staff around 4 in nos. registered the attendance and navigated the land owners to check their land details as specified and published in the scheme and accordingly participate in TPS 12 land owners' conferencing.
B.	<u>DRAFT SCHEME TPS 12 ARTICULATION TO LAND OWNERS IN PUBLIC MEET</u>	<p>➤ The wall panels of Draft Layout plan of TPS 12 in flex and detailed maps of the original and final plots are displayed in the conference along with the original and final plot entitlement sheets booklets.</p> <p>➤ The details of TPS 12 depicting benefits to the landowners, commitment to the landowners during earlier meetings and way forward were displayed in the entrance foyer of NAINA office.</p> <p>➤ Senior officials and Team of Planners around 7 in nos articulated the land owners to know the details of their lands in the draft</p>

SR. NO.	STEPS OF CONFERENCING	DETAILS OF SUPPORT SYSTEMS FOR PUBLIC INTERFACE
		<p>scheme of TPS 12 showing the final plots in respect of original plot along with its entitlement.</p> <p>➤ Government appointed facilitator facilitated in connecting maximum villagers and gram panchayats of TPS 12 with the authority orienting benefits of the scheme to the last mile.</p>
C.	<u>FACILITIES IN PUBLIC MEET EXTENSION-10th April-18th April, 2023</u>	Dedicated staff was assigned to support the land owners who could not attend the Public meet on 5 th and 6 th April, 2023 during the extension time from 10 th to 18 th April from 10am to 5pm explaining the final plot details to the land owners.
D.	<u>SUBMISSION OF SUGGESTIONS/ OBJECTIONS</u>	The land owners are given the opportunity to submit their written suggestions/objections within next 7 days i.e till 28 th April 2023, so that the same can be considered by CIDCO before seeking consultation from Director of Town Planning.

The support system created, eased out the communication and procedures of TPS 12 to the land owners and all the concerned stakeholders in understanding the details of their final plots.

9.3. PUBLIC PARTICIPATION IN THE PUBLIC MEET (05/04/2023 - 18/04/20203).

For the sake of convenience and handling all the land owners in efficient manner, the land owners from village Chinchavali tarf Waje, Ritghar, Umroli, Usarli Bk.and Vakadi were invited on 5th April.2023 and land owners from village Kondale, Mahalungi and Morbe were invited on 6th April.2023 between 10 am to 5 pm. Land owners from all villages have attended the owners meet individually or in groups on both the days.

- All the land owners participated in public meet were shown location of their Final Plot and statement showing area details of their original land and Final Plot.
- The team of planners explained the landowners about procedure and timeline of TPS, benefit of having single amalgamated plot, reason for giving back 40 % land, relaxations proposed in Special DCPR, enhanced potential of land without losing FSI potential and overall proliferation of physical and socio-economic base of the area due to TP schemes.

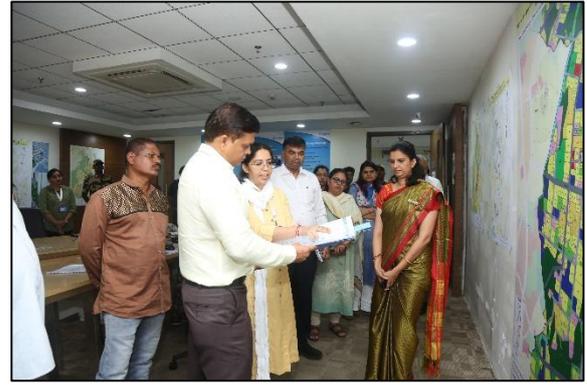
- Some land owners brought to the notice that, there are existing structures on their original land, and requested to shift the location of their final plot. Some land owners requested to give better shape to the plot on larger road etc. Some land owners requested to add land within declared TPS scheme boundary. Some of the land owners requested to separate or amalgamate final plot area due to change in ownership.
- Considering extended time period of owners meet, the owners were requested to submit their written suggestions/objections within 7 days i.e till 28th April 2023, so that the same can be considered by CIDCO before seeking consultation from Director of Town Planning.

