

# **NAINA DRAFT TOWN PLANNING SCHEME NO. 12**

**Part of Villages Chinchavali tarfe Waje, Kondale, Mahalungi,  
Morbe, Ritghar, Umroli, Usarli Bk. and Vakadi of Taluka Panvel,  
District Raigad of Taluka – Panvel, District – Raigad**

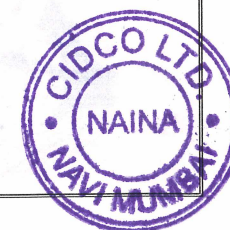
## **FORM – 1**

### **REDISTRIBUTION AND VALUATION STATEMENT**

Draft Scheme Sanction under section 68(2) of MR & TP Act, 1966



**Navi Mumbai Airport Influence Notified Area (NAINA)  
City and Industrial Development Corporation  
of Maharashtra Ltd. (CIDCO)**





TOWN PLANNING SCHEME NO. 12																									
FORM No. 1																									
See rules (v) and 21(1)																									
Redistribution and Valuation Statement																									
Final Plot																									
Value In Rupees.																									
SR. NO.	OWNERS' NAME (ENGLISH)	TENURE OF LAND	SURVEY NO.	HISSA NO.	VILLAGE	OP No.	AREA	*Rate of Original Value as per ASR 2019-20	Value In Rupees.	Inclusive of Structure	FP Nos	Area Individual	Area Amalgamated	*Rate of Semi final Value	Without Reference to Value of Structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Inclusive of Structure	Contribution (+) Compensation (-) (Col. 9(c) - Col 6(c)	Increment (Col. 10(b) - 9(b)	Contribution 50 percent of col. 12	Additional to (+) or deduction from (-) contribution to be made under	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks
									Without Reference to Value of Structure																
1	2	3a	3b	3c	3d	4	5	6a	6b	6c	7	8a	8b	9a	9b	9c	10a	10b	10c	11	12	13	14	15	16
1	Forest	सरकार	93MMC(P)*	93(P)*	Umroli	1	9489.04	4390	41656885.60	41656885.60	4A	2113.59	7978.37	17560	37114640.4	37114640.4	17560	37114640.4	37114640.4	0	0	0	0	0	Survey no. is a forest land as per 7/12 extract. OP is intact as FP. As per MMC vide JM sheet MR no. 134/09.12.2022 dtd 02.03.2023, part area of S.no. 93=7200 sq.m. falls under MMC acquisition. Three 12 m wide road passes thro' survey no. Hence survey no. area reduced from 9489.04 to 7978.37sq.m. and FP gets divided in 4 parts. As per Irrigation Department letter dtd. 3.05.2018, survey no. is affected by Blue Line of River.
											4B	1907.65		17560	33498334	33498334	17560	33498334	33498334	0	0	0	0	0	
											4C	20.23		17560	355238.8	355238.8	17560	355238.8	355238.8	0	0	0	0	0	
											4D	3936.9		17560	69131964	69131964	17560	69131964	69131964	0	0	0	0	0	
2	Anandibai Shivrarn Kanse	1	91	91/4	Vakadi	2	5640	4750	26790000	26790000	7	2256	2256.00	7125	16074000	16074000	19000	42864000	42864000	0	26790000	13395000	0	13395000	40% FP is anchored at its OP and is having access from 20m wide road.
3	Pandurang Joma Mhaskar, Rakesh Hoshila Prasad Singh, Chunilal Kishorilal Gupta Urf Vijay Gupta	1	91	91/2/A	Vakadi	3	9900	4750	47025000	47025000	8	3960	3960.00	7125	28215000	28215000	19000	75240000	75240000	0	47025000	23512500	0	23512500	7/12 extract other right entry २५५३५/२०३३ area 600 sq.m. is deducted from OP. Gut book sub division of S.no. 91/2 are not known. Existing structures on OP at S.no. 91/2. Existing structures are protected by providing 40% FP, anchored at its OP considering S.no. 91/2/A and is having access from 20m wide road.
4	Dharma Hiru Popeta, Nagesh Hiru Popeta, Joma Hiru Popeta	1	91	91/2/B	Vakadi	4	8700	4750	41325000	41325000	10	3480	3480.00	7125	24795000	24795000	19000	66120000	66120000	0	41325000	20662500	0	20662500	Gut book sub division of S.no. 91/2 are not known. Existing structures on OP at S.no. 91/2. Existing structures are protected by providing 40% FP anchored at its OP considering S.no. 91/2/B and is having access from 20m wide road.
5	Bhimi Sudam Thakur, Rakaesh Sakharam Dangarkar, Ajay Sakharam Dangarkar, Shanti Kanu Bhagat, Harishchandra Bhuau Dangarkar, Sharda Balaram Mali, Ganpat Padu Madhavi, Jaydas Bhuau Dangarkar, Pushpa Sakharam Dangarkar, Bebibai Madhukar Jadhav, Dadu Pandu Dangarkar	2	94	94/1	Vakadi	5	6840	4750	32490000	32490000	12	2736	2736.00	7125	19494000	19494000	19000	51984000	51984000	0	32490000	16245000	0	16245000	40% FP is given near its OP and is having access from 20m wide road.
6	Sachin Jayram Patil	1	92	92	Vakadi	6	4380	4750	20805000	20805000	13	1752	1752.00	7125	12483000	12483000	19000	33288000	33288000	0	20805000	10402500	0	10402500	40% FP is anchored at its OP and is having access from 20m wide road.
7	Tukaram Gopal Tandel, Rajubai Tukarm Gaykar	2	94	94/2	Vakadi	7	300	4750	1425000	1425000	14	120	120.00	7125	855000	855000	19000	2280000	2280000	0	1425000	712500	0	712500	40% FP is given near its OP and is having access from 20m wide road.
8	Chandrabai Shreedhar Makane, Dilip Shreedhar Makane, Vilas Makane, Anant Vishwanath Makane, Padmalal Vishwanath Makane, Shreeam Vishwanath Makane, Bhagant Shukhendra Makkar, Anaji Ananta Makar, Anita Ramkunt Sarte, Pabawan Vishwanath Makane, Sankha Vishwanath Makane, Kanta Vishwanath Makane, Sharda Vishwanath Makane, Kanan Shreedhar Makane, Smita Shukhendra Karkar, Shubhang Yashwant Makane, Smita Prabhakar Barkar, Lilavat Laxman Makane, Bhakti Laxman Makane, Shashikumar Shreedhar Makane, Suresh Shreedhar Makane, Gagan Vinayak Makane, Mahati Suram Dhatri, Gero Prabhakar Sarte, Yashati Vinayak Sarte, Pranita Prakash Modak, Shalaja Vinayak Makane, Vidya Vidyaar Dandekar, Sita Prasad Sarte, Sukana Suresh Yatak, Vinayak Ramesh Makane, Deepika Ramesh Makane, Rohini Harishchandra Makane, Madhur Harishchandra Makane, Prasad Harishchandra Makane, Shreeang Harishchandra Makane, Vinayak Mahesh Makane, Shrikant Mahesh Makane, Jayant Mahesh Makane	1	89	89/3	Vakadi	8	1540	4750	7315000	7315000	16	616	616.00	7125	4389000	4389000	19000	11704000	11704000	0	7315000	3657500	0	3657500	40% FP is given near its OP and is having access from 20m wide road.
9	Madhab Yashwant Makane, Chandrabai Shreedhar Makane, Shobhana Laxman Makane, Dilip Shreedhar Makane, Vilas Makane, Anant Vishwanath Makane, Padmalal Vishwanath Makane, Shreeam Vishwanath Makane, Bhagant Shukhendra Makkar, Anaji Ananta Makar, Anita Ramkunt Sarte, Pabawan Vishwanath Makane, Sankha Vishwanath Makane, Kanta Vishwanath Makane, Sharda Vishwanath Makane, Kanan Shreedhar Makane, Smita Shukhendra Karkar, Shubhang Yashwant Makane, Smita Prabhakar Barkar, Lilavat Laxman Makane, Bhakti Laxman Makane, Shashikumar Shreedhar Makane, Suresh Shreedhar Makane, Gagan Vinayak Makane, Mahati Suram Dhatri, Gero Prabhakar Sarte, Yashati Vinayak Sarte, Pranita Prakash Modak, Shalaja Vinayak Makane, Vidya Vidyaar Dandekar, Sita Prasad Sarte, Sukana Suresh Yatak, Vinayak Ramesh Makane, Deepika Ramesh Makane, Rohini Harishchandra Makane, Madhur Harishchandra Makane, Prasad Harishchandra Makane, Shreeang Harishchandra Makane, Vinayak Mahesh Makane, Shrikant Mahesh Makane, Jayant Mahesh Makane	1	89	89/4	Vakadi	9	1440	4750	6840000	6840000	17	576	576.00	7125	4104000	4104000	19000	10944000	10944000	0	6840000	3420000	0	3420000	40% FP is anchored at its OP and is having access from 20m wide road.
10	Shamsuddoha Islam Khan, Tukaram Gopal Tandel	2	94	94/3	Vakadi	10	1800	4750	8550000	8550000	18	720	720.00	7125	5130000	5130000	19000	13680000	13680000	0	8550000	4275000	0	4275000	As per NAINA DP map, S. no. 94/3 is partly affected by Existing Amenity; however 7/12 extract is of private ownership. Hence, 40% FP is given near its OP and is having access from 20m wide road.
11	Jayendra Shankarlal Shah Jayashree Narendra Shah	1	90	90/2	Vakadi	11	1870	4750	8882500	8882500	19	748	948.00	7125	5329500	5329500	19000	14212000	14212000	0	8882500	4441250	0	4441250	As per NAINA DP map, S. no. 94/4 is partly affected by Existing Amenity; however 7/12 extract is of private ownership. 20Ps having same ownership are amalgamated. 40% FP is given near its OP and is having access from 20m wide road.
12	Jayendra Shankarlal Shah Jayashree Narendra Shah	1	94	94/4	Vakadi	12	500	4750	2375000	2375000		200		7125	1425000	1425000	19000	3800000	3800000	0	2375000	1187500	0	1187500	
13	Antya Haiya Mohit (Name not readable in 7/12)	2	89	89/1	Vakadi	13	2530	4750	12017500	12017500	20	1012	1012.00	7125	7210500	7210500	19000	19228000	19228000	0	12017500	6008750	0	6008750	40% FP is anchored at its OP and is having access from 20m wide road.
14	Sunil Tukaram Patil St. Xavier's Education Trust Tarfe Trustee Shri Vincent Eliyas Alukark	1	96	96/5	Umroli	14	10650	4390	46753500	46753500	22	4260	4260.00	6585	28052100	28052100	17560	74805600	74805600	0	46753500	23376750	0	23376750	40% FP is anchored at its OP and is having access from 20m wide road.
15	Forest	सरकार	95MMC(P)	95(P)	Umroli	15	24722.39	4390	108531292	108531292	25	23546.75	23546.75	6585	155055348.8	155055348.8	17560	413480930	413480930	0	0	0	0	0	Survey no. is a forest land as per 7/12 extract. OP is intact as FP. As per MMC vide JM sheet MR no. 134/09.12.2022 dtd 02.03.2023, part area of S.no. 95=6800sq.m. falls under MMC acquisition. 20m and 12 m wide road passes thro' survey no. Hence survey no. area reduced from 24722.39 to 23546.75sq.m.
16	Shakuntala Dattatray Jage	2	94(MMC)(P)*	94/1/1/A(P)*	Umroli	16	46800.79	4390	205455468	205455468	26	18720.32	18720.32	6585	123273280.9	123273280.9	17560	328728749	328728749	0	205455468.1	102727734.1	0	102727734.1	Survey nos. are partly in the scheme and partly outside the scheme. Gut book subdivisions of S.no. 94 are not known. Outside scheme autocad area is 6749.21sq.m. As per MMC notification dtd. 10.08.2023, part area of S.no. 94=42410sq.m. falls under MMC acquisition is deducted. The total area of 7/12 extract of all 8 sub hissa is 95960sq.m. Thus, area considered for scheme is 95960-42410-6749.21=46800.79sq.m. 40% FP is anchored at its OP and is having access from 20m and 12m wide Road
17	Dayanand Anglo Vaidak Collage Trust Dr.K.B.Kushal, Manjula V. Hiremath	1	94(MMC)(P)*	94/1/1/B(P)*	Umroli	17		4390	0	0			6585	0	0	17560	0	0	0	0	0	0	0	0	
18	Dayanand Anglo Vaidak Collage Trust And Management tarfe Regional Director Maharashtra and Gujrat State Dr.K.B.Kushal	1	94(MMC)(P)*	94/1/2/A(P)*	Umroli	18		4390	0	0			6585	0	0	17560	0	0	0	0	0	0	0	0	
19	Dayanand Anglo Vaidak Collage Trust And Management tarfe Regional Director Maharashtra and Gujrat State Dr.K.B.Kushal	1	94(MMC)(P)*	94/2(P)*	Umroli	19		4390	0	0			6585	0	0	17560	0	0	0	0	0	0	0	0	
20	Dayanand Anglo Vaidak Collage Trust And Management tarfe Regional Director Maharashtra and Gujrat State Dr.K.B.Kushal	1	94(MMC)(P)*	94/3/2(P)*	Umroli	20		4390	0	0			6585	0	0	17560	0	0	0	0	0	0	0	0	
21	Yashwant Sudam Bhoir	2	94(MMC)(P)*	94/1/2/B(P)*	Umroli	21		4390	0	0			6585	0	0	17560	0	0	0	0	0	0	0	0	
22	Pramod Shrivallabh Oak, Madhukar Kashinath Patil, Sadashiv Dhondiram Gonugade, Nitin Jayaram Patil, Santosh Atmaram Dhore	1	94(MMC)(P)*	94/3/1(P)*	Umroli	22		4390	0	0			6585	0	0	17560	0	0	0	0	0	0	0	0	
23	Krushna Dhondu Bhoi	1	94(MMC)(P)*	94/4(P)*	Umroli	23		4390	0	0			6585	0	0	17560	0	0	0	0	0	0	0	0	






TOWN PLANNING SCHEME NO. 12																									
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See rules (v) and 21(1)																									
Redistribution and Valuation Statement																									
SR. NO.	OWNERS' NAME (ENGLISH)	TENURE OF LAND	SURVEY NO.	HISSA NO.	VILLAGE	OP No.	AREA	*Rate of Original Value as per ASR 2019-20	Value In Rupees. Without Reference to Value of Structure	Inclusive of Structure	Final Plot Value In Rupees.									Contribution (+) Compensation (-) (Col. 9(c) - Col 6(c))	Increment (Col. 10(b) - 9(b))	Contribution 50 percent of col. 12	Additional to (+) or deduction from (-) contribution to be made under	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks
											Undeveloped			Developed											
											FP Nos	Area Individual	Area Amalgamated	*Rate of Semi final Value	Without Reference to Value of Structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Inclusive of Structure						
1	2	3a	3b	3c	3d	4	5	6a	6b	6c	7	8a	8b	9a	9b	9c	10a	10b	10c	11	12	13	14	15	16
24	Mahadev Changa Shelke Balaram Changa Shelke Tarabai Anant Madhavi Bebibai Vishnu Shelke Manda Vitthal Thakur Dhanraj Nana Shelke Balkrishna Nana Shelke Sangita Chandrakant Gaykar Suman Nana Shelke	2	89	89/2/A	Vakadi	24	15860	4750	75335000	75335000	28	6344	6344.00	7125	45201000	45201000	19000	120536000	120536000	0	75335000	37667500	0	37667500	OP of FP 28 and FP 29 are having same ownership. Due to other right remarks of 7/12 extract, FPs are not amalgamated however placed adjoining each other. Gut book sub divisions of S.no. 89 are not known. Existing structures on OP at S.no.89. Existing structures are protected by providing 40% FP is anchored at S.no. 89/2/A and is having access from 20m wide road.
25	Dhanraj Nana Shelke Balkrishna Nana Shelke Sangita Chandrakant Gaykar Suman Nana Shelke Mahadev Changa Shelke Balaram Changa Shelke Tarabai Ananta Madhavi Bebi Vishnu Shelke Manda Vitthal Thakur	2	90	90/1	Vakadi	25	2020	4750	95950000	95950000	29	808	808.00	7125	57570000	57570000	19000	153520000	153520000	0	95950000	47975000	0	47975000	OP of FP 28 and FP 29 are having same ownership. Due to other right remarks of 7/12 extract, FPs are not amalgamated however placed adjoining each other. 40% FP is anchored at S.no. 89/2/A and is having access from 20m wide road.
26	Santosh Manohar Agrawal, India Realty Open Plot Co.op Hsg. Society Ltd.	1	89	89/2/B	Vakadi	26	3900	4750	18525000	18525000	30	1560	1560.00	7125	11115000	11115000	19000	29640000	29640000	0	18525000	9262500	0	9262500	40% FP is anchored at its OP and is having access from 20m wide road.
27	Nareesh Atmaram Patil Vaibhav Ramakant Girdhar Satu Krishna Keni Pandurang Maruti Pewshe Kushal Gangaram Patil Bijankur Group Tarfe Partner Manoj Ramesh Bhoir Vishwas Chandrakant Patil	1	94	94/1/Paiki	Vakadi	27	6000	4750	28500000	28500000	31	2400	2400.00	7125	17100000	17100000	19000	45600000	45600000	0	28500000	14250000	0	14250000	Location of S.no. 94/1/Paiki is not identified on map. 40% FP is given near S.no 94/land is having access from 20m wide road.
28	Halya Hiru Mhaskar	2	91	91/1	Vakadi	28	350	4750	1662500	1662500	33	140	260.00	7125	997500	997500	19000	2660000	2660000	0	1662500	831250	0	831250	2 survey nos. having same ownership are amalgamated. 40% FP is anchored at S.no. 91/3 and is having access from 20m wide road.
29	Halya Hiru Mhaskar	2	91	91/3	Vakadi	29	300	4750	1425000	1425000		120		7125	855000	855000	19000	2280000	2280000	0	1425000	712500	0	712500	
30	Trustee Kushtharog Nivaran Samiti Panvel	2	83	83	Vakadi	30	1300	4750	6175000	6175000	35	520	35160.00	7125	3705000	3705000	19000	9880000	9880000	0	6175000	3087500	0	3087500	FP 35, 36, 37, 53 are having same ownership. Due to tenure of land and other right remarks of 7/12 extract of survey nos FPs are not amalgamated, however placed adjoining each other. Minor part of S.no. 86 is under DP reservation of school (433_S). Existing Structure on S.no. 86. 40% FP is anchored at S.no. 83, 85, 86, protecting the structure and is having access from two 20m wide roads.
31	Trustee Kushtharog Nivaran Samiti Panvel	2	86	86	Vakadi	31	86600	4750	411350000	411350000	36	34640		7125	246810000	246810000	19000	658160000	658160000	0	411350000	205675000	0	205675000	
32	Trustee Kushtharog Nivaran Samiti Panvel	सरकार	85	85	Vakadi	32	7990	4750	37952500	37952500		3196	3196.00	7125	22771500	22771500	19000	60724000	60724000	0	37952500	18976250	0	18976250	FP 35, 36, 37, 53 are having same ownership. Due to tenure of land and other right remarks of 7/12 extract of survey nos FPs are not amalgamated, however placed adjoining each other. 40% FP is anchored at S.no. 83, 85, 86 and is having access from 20m wide road.
33	Trustee Kushtharog Nivaran Samiti Panvel	2	88	88	Vakadi	33	32300	4750	153425000	153425000	37	12920	12920.00	7125	92055000	92055000	19000	245480000	245480000	0	153425000	76712500	0	76712500	FP 35, 36, 37, 53 are having same ownership. Due to tenure of land and other right remarks of 7/12 extract of survey nos FPs are not amalgamated, however placed adjoining each other. 40% FP is anchored at S.no. 83, 85, 86 and is having access from 20m wide road.
34	Vashir Valibhai Doctor, Tasnim Vashir Doctor, Sakina Shabbir Gadiwala	1	71	71	Vakadi	34	25300	4750	120175000	120175000	38	10120	10120.00	7125	72105000	72105000	19000	192280000	192280000	0	120175000	60087500	0	60087500	Minor part of Survey no. is under DP reservation of park (426_P), daily bazaar(421_DB) and road. Minor part of Survey no. is affected by tributary. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 20m wide road.
35	Ganpat Mahadu Pawar	1	70	70/2	Vakadi	35	4800	4750	22800000	22800000	41	1920	1920.00	7125	13680000	13680000	19000	36480000	36480000	0	22800000	11400000	0	11400000	Minor part of Survey no. is under DP reservation of road. Minor part of Survey no. is affected by tributary. 40% FP is anchored at its OP and is having access from 36m wide road.
36	Ramchandra Mahadu Pawar	1	70	70/1	Vakadi	36	3550	4750	16862500	16862500	42	1420	1420.00	7125	10117500	10117500	19000	26980000	26980000	0	16862500	8431250	0	8431250	Minor part of Survey no. is under DP reservation of road. Minor part of Survey no. is affected by tributary. 40% FP is anchored at its OP and is having access from 36m wide road.
37	Rajendra Kumar Jain	1	67	67	Vakadi	37	59200	4750	281200000	281200000	45, 61, 84, 86	23680	24680.00	7125	168720000	168720000	19000	449920000	449920000	0	281200000	140600000	0	140600000	Minor part of survey no. 67 is under DP reservation of school (433_S) and road. Minor part of S.no. 67 is affected by tributary. Minor part of survey no. 69/3 is under DP reservation of road. 3 OPs having same ownership are amalgamated. 40% FP is anchored at its largest OP at S.no. 67 in 4 parts and is having access from 36m, 20m and 15m wide road.
38	Rajendra Kumar Jain	1	69	69/1	Vakadi	38	1200	4750	5700000	5700000		480		7125	3420000	3420000	19000	9120000	9120000	0	5700000	2850000	0	2850000	
39	Rajendra Kumar Jain	1	69	69/3	Vakadi	39	1300	4750	6175000	6175000		520		7125	3705000	3705000	19000	9880000	9880000	0	6175000	3087500	0	3087500	FP 45=11276.47sq.m., FP 61= 3138.20sq.m., FP 84=6488.95sq.m., FP 86=3776.94sq.m.
40	Forest	सरकार	97	97	Umroli	40	34800	4390	152772000	152772000	46A	1071.04	31850.06	6585	7052798.4	7052798.4	17560	18807462.4	18807462.4	0	0	0	0	0	Survey no. is a forest land as per 7/12 extract. OP is intact as FP. Minor part of survey no. is under tributary. 36 m wide road passes thro' survey no. Hence survey no. area reduced from 34800sq.m. to 31850.06sq.m. and FP gets divided in 2 parts.
								0	0		46B	30779.02			0	0	0	0	0	0	0	0	0	0	
41	Saint Xaviers Education Trust tarfe Trustee Shri Vincent Elias Albukark.	1	96	96/1	Umroli	41	8000	4390	35120000	35120000	48	3200	14728.00	6585	21072000	21072000	17560	56192000	56192000	0	35120000	17560000	0	17560000	Major part of survey no. 96/15 is under DP reservation of school playground (436_SPG), school (433_S) and road. As per MMC notification dtd. 10.08.2023, part area of S.no. 96/7=1680 sq.m. falls under MMC acquisition is deducted. 5 survey nos. having same ownership are amalgamated. 40% FP is anchored at its largest OP at S.no. 96/2 and is having access from 36m wide road.
42	Saint Xaviers Education Trust tarfe Trustee Shri Vincent Elias Albukark.	1	96	96/2	Umroli	42	13620	4390	59791800	59791800	49	5448		6585	35875080	35875080	17560	95666880	95666880	0	59791800	29895900	0	29895900	
43	Saint Xaviers Education Trust tarfe Trustee Shri Vincent Elias Albukark.	1	96	96/3	Umroli	43	9480	4390	41617200	41617200		3792		6585	24970320	24970320	17560	66587520	66587520	0	41617200	20808600	0	20808600	
44	Saint Xaviers Education Trust tarfe Trustee Shri Vincent Elias Albukark.	1	96	96/4	Umroli	44	2200	4390	9658000	9658000		880		6585	5794800	5794800	17560	15452800	15452800	0	9658000	4829000	0	4829000	
45	Saint Xaviers Education Trust tarfe Trustee Shri Vincent Elias Albukark.	1	96(MMC)(P)	96/7	Umroli	45	3520	4390	15452800	15452800		1408		6585	9271680	9271680	17560	24724480	24724480	0	15452800	7726400	0	7726400	
46	Narayan Chango Patil	1	96(MMC)(P)*	96/6/1(P)*	Umroli	46	56767.6	4390	249209764	249209764	49	22707.04	22707.04	6585	149525858.4	149525858.4	17560	398735622.4	398735622.4	0	249209764	124604882	0	124604882	As per MMC notification dtd. 10.08.2023, part area of S.no. 96/6=19350 sq.m. falls under MMC acquisition. Survey nos.96/6 is partly in the scheme and partly outside the scheme. Gut book subdivisions of S.no. 96/6 are not known. Outside scheme autocad area 4632.4sq.m. The total 7/12 extract area of 7 sub division of S.no. 96/6=80750sq.m. Thus, area considered for scheme is 80750-19350-4632.4=56767.6sq.m. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 36m, 20m and 12m wide Road.
47	Krishna Kanhu Madhvi	2	96(MMC)(P)*	96/6/2(P)*	Umroli	47		4390	0	0				6585	0	0	17560	0	0	0	0	0	0	0	
48	Ganu Damu Popeta, Pundlik Damu Popeta, Shantaram Damu Popeta, Hira Kanha Parve, Suman Pundalik Phadke	2	96(MMC)(P)*	96/6/3(P)*	Umroli	48		4390	0	0				6585	0	0	17560	0	0	0	0	0	0	0	
49	Roshan Shantaram Popeta, Vijayaxmi Dilip Kumar Kharodiya	1	96(MMC)(P)*	96/6/4(P)*	Umroli	49		4390	0	0				6585	0	0	17560	0	0	0	0	0	0	0	
50	Pundlik Damu Popeta, Shantaram Damu Popeta, Hira Kanha Parve, Suman Pundalik Phadke, Ganu Damu Popeta.	2	96(MMC)(P)*	96/6/5(P)*	Umroli	50		4390	0	0				6585	0	0	17560	0	0	0	0	0	0	0	











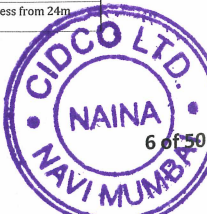


TOWN PLANNING SCHEME NO. 12																									
FORM No. 1																									
See rules (v) and 21(1)																									
Redistribution and Valuation Statement																									
Final Plot																									
Value In Rupees.																									
Contribution (+) Increment Contribution Additional to Net demand from (+) or by (-) owner, Remarks																									
Compensation (-) (Col. 9(c) - Col 6(c)																									
Col. 10(b) - 9(b)																									
50 percent of col. 12																									
Additional to (+) or deduction from (-) contribution to be made under																									
Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14																									
Remarks																									
SRL NO.	OWNERS' NAME (ENGLISH)	TENURE OF LAND	SURVEY NO.	HISSA NO.	VILLAGE	OP No.	AREA	*Rate of Original Value as per ASR 2019-20	Value In Rupees. Without Reference to Value of Structure	Inclusive of Structure	FP Nos	Area Individual	Area Amalgamated	*Rate of Semi final Value	Without Reference to Value of Structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Inclusive of Structure	11	12	13	14	15	16
1	2	3a	3b	3c	3d	4	5	6a	6b	6c	7	8a	8b	9a	9b	9c	10a	10b	10c	11	12	13	14	15	16
									0	0	115B	2814.46			0	0	0	0	0	0	0	0	0	0	
94	Babalya Dagdu Patil	2	54	54	Chinchavali Tarfe Waje	94	8650	3890	33648500	33648500	117	3460	7744.00	5835	20189100	20189100	15560	53837600	53837600	0	33648500	16824250	0	16824250	OP of FP 117 and FP 118 are having same ownership. Due to other right remarks of 7/12 extract, FPs are not amalgamated however placed adjoining each other. 40% FP is anchored at its largest OP S.no. 54 and is having access from 20m and 15m wide road.
95	Babalya Dagdu Patil	2	55	55/6	Chinchavali Tarfe Waje	95	10710	3890	41661900	41661900		4284		5835	24997140	24997140	15560	66659040	66659040	0	41661900	20830950	0	20830950	
96	Babalya Dagdu Patil	1	64	64/1	Chinchavali Tarfe Waje	96	1250	3890	4862500	4862500	118	500	500.00	5835	2917500	2917500	15560	7780000	7780000	0	4862500	2431250	0	2431250	OP of FP 117 and FP 118 are having same ownership. Due to other right remarks of 7/12 extract, FPs are not amalgamated however placed adjoining each other. 40% FP is anchored at its largest OP S.no. 54 and is having access from 20m wide road.
97	Dashrath Walku Patil, Suresh Walku Patil, Kalpana Nitin Pandit, Vanita Madhukar Mhaske, Mainabai Ananta Badekar.	1	53	53	Chinchavali Tarfe Waje	97	30150	3890	117283500	117283500	119	12060	12060.00	5835	70370100	70370100	15560	187653600	187653600	0	117283500	58641750	0	58641750	Survey no. is partly under DP reservation of road. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 36m and 20m wide road on two sides.
98	Balaram Aambo Patil.	2	57	57/2	Chinchavali Tarfe Waje	98	1670	3890	6496300	6496300	120	668	668.00	5835	3897780	3897780	15560	10394080	10394080	0	6496300	3248150	0	3248150	Survey no. is partly under DP reservation of road. 40% FP is anchored at its OP and is having access from 36m and 20m wide road.
99	Prayot Ravindra Patil, Pratik Ravindra Patil, Prakash Bhiva Patil, Joma Bhiva Patil, Yashwant Arjun Zende.	1	56	56/3	Chinchavali Tarfe Waje	99	16490	3890	64146100	64146100	122	6596	6596.00	5835	38487660	38487660	15560	102633760	102633760	0	64146100	32073050	0	32073050	Minor part of survey no. is under DP reservation of road. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 36m and 20m wide road.
100	Chandrakant Gangaram Tamboli	2	56	56/1	Chinchavali Tarfe Waje	100	7030	3890	27346700	27346700	123	2812	2812.00	5835	16408020	16408020	15560	43754720	43754720	0	27346700	13673350	0	13673350	Minor part of survey no. is under DP reservation of road. 40% FP is anchored at its OP and is having access from 36m wide road.
101	Hirabai Narayan Gawli, Mukti Narayan Gawli, Gulab Narayan Gawli.	2	33	33/4	Chinchavali Tarfe Waje	101	3000	3890	11670000	11670000	124	1200	2800.00	5835	7002000	7002000	15560	18672000	18672000	0	11670000	5835000	0	5835000	Minor part of survey no. is under DP reservation of road. 40% FP is anchored at its largest OP S.no.56/2/B and is having access from 36m wide road.
102	Hirabai Narayan Gawli, Mukti Narayan Gawli, Gulab Narayan Gawli.	2	56	56/2/B	Chinchavali Tarfe Waje	102	4000	3890	15560000	15560000		1600		5835	9336000	9336000	15560	24896000	24896000	0	15560000	7780000	0	7780000	
103	Kacher Atmaram Patil, Naresh Atmaram Patil.	1	56	56/2/A	Chinchavali Tarfe Waje	103	10670	3890	41506300	41506300	125	4268	4268.00	5835	24903780	24903780	15560	66410080	66410080	0	41506300	20753150	0	20753150	Survey no. is partly under DP reservation of road. 40% FP is anchored at its OP and is having access from 36m and 24m wide road.
104	Aambibai Ramesh Khutarkar, Baliram Goving Patil, Bharti Sanjay Waghmare, Madan Balaram Dukare, Sadanand Balaram Dukare, Talbai Govind Patil, Namdev Balaram Dukare, Vitha Hira Bhagat	1	65	64/4	Chinchavali Tarfe Waje	104	6200	3890	24118000	24118000	126	2480	2480.00	5835	14470800	14470800	15560	38588800	38588800	0	24118000	12059000	0	12059000	Survey no. is partly under DP reservation of road. 40% FP is anchored at its OP and is having access from 24m wide road.
105	Yashwant Arjun Zende	1	64	64/3/B	Chinchavali Tarfe Waje	105	2000	3890	7780000	7780000	128	800	800.00	5835	4668000	4668000	15560	12448000	12448000	0	7780000	3890000	0	3890000	Gut book subdivisions of S.no. 64/3 are not known. Existing structures on OP at S.no. 64/3. Existing structures are protected by providing 40% FP is anchored at its OP considering S.no. 64/3/B and is having access from 12m wide road.
106	Sridhar Shankar Joshi, Padmakar Shankar Joshi, Uttam Shankar Joshi, Bhalkhandra Shankar Joshi, Ramkrishna Shankar Joshi, Suresh Shankar Joshi, Anupama Arvind Bramhe, Ujjwala Vilasdatta Kulkarni, Nila Vinay Apte.	1	64	64/3/A	Chinchavali Tarfe Waje	106	2230	3890	8674700	8674700	130	892	892.00	5835	5204820	5204820	15560	13879520	13879520	0	8674700	4337350	0	4337350	Gut book subdivisions of S.no. 64/3 are not known. Existing structures on OP at S.no. 64/3. Existing structures are protected by providing 40% FP is anchored at its OP considering S.no. 64/3/A and is having access from 12m wide road.
107	Balu Goma Kathara	1	66	66	Chinchavali Tarfe Waje	107	2880	3890	11203200	11203200	132	1152	1152.00	5835	6721920	6721920	15560	17925120	17925120	0	11203200	5601600	0	5601600	40% FP is anchored at its OP and is having access from 24m wide road.
108	Babalya Dagdu Patil, Sitabai Joma Jambhale, Dayesh Joma Jambhale, Premnath Joma Jambhale, Balu Joma Jambhale.	1	55	55/7/B	Chinchavali Tarfe Waje	108	7130	3890	27735700	27735700	134	2852	2852.00	5835	16641420	16641420	15560	44377120	44377120	0	27735700	13867850	0	13867850	Gut book subdivisions of S.no. 55/7 are not known. Existing structures are protected by providing 40% FP anchored at its OP considering S.no. 55/7/B and is having access from 24m wide road.
109	Dayesh Joma Jambhale, Premnath Joma Jambhale, Balu Joma Jambhale, Sitabai Joma Jambhale	2	55	55/11	Chinchavali Tarfe Waje	109	300	3890	1167000	1167000	135	120	120.00	5835	700200	700200	15560	1867200	1867200	0	1167000	583500	0	583500	OP of FP 135 and FP 136 are having same ownership. Due to tenure of land and other right remarks of 7/12 extract, FPs are not amalgamated however placed adjoining each other. 40% FP is anchored at its largest OP S.no. 55/12 and is having access from 24m wide road.
110	Dayesh Joma Jambhale, Premnath Joma Jambhale, Balu Joma Jambhale, Sitabai Joma Jambhale	1	55	55/12	Chinchavali Tarfe Waje	110	4580	3890	17816200	17816200	136	1832	1832.00	5835	10689720	10689720	15560	28505920	28505920	0	17816200	8908100	0	8908100	Survey no. is partly under DP reservation of road. OP of FP 135 and FP 136 are having same ownership. Due to tenure of land and other right remarks of 7/12 extract, FPs are not amalgamated however placed adjoining each other. 40% FP is anchored at its largest OP S.no. 55/12 and is having access from 24m wide road.
111	Gajanan Baban Usatkar, Tanaji Babu Kamble, Sangita Tanaji Kamble.	1	55	55/13	Chinchavali Tarfe Waje	111	250	3890	972500	972500	138	100	100.00	5835	583500	583500	15560	1556000	1556000	0	972500	486250	0	486250	40% FP is anchored at its OP and is having access from 12m wide road.
112	Janardhan Mahadu Keni	1	55	55/7/A	Chinchavali Tarfe Waje	112	6500	3890	25285000	25285000	140	2600	2600.00	5835	15171000	15171000	15560	40456000	40456000	0	25285000	12642500	0	12642500	Gut book subdivisions of S.no. 55/7 are not known. Existing structures on OP at S.no. 55/7. Existing structures are protected by providing 40% FP anchored at its OP considering S.no. 55/7/A and is having access from 12m wide road.
113	Mai Narayan Mhatre, Dhananjay Mahadu Keni.	1	67	67	Chinchavali Tarfe Waje	113	13150	3890	51153500	51153500	142	5260	5260.00	5835	30692100	30692100	15560	81845600	81845600	0	51153500	25576750	0	25576750	40% FP is anchored at its OP and is having access from two 20m wide road.
114	Akash Ashok Khismatrao	1	55	55/14	Chinchavali Tarfe Waje	114	2400	3890	9336000	9336000	143	960	960.00	5835	5601600	5601600	15560	14937600	14937600	0	9336000	4668000	0	4668000	40% FP is anchored at its OP and is having access from 20m wide road.
115	Balaram Shantaram Gawli	2	55	55/8	Chinchavali Tarfe Waje	115	3390	3890	13187100	13187100	145	1356	1916.00	5835	7912260	7912260	15560	21099360	21099360	0	13187100	6593550	0	6593550	More than 50% area of S.no. 59/2 falls within 200M from Gaathan boundary. 2 OPs having same ownership are amalgamated. Existing structures on OP at S. no. 55/8. Existing structures are protected by providing 40% FP is given at its OP and is having access from 15m wide road.
116	Balaram Shantaram Gawli	2	59	59/2	Chinchavali Tarfe Waje	116	1400	4279	5990600	5990600		560		6418.5	3594360	3594360	15560	8713600	8713600	0	5119240	2559620	0	2559620	
117	Jitendra Sakharam Bhoir, Dhanaji Kashinath Mhatre.	1	55	55/10	Chinchavali Tarfe Waje	117	1570	3890	6107300	6107300	146	628	628.00	5835	3664380	3664380	15560	9771680	9771680	0	6107300	3053650	0	3053650	40% FP is given near its OP and is having access from 15m wide road.
118	Kashinath Shiva Dukare, Naresh Chander Dukare, Shailesh Kashinath Dukare.	1	55	55/5	Chinchavali Tarfe Waje	118	9370	3890	36449300	36449300	148	3748	3748.00	5835	21869580	21869580	15560	58318880	58318880	0	36449300	18224650	0	18224650	40% FP is anchored at its OP and is having access from 20m wide road.