A. ATTENDANCE:

Sr. No.	DATE	NO OF LAND OWNERS VISITED THE PUBLIC MEET	NO OF FINAL PLOTS VIEWED BY LAND OWNERS
1.	05/04/2023	52	40
2.	06/04/2023	182	115
3.	10/04/2023- 18/04/2023	68	102
4.	Total	Approx. 250 and more	257

Thus, it can be summarized that 48% and above attendance was recorded for the Public Meet with respect to final plots viewed. The extension in public meet created a great response of public participation in public meet.

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LAND OWNERS MEET OF TPS 12

B. LAND OWNERS CORRESPONDENCE THRO' SUGGESTIONS- OBJECTIONS TO TOWN PLANNING SCHEME NO. 12.

The land owners meet got overwhelming response of suggestion/ objections submitted by land owners and other applicants. Total of 166 suggestions-objections applications are received in context of Public Meet and Draft Scheme of TPS 12. The details of applications are tabulated as below;

SR. NO	TYPE	NO. OF APPLICATIONS RECEIVED
1	Plan	23
2	Record Updates, Plan	4
3	Record Updates	6
4	Court Case	5
5	Exclusion of S.no. from TPS, Plan	2
6	Exclusion of S.no. from TPS	5
7	Non forest, inclusion of S.no. in TPS	7
9	MMC	2
10	Irrigation	1
11	Forest	1
12	General General Demand - 5 Objection to TPS - 47 S.no. 5-gaothan - 58	110
	TOTAL	166

C. REVIEW OF SUGGESTIONS-OBJECTIONS.

Suggestions/Objections are reviewed and the demand raised by land owners during owners' meet are as below;

1. TPS shall not be made binding on land owners and their land parcels should be excluded from the scheme.
2. The existing unauthorized structures (chawls) shall be protected.
3. The structure within 200M from gaothan shall be considered under gaothan expansion scheme.
4. Some land owners wanted to have their final plot divided according to the transactions and sub-divisions happened thro' part sale of land parcel, mutual sharing / amalgamations amongst family members etc.
5. Villagers demanded to expedite development of roads and infrastructure
6. Land owners shall be given 60% of land share instead of 40% land share.

7. No development charges and betterment charges shall be made applicable.
8. Funds for development of final plot to be given.
9. The time limit for suggestion-objection shall be increased.
10. Inclusion of land parcels which are shown as Forest in Development plan of NAINA however the land parcels are under private ownership in TPS as per 7/12 extract and final plot to be allotted for the same.
11. The farmers shall be declared as Project Affected People (PAP) and shall be given certificate to this effect. Compensation for the land surrender to be given by CIDCO
12. Exclusion of land from TPS which are developed on site with or without permission and lands for which development permission proposal is submitted.

The Decisions drawn for suggestions /objections based on consideration of applicants request to protect their structures. The care was taken that this shall not affect the planning of draft layout plan and the other final plots in the scheme. With this effect, total number of changes required to be carried out in Draft Layout Plan of TPS_12 are **23** out of **29**.

D. END NOTE:

The land owners were explained principles adopted for preparation draft town planning schemes which are also approved by Govt while sanctioning TPS 1, 2 and 3. The land use composition of 60% to be utilized by Planning Authority is explained in detail.

Also land owners were explained regarding relaxation given in special DCPR of Town Planning schemes for utilization of full potential of original plot on Final plots of Town Planning scheme.

Majority of land owners expressed their satisfaction during the meet and overall response to the scheme was positive.

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10. 1ST DTP CONSULTATION OF DRAFT SCHEME:

The justified suggestions helped in creating the draft layout plan to the accuracy. Based on this, the draft TPS 12 was submitted for consultation to Director Town Planning, GoM under section 61(1) of MR & TP Act, 1966 and as per rule no 4 (2) of TPS Rules 1974 dated 10.07.2023 for the purpose of Publication. The Director Town Planning office (DTP), Pune vide letter no. जा.क्र.वि.यो.नैना/नरयो क्र. १२/कलम ६१(१)/प्र.क्र. ३४८/२३/टिपीव्ही-३/५१४९ dated 3.10.2023 offered remarks for first consultation and sanctioning of reshaping and realignment of DP reservations of TPS-6. Necessary changes suggested by Director of Town Planning in the consultation have been incorporated in the draft TPS 12.