TOWN PLANNING SCHEME NO. 12																											
FORM No. 1																											
See rules (vi) and 21(1)																											
Redistribution and Valuation Statement																											
												Final Plot Value In Rupees.						Contribution (+) Compensation (-) (Col. 9(c) - Col. 6(c))	Increment (Col. 10(b) - 9(b))	Contribution 50 percent of col. 12	Additional to (+) or deduction from (-) contribution to be made under	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks				
SR. NO.	OWNERS' NAME (ENGLISH)	TENURE OF LAND	SURVEY NO.	HISSA NO.	VILLAGE	OP No.	AREA	*Rate of Original Value as per ASR 2019-20	Value In Rupees.		FP Nos	Area Individual	Area Amalgamated	*Rate of Semi final Value	Without Reference to Value of Structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Inclusive of Structure	Developed Without Reference to Value of Structure	Inclusive of Structure	11	12	13	14	15	16
1	2	3a	3b	3c	3d	4	5	6a	6b	6c	7	8a	8b	9a	9b	9c	10a	10b	10c								
119	Chetna Yogeshkumar Shah	1	59	59/3/A	Chinchavali Tarfe Waje	119	2530	3890	9841700	9841700	149	1012	1904.00	5835	5905020	5905020	15560		15746720	15746720	0	9841700	4920850	0	4920850	Survey no. is partly under DP reservation of road. 40% FP is anchored at its OP and is having access from 36m wide and 24m wide road on 2 sides. Post Publication suggestion-objection application dtd 22.08.2023; applicant submitted notarised consent with latest 7/12 extract and requested for amalgamation of S.no. 59/3/A and S.no. 105/1 at village Chinchavali T. Waje. Accordingly as per consent application, FP 205 is merged with FP 149 having an area 1904sq.m and is allotted in the name of both the applicants.	
120	Dhaval Yogeshkumar Shah	1	105	105/1	Chinchavali Tarfe Waje	120	2230	3890	8674700	8674700		892		5835	5204820	5204820	15560	13879520	13879520	0	8674700	4337350	0	4337350			
121	Mangalya Sakharam Patil.	2	63	63	Chinchavali Tarfe Waje	121	4880	4279	20881520	20881520	150	1952	1952.00	6418.5	12528912	12528912	15560	30373120	30373120	0	17844208	8922104	0	8922104	More than 50% area of survey no. falls within 200M from Gaathan boundary. Survey no. is partly under DP reservation of road. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 36m wide road.		
122	Janardhan Mahadu Keni	1	65	65/3	Chinchavali Tarfe Waje	122	6420	3890	24973800	24973800	151	2568	2568.00	5835	14984280	14984280	15560	39958080	39958080	0	24973800	12486900	0	12486900	Minor part of survey no. is under DP reservation of road. 40% FP is anchored at its OP and is having access from 36m wide road.		
123	Tukaram Raja Mhaskar.	2	64	64/2	Chinchavali Tarfe Waje	123	920	3890	3578800	3578800	152	368	2056.00	5835	2147280	2147280	15560	5726080	5726080	0	3578800	1789400	0	1789400	More than 50% area of S.no. 65/1 falls within 200M from Gaathan boundary. 3 OPs having same ownership are amalgamated. Existing structures on OP at S.no. 65/2. 40% FP is anchored at its OP protecting the existing structures and is having access from 36m wide road.		
124	Tukaram Raja Mhaskar.	2	65	65/1	Chinchavali Tarfe Waje	124	3970	4279	16987630	16987630		1588		6418.5	10192578	10192578	15560	24709280	24709280	0	14516702	7258351	0	7258351			
125	Tukaram Raja Mhaskar.	2	65	65/2	Chinchavali Tarfe Waje	125	250	3890	972500	972500		100		5835	583500	583500	15560	1556000	1556000	0	972500	486250	0	486250			
126	Narendra Subhash Pathare	1	106	106	Chinchavali Tarfe Waje	126	880	3890	3423200	3423200	154	352	352.00	5835	2053920	2053920	15560	5477120	5477120	0	3423200	1711600	0	1711600	Survey no. is partly under DP reservation of road. 40% FP is anchored at its OP and is having access from 20m wide road.		
127	Bhau Sakharam Patil	2	101	101/2	Chinchavali Tarfe Waje	127	6040	3890	23495600	23495600	155	2416	2416.00	5835	14097360	14097360	15560	37592960	37592960	0	23495600	11747800	0	11747800	Survey no. is partly under DP reservation of road. 40% FP is anchored at its OP and is having access from 20m wide road.		
128	Balaram Walku Patil	1	103	103	Chinchavali Tarfe Waje	128	7640	3890	29719600	29719600	157	3056	3056.00	5835	17831760	17831760	15560	47551360	47551360	0	29719600	14859800	0	14859800	40% FP is anchored at its OP and is having access from 20m wide road.		
129	Namdev Balaram Dukare, Madan Balaram Dukare, Sadanand Balaram Dukare, Kalpesh Dnyaneshwar Konkar, Dilip Bhimrao Karpe, Nilesh Dnyaneshwar Konkar, Nitin Vasant Gade, Kailas Mahadev Dukare, Jagdish Ramesh Khutarkar, Pramod Ramesh Khutarkar.	1	65	65/8	Chinchavali Tarfe Waje	129	14550	3890	56599500	56599500	159	5820	5820.00	5835	33959700	33959700	15560	90559200	90559200	0	56599500	28299750	0	28299750	Survey no. is partly under DP reservation of road. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 20m wide road.		
130	Dnyandeve Kisan Ranjane.	1	65	65/7/A	Chinchavali Tarfe Waje	130	2100	3890	8169000	8169000	162	840	840.00	5835	4901400	4901400	15560	13070400	13070400	0	8169000	4084500	0	4084500	Survey no. is partly under DP reservation of road. 40% FP is anchored at its OP and is having access from 24m wide road.		
131	Vilas Sahebrao Shelar, Vasant Rupchand Gade, Draupadi Dnyaneshwar Konkar, Usha Vasant Gade.	1	65	65/7/B	Chinchavali Tarfe Waje	131	2600	3890	10114000	10114000	163	1040	1040.00	5835	6068400	6068400	15560	16182400	16182400	0	10114000	5057000	0	5057000	Survey no. is partly under DP reservation of road. Gut book subdivisions of S.no. 65/7 are not known. Existing structures on OP at 65/7. Existing structures are protected by providing 40% FP anchored at its OP considering S.no. 65/7/B and is having access from 24m wide road.		
132	Parashuram Sakharam Patil, Arjun Kalu Patil, Yashwant Kalu Patil, Lakshimibai Narayan Patil.	2	65	65/6	Chinchavali Tarfe Waje	132	13120	3890	51036800	51036800	164	5248	5248.00	5835	30622080	30622080	15560	81658880	81658880	0	51036800	25518400	0	25518400	Survey no. is partly under DP reservation of road. Existing structure on OP. 40% FP is anchored at its OP and is having access from 24m wide road.		
133	Janardan Mahadu Keni, Kalpesh Dnyaneshwar Konkar, Vilas Sahebrao Shelar, Vilas Sahebrao Shelar, Ananda Parashuram Dongde, Shivali Kashinath Shelar.	1	65	65/4	Chinchavali Tarfe Waje	133	10570	3890	41117300	41117300	166	4228	4228.00	5835	24670380	24670380	15560	65787680	65787680	0	41117300	20558650	0	20558650	Survey no. is partly under DP reservation of road. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 24m wide road.		
134	Taibai Govind Patil, Parvati Shankar Phadke, Tarabai Harishchandra Madhavi, Mahabai Mahadev Dukare.	1	64	64/5/B	Chinchavali Tarfe Waje	134	2000	3890	7780000	7780000	167	800	800.00	5835	4668000	4668000	15560	12448000	12448000	0	7780000	3890000	0	3890000	Survey no. is partly under DP reservation of road. 40% FP is anchored at its OP and is having access from 24m wide road.		
135	Sunil Pundalik Shelke, Amar Dashrath Shelke, Aniket Dashrath Shelke, Ankita Kamalakar Patil, Gulab Dashrath Shelke, Lata Sudam Bhoir, Kuldeep Jagannath Patil, Kiran Jagannath Patil, Pragati Pritam Mhatre.	1	64	64/5/A	Chinchavali Tarfe Waje	135	2300	3890	8947000	8947000	168	920	920.00	5835	5368200	5368200	15560	14315200	14315200	0	8947000	4473500	0	4473500	Survey no. is partly under DP reservation of road. 40% FP is anchored at its OP and is having access from 24m wide road.		
136	Vinod Umadas Bari, Rajendra Baburao Patil.	1	65	65/10/A	Chinchavali Tarfe Waje	136	6084	3890	23666760	23666760	171	2433.6	2433.60	5835	14200056	14200056	15560	37866816	37866816	0	23666760	11833380	0	11833380	Public Road Area 666sq.m as per 7/12 extract is deducted from survey no. Gut book sub division of S.no. 65/10 are not known. Existing structures on OP at S.no. 65/10. Existing structures are protected by providing 40% FP anchored at its OP considering S.no. 65/10/A and is having access from 20m wide road.		
137	Sudhirkumar Manilal Patel, Hareshkumar Babubhai Patel, Abhaykumar Asandas Maheshwari (Chandak), Sureshkumar Asandas Maheshwari (Chandak), Anilkumar Manilal Patel, Naresh Chandar Dukre, Shailesh Kashinath Dukre	1	88	88/2	Chinchavali Tarfe Waje	137	16520	3890	64262800	64262800	173	6608	6608.00	5835	38557680	38557680	15560	102820480	102820480	0	64262800	32131400	0	32131400	Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from two 20m wide roads.		
138	Pandurang Sitaram Keni, Manohar Pandurang Keni, Mahendra Pandurang Keni, Ravindra Pandurang Keni, Jayendra Pandurang Keni, Gita Pandurang Keni urf Gita Ajit Thakur	1	83	83	Chinchavali Tarfe Waje	138	22510	3890	87563900	87563900	176	9004	9004.00	5835	52538340	52538340	15560	140102240	140102240	0	87563900	43781950	0	43781950	40% FP is anchored at its OP and is having access from 20m wide road.		
139	Darshan Vasant Patil, Sarvesh Vasant Patil A.P. K. Father Vasant Bala Patil	1	84	84	Chinchavali Tarfe Waje	139	5290	3890	20578100	20578100	178	2116	2116.00	5835	12346860	12346860	15560	32924960	32924960	0	20578100	10289050	0	10289050	40% FP is anchored at its OP and is having access from 20m wide road.		
140	Khushalchandra Lalitprasad Poddar, Tejas Pravinchandra Shah, Umesh Laxman Shinde, Amrutaben Narsinhha Patel, Bharat Narsinha Patel, Rasiklal Narsinha Patel	1	86	86	Chinchavali Tarfe Waje	140	2480	3890	9647200	9647200	179	992	992.00	5835	5788320	5788320	15560	15435520	15435520	0	9647200	4823600	0	4823600	40% FP is anchored at its OP and is having access from 20m wide road.		
141	Datta Sadu Bhoip.	1	65	65/10/B	Chinchavali Tarfe Waje	141	800	3890	3112000	3112000	181	320	320.00	5835	1867200	1867200	15560	4979200	4979200	0	3112000	1556000	0	1556000	40% FP is anchored at its OP and is having access from 24m wide road.		
142	Shivram Haribhau Kismatrao.	1	65	65/11	Chinchavali Tarfe Waje	142	300	3890	1167000	1167000	182	120	120.00	5835	700200	700200	15560	1867200	1867200	0	1167000	583500	0	583500	40% FP is given near its OP and is having access from 24m wide road.		

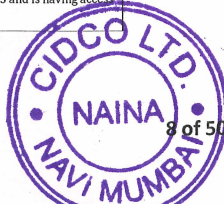




TOWN PLANNING SCHEME NO. 12																									
FORM No. 1																									
See rules (vi) and 21(1)																									
Redistribution and Valuation Statement																									
SR. NO.	OWNERS' NAME (ENGLISH)	TENURE OF LAND	SURVEY NO.	HISSA NO.	VILLAGE	OP No.	AREA	Value In Rupees.			Value In Rupees.									Contribution (+) Compensation (-) (Col. 9(c) - Col 6(c))	Increment (Col. 10(b) - 9(b))	Contribution 50 percent of col. 12	Additional to (+) or deduction from (-) contribution to be made under	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks
								*Rate of Original Value as per ASR 2013-20	Without Reference to Value of Structure	Inclusive of Structure	FP Nos	Area Individual	Area Amalgamated	*Rate of final Value	Without Reference to Value of Structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Inclusive of Structure						
1	2	3a	3b	3c	3d	4	5	6a	6b	6c	7	8a	8b	9a	9b	9c	10a	10b	10c	11	12	13	14	15	16
143	Kana Maya Patil, Shankar Maya Patil, Gurunath Ramdas Usatkar, Chandu Gurunath Mhatre, Vikram Eknath Mhatre, Gurunath Ramdas Usatkar, Nayan Suresh Patil, Vivekanand Dashrath Patil	1	101	101/4	Chinchavali Tarfe Waje	143	11760	3890	45746400	45746400	183	4704	4704.00	5835	27447840	27447840	15560	73194240	73194240	0	45746400	22873200	0	22873200	Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 20m and 15m wide roads.
144	Rupesh Yashwant Tamboli, Rajendra Yashwant Tamboli	1	111(MMC)(P)	111	Chinchavali Tarfe Waje	144	1661	3890	6461290	6461290	185	664.4	664.40	5835	3876774	3876774	15560	10338064	10338064	0	6461290	3230645	0	3230645	As per MMC notification dtd. 10.08.2023, S.no 111=4239sq.m. falls under MMC acquisition is deducted. 40% FP anchored at its OP and is having access from 12m wide road.
145	Maharashtra Shasan.	1	80(MMC)(P)	80	Chinchavali Tarfe Waje	145	1979	3890	7698310	7698310	186	791.6	791.60	5835	4618986	4618986	15560	12317296	12317296	0	7698310	3849155	0	3849155	As per MMC notification dtd. 10.08.2023, S.no80=41 sq.m. falls under MMC acquisition is deducted. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 12m wide road.
146	Rambhau Waliku Patil, Machindra Kamal Tandel, Bhagwan Yashwant Koli, Ramdas Dattu Gondhalli, Dilip Shankarlal Jain, Vijayalaxmi Dilipkumar Kharodiya	1	81	81	Chinchavali Tarfe Waje	146	10850	3890	42206500	42206500	188	4340	4340.00	5835	25323900	25323900	15560	67530400	67530400	0	42206500	21103250	0	21103250	Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 20m wide road.
147	Mohansingh Gyansingh Sharma	1	74	74	Chinchavali Tarfe Waje	147	1670	3890	6496300	6496300	190	668	11392.00	5835	3897780	3897780	15560	10394080	10394080	0	6496300	3248150	0	3248150	8 survey nos having same ownership are amalgamated. 40% FP is anchored at its OP and is having access from 20m wide road.
148	Mohansingh Gyansingh Sharma	1	75	75/1	Chinchavali Tarfe Waje	148	2410	3890	9374900	9374900		964		5835	5624940	5624940	15560	14999840	14999840	0	9374900	4687450	0	4687450	
149	MohanSingh Gyansingh Sharma	1	75	75/3	Chinchavali Tarfe Waje	149	5400	3890	21006000	21006000		2160		5835	12603600	12603600	15560	33609600	33609600	0	21006000	10503000	0	10503000	
150	Mohansingh Gyansingh Sharma	1	82	82/1	Chinchavali Tarfe Waje	150	4730	3890	18399700	18399700		1892		5835	11039820	11039820	15560	29439520	29439520	0	18399700	9199850	0	9199850	
151	Mohansingh Gyansingh Sharma	1	82	82/2	Chinchavali Tarfe Waje	151	5000	3890	19450000	19450000		2000		5835	11670000	11670000	15560	31120000	31120000	0	19450000	9725000	0	9725000	
152	Mohansingh Gyansingh Sharma	1	82	82/3	Chinchavali Tarfe Waje	152	6510	3890	25323900	25323900		2604		5835	15194340	15194340	15560	40518240	40518240	0	25323900	12661950	0	12661950	
153	Mohansingh Gyansingh Sharma	1	88	88/1	Chinchavali Tarfe Waje	153	1720	3890	6690800	6690800		688		5835	4014480	4014480	15560	10705280	10705280	0	6690800	3345400	0	3345400	
154	Mohansingh Gyansingh Sharma	1	89	89/3	Chinchavali Tarfe Waje	154	1040	3890	4045600	4045600		416		5835	2427360	2427360	15560	6472960	6472960	0	4045600	2022800	0	2022800	
155	Vandana Suresh Phadke Pradnya Prafull Mhatre	1	89	89/1	Chinchavali Tarfe Waje	155	1570	3890	6107300	6107300	191	628	13100.00	5835	3664380	3664380	15560	9771680	9771680	0	6107300	3053650	0	3053650	3 survey nos having same ownership are amalgamated. 40% FP is anchored at its OP and is having access from 20m wide road.
156	Vandana Suresh Phadke Pradnya Prafull Mhatre	1	89	89/2	Chinchavali Tarfe Waje	156	9230	3890	35904700	35904700		3692		5835	21542820	21542820	15560	57447520	57447520	0	35904700	17952350	0	17952350	
157	Vandana Suresh Phadke Pradnya Prafull Mhatre	1	90	90	Chinchavali Tarfe Waje	157	21950	3890	85385500	85385500		8780		5835	51231300	51231300	15560	136616800	136616800	0	85385500	42692750	0	42692750	
158	Mahadu Budhaji Gawli	2	29	29/2	Chinchavali Tarfe Waje	158	1620	3890	6301800	6301800	192	648	2572.00	5835	3781080	3781080	15560	10082880	10082880	0	6301800	3150900	0	3150900	Survey no. is partly under DP reservation of school (434.S). 2 survey nos having same ownership are amalgamated. Existing structures at S.no. 101/5. Existing structures are protected by providing 40% FP is anchored at its largest OP at S.no. 101/5 and is having access from 20m wide road.
159	Mahadu Budhaji Gawli	2	101	101/5	Chinchavali Tarfe Waje	159	4810	3890	18710900	18710900		1924		5835	11226540	11226540	15560	29937440	29937440	0	18710900	9355450	0	9355450	
160	Grampanchayat Dundre	सरकार	3	3	Chinchavali Tarfe Waje	160	2200	4279	9413800	9413800	193, 208, 244, 258	880	8908.00	6418.5	5648280	5648280	15560	13692800	13692800	0	8044520	4022260	0	4022260	
161	Grampanchayat Dundre	सरकार	10	10	Chinchavali Tarfe Waje	161	3290	4279	14077910	14077910		1316		6418.5	8446746	8446746	15560	20476960	20476960	0	12030214	6015107	0	6015107	
162	Grampanchayat Dundre	सरकार	35	35	Chinchavali Tarfe Waje	162	2780	3890	10814200	10814200		1112		5835	6488520	6488520	15560	17302720	17302720	0	10814200	5407100	0	5407100	
163	Grampanchayat Dundre	सरकार	37	37	Chinchavali Tarfe Waje	163	400	3890	1556000	1556000		160		5835	933600	933600	15560	2489600	2489600	0	1556000	778000	0	778000	
164	Grampanchayat Dundre	सरकार	61	61	Chinchavali Tarfe Waje	164	530	4279	2267870	2267870		212		6418.5	1360722	1360722	15560	3298720	3298720	0	1937998	968999	0	968999	
165	Grampanchayat Dundre	सरकार	87	87	Chinchavali Tarfe Waje	165	450	3890	1750500	1750500		180		5835	1050300	1050300	15560	2800800	2800800	0	1750500	875250	0	875250	
166	Grampanchayat Dundre	सरकार	102	102	Chinchavali Tarfe Waje	166	3720	3890	14470800	14470800		1488		5835	8682480	8682480	15560	23153280	23153280	0	14470800	7235400	0	7235400	
167	Grampanchayat Dundre	सरकार	107	107	Chinchavali Tarfe Waje	167	800	4279	3423200	3423200		320		6418.5	2053920	2053920	15560	4979200	4979200	0	2925280	1462640	0	1462640	
168	Grampanchayat Dundre	सरकार	108	108	Chinchavali Tarfe Waje	168	8100	4279	34659900	34659900		3240		6418.5	20795940	20795940	15560	50414400	50414400	0	29618460	14809230	0	14809230	
169	Ramesh Sitaram Patil	1	101	101/3	Chinchavali Tarfe Waje	169	4630	3890	18010700	18010700	195	1852	1852.00	5835	10806420	10806420	15560	28817120	28817120	0	18010700	9005350	0	9005350	Survey no. is partly under DP reservation of road. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 36m wide road.
170	Sainath Naga Patil	1	96(MMC)(P)	96	Chinchavali Tarfe Waje	170	3559	3890	13844510	13844510	196	1423.6	3455.60	5835	8306706	8306706	15560	22151216	22151216	0	13844510	6922255	0	6922255	Survey nos. are partly under DP reservation of road. 2 survey nos. of same ownership are amalgamated together. As per MMC notification dtd. 10.08.2023, S.no 96=1951sq.m. falls under MMC acquisition is deducted. Existing structures on OP at S.no.97. Existing structures are protected by providing 40% FP anchored at its OP at S.no.94 and is having access from 12m wide road.
171	Sainath Naga Patil	1	97	97	Chinchavali Tarfe Waje	171	5080	3890	19761200	19761200		2032		5835	11856720	11856720	15560	31617920	31617920	0	19761200	9880600	0	9880600	
172	Janardan Sakharan Vaani, Shashikant Madhukar Vaani, Sunil Madhukar Vaani, Anil Madhukar Vaani,	1	94(MMC)(P)	94	Chinchavali Tarfe Waje	172	555	3890	2158950	2158950	197B	222	222.00	5835	1295370	1295370	15560	3454320	3454320	0	2158950	1079475	0	1079475	As per MMC notification dtd. 10.08.2023, S.no 94=10525sq.m. falls under MMC acquisition is deducted. 40% FP anchored at its OP at S.no.94 and is having access from 12m wide road.
173	Pareesh Prakash Mhatre	1	100	100	Chinchavali Tarfe Waje	173	430	3890	1672700	1672700	198	172	172.00	5835	1003620	1003620	15560	2676320	2676320	0	1672700	836350	0	836350	40% FP is given near its OP and is having access from 12m wide road.
174	Ananda Parshuram Dongale	1	104	104	Chinchavali Tarfe Waje	174	600	3890	2334000	2334000	199	240	240.00	5835	1400400	1400400	15560	3734400	3734400	0	2334000	1167000	0	1167000	40% FP is given near its OP and is having access from 12m wide road.
175	Vijay Rajaram Shelar, Sudhir Padu Phadke.	1	65	65/5	Chinchavali Tarfe Waje	175	500	3890	1945000	1945000	200	200	200.00	5835	1167000	1167000	15560	3112000	3112000	0	1945000	972500	0	972500	40% FP is given near its OP and is having access from 12m wide road.
176	Suvarna Muralidhar Tamboli, Jitendra Muralidhar Tamboli, Priyanka Pareesh Khismatrao, Rahul Muralidhar Tamboli	1	95(MMC)(P)	95	Chinchavali Tarfe Waje	176	486	3890	1890540	1890540	202	194.4	1957.60	5835	1134324	1134324	15560	3024864	3024864	0	1890540	945270	0	945270	3 survey nos. of same ownership are amalgamated together. As per MMC notification dtd. 10.08.2023, S.no.95=7414 sq.m. and S.no.99=292 sq.m. falls under MMC acquisition, is deducted. 40% FP anchored at its largest OP at S.no.99 and is having access from 15m wide road.
177	Suvarna Muralidhar Tamboli, Jitendra Muralidhar Tamboli, Priyanka Pareesh Khismatrao, Rahul Muralidhar Tamboli.	1	99(MMC)(P)	99/1	Chinchavali Tarfe Waje	177	4408	3890	17147120	17147120		1763.2		5835	10288272	10288272	15560	27435392	27435392	0	17147120	8573560	0	8573560	
178	Suvarna Muralidhar Tamboli, Jitendra Muralidhar Tamboli, Priyanka Pareesh Khismatrao, Rahul Muralidhar Tamboli.	1	99(MMC)(P)	99/2	Chinchavali Tarfe Waje	178		3890	0	0				5835	0	0	15560	0	0	0	0	0	0	0	
179	Pawankumar Maniram Aarya, Ravikumar Maniram Aarya	1	105	105/2	Chinchavali Tarfe Waje	179	7840	3890	30497600	30497600	204	3136	3136.00	5835	18298560	18298560	15560	48796160	48796160	0	30497600	15248800	0	15248800	Survey no. is partly under DP reservation of road. Existing structures on OP

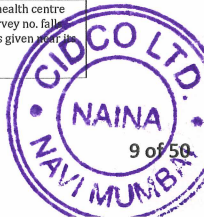


TOWN PLANNING SCHEME NO. 12																									
FORM No. 1																									
See rules (v) and 21(1)																									
Redistribution and Valuation Statement																									
SR. NO.	OWNERS' NAME (ENGLISH)	TENURE OF LAND	SURVEY NO.	HISSA NO.	VILLAGE	OP No.	AREA	*Rate of Original Value as per ASR 2019-20	Value In Rupees. Without Reference to Value of Structure	Inclusive of Structure	Final Plot Value In Rupees.							Contribution (+) Compensation (-) (Col. 9(c) - Col 6(c))	Increment (Col. 10(b) - 9(b))	Contribution 50 percent of col. 12	Additional to (+) or deduction from (-) contribution to be made under	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks		
											FP Nos	Area Individual	Area Amalgamated	*Rate of Semi final Value	Without Reference to Value of Structure	Inclusive of Structure	*Rate of final Value							Without Reference to Value of Structure	Inclusive of Structure
1	2	3a	3b	3c	3d	4	5	6a	6b	6c	7	8a	8b	9a	9b	9c	10a	10b	10c	11	12	13	14	15	16
180	Shital Santosh Kolvankar, Santosh Vasant Ambavane, Sanjay Janardan Gandhi	1	109(MMC)(P)	109/3	Chinchavali Tarfe Waje	180	7871	4279	33680009	33680009	207, 228	3148.4	4376.40	6418.5	20208005.4	20208005.4	15560	48989104	48989104	0	28781098.6	14390549.3	0	14390549.3	More than 50% area of survey nos. falls within 200M from Gaotthan boundary. As per MMC notification dtd. 10.08.2023, S.no.109/3= 19sq.m. falls under MMC acquisition, is deducted. Existing structures on OP at S.no. 60/2, 60/6. Existing structures are protected by providing 40% FP in 2 parts, FP 228 = 1228sq.m. anchored at its OP at S.no. 60/2, 60/6 and is having access from 15m wide road, FP 207=3148.7sq.m. is anchored at S.no.109/3 and is having access from 36m wide road.
181	Shital Santosh Kolvankar, Santosh Vasant Ambavane, Sanjay Janardan Gandhi	1	60	60/6	Chinchavali Tarfe Waje	181	2300	4279	9841700	9841700		920		6418.5	5905020	5905020	15560	14315200	14315200	0	8410180	4205090	0	4205090	
182	Shital Satish Kolvankar, Sanjay Janardan Gandhi, Santosh Vasant Ambavane.	1	60	60/2	Chinchavali Tarfe Waje	182	110	4279	470690	470690		44		6418.5	282414	282414	15560	684640	684640	0	402226	201113	0	201113	
183	Shital Satish Kolvankar, Sanjay Janardan Gandhi, Santosh Vasant Ambavane.	1	60	60/3	Chinchavali Tarfe Waje	183	660	4279	2824140	2824140		264		6418.5	1694484	1694484	15560	4107840	4107840	0	2413356	1206678	0	1206678	
184	Naresh Chander Dukare, Shailesh Kashinath Dukare.	1	60	60/8/B	Chinchavali Tarfe Waje	184	4900	4279	20967100	20967100	209	1960	1960.00	6418.5	12580260	12580260	15560	30497600	30497600	0	17917340	8958670	0	8958670	More than 50% area of survey no. falls within 200M from Gaotthan boundary. 40% FP is anchored at its OP and is having access from 36m wide road.
185	Namdev Raja Mhaskar, Datta Raja Mhaskar.	2	60	60/7	Chinchavali Tarfe Waje	185	3190	4279	13650010	13650010	211	1276	3288.00	6418.5	8190006	8190006	15560	19854560	19854560	0	11664554	5832277	0	5832277	More than 50% area of survey no. falls within 200M from Gaotthan boundary. 2 survey nos. of same ownership are amalgamated together. 40% FP is anchored at its OP and is having access from 20m wide road.
186	Namdev Raja Mhaskar, Datta Raja Mhaskar.	2	60	60/8/A	Chinchavali Tarfe Waje	186	5030	4279	21523370	21523370		2012		6418.5	12914022	12914022	15560	31306720	31306720	0	18392698	9196349	0	9196349	
187	M/s Saptarshi Realtor Pvt. Ltd. under Indian Company tarfe Director Chandrakant Mugutrao Khopte, Ankush Ramchandra Jadhav, Hemant Anandrao Nimbalkar, Mahesh Shankar Pawar, Parmeshwar Pandurang Shinde	1	1(MMC)(P)	1	Chinchavali Tarfe Waje	187	392	4279	1677368	1677368	213	156.8	520.40	6418.5	1006420.8	1006420.8	15560	2439808	2439808	0	1433387.2	716693.6	0	716693.6	More than 50% area of survey nos. falls within 200M from Gaotthan boundary. 2 survey nos. of same ownership are amalgamated together. As per MMC notification dtd. 10.08.2023, S.no.1=818 sq.m. and S.no.109/1= 5771sq.m. falls under MMC acquisition, is deducted. 40% FP is anchored at its OP at S.no. 109/1 and is having access from 12m wide road.
188	M/s Saptarshi Realtor Pvt. Ltd. under Indian Company tarfe Director Chandrakant Mugutrao Khopte, Ankush Ramchandra Jadhav, Hemant Anandrao Nimbalkar, Mahesh Shankar Pawar, Parmeshwar Pandurang Shinde	1	109(MMC)(P)	109/1	Chinchavali Tarfe Waje	188	909	4279	3889611	3889611		363.6		6418.5	2333766.6	2333766.6	15560	5657616	5657616	0	3323849.4	1661924.7	0	1661924.7	
189	Jyoti Shankar Mhatre	1	109(MMC)(P)	109/2	Chinchavali Tarfe Waje	189	526	4279	2250754	2250754	214	210.4	210.40	6418.5	1350452.4	1350452.4	15560	3273824	3273824	0	1923371.6	961685.8	0	961685.8	More than 50% area of survey no. falls within 200M from Gaotthan boundary. As per MMC notification dtd. 10.08.2023, S.no.109/2= 24sq.m. falls under MMC acquisition, is deducted. 40% FP is anchored at its OP and is having access from 12m wide road.
190	Rajendra Javanmal Gandhi	1	2	2/3	Chinchavali Tarfe Waje	190	1070	4279	4578530	4578530	215	428	428.00	6418.5	2747118	2747118	15560	6659680	6659680	0	3912562	1956281	0	1956281	More than 50% area of survey nos. falls within 200M from Gaotthan boundary. 40% FP is anchored at its OP and is having access from 12m wide road.
191	Santosh Dhau Shelke, Sunanda Dhau Shelke, Sandesh Dhau Shelke, Sapna Dhau Shelke, Sangeeta Dhau Shelke, Sunita Dhau Shelke, Kana Kalu Shelke, Ramu Kalu Shelke, Bhimabai Sitaram Bonde, Mangali Balaram Patil.	1	110	110	Chinchavali Tarfe Waje	191	6650	4279	28455350	28455350	216	2660	3220.00	6418.5	17073210	17073210	15560	41389600	41389600	0	24316390	12158195	0	12158195	More than 50% area of survey nos. falls within 200M from Gaotthan boundary. 2 survey nos. of same ownership are amalgamated together. Existing structures on OP at S.no.11. Existing structures are protected by providing 40% FP in 2 parts, FP 256B= 560sq.m. anchored at its OP at S.no. 11 and is having access from 15m wide road, FP 216= 2660sq.m. anchored at its OP at S.no. 110 and is having access from 12m wide road.
192	Santosh Dhau Shelke, Sunanda Dhau Shelke, Sandesh Dhau Shelke, Sapna Dhau Shelke, Sangeeta Dhau Shelke, Sunita Dhau Shelke, Kana Kalu Shelke, Ramu Kalu Shelke, Bhimabai Sitaram Bonde, Mangali Balaram Patil.	1	11	11	Chinchavali Tarfe Waje	192	1400	4279	5990600	5990600	256B	560		6418.5	3594360	3594360	15560	8713600	8713600	0	5119240	2559620	0	2559620	
193	Surekha Damodar Khismatrao Usha Prakash Kondlekar Dinesh Damodar Khismatrao Rasika Ramesh Khismatrao Rakesh Ramesh Khismatrao Abhishek Ramesh Khismatrao Sejal Rohan Wajekar Anvay Girish Manore Aniket Girish Manore	1	2(MMC)(P)	2/2	Chinchavali Tarfe Waje	193	11336	4279	48506744	48506744	218, 257	4534.40	4534.40	6418.5	29104046.4	29104046.4	15560	70555264	70555264	0	41451217.6	20725608.8	0	20725608.8	More than 50% area of survey nos. falls within 200M from Gaotthan boundary. As per MMC notification dtd. 10.08.2023, S.no. 2/2=3484sq.m. falls under MMC acquisition, is deducted. Existing structures on OP. Existing structures are protected by providing 40% FP in 2 parts, FP 218= 1893.4sq.m., FP 257=2641.17sq.m. anchored at its OP and is having access from 12m wide road on two sides.
194	Gyaneshwar Mahadev Gharat, Janardan Mahadev Gharat, Dilip Mahadev Gharat	1	101	101/1	Chinchavali Tarfe Waje	194	5770	4279	24689830	24689830	220	2308	2308.00	6418.5	14813898	14813898	15560	35912480	35912480	0	21098582	10549291	0	10549291	More than 50% area of survey nos. falls within 200M from Gaotthan boundary. 40% FP is anchored at its OP and is having access from 20m wide road.
195	Nagubai Gopal Patil, Mahadu Gopal Patil, Tai Gurunath Waghmare.	1	62	62	Chinchavali Tarfe Waje	195	6880	4279	29439520	29439520	222	2752	2752.00	6418.5	17663712	17663712	15560	42821120	42821120	0	25157408	12578704	0	12578704	More than 50% area of survey nos. falls within 200M from Gaotthan boundary. Survey no. is partly under DP reservation of road. 40% FP is anchored at its OP and is having access from 36m wide road.
196	Rambhau Govind Dukare, Radhabai Laxman Bhagat, Indubai Prakash Phadke.	2	59	59/1	Chinchavali Tarfe Waje	196	5610	4279	24005190	24005190	224	2244	2244.00	6418.5	14403114	14403114	15560	34916640	34916640	0	20513526	10256763	0	10256763	More than 50% area of survey nos. falls within 200M from Gaotthan boundary. Survey no. is partly under DP reservation of daily bazaar (419.DB), primary health centre (429.PHC) and road. 40% FP is anchored at its OP and is having access from 24m wide road.
197	Santosh Vasant Ambavane, Sanjay Janardan Gandhi, Shital Santosh Kolvankar.	1	60	60/1	Chinchavali Tarfe Waje	197	6300	4279	26957700	26957700	227	2520	2520.00	6418.5	16174620	16174620	15560	39211200	39211200	0	23036580	11518290	0	11518290	More than 50% area of survey nos. falls within 200M from Gaotthan boundary. Survey no. is partly under DP reservation of daily bazaar (419.DB), primary health centre (429.PHC) and road. 40% FP is anchored at its OP and is having access from 15m wide road.
198	Vinhal Nana Patil, Nagubai Gopal Patil, Mahadu Gopal Patil, Tai Gurunath Waghmare, Sherantabai Dehu Patil, Anil Dehu Patil, Sunil Dehu Patil, Sanjay Dehu Patil, Ambabai Ganpat Patil, Hanuman Ganpat Patil, Mai Eknath Patil, Asha Hiranman Phadke, Usha Dadasrao Bhopte, Sharda Vaman Mhatre, Dharna Nana Patil	1	44	44	Chinchavali Tarfe Waje	198	1240	4279	5305960	5305960	230	496	496.00	6418.5	3183576	3183576	15560	7717760	7717760	0	4534184	2267092	0	2267092	More than 50% area of survey nos. falls within 200M from Gaotthan boundary. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 12m wide road.
199	Ajay Anil Mehta, Anupama Kumar Howale, Kumar Sitaram Howale	1	43	43/1	Chinchavali Tarfe Waje	199	480	4279	2053920	2053920	231A	192	192.00	6418.5	1232352	1232352	15560	2987520	2987520	0	1755168	877584	0	877584	More than 50% area of survey nos. falls within 200M from Gaotthan boundary. 40% FP is given near its OP and is having access from 12m wide road.
200	Ananta Baliram Tamboli, Balu Baliram Tamboli, Arun Baliram Tamboli, Gurunath Baliram Tamboli, Anish Anil Mehta	2	43	43/2	Chinchavali Tarfe Waje	200	9330	4279	39923070	39923070	232	3732	3732.00	6418.5	23953842	23953842	15560	58069920	58069920	0	34116078	17058039	0	17058039	More than 50% area of survey nos. falls within 200M from Gaotthan boundary. 40% FP is anchored at its OP and is having access from 15m and 12m wide road on two sides.
201	Sadanand Haribhau Khismatrao	1	38	38/2	Chinchavali Tarfe Waje	201	13890	3890	54032100	54032100	235	5556	7596.00	5835	32419260	32419260	15560	86451360	86451360	0	54032100	27016050	0	27016050	S.no. 38/2 is under DP reservation of playground (427_PG). 2 survey nos. of same ownership are amalgamated together. 40% FP is anchored at its OP at S.no. 40/3 and is having access from 24m wide road.
202	Sadanand Haribhau Khismatrao	1	40	40/3	Chinchavali Tarfe Waje	202	5100	3890	19839000	19839000		2040		5835	11903400	11903400	15560	31742400	31742400	0	19839000	9919500	0	9919500	





TOWN PLANNING SCHEME NO. 12																									
FORM No. 1																									
See rules (v) and Z1(1)																									
Redistribution and Valuation Statement																									
SR. NO.	OWNERS' NAME (ENGLISH)	TENURE OF LAND	SURVEY NO.	HISSA NO.	VILLAGE	OP No.	AREA	*Rate of Original Value as per ASR 2019-20	Value In Rupees. Without Reference to Value of Structure			Inclusive of Structure	Final Plot Value In Rupees.						Contribution (+) Compensation (-) (Col. 9(c) - Col 6(c))	Increment (Col. 10(b) - 9(b))	Contribution 50 percent of col. 12	Additional to (+) or deduction from (-) contribution to be made under	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks	
									FP Nos	Area Individual	Area Amalgamated		*Rate of Semi final Value	Without Reference to Value of Structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Inclusive of Structure							
																									6a
203	Gram Panchayat Dundre, Masanavata	सरकार	42	42	Chinchavali Tarfe Waje	203	300	4279	1283700	1283700	237	120	120.00	6418.5	770220	770220	15560	1867200	1867200	0	0	0	0	0	Survey no. is a Government land and a Masanavata as per 7/12 extract. More than 50% area of survey nos. falls within 200M from Gaothan boundary. 40% FP is anchored at its OP and is having access from 12m wide road. In the balance 60% land layout amenity is created. Existing Crematorium, hence no net demand calculated.
204	Anant Baliram Tamboli	1	41	41/1	Chinchavali Tarfe Waje	204	11660	3890	45357400	45357400	241	4664	5040.00	5835	27214440	27214440	15560	72571840	72571840	0	45357400	22678700	0	22678700	More than 50% area of S.no. 41/2 falls within 200M from Gaothan boundary. Survey no. is partly under DP reservation of road. 2 survey nos. of same ownership are amalgamated together. 40% FP is anchored at its OP and is having access from 24m and 15m wide road.
205	Anant Baliram Tamboli	1	41	41/2	Chinchavali Tarfe Waje	205	940	4279	4022260	4022260		376	6418.5	2413356	2413356	15560	5850560	5850560	0	3437204	1718602	0	1718602		
206	Yashwant Vinayak Gaikar, Bhagwan Vinayak Gaikar, Ajay A. Mehta.	1	27	27/4	Chinchavali Tarfe Waje	206	28110	4279	120282690	120282690	242	11244	11244.00	6418.5	72169614	72169614	15560	174956640	174956640	0	102787026	51393513	0	51393513	More than 50% area of survey no. falls within 200M from Gaothan boundary. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 15m wide road.
207	Sunil Pundalik Shelke, Aniket Dashrath Shelke, Amar Dashrath Shelke, Ankita Kamalakar Patil, Gulab Dashrath Shelke.	1	8	8/2.	Chinchavali Tarfe Waje	207	5600	4279	23962400	23962400	243	2240	2240.00	6418.5	14377440	14377440	15560	34854400	34854400	0	20476960	10238480	0	10238480	More than 50% area of survey no. falls within 200M from Gaothan boundary. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 15m and 12m wide road.
208	Bhagwan Dhau Gawli, Hasha Dhau Gawli, Jana Dhau Gawli.	1	7	7/0	Chinchavali Tarfe Waje	208	900	4279	3851100	3851100	245	360	360.00	6418.5	2310660	2310660	15560	5601600	5601600	0	3290940	1645470	0	1645470	More than 50% area of survey no. falls within 200M from Gaothan boundary. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 12m wide road.
209	Sachin Narendra Khismatrao, Pratul Narendra Khismatrao, Smita Shyam Rothe, Sangita Narendra Khismatrao.	1	43	43/3	Chinchavali Tarfe Waje	209	560	4279	2396240	2396240	246	224	224.00	6418.5	1437744	1437744	15560	3485440	3485440	0	2047696	1023848	0	1023848	More than 50% area of survey no. falls within 200M from Gaothan boundary. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 12m wide road.
210	Balu Dhanba Shelke, Bhagabai Govind Patil, Jayaram Dhanba Shelke, Kana Kala Shelke, Rama Kala Shelke, Sunita Dhau Shelke, Sapna Dhau Shelke, Sangeeta Dhau Shelke, Sandesh Dhau Shelke, Bhimabai Sitaram Bende, Mangalbai Babarao Patil, Santosh Dhau Shelke, Sonanda Dhau Shelke, Babarao Dhau Shelke, Shantaram Dhau Shelke, Ramdas Dhau Shelke, Jagannath Dhau Shelke, Manohar Kana Bhege, Jyotsna Babarao Jale, Sander Pandurang Patil, Sunil Pundalik Shelke, Amar Dashrath Shelke, Aniket Dashrath Shelke, Ankita Kamalakar Patil, Gulab Dashrath Shelke, Lata Sudam Bhoir, Kuldeep Jagannath Patil, Kiran Jagannath Patil, Pragati Priyanshi Mhatre	1	4	4/0	Chinchavali Tarfe Waje	210	680	4279	2909720	2909720	249	272	272.00	6418.5	1745832	1745832	15560	4232320	4232320	0	2486488	1243244	0	1243244	More than 50% area of survey no. falls within 200M from Gaothan boundary. 40% FP anchored at its OP and is having access from 12m wide road.
211	Santosh Dhau Shelke, Sandesh Dhau Shelke, Sonanda Dhau Shelke, Sapna Dhau Shelke, Sangeeta Dhau Shelke, Sunita Dhau Shelke.	1	6	6/0	Chinchavali Tarfe Waje	211	1590	4279	6803610	6803610	252	636	636.00	6418.5	4082166	4082166	15560	9896160	9896160	0	5813994	2906997	0	2906997	More than 50% area of survey no. falls within 200M from Gaothan boundary. 40% FP is given near its OP and is having access from 12m wide road.
212	Jayram Dhanba Shelke, Aruna Nainesh Katke	1	8	8/1.	Chinchavali Tarfe Waje	212	5050	4279	21608950	21608950	253	2020	2020.00	6418.5	12965370	12965370	15560	31431200	31431200	0	18465830	9232915	0	9232915	More than 50% area of survey no. falls within 200M from Gaothan boundary. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 12m wide road.
213	Shikara Construction Pvt. Ltd. tarfe Managing Director Ashok B. Mehra	1	9	9/1.	Chinchavali Tarfe Waje	213	3230	5835	18847050	18847050	255	4230	4230.00	5835	24682050	24682050	15560	65818800	65818800	0	41136750	20568375	0	20568375	Survey nos has received development permission from CIDCO office vide no. CIDCO/NAINA/Panvel/ Chinchavali Tarfe Waje/ BP-165/CC/2015/1653 dtd. 24.09.2015. More than 50% area of survey no. falls within 200M from Gaothan boundary.
214	Shikara Construction Pvt. Ltd. tarfe Managing Director Ashok B. Mehra	1	9	9/2.	Chinchavali Tarfe Waje	214	1040	5835	6068400	6068400		5835	0	0	15560	0	0	0	0	0	0	0	0	0	Existing structures on OP. Development permission is honoured by keeping 100% FP as per approved boundary and FP area as approved Gross plot area 4229.59sq.m.anchored at its OP and is having access from 15m and 12m wide road on two sides.
215	Vitthal Narayan Shelke	1	5	5/0	Chinchavali Tarfe Waje	215	2350	4279	10055650	10055650	259	940	940.00	6418.5	6033390	6033390	15560	14626400	14626400	0	8593010	4296505	0	4296505	More than 50% area of survey no. falls within 200M from Gaothan boundary. 40% FP anchored at its OP and is having access from 12m wide road.
216	Rajan Gajanan Vani, Kiran Gajanan Vani, Sulochana Gajanan Vani, Santosh Gajanan Vani.	1	51	51	Chinchavali Tarfe Waje	216	23170	3890	90131300	90131300	261	9268	9268.00	5835	54078780	54078780	15560	144210080	144210080	0	90131300	45065650	0	45065650	Survey no. is partly under DP reservation of playground (427_PG) and road. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 36m wide road.
217	Ganpat Bama Patil	2	57	57/3	Chinchavali Tarfe Waje	217	6410	3890	24934900	24934900	262	2564	2564.00	5835	14960940	14960940	15560	39895840	39895840	0	24934900	12467450	0	12467450	Survey no. is under DP reservation of playground (427_PG) and road. 40% FP is given near its OP and is having access from 36m wide road.
218	Gurcharan	सरकार	49	49	Chinchavali Tarfe Waje	218	7900	3890	30731000	30731000	264	3160	3160.00	5835	18438600	18438600	15560	49169600	49169600	0	30731000	15365500	0	15365500	Survey no. is a Government land as per 7/12 Extract. Survey no. is under DP reservation of playground (427_PG). 40% FP is given near its OP and is having access from 20m wide road.
219	Bhagwan Mahadu Shelke	2	50	50/2	Chinchavali Tarfe Waje	219	4490	3890	17466100	17466100	265	1796	1796.00	5835	10479660	10479660	15560	27945760	27945760	0	17466100	8733050	0	8733050	Survey no. is partly under DP reservation of playground (427_PG). 40% FP is anchored at its OP and is having access from 20m wide road.
220	Prashant Sakharan Mhatre, Sakharan Bandu Mhatre.	1	50	50/1	Chinchavali Tarfe Waje	220	2800	3890	10892000	10892000	266	1120	1120.00	5835	6535200	6535200	15560	17427200	17427200	0	10892000	5446000	0	5446000	Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 20m wide road.
221	Dayesh Joma Jambhale, Premnath Joma Jambhale, Balu Joma Jambhale, Sitabai Joma Jambhale	1	39	39	Chinchavali Tarfe Waje	221	11960	3890	46524400	46524400	270	4784	4784.00	5835	27914640	27914640	15560	74439040	74439040	0	46524400	23262200	0	23262200	Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 20m wide road.
222	Thakli Aa. Bapu Vaani	1	38	38/1	Chinchavali Tarfe Waje	222	1870	3890	7274300	7274300	271	748	748.00	5835	4364580	4364580	15560	11638880	11638880	0	7274300	3637150	0	3637150	Minor part of survey no. is affected by tributary. 40% FP is given near its OP and is having access from 20m wide road.
223	Maharashtra Government Forest	1	36	36	Chinchavali Tarfe Waje	223	21200	3890	82468000	82468000	272	22119.87	22119.87	5835	129069441.5	129069441.5	15560	344185177.2	344185177.2	0	0	0	0	0	Survey no. is a forest land as per 7/12 extract. OP is intact as FP. Minor part of survey no. is under tributary. The revenue map area of S.no. 36 is 22119.87sq.m. which is more than 7/12 extract area 21200sq.m.
224	Jaywanti Shankar Patil	2	58	58/2	Chinchavali Tarfe Waje	224	4000	3890	15560000	15560000	274	1600	1600.00	5835	9336000	9336000	15560	24896000	24896000	0	15560000	7780000	0	7780000	Survey no. is partly under DP reservation of playground (427_PG). 40% FP is anchored at its OP and is having access from 36m wide road.
225	Dehu Bendu Patil	1	58	58/1	Chinchavali Tarfe Waje	225	4850	3890	18866500	18866500	275	1940	1940.00	5835	11319900	11319900	15560	30186400	30186400	0	18866500	9433250	0	9433250	Survey no. is partly under DP reservation of playground (427_PG). Existing structures on OP. Existing structures are protected by providing 40% FP is anchored at its OP and is having access from 36m wide road.
226	Satish Hira Patil, Girish Bhalchandra Patil.	1	48	48	Chinchavali Tarfe Waje	226	15400	3890	59906000	59906000	277	6160	6160.00	5835	35943600	35943600	15560	95849600	95849600	0	59906000	29953000	0	29953000	Survey no. is partly under DP reservation of playground (427_PG) and primary health centre (429_PHC). 40% FP is anchored at its OP and is having access from 24m wide road.
227	Prakash Laxman Tamboli, Rajesh Laxman Tamboli, Santosh Laxman Tamboli, Vatsala Laxman Tamboli. Ajay Anil Mehta.	1	45	45/1/A	Chinchavali Tarfe Waje	227	12570	4279	53787030	53787030	278	5028	5028.00	6418.5	32272218	32272218	15560	78235680	78235680	0	45963462	22981731	0	22981731	Survey no. is under DP reservation of primary health centre (429_PHC) and road. More than 50% area of survey no. falls within 200M from Gaothan boundary. 40% FP is given near its OP and is having access from 24m wide road.