11. LAND USE DISTRIBUTION IN TPS- 12:

The land use distribution in TPS-12 is as under:

SR. NO.	PARTICULARS	AREA IN HA.	% ON SCHEME LAYOUT AREA (EXCL. RESERVATION LAND)	% ON OVERALL SCHEME AREA
1	Area of the TPS-12 as per 7/12 (Landowners)	363.89		
2	Area of the TPS-12 as per 7/12 (MMC)	127.3		
3	Area of the TPS-12 as per Drawing	504.65		
	NON DEVELOPABLE			
i	Area under Forest	43.56		
ii	Area under Water Body	4.53		
iii	Area under MMC	143.22		
4	Area (Gross) for TPS-12	313.34		
5	Area under DP Reservation	36.54		11.65%
	a. Area under DP road	27.27		8.7%

SR. NO.	PARTICULARS	AREA IN HA.	% ON SCHEME LAYOUT AREA (EXCL. RESERVATION LAND)	% ON OVERALL SCHEME AREA
	b. Area under other DP reservations such as Schools, Public Health Centers, Daily Bazaars etc.	4.09		1.31%
	c. Area under other DP reservations such as Park, Playgrounds etc.	5.18		1.65%
6	Area (NET) available for scheme preparation	276.8		
7	Area under Internal Roads (Actuals)	36.22	13.09%	11.56%
8	Area reserved for Recreational Open Spaces	32.07	11.59%	10.23%
9	Area reserved towards Amenities / Social facilities	26.35	9.52%	8.41%
10	Sale Plot	41.13	14.86%	13.13%
11	Area available for EWS Housing	15.36	5.55%	4.90%
12	Area to be distributed in the form of final plots. (generally 40% of 7/12 area)	125.67	45.40%	40.00%
13	Total Numbers of original Plots	1089		
14	Total Numbers of final Plots (including Roads)	980		
15	Total number of Final Plots against 7/12	527		

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

TOWN PLANNING SCHEME NO. 12, NAINA

SPECIAL DEVELOPMENT CONTROL REGULATIONS

PART B

12. DEVELOPMENT CONTROL IN THE SCHEME AREA:

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

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

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

With the approval of VC&MD the proposed modifications are forwarded to Arbitrator of TPS-03 vide letter dated 23.12.2021 to incorporate the modification in special DCPR OF Preliminary TPS-3. It is also requested to mention retrospective effect

of these DCPR for implementation of the same for already sanctioned Preliminary TPS-1 and TPS-2 to bring uniformity in implementation of Town Planning Schemes.

Accordingly, the Special DCR of TPS-12 is modified considering Special DCPR of preliminary TPS-2 and modification proposed in special DCPR vide letter dated 23.12.2021.

13. SPECIAL DEVELOPMENT CONTROL REGULATIONS FOR TPS-12

In addition to the Development Control and Promotion Regulations, which are made applicable to the 23 Revenue villages of NAINA vide directives given by Government vide no. TPS-1717/ 2750/ C.R.91/ 19/ UD-12, dated 06/01/2020 (hereinafter called as 'sanctioned DCPRs of NAINA') under section 37(1AA) read with section 154 of the Maharashtra Regional and Town Planning Act, 1966, the following special Regulations shall be applicable to the development of any sort to be carried out in the final plots of the Town Planning Scheme, NAINA No.10. Rest of the provisions of prevailing sanctioned DCPRs of NAINA as amended from time to time shall be applicable.

In case of any conflict between the regulations in sanctioned NAINA DCPRs and these special regulations prescribed below arises, then these special regulations shall prevail.