TOWN PLANNING SCHEME NO. 12																									
FORM No. 1																									
See rules (v) and 21(1)																									
Redistribution and Valuation Statement																									
SR. NO.	OWNERS' NAME (ENGLISH)	TENURE OF LAND	SURVEY NO.	HISSA NO.	VILLAGE	OP No.	AREA	Value in Rupees.			Final Plot Value in Rupees.			Undeveloped			Developed			Contribution (+) Compensation (-) (Col. 9(c) - Col 6(c))	Increment (Col. 10(b) - 9(b))	Contribution 50 percent of col. 12	Additional to (+) or deduction from (-) contribution to be made under	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks
								*Rate of Original Value as per ASR 2019-20	Without Reference to Value of Structure	Inclusive of Structure				*Rate of final Value	Without Reference to Value of Structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Inclusive of Structure						
								6a	6b	6c				7	8a	8b	9a	9b	9c						
1	2	3a	3b	3c	3d	4	5													11	12	13	14	15	16
228	Balaram Dhondu Gawli	1	46	46	Chinchavali Tarfe Waje	228	16670	3890	64846300	64846300	279	6668	6668.00	5835	38907780	38907780	15560	103754080	103754080	0	64846300	32423150	0	32423150	Survey no. is partly under DP reservation of road. 40% FP is anchored at its OP and is having access from 24m wide road.
229	Kiran Balkrishna Mhatre, Balkrishna Ganapat Mhatre.	1	40	40/2	Chinchavali Tarfe Waje	229	2540	3890	9880600	9880600	282	1016	1016.00	5835	5928360	5928360	15560	15808960	15808960	0	9880600	4940300	0	4940300	40% FP is given near its OP and is having access from 24m wide road.
230	Vikas Mahadu Shelke	1	47	47	Chinchavali Tarfe Waje	230	4220	3890	16415800	16415800	283	1688	1688.00	5835	9849480	9849480	15560	26265280	26265280	0	16415800	8207900	0	8207900	Survey no. is partly under DP reservation of playground (427.PG) and primary health centre (429.PHC). OPs of FP 283, 284 and 285 are having same ownership. Due to other right remarks of 7/12 extract, FPs are not amalgamated however placed adjoining each other. 40% FP is anchored at its OP at S.no. 34/1 and is having access from 24m wide road.
231	Vikas Mahadu Shelke	2	34	34/2	Chinchavali Tarfe Waje	231	3440	3890	13381600	13381600	284	1376	1376.00	5835	8028960	8028960	15560	21410560	21410560	0	13381600	6690800	0	6690800	Survey no. is partly under DP reservation of road. OPs of FP 283, 284 and 285 are having same ownership. Due to other right remarks of 7/12 extract, FPs are not amalgamated however placed adjoining each other. 40% FP is anchored at its OP at S.no. 34/1 and is having access from 24m wide road.
232	Vikas Mahadu Shelke	2	34	34/1	Chinchavali Tarfe Waje	232	5290	3890	20578100	20578100	285	2116	2196.00	5835	12346860	12346860	15560	32924960	32924960	0	20578100	10289050	0	10289050	Survey no. is partly under DP reservation of road. OPs of FP 283, 284 and 285 are having same ownership. Due to other right remarks of 7/12 extract, FPs are not amalgamated however placed adjoining each other. 40% FP is anchored at its OP at S.no. 34/1 and is having access from 24m and 15m wide road.
233	Vikas Mahadu Shelke	2	50	50/3	Chinchavali Tarfe Waje	233	200	3890	778000	778000		80		5835	466800	466800	15560	1244800	1244800	0	778000	389000	0	389000	
234	Vatsala Dnyaneshwar Shelke, Dravisha Samir Thakur, Prallad Dnyaneshwar Shelke, Pratiksha Kanchan Patil, Harishchandra Anant Shelke, Rajendra Javanmal Gandhi	2	30	30/2	Chinchavali Tarfe Waje	234	9720	3890	37810800	37810800	286	3888	3888.00	5835	22686480	22686480	15560	60497280	60497280	0	37810800	18905400	0	18905400	Survey no. is partly under DP reservation of road. Existing structures on OP. Existing structures are protected by providing 40% FP is anchored at its OP and is having access from 15m wide road.
235	Joma Dhondu Shelke	2	29	29/1	Chinchavali Tarfe Waje	235	8500	3890	33065000	33065000	287	3400	3400.00	5835	19839000	19839000	15560	52904000	52904000	0	33065000	16532500	0	16532500	40% FP anchored at its OP and is having access from 15m wide road.
236	Maharashtra Govt. Forest	सरकार	24	24	Chinchavali Tarfe Waje	236	27100	3890	105419000	105419000	289A	604.09	23040.46	5835	3524865.15	3524865.15	15560	9399640.4	9399640.4	0	0	0	0	0	Survey no. is a forest land as per 7/12 extract. OP is intact as FP. S.no. is partly affected by tributary. 24 m and 15m wide road passes thro' survey no. Hence survey no. area reduced from 27100sq.m. to 23040.76sq.m. and FP gets divided in 4 parts.
									0	0	289B	5274.12		0	0	0	0	0	0	0	0	0	0	0	
									0	0	289C	13914.04		0	0	0	0	0	0	0	0	0	0	0	
									0	0	289D	3248.21		0	0	0	0	0	0	0	0	0	0	0	
237	Pandurang Bapu Shelke, Nagesh Bapu Shelke, Bhaga Bapu Shelke, Baliram Bapu Shelke, Subhadra Tukaram Patil, Barshi Bapu Shelke, Anandibai Bapu Shelke.	2	30	30/1	Chinchavali Tarfe Waje	237	350	3890	1361500	1361500	292	140	140.00	5835	816900	816900	15560	2178400	2178400	0	1361500	680750	0	680750	Survey no. is partly under DP reservation of school (434.S). 40% FP is given near its OP and is having access from 24m wide road.
238	Dilip Gajanan Khutle, Eknath Gajanan Khutle	1	28	28/5/E	Chinchavali Tarfe Waje	238	6820	3890	26529800	26529800	293	2728	4016.00	5835	15917880	15917880	15560	42447680	42447680	0	26529800	13264900	0	13264900	Survey no. is partly under DP reservation of school (434.S), school playground (435.SPG) and road. 2 survey nos. of same ownership are amalgamated together. Gutbook sub division of S.no. 28/5, 28/6 are not known. Existing structures on OP at S.no. 28/5 and 28/6. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 24m wide road.
239	Dilip Gajanan Khutle, Eknath Gajanan Khutle	1	28	28/6/B	Chinchavali Tarfe Waje	239	3220	3890	12525800	12525800		1288		5835	7515480	7515480	15560	20041280	20041280	0	12525800	6262900	0	6262900	
240	Arpita Maheshwari, Maruti Sakharan Shelar.	1	28	28/5/C	Chinchavali Tarfe Waje	240	2800	3890	10892000	10892000	294	1120	1120.00	5835	6535200	6535200	15560	17427200	17427200	0	10892000	5446000	0	5446000	Survey no. is partly under DP reservation of road. 40% FP anchored at its OP and is having access from 24m wide road.
241	Prakash Padu Shelke	1	28	28/2	Chinchavali Tarfe Waje	241	1920	3890	7468800	7468800	295	768	768.00	5835	4481280	4481280	15560	11950080	11950080	0	7468800	3734400	0	3734400	Survey no. is partly under DP reservation of Ground Service Reservoir (423.GSR 15) and road. 40% FP anchored at its OP and is having access from 24m wide road.
242	Dwarkanath Laxmanrao Bhagat	1	28	28/5/A	Chinchavali Tarfe Waje	242	6320	3890	24584800	24584800	297	2528	5012.00	5835	14750880	14750880	15560	39335680	39335680	0	24584800	12292400	0	12292400	Survey no. is partly under DP reservation of school (434.S), school playground (435.SPG) and road. 3 survey nos. of same ownership are amalgamated together. Gutbook sub division of S.no. 28/5, 28/6 are not known. Existing structures on OP at S.no. 28/5 and 28/6. Existing structures are protected by providing 40% FP, anchored at its OP at S.no. 28/5/A and is having access from 15m wide road.
243	Dwarkanath Laxmanrao Bhagat	1	28	28/6/A	Chinchavali Tarfe Waje	243	3180	3890	12370200	12370200		1272		5835	7422120	7422120	15560	19792320	19792320	0	12370200	6185100	0	6185100	
244	Dwarkanath Laxmanrao Bhagat	1	31	31	Chinchavali Tarfe Waje	244	3030	3890	11786700	11786700		1212		5835	7072020	7072020	15560	18858720	18858720	0	11786700	5893350	0	5893350	
245	Pandurang Dhulaji Karmelkar, Suman Shivram Palkar	1	32	32	Chinchavali Tarfe Waje	245	2600	3890	10114000	10114000	298	1040	1040.00	5835	6068400	6068400	15560	16182400	16182400	0	10114000	5057000	0	5057000	OP of FP 298 and FP 299 are having same ownership. Due to tenure of land and other right remarks of 7/12 extract, FPs are not amalgamated however placed adjoining each other. 40% FP anchored at its OP at S.no. 28/5/B and is having access from 15m wide road.
246	Pandurang Dhulaji Karmelkar, Suman Shivram Palkar	2	28	28/5/B	Chinchavali Tarfe Waje	246	4300	3890	16727000	16727000	299	1720	2760.00	5835	10036200	10036200	15560	26763200	26763200	0	16727000	8363500	0	8363500	Survey no. 28/5/B is partly under DP reservation of school (434.S), school playground (435.SPG) and road. S.no. 28/7 location is not identified on map. OP of FP 298 and FP 299 are having same ownership. Due to tenure of land and other right remarks of 7/12 extract, FPs are not amalgamated however placed adjoining each other. 40% FP anchored at its largest OP at S.no. 28/5/B and is having access from 15m wide road.
247	Pandurang Dhulaji Karmelkar, Suman Shivram Palkar	2	28	28/7	Chinchavali Tarfe Waje	247	2600	3890	10114000	10114000		1040		5835	6068400	6068400	15560	16182400	16182400	0	10114000	5057000	0	5057000	
248	Arjun Jayaram Shelke, Chandrakant Jayaram Shelke, Narayan Jayaram Shelke, Bhalkhandra Jayaram Shelke, Sainath Jayaram Shelke, Harishchandra Jayaram Shelke.	1	28	28/1	Chinchavali Tarfe Waje	248	8090	3890	31470100	31470100	302	3236	3236.00	5835	18882060	18882060	15560	50352160	50352160	0	31470100	15735050	0	15735050	Survey no. is partly under DP reservation of road. Existing structures on OP. Existing structures are protected by providing 40% FP, anchored at its OP and is having access from 24m wide road on two sides.
249	Government of Maharashtra	सरकार	33	33/2/B	Chinchavali Tarfe Waje	249	3000	3890	11670000	11670000	304	1200	1200.00	5835	7002000	7002000	15560	18672000	18672000	0	11670000	5835000	0	5835000	Survey no. is a Government land. Minor part of survey no. is under DP reservation of road. 40% FP anchored at its OP and is having access from 24m wide road.
250	Vitthal Nama Patil	2	33	33/2/A	Chinchavali Tarfe Waje	250	2660	3890	10347400	10347400	305	1064	1064.00	5835	6208440	6208440	15560	16555840	16555840	0	10347400	5173700	0	5173700	Minor part of survey no. is under DP reservation of road. 40% FP anchored at its OP and is having access from 24m wide road.
251	Gangabai Mahadev Khutle, Kunta Krishna Bhagat, Hausa Mahadu Bhoi, Nirmala Yashwant Koparkar.	2	33	33/1	Chinchavali Tarfe Waje	251	100	3890	389000	389000	307	40	40.00	5835	233400	233400	15560	622400	622400	0	389000	194500	0	194500	40% FP is given near its OP and is having access from 20m wide road.
252	Dinkar Dhulya Mhatre, Shashikant Dhulya Mhatre.	1	27	27/2	Chinchavali Tarfe Waje	252	940	3890	3656600	3656600	308	376	1480.00	5835	2193960	2193960	15560	5850560	5850560	0	3656600	1828300	0	1828300	2 survey nos. of same ownership are amalgamated together. 40% FP anchored at its OP and is having access from 20m wide road.
253	Dinkar Dhulya Mhatre, Shashikant Dhulya Mhatre.	1	27	27/3	Chinchavali Tarfe Waje	253	2760	3890	10736400	10736400		1104		5835	6441840	6441840	15560	17178240	17178240	0	10736400	5368200	0	5368200	
254	Aadesh Janardan Patil	2	13	13/9/1	Chinchavali Tarfe Waje	254	4000	3890	15560000	15560000	309	1600	1600.00	5835	9336000	9336000	15560	24896000	24896000	0	15560000	7780000	0	7780000	Existing structures on OP. Existing structures are protected by providing 40% FP, anchored at its OP and is having access from 20m and 15m wide road.







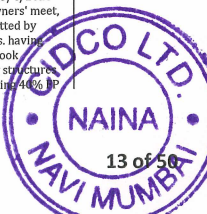


TOWN PLANNING SCHEME NO. 12																									
FORM No. 1																									
See rules (v) and 21(1)																									
Redistribution and Valuation Statement																									
SR. NO.	OWNERS' NAME (ENGLISH)	TENURE OF LAND	SURVEY NO.	HISSA NO.	VILLAGE	OP No.	AREA	*Rate of Original Value as per ASR 2019-20	Value in Rupees. Without Reference to Value of Structure	Inclusive of Structure	Final Plot Value in Rupees.									Contribution (+) Compensation (-) (Col. 9(c) - Col 6(c))	Increment (Col. 10(b) - 9(b))	Contribution 50 percent of col. 12	Additional to (+) or deduction from (-) contribution to be made under	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks
											FP Nos	Area Individual	Area Amalgamated	*Rate of Semi final Value	Without Reference to Value of Structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Inclusive of Structure						
1	2	3a	3b	3c	3d	4	5	6a	6b	6c	7	8a	8b	9a	9b	9c	10a	10b	10c	11	12	13	14	15	16
273	Yamuna Budhya Bhagat, Ram Budhya Bhagat, Anjani Sakharam Pawar, Vatsala Budhya Bhagat, Ramabai Atmaram Shelke, Sugandha Budhya Bhagat, Ananja Budhya Bhagat.	2	33	33/3	Chinchavali Tarfe Waje	273	1300	3890	5057000	5057000		520		5835	3034200	3034200	15560	8091200	8091200	0	5057000	2528500	0	2528500	
274	Yamuna Budhya Bhagat, Ram Budhya Bhagat, Anjani Sakharam Pawar, Vatsala Budhya Bhagat, Ramabai Atmaram Shelke, Sugandha Budhya Bhagat, Ananja Budhya Bhagat.	2	33	33/5	Chinchavali Tarfe Waje	274	890	3890	3462100	3462100	333	356	356.00	5835	2077260	2077260	15560	5539360	5539360	0	3462100	1731050	0	1731050	OPs of FP 332 and FP 333 are having same ownership. Due to other right remarks of 7/12 extract, FPs are not amalgamated however placed adjoining each other. 40% FP anchored at its OP at S.no. 13/6 and is having access from 15m wide road.
275	Vishnu Maruti Shelke, Devu Maruti Shelke, Vitthal Maruti Shelke, Nirabai Subhash Patil, Prema Baban Mhatre, Sugandha Baliram Waghmare, Janabai Maruti Shelke.	2	13	13/4/8	Chinchavali Tarfe Waje	275	500	3890	1945000	1945000	334	200	2332.00	5835	1167000	1167000	15560	3112000	3112000	0	1945000	972500	0	972500	Survey no. 28/3 is partly under DP reservation of road. More than 50% area of survey no. 13/7 falls within 200M from Gaathan boundary. 3 survey nos. having same ownership are amalgamated. Existing structures on OP at S.no.13/7. Existing structures are protected by providing 40% FP anchored at its OP at S.no. 13/7 and is having access from 15m wide road.
276	Devu Maruti Shelke, Vitthal Maruti Shelke, Nirabai Subhash Patil, Prema Baban Mhatre, Sugandha Baliram Waghmare, Janabai Maruti Shelke, Vishnu Maruti Shelke.	2	13	13/7.	Chinchavali Tarfe Waje	276	3330	4279	14249070	14249070		1332		6418.5	8549442	8549442	15560	20725920	20725920	0	12176478	6088239	0	6088239	
277	Devu Maruti Shelke, Vitthal Maruti Shelke, Nirabai Subhash Patil, Prema Baban Mhatre, Sugandha Baliram Waghmare, Janabai Maruti Shelke, Vishnu Maruti Shelke.	2	28	28/3	Chinchavali Tarfe Waje	277	2000	3890	7780000	7780000		800		5835	4668000	4668000	15560	12448000	12448000	0	7780000	3890000	0	3890000	
278	Jana Ambo Shelke, Tai Ambo Shelke, Bedki Ambo Shelke, Mai Mahadu Bhagat	2	18	18	Chinchavali Tarfe Waje	278	5180	3890	20150200	20150200	337	2072	2072.00	5835	12090120	12090120	15560	32240320	32240320	0	20150200	10075100	0	10075100	40% FP anchored at its OP and is having access from 20m wide road.
279	Ramdas Pundalik Nimkarde, Deepali Narendra Umale, Rupali Ramdas Nimkarde.	1	17	17/2/2	Chinchavali Tarfe Waje	279	2000	3890	7780000	7780000	338	800	800.00	5835	4668000	4668000	15560	12448000	12448000	0	7780000	3890000	0	3890000	40% FP is given near its OP and is having access from 20m wide road.
280	Bhagwanji Bacchubhai Chhadva	1	19	19	Chinchavali Tarfe Waje	280	2070	3890	8052300	8052300	339	828	828.00	5835	4831380	4831380	15560	12883680	12883680	0	8052300	4026150	0	4026150	40% FP anchored at its OP and is having access from 20m wide road.
281	Pankaj Shantilal Mehta, Bhagwanji Bachhubhai Chhadva.	1	20	20/3	Chinchavali Tarfe Waje	281	9070	3890	35282300	35282300	340	3628	3628.00	5835	21169380	21169380	15560	56451680	56451680	0	35282300	17641150	0	17641150	Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 20m wide road.
282	Ramesh Mahadu Shelka.	2	20	20/5	Chinchavali Tarfe Waje	282	4140	3890	16104600	16104600	343	1656	3124.00	5835	9662760	9662760	15560	25767360	25767360	0	16104600	8052300	0	8052300	2 survey nos. of same ownership are amalgamated together. 40% FP anchored at its OP and is having access from 20m wide road.
283	Ramesh Mahadu Shelka	2	40	40/1	Chinchavali Tarfe Waje	283	3670	3890	14276300	14276300		1468		5835	8565780	8565780	15560	22842080	22842080	0	14276300	7138150	0	7138150	
284	Lahu Mahadu Shelka	1	17	17/1.	Chinchavali Tarfe Waje	284	7360	3890	28630400	28630400	344	2944	2944.00	5835	17178240	17178240	15560	45808640	45808640	0	28630400	14315200	0	14315200	OPs of FP 344 and FP 345 are having same ownership. Due to tenure of land and other right remarks of 7/12 extract, FPs are not amalgamated however placed adjoining each other. 40% FP anchored at its largest OP at S.no. 17/1 and is having access from 20m wide road.
285	Lahu Mahadu Shelka.	2	27	27/5	Chinchavali Tarfe Waje	285	1000	3890	3890000	3890000	345	400	800.00	5835	2334000	2334000	15560	6224000	6224000	0	3890000	1945000	0	1945000	OPs of FP 344 and FP 345 are having same ownership. Due to tenure of land and other right remarks of 7/12 extract, FPs are not amalgamated however placed adjoining each other. 40% FP anchored at its largest OP at S.no. 17/1 and is having access from 20m wide road.
286	Lahu Mahadu Shelka	2	45	45/1/8	Chinchavali Tarfe Waje	286	1000	3890	3890000	3890000		400		5835	2334000	2334000	15560	6224000	6224000	0	3890000	1945000	0	1945000	
287	Venu Shankar Gaikar, Maibai Nana Roadpalkar, Behi Sudam Gawli, Mala Sudam Gawli, Matnabai Sudam Gawli, Kondiram Shantaram Gawli, Bolaram Shantaram Gawli, Uday Shantaram Gawli, Anusaya Shantaram Gawli, Indubai Maruti Gawli, Atmaram Maruti Gawli, Vishnu Bapu Gaikar, Laxman Bapu Gaikar, Saraswati Ganesh Patil, Alta Shalik Patil, Lahu Ramchandra Patil.	1	27	27/1	Chinchavali Tarfe Waje	287	6700	3890	26063000	26063000	346	2680	2680.00	5835	15637800	15637800	15560	41700800	41700800	0	26063000	13031500	0	13031500	40% FP anchored at its OP and is having access from 20m wide road.
288	Nitin Nagnath Khanavkar, Vijayanta Nitin Khanavkar, Rishikesh Ganpat Ovallekar, Vinayak Ganpat Ovallekar, Harshad Ganpat Ovallekar.	1	26	26	Chinchavali Tarfe Waje	288	3720	3890	14470800	14470800	348	1488	1488.00	5835	8682480	8682480	15560	23153280	23153280	0	14470800	7235400	0	7235400	Survey no. is partly under DP reservation of Ground Service Reservoir (423, GSR15). 40% FP anchored at its OP and is having access from 24m wide road.
289	Amit Ramu Shelke, Ranjit Ramu Shelke, Chetna Yogesh Kumar Shah, Parag Praful Mhatre, Prajakta Praful Mhatre, Sunil Pundalik Shelke	1	25	25	Chinchavali Tarfe Waje	289	8040	3890	31275600	31275600	349	3216	3216.00	5835	18765360	18765360	15560	50040960	50040960	0	31275600	15637800	0	15637800	Survey no. is partly under DP reservation of road. 40% FP anchored at its OP and is having access from 24m wide road on two sides.
290	Dattu Pangya Patil, Bhau Pangya Patil, Ram Pangya Patil, Abhijit Pandurang Patil, Deepak Savji Patel, Mukesh Shivji Patel.	1	152(MMC)(P)	152	Ritghar	290	694	3890	2699660	2699660	352	277.6	277.60	5835	1619796	1619796	15560	4319456	4319456	0	2699660	1349830	0	1349830	As per MMC notification dtd. 10.08.2023, part area of S.no. 152-8306 sq.m. falls under MMC acquisition is deducted. 40% FP is given near its OP and is having access from 12m wide road.
291	Vrinda Pradip Patil, Akshay Kana Bhagat, Chetan Kana Bhagat, Sanjoy Sopan Khatal, Sunil Popatlal Nahar.	1	155(MMC)(P)	155	Ritghar	291	969	3890	3769410	3769410	353	387.6	387.60	5835	2261646	2261646	15560	6031056	6031056	0	3769410	1884705	0	1884705	As per MMC notification dtd. 10.08.2023, part area of S.no. 155-6161 sq.m. falls under MMC acquisition is deducted. 40% FP anchored at its OP and is having access from 12m wide road.
292	Krishna Vitthal Patil, Rajni Shyam Patil, Deepak Vitthal Patil	1	20	20/2/A	Chinchavali Tarfe Waje	292	7520	3890	29252800	29252800	356	3008	3008.00	5835	17551680	17551680	15560	46804480	46804480	0	29252800	14626400	0	14626400	40% FP anchored at its OP and is having access from 20m wide road.
293	Ramdas Bhau Shelke	1	20	20/1	Chinchavali Tarfe Waje	293	2600	3890	10114000	10114000	357	1040	1040.00	5835	6068400	6068400	15560	16182400	16182400	0	10114000	5057000	0	5057000	40% FP anchored at its OP and is having access from 20m wide road.
294	Anna Kashinath Bhopi, Naresh Digambar Bhopi, Tukaram Kashinath Bhopi, Hareesh Digambar Bhopi, Geeta Jayaram Bhoir, Devkubai Shantaram Gaikwad.	1	23	23/3	Chinchavali Tarfe Waje	294	11580	3890	45046200	45046200	359	4632	4632.00	5835	27027720	27027720	15560	72073920	72073920	0	45046200	22523100	0	22523100	Survey no. is partly under DP reservation of road. 40% FP anchored at its OP and is having access from 24m and 20m wide roads.