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

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

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

3. Amalgamation of two or more Final plots shall not be permitted to form a new Final Plot. However, integrated development in two or more adjoining Final Plots 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 a Final Plots not allotted to the holders / owners of such original plots.
5. Development Permission in a Final Plot shall be granted only after ascertaining that the amount mentioned in column 15 of Form No. 1 of the Final Scheme under Rule No. 6(v) of the Maharashtra Town Planning Schemes Rules, 1974 is fully recovered. However, the Special Planning Authority, NAINA (CIDCO) may allow such amount to be recovered in suitable installments within a period up to the issuance of Occupancy Certificate. This amount is in addition to the Development Charges prescribed under Chapter VI-A of the Maharashtra Regional and Town Planning Act, 1966.
6. Internal Sub-division/ partition of a Final Plot shall be permissible subject to strictly adhering to the boundaries of respective Final Plot and subject to provisions of sanctioned DCPRs of NAINA.
7. The 10% Recreational Open Space prescribed under regulation No. 20.3.1 of the sanctioned DCPRs of NAINA shall not be enforced in developing Final Plot admeasuring 0.40 ha or more considering that such open spaces are provided in the form of playground and open spaces in the scheme in addition to those reserved in the Development Plan for which owners of the original plots have shared their lands.

The above regulation shall be applicable subject to suspension of regulation no. 20.3 of sanctioned DCPR of NAINA by Govt. of Maharashtra.

8. The 5% Amenity Space prescribed under regulation No. 20.3.11 of the sanctioned DCPRs of NAINA shall not be enforced in developing Final Plot

admeasuring 2.00 ha or more considering that such Amenity spaces are provided separately in the scheme in addition to those reserved in the Development Plan for which owners of the original plots have shared their lands.

The above regulation shall be applicable subject to suspension of regulation no. 20.3 of sanctioned DCPR of NAINA by Govt. of Maharashtra.

9. The provision of 20% plots/tenements for EWS / LIG as inclusive housing prescribed under Regulation No. 20.6 of the DCPRs of NAINA read with Annexure- 4 shall not be made applicable for a sub-division or layout of a Final Plot as the Scheme provides dedicated plots for EWS/ LIG housing for which the owners of final plots have shared the lands from their original plot.

Notes:

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

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

Provided that such FSI computed as above shall be permissible to 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.

The land parcel eligible of 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 stand-alone 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 or 1.25, as the case may be as given in Regulation no. 11 above.
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 /fire-fighting 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 this scheme subject to
 - i. The provision of Regulations no. 43 of the sanctioned DCPR of NAINA shall be applicable.
 - ii. Such transfer of development right from a Final Plot to another Final Plot situated in the adjoining sanctioned preliminary scheme may 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 center shall be 2.5.
 15. The permissible FSI in respect of Final Plots designated to Electric Sub-Station, Daily Bazaar, ESR/GSR, Burial ground & Crematorium 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 4.0
 17. The permissible FSI in respect of Final plots designated to Growth center in this scheme shall be 2.5

Provided that the aforesaid FSI may be increases maximum up to 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, Green Belts 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 structure shall be at one corner of respective final plot and shall be used for any use complementary to the designated use of such Final Plot.

Provided that area of such plots shall not be less than 1000 sq.m.

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 M ² to less than 150 M ² *Pls refer Special Note	Row houses type	Upto 15 M	0.0	1.5
	Semi-detached type	Upto 15 M	1.5	1.5
*Special Note: Irrespective of the road width on which these plots abuts, the maximum front margin shall be 3.00 M.				
150 M ² to less than 450 M ²	Semi-detached type	Upto 15 M	1.5	2.25
	Detached type	Upto 15 M	2.25	2.25
		Above 15 M Upto 24.0 M	H/5	H/5
450 M ² to the less than 1000 M ²	Detached type	Upto 15 M	3.00	3.00
		Above 15 M Upto 24.0 M	H/5	H/5
		Above 24.0M upto 37.5 M	6.00	6.00
1000 M ² and above	Detached type	Upto 15 M	3.00	3.00
		Above 15 M Upto 24.0 M	H/5	H/5
		Above 24.0M Upto 37.5 M	6.00	6.00
		Above 37.5 M upto 60.0 M	H/5 or 9.00m whichever is less	H/5 or 9.00m whichever is less
		Above 60.00 M	12.00	12.00
(Where H = Height of the building above ground level).				
<p>a) Irrespective of height and length of the buildings, the marginal open spaces more than 12.0 M shall not be insisted upon. Long length factor for buildings above 40meter length shall not be applicable.</p> <p>b) The provision of dead wall mentioned in sanctioned DCPRs of NAINA shall be applicable.</p> <p>c) For special building use No projections of any sort shall be permissible in the side and rear marginal open spaces mentioned above. Provided that projections required for firefighting and chajja or weather shed upto 0.75 m over openings shall be permitted after clearance from CFO, CIDCO</p>				