TOWN PLANNING SCHEME NO. 12																									
FORM No. 1																									
See rules (v) and 21(1)																									
Redistribution and Valuation Statement																									
SR. NO.	OWNERS' NAME (ENGLISH)	TENURE OF LAND	SURVEY NO.	HISSA NO.	VILLAGE	OP No.	AREA	Value In Rupees.			Final Plot Value In Rupees.			Undeveloped			Developed			Contribution (+) Compensation (-) (Col. 9(c) - Col 6(c))	Increment (Col. 10(b) - 9(b))	Contribution 50 percent of col. 12	Additional to (+) or deduction from (-) contribution to be made under	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks
								*Rate of Original Value as per ASR 2019-20	Without Reference to Value of Structure	Inclusive of Structure				*Rate of Semi final Value	Without Reference to Value of Structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Inclusive of Structure						
1	2	3a	3b	3c	3d	4	5	6a	6b	6c	7	8a	8b	9a	9b	9c	10a	10b	10c	11	12	13	14	15	16
295	Anuj Shrikrishna Jayel, Anagha Deepak Chitale, Anuradha Shrikrishna Jayel, Anupama Sachin Siddhaye, Anuj Shrikrishna Jayel.	1	21	21	Chinchavali Tarfe Waje	295	4100	3890	15949000	15949000	360	1640	1640.00	5835	9569400	9569400	15560	25518400	25518400	0	15949000	7974500	0	7974500	Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 20m wide road.
296	Ramesh Raghunath Gowari	1	23	23/5	Chinchavali Tarfe Waje	296	2300	3890	8947000	8947000	361	920	920.00	5835	5368200	5368200	15560	14315200	14315200	0	8947000	4473500	0	4473500	40% FP anchored at its OP and is having access from 20m wide road.
297	Lahu Ganu Bhopi.	2	156(MMC)(P)	156/4	Ritghar	297	1876	3890	7297640	7297640	364	750.4	750.40	5835	4378584	4378584	15560	11676224	11676224	0	7297640	3648820	0	3648820	OPs of FP 364 and FP 365A are having same ownership. Due to tenure of land and other right remarks of 7/12 extract, FPs are not amalgamated however placed adjoining each other. As per MMC notification dtd. 10.08.2023, part area of S.no. 156/4-1224 sq.m. falls under MMC acquisition is deducted. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its largest OP at S.no. 156/8A, 156/8B and is having access from 12m wide road.
298	Lahu Ganu Bhopi.	1	156(MMC)(P)	156/8A	Ritghar	298	2057	3890	8001730	8001730	365A	822.8	822.80	5835	4801038	4801038	15560	12802768	12802768	0	8001730	4000865	0	4000865	OPs of FP 364 and FP 365A are having same ownership. Due to tenure of land and other right remarks of 7/12 extract, FPs are not amalgamated however placed adjoining each other. As per MMC notification dtd. 10.08.2023, part area of S.no. 156/8A and 156/8B=4473 sq.m. falls under MMC acquisition is deducted. Gut book subdivision of S.no. 156/8 are not known. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its largest OP at S.no. 156/8A, 156/8B and is having access from 24m and 12m wide road.
299	Anita Devi Sunderlal Nirban, Sunderlal Sitaram Nirban.	1	156(MMC)(P)	156/8B	Ritghar	299		3890	0	0				5835	0	0	15560	0	0	0	0	0	0	0	
300	Kalpna Ramesh Giri	1	23	23/4	Chinchavali Tarfe Waje	300	5210	3890	20266900	20266900	367	2084	2084.00	5835	12160140	12160140	15560	32427040	32427040	0	20266900	10133450	0	10133450	Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 24m wide road.
301	Pankaj Shantilal Mehta	1	20	20/2/B	Chinchavali Tarfe Waje	301	3250	3890	12642500	12642500	369	1300	1300.00	5835	7585500	7585500	15560	20228000	20228000	0	12642500	6321250	0	6321250	40% FP is given near its OP and is having access from 24m wide road.
302	Tukaram Dadu Bhopi	2	23	23/2	Chinchavali Tarfe Waje	302	7180	3890	27930200	27930200	370	2872	2872.00	5835	16758120	16758120	15560	44688320	44688320	0	27930200	13965100	0	13965100	Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 24m wide road.
303	Sudam Padu Bhopi, Shaniwar Padu Bhopi, Gotiram Sudam Bhopi, Vishnu Sudam Bhopi, Rajubai Sudam Bhopi, Dasharath Shaniwar Bhopi, Sushila Shaniwar Bhopi, Yamuna Shaniwar Bhopi, Anubai Ravindra Patil, Dadu Padu Bhopi, Bebibai Janardan Gawli, Vitthabai Vitthal Deshkar	2	23	23/1	Chinchavali Tarfe Waje	303	4670	3890	18166300	18166300	371	1868	1868.00	5835	10899780	10899780	15560	29066080	29066080	0	18166300	9083150	0	9083150	Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 24m wide road.
304	Balkrishna Mahadev Khutle.	1	156	156/6	Ritghar	304	480	3890	1867200	1867200	374	192	192.00	5835	1120320	1120320	15560	2987520	2987520	0	1867200	933600	0	933600	40% FP is given near its OP and is having access from 20m wide road.
305	Ramchandra Kana Veta	1	23	23/6/A	Chinchavali Tarfe Waje	305	560	3890	2178400	2178400	375	224	224.00	5835	1307040	1307040	15560	3485440	3485440	0	2178400	1089200	0	1089200	40% FP is given near its OP and is having access from 20m wide road.
306	Bhaskar Pandurang Bhende.	1	23	23/6/B	Chinchavali Tarfe Waje	306	1100	3890	4279000	4279000	376	440	440.00	5835	2567400	2567400	15560	6846400	6846400	0	4279000	2139500	0	2139500	40% FP anchored at its OP and is having access from 20m wide road.
307	Suresh Dhondu Mhatre.	1	156(MMC)(P)	156/5	Ritghar	307	3898	3890	15163220	15163220	377	1559.2	1559.20	5835	9097932	9097932	15560	24261152	24261152	0	15163220	7581610	0	7581610	As per MMC notification dtd. 10.08.2023, part area of S.no. 156/5=12082 sq.m. falls under MMC acquisition is deducted. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 20m and 12m wide road.
308	Amol Baliram Keni.	1	156	156/1	Ritghar	308	1100	3890	4279000	4279000	378	440	440.00	5835	2567400	2567400	15560	6846400	6846400	0	4279000	2139500	0	2139500	Survey no. is partly under tributary. 40% FP is given near its OP and is having access from 12m wide roads.
309	Manjula Bharat Bhagat.	1	156(MMC)(P)	156/2	Ritghar	309	662	3890	2575180	2575180	379	264.8	264.80	5835	1545108	1545108	15560	4120288	4120288	0	2575180	1287590	0	1287590	Survey no. is partly under tributary. As per MMC notification dtd. 10.08.2023, part area of S.no. 156/2=1138 sq.m. falls under MMC acquisition is deducted. 40% FP is given near its OP and is having access from 12m wide roads.
310	Mahadev Gotiram Navdekar	1	13	13/2/B	Morbe	310	4500	3950	17775000	17775000	383A	1800	1800.00	5925	10665000	10665000	15800	28440000	28440000	0	17775000	8887500	0	8887500	40% FP anchored at its OP and is having access from 20m wide road.
311	Arjun Padu Bhopi	1	13	13/1/A	Morbe	311	6390	3950	25240500	25240500	383B	2556	2556.00	5925	15144300	15144300	15800	40384800	40384800	0	25240500	12620250	0	12620250	40% FP is given near its OP and is having access from 20m wide road.
312	Anant Dattatraya Navdekar, Mangilal Ranjital Bapna, Pivish Sammatlal Sancheti.	1	13	13/1/B	Morbe	312	14670	3950	57946500	57946500	384	5868	5868.00	5925	34767900	34767900	15800	92714400	92714400	0	57946500	28973250	0	28973250	40% FP is given near its OP and is having access from 20m wide road.
313	Hema Baburao Todekar	1	18	18/1	Morbe	313	2770	3950	10941500	10941500	385A	1108	1108.00	5925	6564900	6564900	15800	17506400	17506400	0	10941500	5470750	0	5470750	40% FP anchored at its OP and is having access from 20m wide road.
314	Santosh Kashinath Patil	1	42	42/4	Morbe	314	3150	3950	12442500	12442500	385B	1260	1260.00	5925	7465500	7465500	15800	19908000	19908000	0	12442500	6221250	0	6221250	Video suggestion-objection application no. 17 dtd 20/4/2023 after land owners' meet, latest mutation entry along with 7/12 extract document has been submitted by applicant. Accordingly records are updated and FP is allotted. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 20m wide road on two sides.
315	Balu Narayan Bhopi	1	19	19/3	Morbe	315	6500	3950	25675000	25675000	386	2600	2600.00	5925	15405000	15405000	15800	41080000	41080000	0	25675000	12837500	0	12837500	40% FP is given near its OP and is having access from 20m wide road.
316	Sham Narayan Bhopi	1	19	19/1/B	Morbe	316	7500	3950	29625000	29625000	387	3000	3000.00	5925	17775000	17775000	15800	47400000	47400000	0	29625000	14812500	0	14812500	40% FP anchored at its OP and is having access from 20m wide road.
317	Deepak Narayan Bhopi, Sandip Narayan Bhopi	1	19	19/1/A	Morbe	317	7630	3950	30138500	30138500	388	3052	3052.00	5925	18083100	18083100	15800	48221600	48221600	0	30138500	15069250	0	15069250	40% FP anchored at its OP and is having access from 20m wide road.
318	Walkya Kathod Palkar	2	19	19/2	Morbe	318	1740	3950	6873000	6873000	389	696	1080.00	5925	4123800	4123800	15800	10996800	10996800	0	6873000	3436500	0	3436500	Survey no. 35 is partly under DP reservation of road. Minor part of S.no. 76/4 is under tributary. 3 survey nos. having same ownership are amalgamated together. 40% FP anchored at its OP and is having access from 20m wide road.
319	Walkya Kathod Palkar	2	35	35	Morbe	319	300	3950	1185000	1185000		120		5925	711000	711000	15800	1896000	1896000	0	1185000	592500	0	592500	
320	Walkya Kathod Palkar	2	76	76/4	Morbe	320	660	3950	2607000	2607000		264		5925	1564200	1564200	15800	4171200	4171200	0	2607000	1303500	0	1303500	
321	Maharashtra Government Forest Department	सरकार	27MMC(P)	27	Morbe	321	61600	3950	243320000	243320000	390A	27642.56	52524.97	5925	163782168	163782168	15800	436752448	436752448	0	0	0	0	0	Survey no. is a forest land as per 7/12 extract. OP is intact as FP. As per MMC notification dtd. 10.08.2023, part area of S.no. 27=223sq.m. falls under MMC acquisition is deducted. 24 m, 20m, 15m and 12m wide road passes thro' survey no. Hence survey no. area reduced from 62900 sq.m. to 52524.97sq.m. and FP gets divided into 7 parts.
									0	0	390B	22218.77			0	0	0	0	0	0	0	0	0	0	
									0	0	390C	66.54			0	0	0	0	0	0	0	0	0	0	
									0	0	390D	128.53			0	0	0	0	0	0	0	0	0	0	
									0	0	390E	1143.62			0	0	0	0	0	0	0	0	0	0	
									0	0	390F	1233.86			0	0	0	0	0	0	0	0	0	0	
									0	0	390G	91.09			0	0	0	0	0	0	0	0	0	0	
322	Anusaya Dashrath Patil, Hirabai Balaram Bhagat	2	31	31/7	Morbe	322	800	3950	3160000	3160000	392	320	320.00	5925	1896000	1896000	15800	5056000	5056000	0	3160000	1580000	0	1580000	40% FP anchored at its OP and is having access from 20m wide road.
323	Smita Shekhar Vani	1	31	31/6	Morbe	323	800	3950	3160000	3160000	394	320	2764.00	5925	1896000	1896000	15800	5056000	5056000	0	3160000	1580000	0	1580000	Video suggestion-objection application no. 06 dtd 13/4/2023 and application no. 24 dtd 4/5/2023 after land owners' meet, the location and details of original plots are submitted by applicant and accordingly FP is given. 3 survey nos. having same ownership are amalgamated together. Gut book subdivision of S.no. 42/10 are not known. Existing structures on OP. Existing structures are protected by providing 40% FP
324	Smita Shekhar Vani	1	41	41/10	Morbe	324	660	3950	2607000	2607000		264		5925	1564200	1564200	15800	4171200	4171200	0	2607000	1303500	0	1303500	





TOWN PLANNING SCHEME NO. 12																									
FORM No. 1																									
See rules (v) and 21(1)																									
Redistribution and Valuation Statement																									
SR. NO.	OWNERS' NAME (ENGLISH)	TENURE OF LAND	SURVEY NO.	HISSA NO.	VILLAGE	OP No.	AREA	*Rate of Original Value as per ASR 2019-20	Value in Rupees. Without Reference to Value of Structure	Inclusive of Structure	Final Plot Value In Rupees.								Contribution (+) Compensation (-) (Col. 9(c) - Col 6(c))	Increment (Col. 10(b) - 9(b))	Contribution 50 percent of col. 12	Additional to (+) or deduction from (-) contribution to be made under	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks	
											FP Nos	Area Individual	Area Amalgamated	*Rate of Semi final Value	Without Reference to Value of Structure	Inclusive of Structure	*Rate of final Value	Developed Without Reference to Value of Structure							Inclusive of Structure
1	2	3a	3b	3c	3d	4	5	6a	6b	6c	7	8a	8b	9a	9b	9c	10a	10b	10c	11	12	13	14	15	16
325	Smita Shekhar Vani	1	42	42/10/A	Morbe	325	5450	3950	21527500	21527500		2180		5925	12916500	12916500	15800	34444000	34444000	0	21527500	10763750	0	10763750	anchored at its OP at S.no. 42/10/A and is having access from 12m wide road.
326	Chhabai Lahu Gondhali, Ananta Trimbak Bhopi, Baban Trimbak Bhopi, Bebibai Mahadu Usatkar, Chagan Trimbak Bhopi, Vithabai Laxman Patil	2	31	31/3	Morbe	326	600	3950	2370000	2370000	398	240	240.00	5925	1422000	1422000	15800	3792000	3792000	0	2370000	1185000	0	1185000	Survey no. is partly under DP reservation of road. 40% FP is given near its OP and is having access from 20m wide road.
327	Chhabai Lahu Gondhali, Ananta Trimbak Bhopi, Baban Trimbak Bhopi, Babybai Mahadu Usatkar, Chhagan Trimbak Bhopi, Vithabai Lakshman Patil	1	42	42/1/B	Morbe	327	1370	3950	5411500	5411500	399	548	548.00	5925	3246900	3246900	15800	8658400	8658400	0	5411500	2705750	0	2705750	Survey no. is partly under DP reservation of road. 40% FP anchored at its OP and is having access from 20m wide road.
328	Sanjay Narasu Suddala	1	42	42/6	Morbe	328	3020	5925	17893500	17893500	400	3020	3020.00	5925	17893500	17893500	15800	47716000	47716000	0	29822500	14911250	0	14911250	OP of FP 400 and FP 525 are having same ownership. Due to NA order issued to S.no. 42/6, FPs are not amalgamated however placed close to each other at their OPs. Survey no. has received NA order from Hon'ble District Collector Raigad vide no. मना/एस(नए)/ १/एस. अर. ६२/२००४ dated 30/06/2004 for the purpose of cold storage. Existing structures on OP. NA order is honoured by providing 100% FP area as per NA order anchored at its OP and is having access from 20m wide road.
329	Bajrang Kana Navdekar,	1	40	40/1	Morbe	329	2800	3950	11060000	11060000	401A, 401B, 401C, 401D, 401E, 401F, 401G, 401H	33471	33471.00	5925	198315675	198315675	15800	528841800	528841800	0	0	0	0	0	All the 10 subdivisions of survey no. 40 is in private ownership having other right remarks of forest as वननर कामास बंदी, केंद्र शासनाच्या पूर्व परवानगीशिवाय वननर वापरास बंदी as per 7/12 extract. In accordance survey no. is treated as forest land. OP is intact as FP. 36m, 24 m, 20m and 15m wide road passes thro' survey no. Hence survey no. area reduced from 46100 sq.m. to 33471sq.m. and FP gets divided into 6 parts.
330	Pradij Vasant Ulwekar, Santosh Vasant Ulwekar, Sandip Vasant Ulwekar	1	40	40/2	Morbe	330	11800		0	0					0	0	0	0	0	0	0	0	0	0	FP 401A=12.38sq.m., FP401B=2540.89sq.m., FP401C=14088.97sq.m., FP401D=1085.09sq.m., FP401E=1532.64sq.m., FP401F=13473.8sq.m., FP 401G=630.58sq.m., FP 401H=106.65sq.m.
331	Madhav Chintaman Behere	1	40	40/3	Morbe	331	300		0	0					0	0	0	0	0	0	0	0	0	0	
332	Tukaram Rambhau Jadhav	2	40	40/4/A	Morbe	332	5000		0	0					0	0	0	0	0	0	0	0	0	0	
333	Abhimanyu Rambhau Jadhav	2	40	40/4/B	Morbe	333	5100		0	0					0	0	0	0	0	0	0	0	0	0	
334	Sanjay Narasu Suddala	1	40	40/5	Morbe	334	1300		0	0					0	0	0	0	0	0	0	0	0	0	
335	Pandurang Bhagwan Navdekar, Devidas Bhagwan Navdekar, Meena Ramchandra Mhatre, Kalpana Janardan Bhoir, Nirmala Anand Navdekar, Surekha Dnyaneshwar Palkar, Sakhubai Bhagwan Navdekar, Nirabai Bhagwan Navdekar	2	40	40/6	Morbe	335	700		0	0					0	0	0	0	0	0	0	0	0	0	
336	Manikchand Chunnilal Munot, Manoj Manikchand Munot, Manish Manikchand Munot	1	40	40/7/A	Morbe	336	9100		0	0					0	0	0	0	0	0	0	0	0	0	
337	Ravindra Narayanrao Hemake, Arun Hiraji Gharat, Nitin Vasantrao Mehetre	1	40	40/7/B	Morbe	337	9500		0	0					0	0	0	0	0	0	0	0	0	0	
338	Ravindra Narayanrao Hemake, Arun Hiraji Gharat, Nitin Vasantrao Mehetre	1	40	40/8	Morbe	338	500		0	0					0	0	0	0	0	0	0	0	0	0	
339	Rajendra Chandrakant Bidve, Surekha Rajendra Bidve, Vikas Kisan Khadse, Sangeeta Vikas Khadse, Ashok Yashwant Kharade, Deepali Ashok Kharade, Vimal Suresh Shinde	1	42	42/5	Morbe	339	2860	3950	11297000	11297000	403	1144	1144.00	5925	6778200	6778200	15800	18075200	18075200	0	11297000	5648500	0	5648500	Survey no. is partly under DP reservation of road. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 36m wide road.
340	Usha Shankar Dubal	1	42	42/11	Morbe	340	2680	3950	10586000	10586000	405	1072	1072.00	5925	6351600	6351600	15800	16937600	16937600	0	10586000	5293000	0	5293000	40% FP anchored at its OP and is having access from 12m wide road.
341	Rajendra Chandrakant Bidve, Surekha Rajendra Bidve,	1	41	41/9	Morbe	341	2170	3950	8571500	8571500	407	868	868.00	5925	5142900	5142900	15800	13714400	13714400	0	8571500	4285750	0	4285750	Vide suggestion-objection application no. 52 dtd 04/5/2023 after land owners' meet, latest mutation entry has been submitted by applicant. Accordingly records are updated and FP is given. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 36m wide road.
342	Indira Vinod Mohite	1	21	21	Morbe	342	2810	3950	11099500	11099500	409	1124	1124.00	5925	6659700	6659700	15800	17759200	17759200	0	11099500	5549750	0	5549750	Survey no. is partly under DP reservation of road. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 24m wide road.
343	Balaram Ganpat Bhopi, Sitaram Ganpat Bhopi, Gulab Ganpat Bhopi, Ganu Ganpat Bhopi	2	23	23	Morbe	343	4220	3950	16669000	16669000	411	1688	2112.00	5925	10001400	10001400	15800	26670400	26670400	0	16669000	8334500	0	8334500	Survey nos. are partly under DP reservation of road. 6 OPs of FP 411 and FP 507 are having same ownership. Vide suggestion-objection application no. 07 dtd 4/5/2023 after land owners' meet, the details of original plots are submitted by land owner of FP 412, existing structures are identified at the original plot location of S.no. 23, 24. Existing structures are protected by providing 40% FP anchored at its OP at S.no. 23, 24 and is having access from 24m wide road.
344	Balaram Ganpat Bhopi, Sitaram Ganpat Bhopi, Gulab Ganpat Bhopi, Ganu Ganpat Bhopi	2	24	24	Morbe	344	1060	3950	4187000	4187000		424		5925	2512200	2512200	15800	6699200	6699200	0	4187000	2093500	0	2093500	
345	Shankar Ramchandra Mate	1	20	20	Morbe	345	9840	3950	38868000	38868000	412A, 412B, 412C	3936	12884.00	5925	23320800	23320800	15800	62188800	62188800	0	38868000	19434000	0	19434000	Land owners' meet vide suggestion-objection application no. 07 dtd 13/4/2023 after land owners' meet, the location and details of original plots are submitted by applicant.
346	Shankar Ramchandra Mate	1	42	42/7/A	Morbe	346	1750	3950	6912500	6912500		700		5925	4147500	4147500	15800	11060000	11060000	0	6912500	3456250	0	3456250	Accordingly FP is given. Survey no. 22/1/A, 22/1/B, 31/1/A are partly under DP reservation of road. 7 survey nos. having same ownership are amalgamated together. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its largest OP at S.no. 22/1/A, 22/1/B and is having access from 24m wide road.
347	Shankar Ramchandra Mate	1	22	22/1/B	Morbe	347	4050	3950	15997500	15997500		1620		5925	9598500	9598500	15800	25596000	25596000	0	15997500	7998750	0	7998750	Now post publication vide suggestion objection application no. 4 dtd. 24/11/2023 applicant requested for subdivision of FP 412 into 3 parts, accordingly FP 412 is divided into FP 412A=4912.43sq.m., FP 412B = 4052sq.m., FP 412C = 3919.8sq.m. keeping the location intact.
348	Shankar Ramchandra Mate	1	31	31/1/A	Morbe	348	6080	3950	24016000	24016000		2432		5925	14409600	14409600	15800	38425600	38425600	0	24016000	12008000	0	12008000	
349	Shankar Ramchandra Mate	1	22	22/1/A	Morbe	349	7310	3950	28874500	28874500		2924		5925	17324700	17324700	15800	46199200	46199200	0	28874500	14437250	0	14437250	
350	Shankar Ramchandra Mate	1	42	42/8	Morbe	350	250	3950	987500	987500		100		5925	592500	592500	15800	1580000	1580000	0	987500	493750	0	493750	
351	Shankar Ramchandra Mate	1	42	42/10/B	Morbe	351	2930	3950	11573500	11573500		1172		5925	6944100	6944100	15800	18517600	18517600	0	11573500	5786750	0	5786750	
352	Sudarshan Chandrakant Bidve, Rajendra Chandrakant Bidve, Nitin Bharat Sangave, Alaka Nilkanth Vadekar	1	29	29	Morbe	352	2230	3950	8808500	8808500	414	892	892.00	5925	5285100	5285100	15800	14093600	14093600	0	8808500	4404250	0	4404250	Vide suggestion-objection application no. 51 dtd 4/5/2023 after land owners' meet, the location and details of original plots are submitted by applicant. Accordingly FP is given. Survey no. is partly under DP reservation of road. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 15m wide road.
353	Narayan Bhaskar Joshi	1	31	31/5	Morbe	353	100	3950	395000	395000	418	40	40.00	5925	237000	237000	15800	632000	632000	0	395000	197500	0	197500	40% FP is given near its OP and is having access from 15m wide road.
354	Bindee Pankaj Patel	1	28	28/5	Morbe	354	100	3950	395000	395000	419	40	40.00	5925	237000	237000	15800	632000	632000	0	395000	197500	0	197500	40% FP is given near its OP and is having access from 15m wide road.





TOWN PLANNING SCHEME NO. 12																									
FORM No. 1																									
See rules (v) and 21(1)																									
Redistribution and Valuation Statement																									
Final Plot																									
Value In Rupees.																									
SR. NO.	OWNERS' NAME (ENGLISH)	TENURE OF LAND	SURVEY NO.	HISSA NO.	VILLAGE	OP No.	AREA	*Rate of Original Value as per ASR 2019-20	Value In Rupees. Without Reference to Value of Structure	Inclusive of Structure	FP Nos	Area Individual	Area Amalgamated	*Rate of Semi final Value	Without Reference to Value of Structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Inclusive of Structure	Contribution (+) Compensation (-) (Col. 9(c) - Col 6(c))	Increment (Col. 10(b) - 9(b))	Contribution 50 percent of col. 12	Additional to (+) or deduction from (-) contribution to be made under	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks
1	2	3a	3b	3c	3d	4	5	6a	6b	6c	7	8a	8b	9a	9b	9c	10a	10b	10c	11	12	13	14	15	16
355	Gavand Group Grampanchayat Morbe	सरकार	28	28/4	Morbe	355	400	3950	1580000	1580000	420	160	160.00	5925	948000	948000	15800	2528000	2528000	0	1580000	790000	0	790000	40% FP anchored at its OP and is having access from 15m wide road.
356	Harishchandra Balu Patil	1	28	28/6	Morbe	356	3400	3950	13430000	13430000	421	1360	1360.00	5925	8058000	8058000	15800	21488000	21488000	0	13430000	6715000	0	6715000	Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 15m wide road.
357	Pradeep Kachre Patil	1	22	22/2/B	Morbe	357	1230	3950	4858500	4858500	422	492	492.00	5925	2915100	2915100	15800	7773600	7773600	0	4858500	2429250	0	2429250	Gut book subdivision of S.no. 22/2 are not known. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP considering S.no. 22/2/B and is having access from 15m wide road.
358	Pandurang Iija Tatra, Rajesh Pandurang Tatre, Lahu Pandurang Tatre, Baburao Pandurang Tatre, Namdeo Pandurang Tatre	1	28	28/3/1/B/3/2	Morbe	358	9190	3950	36300500	36300500	423	3676	3676.00	5925	21780300	21780300	15800	58080800	58080800	0	36300500	18150250	0	18150250	40% FP anchored at its OP and is having access from 15m wide road.
359	Vishwas Ram Patil, Manisha Yogesh Patil, Chaitanyanath Ram Patil	1	28	28/3/1/A	Morbe	359	5250	3950	20737500	20737500	424	2100	2100.00	5925	12442500	12442500	15800	33180000	33180000	0	20737500	10368750	0	10368750	40% FP anchored at its OP and is having access from 15m wide road.
360	Rajendra Prabhakar Narkhede	1	31	31/1/B	Morbe	360	3100	3950	12245000	12245000	426	1240	1240.00	5925	7347000	7347000	15800	19592000	19592000	0	12245000	6122500	0	6122500	Survey no. is partly under DP reservation of road. Gut book subdivision of S.no. 31/1 are not known. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP considering S.no. 31/1/B and is having access from 15m wide road.
361	Jagdish Dashrath Patil, Mahendra Dashrath Patil, Ram Dashrath Patil	1	31	31/1/C	Morbe	361	3100	3950	12245000	12245000	428	1240	1240.00	5925	7347000	7347000	15800	19592000	19592000	0	12245000	6122500	0	6122500	Survey no. is partly under DP reservation of road. Gut book subdivision of S.no. 31/1 are not known. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP considering S.no. 31/1/C and is having access from 15m wide road.
362	Tukaram Bhabliya Jadhav	2	26	26	Morbe	362	5500	3950	21725000	21725000	433	2200	2200.00	5925	13035000	13035000	15800	34760000	34760000	0	21725000	10862500	0	10862500	40% FP anchored at its OP and is having access from 15m wide road.
363	Shrikant Narayan Pawar, Sudhir Malhari Koli	1	28	28/1/B	Morbe	363	7510	3950	29664500	29664500	435B	3004	3004.00	5925	17798700	17798700	15800	47463200	47463200	0	29664500	14832250	0	14832250	40% FP anchored at its OP and is having access from 15m and 12m wide road on two sides.
364	Balaram Ragho Karnuk	1	28	28/1/C	Morbe	364	3800	3950	15010000	15010000	436	1520	1520.00	5925	9006000	9006000	15800	24016000	24016000	0	15010000	7505000	0	7505000	40% FP anchored at its OP and is having access from 15m wide road.
365	Vandana Bhaskar Mhatre, Ganesh Prataprao Patil	1	28	28/1/A	Morbe	365	1800	3950	7110000	7110000	437	720	720.00	5925	4266000	4266000	15800	11376000	11376000	0	7110000	3555000	0	3555000	40% FP anchored at its OP and is having access from 15m wide road on two sides.
366	Premjata Sharma, Sukhjeet Kaur	1	31	31/2	Morbe	366	500	3950	1975000	1975000	438	200	200.00	5925	1185000	1185000	15800	3160000	3160000	0	1975000	987500	0	987500	Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 15m wide road.
367	Jayant Arjun Bhoir, Sukhjeet Kaur, Premjata Sharma	1	31	31/1/D	Morbe	367	7320	3950	28914000	28914000	441	2928	2928.00	5925	17348400	17348400	15800	46262400	46262400	0	28914000	14457000	0	14457000	Survey no. is partly under DP reservation of road. Gut book subdivision of S.no. 31/1 are not known. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP considering S.no. 31/1/D and is having access from 15m wide road.
368	Chhabi Lahu Gondhalli, Ananta Trimbak Bhopi, Baban Trimbak Bhopi, Babybai Mahadu Usatkar, Chhagan Trimbak Bhopi, Vithabai Lakshman Patil, Sanjay Mahadev Gurav, Jitendra Bahadur Sinha	1	41	41/7	Morbe	368	6190	3950	24450500	24450500	445	2476	2476.00	5925	14670300	14670300	15800	39120800	39120800	0	24450500	12225250	0	12225250	Survey no. is partly under DP reservation of road. 40% FP anchored at its OP and is having access from 36m wide road.
369	Meghnath Shirdhar Maskane, Malati Saram Kotha, Smita Prabhakar Sorate, Gita Padmakar Sorate, Smita Pramod Sorate, Vaishali Vasant Hatkar, Lilavati Lakshman Maskane, Shiksha Lakshman Maskane, Jyotsna Lakshman Maskane, Ranabai Lakshman Maskane, Milind Vishwanath Maskane, Mahesh Vishwanath Maskane, Shubhang Vishwanath Maskane, Harichandra Vinayak Maskane, Gajanan Vinayak Maskane, Vijaya Vinayak Deshpande, Shalpa Vinayak Maskane, Indira Vinayak Maskane, Anant Vishwanath Maskane, Padmakar Vishwanath Maskane, Shrinivas Vishwanath Maskane, Yashini Bhushandra Malskar, Anant Anant Urmekar, Anita Ramakant Sorate, Sonali Shrikishan Sarkar, Tulasaevi Vishwanath Maskane, Suresh Vishwanath Maskane, Naina Vishwanath Maskane, Yashoda Vishwanath Maskane	1	32	32/1	Morbe	369	1910	3950	7544500	7544500	447	23850.92	23850.92	5925	0	0	15800	0	0	0	0	0	0	0	All the 7 subdivisions of survey no. 32 is in private ownership having other right remarks of forest as वेनेतर कामस बंदी. केंद्र शासनाच्या पूर्व परवानगीशिवाय वनतः वापरस बंदी as per 7/12 extract. In accordance survey no. is treated as forest land. OP is intact as FP. 36m wide road passes thro' survey no. Hence survey no. area reduced from 23880 sq.m. to 23849.92sq.m.
370	Arjun Padu Bhopi, Suresh Padu Bhopi, Anjani Bhiva Bhopi, Gurunath Bhiva Bhopi, Jagdish Bhiva Bhopi, Rama Bhagwan Mhatre	2	32	32/2	Morbe	370	830	3950	3278500	3278500				5925	0	0	15800	0	0	0	0	0	0	0	
371	Shashikant Kisanji Gavand, Usha Shashikant Gavand, Prashant Shashikant Gavand, Rajesh Shashikant Gavand	1	32	32/3	Morbe	371	15630	3950	61738500	61738500				5925	0	0	15800	0	0	0	0	0	0	0	
372	Laxman Govind Katkari	2	32	32/4	Morbe	372	3000	3950	11850000	11850000				5925	0	0	15800	0	0	0	0	0	0	0	
373	Jayant Arjun Bhoir	1	32	32/5	Morbe	373	430	3950	1698500	1698500				5925	0	0	15800	0	0	0	0	0	0	0	
374	Vishnu Shankar Katkari, Manoj Shankar Katkari, Anil Shankar Katkari	2	32	32/6	Morbe	374	500	3950	1975000	1975000				5925	0	0	15800	0	0	0	0	0	0	0	
375	Jayant Arjun Bhoir	1	32	32/7	Morbe	375	1580	3950	6241000	6241000				5925	0	0	15800	0	0	0	0	0	0	0	
376	Arjun Padu Bhopi, Anjani Bhiva Bhopi, Gurunath Bhiva Bhopi, Jagdish Bhiva Bhopi, Rama Bhagwan Mhatre, Suresh Padu Bhopi, Gajanan Vithhal Gaikar, Gulab Vithbal Gaikar, Shantabai Dhondu Palkar, Sonibai Arjun Patil, Hirabai Nandkumar Bhagat	1	33	33	Morbe	376	15880	3950	62726000	62726000	449	6352	6352.00	5925	37635600	37635600	15800	100361600	100361600	0	62726000	31363000	0	31363000	Survey no. is partly under DP reservation of road. 40% FP anchored at its OP and is having access from 36m wide road.
377	Jayant Arjun Bhoir	1	34	34/2/A	Morbe	377	9120	3950	36024000	36024000	450	3648	5368.00	5925	21614400	21614400	15800	57638400	57638400	0	36024000	18012000	0	18012000	Survey no.34/2/A, 52/7 are partly under DP reservation of road. 40% FP anchored at its OP and is having access from 36m and 24m wide roads.
378	Jayant Arjun Bhoir	1	52	52/7	Morbe	378	2630	3950	10388500	10388500				5925	6233100	6233100	15800	16621600	16621600	0	10388500	5194250	0	5194250	
379	Jayant Arjun Bhoir	1	55	55/2	Morbe	379	1090	3950	4305500	4305500				5925	2583300	2583300	15800	6888800	6888800	0	4305500	2152750	0	2152750	
380	Jayant Arjun Bhoir	1	52	52/9	Morbe	380	580	3950	2291000	2291000				5925	1374600	1374600	15800	3665600	3665600	0	2291000	1145500	0	1145500	
381	Sachin Ananta Mhatre, Sanagm Ramdas Ulvekar, Sagar Ramdas Ulvekar	1	36	36/2	Morbe	381	12800	3950	50560000	50560000	451	5120	5120.00	5925	30336000	30336000	15800	80896000	80896000	0	50560000	25280000	0	25280000	40% FP anchored at its OP and is having access from 24m and 20m wide roads.
382	Vishnu Balu Navdekar, Chandra Govind Navdekar, Akash Govind Navdekar, Monika Amar Mhatre, Dikshita Prateek Patil, Pragati Nandkumar Haatmode	2	34	34/2/B	Morbe	382	12640	3950	49928000	49928000	452	5056	8020.00	5925	29956800	29956800	15800	79884800	79884800	0	49928000	24964000	0	24964000	Survey no. 34/2/B is partly under DP reservation of road. 2 survey nos. having same ownership are amalgamated together. 40% FP anchored at its OP and is having access from 20m wide road.