Area of plot	Category of building	Maximum permissible height of the building	Min Marginal Open Spaces (in M.)	
			Side	rear
<p>along with the minimum height at which it is to be provided.</p> <p>d) Provision of front open spaces shall be in accordance with sanctioned DCPRs of NAINA. However, Front open space for residential use and predominantly residential use (in case of mixed use) buildings of height more than 15m upto 24 m shall be 4.5m and for above 24 m building height front open space shall be 6.0 m.</p> <p>e) The building height for the purposes of light and ventilation regulation and for calculating the marginal distances shall be exclusive of height of parking floors. In case of part parking floor such provision shall be applicable only to the part where parking is provided.</p>				

20. Mechanical/Hydraulic / Stack parking / multistoried 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 up to 1.5 m. from the plot boundary and beyond the building lines at ground level subject to a clear minimum front margin of 4.5 m and further subject to non-habitable uses and provision for mechanical ventilation and all safety provisions and drainage. However, it is essential that the basement top slab below the external circulation at ground level should be designed for firefighting vehicular loads as per NBC 2016.

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

22. Every building or group of buildings together shall be either connected to a Drainage system or be provided with sub-soil dispersion system in the form of septic tank of suitable size and technical specifications, modern methods of disposals, shall be permitted at the discretion of the Authority.

23. The service road of the State highways, National highways and 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 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. This distance shall also be treated as means of access /driveway and no separate setback/marginal distances shall be insisted from such driveway.
25. Construction within River and blue line: Construction within River and Blue line may be permitted at a height of 0.60 m. above red flood line level. Provided that necessary mitigation measures are followed along with clearance from Irrigation department.
26. Grant of Development Permission does not constitute acceptance of correctness, confirmation, approval or endorsement of and shall not bind or render the competent authority liable in any way in regard to;
 - a. Title Ownership & 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.
27. For any other earlier approved proposal like ITP, Rental Scheme etc. the regulations applicable under that scheme shall be applicable to such plots.

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14. FINANCE OF THE SCHEME

14.1. REDISTRIBUTION AND VALUATION STATEMENT

Sections 97 to 107 of the Maharashtra Regional and Town planning Act, 1966 deal with finance of the scheme. The compensation to be paid to the owners for their lands acquired for public sites, widening of existing roads and for new roads proposed in the Town Planning Scheme is based on NA land rate mentioned in ASR of corresponding year prevailing to the date of declaration of intention of making of this scheme and this date is 14.10.2022. It is observed that as transactions registered during the period of 2010 to 2022, market value (agreement value) of the land involve huge variation. Therefore, for uniformity NA land rate of the village is considered as base for determining Original Plot value in the scheme. This estimation was used to decide the values of the Original Plots.

For the purpose of Semi-Final value of plot, considering regular shape of the plot and proposed access, it is presumed that the value of the land will rise at least two times original value. Therefore, Semi-Final value of the plot is considered as one and half times of NA land rate of ASR 2022-23. The Final Plots were estimated in the draft scheme at the rate of four times of NA land rate of ASR 2022-23.

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

Finance of the TPS-12 as required under Rules 6 (vii) and 21 (2) of the Maharashtra Town Planning Schemes Rules, 1974 has been prepared under Form No. 2 and is enclosed herewith for reference.

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

well as cost of its development need to be considered in the valuation statement of the scheme.

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

- For original plot value of land parcels, ASR of Non-agriculture land of 2022-23 is considered.
- If more than 50% of a particular survey number falls under no construction activity area due to restriction of buffer/ HT line/ Gas pipe line etc, etc, 50% of NA rate mentioned in ASR is considered.
- For the already granted CC permissions by competent Authority, OP value is considered equal to semifinal value, considering that there will be enhancement only in terms of provision of infrastructure by CIDCO.
- For the land parcels falling 50% or more in 200mts of Gaothan or in urban village, original plot value is considered as 1.1 times ASR of Non-agriculture land of 2022-23, so that the net demand becomes zero for such plots.
- For the purpose of semi-final value of plot, 1.5 times ASR of Non-agriculture land of 2022-23 of OP is considered.
- Final value of plot is calculated considering 4 times ASR of Non-agriculture land of 2022-23.
- No contribution is levied on plot reserved for public purpose which will be solely for the benefit of the owners/residents within scheme area or purposes of Planning Authority. Plots of as Roads, layout open spaces, small amenities which are solely for the benefit of residents within scheme area don't attract contribution. The Sale Plot is reserved for purpose of Planning Authority. The economic or commercial activity envisaged through sale plots shall mainly serve to the benefit of residents of the entire DP area. Hence it is assumed that sale plot shall be entirely beneficial to general public. Plots carved out for EWS/LIG in the scheme are requirement of scheme as per Act Provision, hence shall be solely beneficial to the scheme.
- Plot numbers are given to roads only as per the request of Dy. SLR for preparing property cards. No compensation/ contribution is work out on such final plots.

- Plots reserved for Planning Authority such as park, open space, gardens, common play grounds which are non-saleable plots. Hence, semifinal value is considered as ASR and equal to final plot value.
- For survey numbers/ hissa numbers partly in scheme, area as per drawing is considered in scheme.
- Compensation as mentioned in Column no. 11 considered zero since FSI in lieu of compensation is provided. (Modified as per consultation of Director Town Planning Pune).
- The area of final plot less than 40sqmt. is dispossessed.
- CIDCO Board vide resolution no. 12552 dated 02.04.2022 noted levying of Contribution/ Betterment Charges through alternative mechanism from the last beneficiaries. The proposal in this regard is prepared and the same shall be made applicable after approval from Government.

14.2. COST OF THE SCHEME

In Town Planning schemes all infrastructure facilities including last mile connectivity shall be developed by CIDCO. Economist Dept., CIDCO has work out the onsite and offsite costs/ City level costs involved for development of infrastructure in Interim Development Plan (IDP) and Development Plan (DP) of NAINA project i.e. for 12 Town Planning Schemes. On site project cost provided by Engg. Dept and offsite costs/ City level costs provided by Transportation, Water supply, Electrical and Fire Dept. has been apportioned for individual Town Planning scheme on the basis of its area.

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

In case of TPS-12, the onsite infrastructure cost provided by Engg. Dept. is 892.12 Cr. However, considering all the onsite, offsite and city level costs with assumption mentioned above the cumulative cost of scheme no. 12 is Rs.3276.33 Cr. The same is considered while preparing Finance of the scheme i.e. Form-II.

14.3. SOURCES OF REVENUE

The exercise undertaken by the Economics Department to establish financial viability for Interim Development Plan (IDP) of NAINA is ongoing. The following sources of revenue are expected to be generated from the 12 Town Planning schemes for the recovery of onsite and offsite charges incurred in the development of these 11 Town Planning Schemes.

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

1. DEVELOPMENT CHARGES

Development Charges are statutory charges that are to be levied on the owners of both, saleable (the social facility plots, growth center) plots and final (40% residential) plots within the 12 Town Planning Schemes. DC applicable for land per sqm is 0.5% of the ready reckoner rate or Rs 100, whichever is higher and DC applicable for built up area per sqm is 2% of the ready reckoner rate or Rs 400, whichever is higher.

2. DISPOSITION OF PLOTS

The total component of salable land available for disposition within the 12 Town Planning schemes is 543 Ha. This includes land for disposition under Growth Centre and Sale plots with an FSI of 4.

3. BETTERMENT CHARGES

As per provision of act, contribution (betterment charges) is proposed to be levied and to be recovered from land owners in annual installments as per Form-I of TP Scheme no.12.

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

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

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

4. INFRASTRUCTURE CONTRIBUTION CHARGES

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

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

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

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

15. LEGAL FORMALITIES

NAINA TOWN PLANNING SCHEME No. 12

(Chinchavali tarf Waje, Kondale, Mahalungi, Morbe, Ritghar, Umroli, Usarli Bk. and Vakadi)

Publication of the Scheme

SR. NO	LEGAL STAGE	SECTION / RULE OF THE ACT	REFERENCE	DATE
1.	Declaration of Intention	60 (1)	Resolution No. 12551, Board Meeting No. 635	02.04.22 & 22.09.2022
2.	Gazette Publication of notice	60 (2)	Maharashtra Government Gazette, Extraordinary Part II	14.10.2022
3.	Newspaper Publication of notice	60 (2) Rule 3(2)	The Free Press Journal (English) Ram Prahar (Marathi)	19.10.2022
4.	Copies of Intention and Plan to Govt. and DTP	60 (2)	Letter No. CIDCO/NAINA/Planning/DP/TPS-12/ 2022/559	20.10.2022
5.	Publication of Plan and Gazette notice in SPA's office	60 (3) Rule. 3(1)	-----	14.10.2022
6.	Application for Extension of 3 months	61 (3)	Resolution No. 12551, Board Meeting No. 635 CIDCO/NAINA/DP/TPS-11&12Extension/2023/E-207901 Letter No. CIDCO/NAINA/TPS 11 & 12 Extension /2023/466	02.04.22 05.06.2023 08.06.2023
7.	JDTP, Konkan Division Extension Letter	61(3)	TPS No.12/NAINA/Sect 61 (3)/Time-limit Extension/JDTP-KDN/1885 Dt: 28 th June, 2023	13.10.2023
8.	Meeting with Owners	Rule 4(1)	----	05.04.2023-18.04.2023
9.	Consultation with DTP	61(1) Rule 4(2)	Letter No. CIDCO/NAINA/TPS-12/ Consultation u/s 61(1)/2023/ 559	10.07.2023
10.	Submission of Suitable Amendments in DP	59(2)	CIDCO/NAINA/TPS-12/ Amendment_sec 59(2)/2023/ 560	10.07.2023

11.	DTP's Remarks on draft scheme and Approval of Suitable Amendments in IDP	61(1) Rule 4(2), 59(2)	जा.क्र.वि.यो.नैना/नरयो क्र. १२/कलम ६१(१)/प्र.क्र. ३४८/२३/टिपीव्ही-३/५१४९	03.10.2023
12.	Gazette Publication of Notice	61(1) Rule 5(1)	Maharashtra Government Gazette, Extraordinary Part II	11.10.2023

16. SUBMISSION/SCHEME ACCOMPANIMENTS

- i. CIDCO's Board Resolution No 12551 dated 02.04.2022
- ii. CIDCO, VC&MD approval vide CIDCO/CP(NAINA)/TPS-12/2022/E-148162 dated 22.09.2022
- iii. Notice published in the extraordinary official Maharashtra Government Gazette (part-II) dated 14.10.2022.
- iv. Notice published in the daily newspapers "Ram Prahar" and "The Free Press Journal" on 19.10.2022.
- v. Attendance sheet of participants in owners meet from 5th April to 18th April, 2023.
- vi. Minutes of the Owners Meet dated 5th April to 18th April, 2023.
- vii. The Plan no. 1 showing the Location of the area under scheme.
- viii. The Plan no. 2 showing the Original Plots included in the scheme.
- ix. The Plan no. 3 showing the Original Plots and the Final Plots allotted in the scheme.
- x. The Plan no. 4 showing the Final Plots allotted in the Scheme.
- xi. The Plan no. 5 showing Details of roads & infrastructure to be carried out by the Authority.
- xii. The Plan no. 6 showing Uses/zones of final plots and sites reserved for public purposes by the Authority.
- xiii. Report on the Scheme.
- xiv. Redistribution and Valuation Statement in Form no. 1 and Finance of TPS-12 in Form no 2.
- xv. Suspension of Regulations.
- xvi. Extension granted by the Joint Director of Town Planning, Konkan Division vide Order No TPS No.12/NAINA/Section 61(3)/Time-Limit Extension/JDTP-KDN/1885, dated 28.06.2023.



[Signature]
Chief Planner,
NAINA-CIDCO