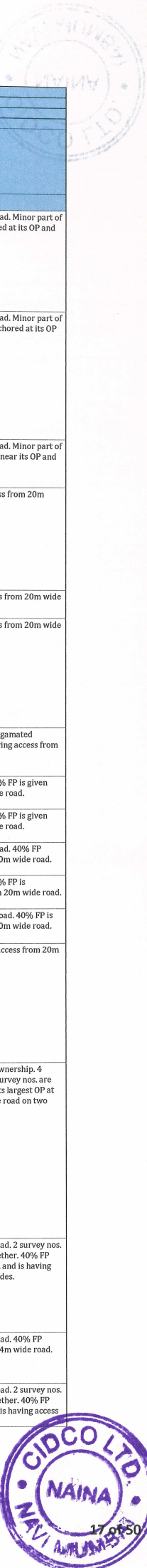


TOWN PLANNING SCHEME NO. 12																									
FORM No. 1																									
See rules (v) and 21(1)																									
Redistribution and Valuation Statement																									
Final Plot Value in Rupees.																			Contribution (+) Compensation (-) (Col. 9(c) - Col 6(c))	Increment (Col. 10(b) - 9(b))	Contribution 50 percent of col. 12	Additional to (+) or deduction from (-) contribution to be made under	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks	
SR. NO.	OWNERS' NAME (ENGLISH)	TENURE OF LAND	SURVEY NO.	HISSA NO.	VILLAGE	OP No.	AREA	*Rate of Original Value as per ASR 2019-20	Value in Rupees. Without Reference to Value of Structure	Inclusive of Structure	FP Nos	Area Individual	Area Amalgamated	*Rate of Semi final Value	Without Reference to Value of Structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure							Inclusive of Structure
1	2	3a	3b	3c	3d	4	5	6a	6b	6c	7	8a	8b	9a	9b	9c	10a	10b	10c	11	12	13	14	15	16
383	Vishnu Balu Navdekar, Chandra Govind Navdekar, Akash Govind Navdekar, Monika Amar Mhatre, Dikshita Prateek Patil, Pragati Nandkumar Haatmode	2	36	36/3	Morbe	383	7410	3950	29269500	29269500				5925	17561700	17561700	15800	46831200	46831200	0	29269500	14634750	0	14634750	
384	Roshan Ramdas Madhvi	1	41	41/4/6/B	Morbe	384	2200	3950	8690000	8690000	455	880	880.00	5925	5214000	5214000	15800	13904000	13904000	0	8690000	4345000	0	4345000	Gut book subdivision of S.no. 41/4 are not known. Survey no. is partly under DP reservation of road. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP at S.no. 41/4/6/B and is having access from 36m wide road.
385	Fancy Vijay Mevra	1	41	41/3	Morbe	385	200	3950	790000	790000	456	80	80.00	5925	474000	474000	15800	1264000	1264000	0	790000	395000	0	395000	40% FP is given near its OP and is having access from 36m wide road.
386	Kamlakar Mahadev Navdekar, Fancy Vijay Mevra,	1	41	41/4/A	Morbe	386	4740	3950	18723000	18723000	457	1896	1896.00	5925	11233800	11233800	15800	29956800	29956800	0	18723000	9361500	0	9361500	Public road area 340 sq.m. as per 7/12 extract is deducted while considering area of scheme. Survey no. is partly under DP reservation of road. Gut book subdivision of S.no. 41/4 are not known. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP at S.no. 41/4/A and is having access from 36m wide road.
387	Natha Hari Bhopi, Sandip Kashinath Tandel, Vijay Kashinath Tandel	2	41	41/4/B	Morbe	387	5590	3950	22080500	22080500	459	2236	2236.00	5925	13248300	13248300	15800	35328800	35328800	0	22080500	11040250	0	11040250	40% FP is given near its OP and is having access from 36m and 12m wide road on two sides.
388	Ravindra Narayanrao Hemake, Arun Hiraji Gharat, Nitin Vasantrao Mehetre	1	41	41/6/A/2	Morbe	388	1660	3950	6557000	6557000	460	664	664.00	5925	3934200	3934200	15800	10491200	10491200	0	6557000	3278500	0	3278500	Gut book subdivision of S.no. 41/6 are not known. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP at S.no. 41/6/A/2 and is having access from 12m wide road.
389	Kamlakar Mahadev Navdekar	1	41	41/2	Morbe	389	1000	3950	3950000	3950000	461	400	400.00	5925	2370000	2370000	15800	6320000	6320000	0	3950000	1975000	0	1975000	Vide suggestion-objection application no. 38 dtd 4/5/2023 after land owners' meet, the details of original plots are submitted by applicant. Accordingly FP is given. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 12m wide road.
390	Manikchand Chunnilal Munot, Manoj Manikchand Munot, Manish Manikchand Munot	1	41	41/1	Morbe	390	2000	3950	7900000	7900000	463	800	800.00	5925	4740000	4740000	15800	12640000	12640000	0	7900000	3950000	0	3950000	Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 12m wide road.
391	Umesh Vasant Sawant	1	34	34/1	Morbe	391	7510	3950	29664500	29664500	469	3004	3540.00	5925	17798700	17798700	15800	47463200	47463200	0	29664500	14832250	0	14832250	Survey nos. are partly under DP reservation of road. 3 survey nos. having same ownership are amalgamated together.
392	Umesh Vasant Sawant	1	36	36/4	Morbe	392	760	3950	3002000	3002000		304		5925	1801200	1801200	15800	4803200	4803200	0	3002000	1501000	0	1501000	Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 36m wide road.
393	Umesh Vasant Sawant	1	57	57	Morbe	393	580	3950	2291000	2291000		232		5925	1374600	1374600	15800	3665600	3665600	0	2291000	1145500	0	1145500	
394	Chandrakant Gopal Gavate, Namdev Gopal Gavate, Mai Gopal Gavate, Gani Gopal Gavate	1	68	68/1/A	Morbe	394	10000	3950	39500000	39500000	474	4000	4000.00	5925	23700000	23700000	15800	63200000	63200000	0	39500000	19750000	0	19750000	40% FP anchored at its OP and is having access from 20m wide roads.
395	Rushikesh Balaram Bhagat, Balaram Bama Bhgat, Bharati Balaram Bhagat	1	68	68/2	Morbe	395	3360	3950	13272000	13272000	475	1344	1344.00	5925	7963200	7963200	15800	21235200	21235200	0	13272000	6636000	0	6636000	40% FP anchored at its OP and is having access from 20m and 15m wide roads.
396	Sitaram Jairam Bhagat, Dwariki Jairam Bhagat	1	68	68/1/B	Morbe	396	2440	3950	9638000	9638000	476	976	976.00	5925	5782800	5782800	15800	15420800	15420800	0	9638000	4819000	0	4819000	40% FP anchored at its OP and is having access from 15m wide roads.
397	Rambhau Tulshiram Katkari	2	28	28/2	Morbe	397	430	3950	1698500	1698500	479	172	1040.00	5925	1019100	1019100	15800	2717600	2717600	0	1698500	849250	0	849250	Survey no. is partly under DP reservation of road. 4 survey nos. having same ownership are amalgamated together.
398	Rambhau Tulshiram Katkari	2	28	28/7	Morbe	398	600	3950	2370000	2370000		240		5925	1422000	1422000	15800	3792000	3792000	0	2370000	1185000	0	1185000	40% FP anchored at its OP and is having access from 20m wide road.
399	Rambhau Tulshiram Katkari	2	28	28/8	Morbe	399	200	3950	790000	790000		80		5925	474000	474000	15800	1264000	1264000	0	790000	395000	0	395000	
400	Rambhau Tulshiram Katkari	2	69	69/1/D	Morbe	400	1370	3950	5411500	5411500		548		5925	3246900	3246900	15800	8658400	8658400	0	5411500	2705750	0	2705750	
401	Kiran Gopinath Bhopi	1	69	69/2	Morbe	401	3820	3950	15089000	15089000	480	1528	2076.00	5925	9053400	9053400	15800	24142400	24142400	0	15089000	7544500	0	7544500	Survey no. is partly under DP reservation of road. 2 survey nos. having same ownership are amalgamated together. 40% FP anchored at its OP and is having access from 20m wide road.
402	Kiran Gopinath Bhopi	1	69	69/3	Morbe	402	1370	3950	5411500	5411500		548		5925	3246900	3246900	15800	8658400	8658400	0	5411500	2705750	0	2705750	
403	Yamuna Vasant Wagh, Gurunath Vasant Wagh, Kalpana Janardan Gosavi, Shantabai Ganpat Wagh, Rai Dwarakanath Pawar, Ankush Ravaji Wagh	2	69	69/1/B	Morbe	403	1500	3950	5925000	5925000	481	600	600.00	5925	3555000	3555000	15800	9480000	9480000	0	5925000	2962500	0	2962500	Survey no. is partly under DP reservation of road. 40% FP anchored at its OP and is having access from 20m wide road.
404	Hirabai Ramji Wagh, Naresh Ramji Wagh, Eknath Ramji Wagh	2	69	69/1/A	Morbe	404	1630	3950	6438500	6438500	483	652	652.00	5925	3863100	3863100	15800	10301600	10301600	0	6438500	3219250	0	3219250	Survey no. is partly under DP reservation of road. 40% FP anchored at its OP and is having access from 24m wide road.
405	Shantaram Aambo alias Abu Kadu	1	56	56/2	Morbe	405	19380	3950	76551000	76551000	484	7752	7752.00	5925	45930600	45930600	15800	122481600	122481600	0	76551000	38275500	0	38275500	Survey no. is partly under DP reservation of road. Minor part of survey no. is under tributary. 40% FP is given near its OP and is having access from 24m wide road.
406	Kamalabai Shalik Patil, Madan Narayan Patil, Ranjana Joma Bhagat, Anita Uddesh Kathare, Sugandha Arun Patil	2	52	52/8	Morbe	406	7110	3950	28084500	28084500	485	2844	7136.00	5925	16850700	16850700	15800	44935200	44935200	0	28084500	14042250	0	14042250	Survey no. is partly under DP reservation of road. 2 survey nos. having same ownership are amalgamated together. 40% FP anchored at its OP and is having access from 24m wide road on two sides.
407	Kamalabai Shalik Patil, Madan Narayan Patil, Ranjana Joma Bhagat, Anita Uddesh Kathare, Sugandha Arun Patil	2	72	72/3	Morbe	407	10730	3950	42383500	42383500		4292		5925	25430100	25430100	15800	67813600	67813600	0	42383500	21191750	0	21191750	
408	Gauri Tulshidas Wagh/ Katkari, Gulab Shanivar Wagh, Aasha Balaram Jadhav	2	69	69/1/C	Morbe	408	1530	3950	6043500	6043500	486	612	612.00	5925	3626100	3626100	15800	9669600	9669600	0	6043500	3021750	0	3021750	Survey no. is partly under DP reservation of road. 40% FP is given near its OP and is having access from 24m wide road.
409	Sandeep Padmakar Bhoir, Sunil Padmakar Bhoir	1	68	68/3/4	Morbe	409	2630	3950	10388500	10388500	487	1052	1052.00	5925	6233100	6233100	15800	16621600	16621600	0	10388500	5194250	0	5194250	40% FP is given near its OP and is having access from 24m wide road.
410	Sudam Hasha Chaudhari	1	61	61	Morbe	410	3190	3950	12600500	12600500	488	1276	1276.00	5925	7560300	7560300	15800	20160800	20160800	0	12600500	6300250	0	6300250	40% FP is given near its OP and is having access from 24m wide road.
411	Anant Mahadu Shelke	1	69	69/4	Morbe	411	4980	3950	19671000	19671000	489	1992	1992.00	5925	11802600	11802600	15800	31473600	31473600	0	19671000	9835500	0	9835500	Survey no. is partly under DP reservation of road. 40% FP anchored at its OP and is having access from 24m wide road.
412	Kamalya Dhondu Katkari	2	70	70/1	Morbe	412	600	3950	2370000	2370000	490	240	240.00	5925	1422000	1422000	15800	3792000	3792000	0	2370000	1185000	0	1185000	40% FP is given near its OP and is having access from 24m wide road.
413	Ballaleshwar Somanath Pavadmal	1	70	70/3	Morbe	413	590	3950	2330500	2330500	491	236	236.00	5925	1398300	1398300	15800	3728800	3728800	0	2330500	1165250	0	1165250	40% FP is given near its OP and is having access from 24m wide road.
414	Khalid Ahmad Khan	2	54	54/1	Morbe	414	5760	3950	22752000	22752000	492	2304	2304.00	5925	13651200	13651200	15800	36403200	36403200	0	22752000	11376000	0	11376000	Survey





TOWN PLANNING SCHEME NO. 12																									
FORM No. 1																									
See rules (v) and 21(1)																									
Redistribution and Valuation Statement																									





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See rules (vi) and 21(1)																									
Redistribution and Valuation Statement																									
									Value In Rupees.		Final Plot Value In Rupees.								Contribution (+) Compensation (-) (Col. 9(c) - Col 6(c))	Increment (Col. 10(b) - 9(b))	Contribution 50 percent of col. 12	Additional to (+) or deduction from (-) contribution to be made under	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks	
SR. NO.	OWNERS' NAME (ENGLISH)	TENURE OF LAND	SURVEY NO.	HISSA NO.	VILLAGE	OP No.	AREA	*Rate of Original Value as per ASR 2019-20	Without Reference to Value of Structure	Inclusive of Structure	FP Nos	Area Individual	Area Amalgamated	*Rate of Semi final Value	Without Reference to Value of Structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Inclusive of Structure	11	12	13	14	15	16
440	Diksha Devendra Mali, Hira Dilip Bhagat, Pradeep Vasant Ulwekar, Santosh Vasant Ulwekar, Sandeep Vasant Ulwekar	1	37	37/4	Morbe	440	11460	3950	45267000	45267000	514	4584	4584.00	5925	27160200	27160200	15800	72427200	72427200	0	45267000	22633500	0	22633500	Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 15m wide road.
441	Sagar Suresh Varankar	1	39	39	Morbe	441	450	3950	1777500	1777500	516	180	180.00	5925	1066500	1066500	15800	2844000	2844000	0	1777500	888750	0	888750	Survey no. is partly under DP reservation of road. Survey no. is shown as Forest on Sanctioned DP Map of NAINA; However is in private ownership as per 7/12 extract. 40% FP is given near its OP and is having access from 15m wide road. Regulation no. 31.3 of Sanctioned DP DCPR of NAINA is applicable to FP.
442	Vishwanath Shankarrao Jadhav Urf Sirnaik	1	37	37/3	Morbe	442	3460	3950	13667000	13667000	517	1384	1384.00	5925	8200200	8200200	15800	21867200	21867200	0	13667000	6833500	0	6833500	40% FP anchored at its OP and is having access from 15m wide road.
443	Pradip Vasant Ulwekar, Santosh Vasant Ulwekar, Sandip Vasant Ulwekar	1	38	38	Morbe	443	880	3950	3476000	3476000	521	352	352.00	5925	2085600	2085600	15800	5561600	5561600	0	3476000	1738000	0	1738000	Survey no. is shown as Forest on Sanctioned DP Map of NAINA; However is in private ownership as per 7/12 extract. Survey no. is partly under DP reservation of road. 40% FP is given near its OP and is having access from 36m wide road. Regulation no. 31.3 of Sanctioned DP DCPR of NAINA is applicable to FP.
444	Gaurav Dilipkumar Kherodiya, Devidas Bhagwan Navdekar,	1	44	44/3/A	Morbe	444	5210	3950	20579500	20579500	522	2084	2084.00	5925	12347700	12347700	15800	32927200	32927200	0	20579500	10289750	0	10289750	Survey no. is partly under DP reservation of road. Existing structures on OP. Gut Book subdivision of survey no is not known. Existing structures are protected by providing 40% FP anchored at its OP bearing S.no. 44/3/A and is having access from 36m wide road.
445	Sanjay Narasu Suddala	1	42	42/1/A/1	Morbe	445	2530	3950	9993500	9993500	525	1012	3760.00	5925	5996100	5996100	15800	15989600	15989600	0	9993500	4996750	0	4996750	OP of FP 400 and FP 525 are having same ownership. Due to NA order issued to S.no. 42/6, FPs are not amalgamated however placed close to each other at their OPs. S.nos. 42/1/A/1, 42/1/A/2 are partly under DP reservation of road. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 36m and 20m wide road.
446	Sanjay Narasu Suddala	1	42	42/1/A/2	Morbe	446	5020	3950	19829000	19829000		2008		5925	11897400	11897400	15800	31726400	31726400	0	19829000	9914500	0	9914500	
447	Sanjay Narasu Suddal	1	42	42/3	Morbe	447	100	3950	395000	395000		40		5925	237000	237000	15800	632000	632000	0	395000	197500	0	197500	
448	Sanjay Narasu Suddala	1	42	42/7/B	Morbe	448	1750	3950	6912500	6912500		700		5925	4147500	4147500	15800	11060000	11060000	0	6912500	3456250	0	3456250	
449	Govind Balu Navdekar, Vishnu Balu Navdekar	2	16	16/2/A	Morbe	449	2250	3950	8887500	8887500	527	900	1284.00	5925	5332500	5332500	15800	14220000	14220000	0	8887500	4443750	0	4443750	Survey nos. are partly under DP reservation of road. 2 survey nos. having same ownership are amalgamated together. Gut book subdivision of S.no. 16 are not known. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP at S.no. 16/2/A and is having access from 15m wide road.
450	Govind Balu Navdekar, Vishnu Balu Navdekar	2	52	52/10	Morbe	450	960	3950	3792000	3792000		384		5925	2275200	2275200	15800	6067200	6067200	0	3792000	1896000	0	1896000	
451	Govind Balu Navdekar, Vishnu Balu Navdekar	1	16	16/3	Morbe	451	1540	3950	6083000	6083000	528	616	1176.00	5925	3649800	3649800	15800	9732800	9732800	0	6083000	3041500	0	3041500	S.no. 16/3 is partly under DP reservation of road. 2 survey nos. having same ownership are amalgamated together. 40% FP anchored at its OP and is having access from 15m wide road.
452	Govind Balu Navdekar, Vishnu Balu Navdekar	1	51	51/4/5/6/C	Morbe	452	1400	3950	5530000	5530000		560		5925	3318000	3318000	15800	8848000	8848000	0	5530000	2765000	0	2765000	
453	Dhanaji Gotiram Bhopi	2	43	43/8	Morbe	453	1670	3950	6596500	6596500	529	668	668.00	5925	3957900	3957900	15800	10554400	10554400	0	6596500	3298250	0	3298250	40% FP is given near its OP and is having access from 15m wide road.
454	Shantaram Raghunath Chavarkar	1	17	17/1	Morbe	454	4970	3950	19631500	19631500	531	1988	1988.00	5925	11778900	11778900	15800	31410400	31410400	0	19631500	9815750	0	9815750	Vide suggestion-objection application no. 29 dtd 04/05/2023 after land owners' meet, the location and details of original plots are submitted by applicant and accordingly FP is given. 40% FP anchored at its OP and is having access from 20m wide road.
455	Rambhau Namdev Bhopi	1	17	17/3/B	Morbe	455	6320	3950	24964000	24964000	532	2528	2528.00	5925	14978400	14978400	15800	39942400	39942400	0	24964000	12482000	0	12482000	40% FP anchored at its OP and is having access from 20m wide roads on two sides.
456	Baban Shankar Wagh, Lahu Shankar Wagh	2	17	17/3/A/1	Morbe	456	2940	3950	11613000	11613000	533	1176	1176.00	5925	6967800	6967800	15800	18580800	18580800	0	11613000	5806500	0	5806500	40% FP anchored at its OP and is having access from 20m wide road.
457	Baban Shankar Wagh, Lahu Shankar Wagh, Anusaya Ganpat Wagh, Kamali Maruti Katkari, Phashi Ashok Waghmare, Ladaki Lakshman Wagh	2	17	17/3/A/2	Morbe	457	2190	3950	8650500	8650500	534	876	876.00	5925	5190300	5190300	15800	13840800	13840800	0	8650500	4325250	0	4325250	40% FP anchored at its OP and is having access from 20m wide road.
458	Anusaya Ganpat Wagh, Kamali Maruti Katkari, Phashi Lakshman Wagh, Ladaki Lakshman Wagh	2	17	17/3/A/3	Morbe	458	1800	3950	7110000	7110000	535	720	720.00	5925	4266000	4266000	15800	11376000	11376000	0	7110000	3555000	0	3555000	40% FP anchored at its OP and is having access from 20m wide road.
459	Indu Suresh Waghe, Mai Pandurang Katkari	2	17	17/3/A/4	Morbe	459	1800	3950	7110000	7110000	536	720	720.00	5925	4266000	4266000	15800	11376000	11376000	0	7110000	3555000	0	3555000	40% FP anchored at its OP and is having access from 20m wide road.
460	Santosh Bhagwan Mhatre	1	17	17/4	Morbe	460	1040	3950	4108000	4108000	537	416	416.00	5925	2464800	2464800	15800	6572800	6572800	0	4108000	2054000	0	2054000	40% FP anchored at its OP and is having access from 20m wide road.
461	Krishna Gotiram Bhopi	2	42	42/2	Morbe	461	1170	3950	4621500	4621500	538	468	468.00	5925	2772900	2772900	15800	7394400	7394400	0	4621500	2310750	0	2310750	40% FP anchored at its OP and is having access from 20m wide road.
462	Pandurang Bhagwan Navdekar, Devidas Bhagwan Navdekar	1	43	43/6	Morbe	462	2100	3950	8295000	8295000	540	840	840.00	5925	4977000	4977000	15800	13272000	13272000	0	8295000	4147500	0	4147500	Survey no. is partly under DP reservation of road. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 36m wide road.
463	Mrutyunjay Manohar Patil, Leena Janardan Patil, Swati Mrutyunjay Patil	1	43	43/3	Morbe	463	2410	3950	9519500	9519500	541	964	964.00	5925	5711700	5711700	15800	15231200	15231200	0	9519500	4759750	0	4759750	Survey no. is partly under DP reservation of road. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 24m wide road.
464	Janardan Changa Patil	1	43	43/2	Morbe	464	450	3950	1777500	1777500	542	180	180.00	5925	1066500	1066500	15800	2844000	2844000	0	1777500	888750	0	888750	Survey no. is partly under DP reservation of road. 40% FP anchored at its OP and is having access from 24m wide road.
465	Lata Mohan Ayyar, Ramswami Kalyana Raman	1	43	43/1	Morbe	465	8700	3950	34365000	34365000	543	3480	3480.00	5925	20619000	20619000	15800	54984000	54984000	0	34365000	17182500	0	17182500	Survey no. is partly under DP reservation of road. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 24m wide road.
466	Maharashtra Government	सरकार	8	8/3	Morbe	466	3300	3950	13035000	13035000	544	1320	1320.00	5925	7821000	7821000	15800	20856000	20856000	0	13035000	6517500	0	6517500	Survey no. is partly under DP reservation of road. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 24m wide road.
467	Raghunath Mahadev Navdekar	1	7	7/2	Morbe	467	130	3950	513500	513500	546	52	828.00	5925	308100	308100	15800	821600	821600	0	513500	256750	0	256750	S.no. 16/1/B is partly under DP reservation of road. 2 survey nos. having same ownership are amalgamated together. 40% FP anchored at its OP and is having access from 20m wide road.
468	Raghunath Mahadev Navdekar	1	16	16/1/B	Morbe	468	1940	3950	7663000	7663000		776		5925	4597800	4597800	15800	12260800	12260800	0	7663000	3831500	0	3831500	
469	Baliram Dharma Chikhalekar	1	16	16/1/A	Morbe	469	2750	3950	10862500	10862500	547	1100	1100.00	5925	6517500	6517500	15800	17380000	17380000	0	10862500	5431250	0	5431250	S. no.16/1/A is partly under DP reservation of road. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 20m wide road.





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FORM No. 1																									
See rules (v) and 21(1)																									
Redistribution and Valuation Statement																									
Final Plot																									
Value In Rupees.																									
SR. NO.	OWNERS' NAME (ENGLISH)	TENURE OF LAND	SURVEY NO.	HISSA NO.	VILLAGE	OP No.	AREA	*Rate of Original Value as per ASR 2019-20	Value In Rupees. Without Reference to Value of Structure	Inclusive of Structure	FP Nos	Area Individual	Area Amalgamated	*Rate of Semi final Value	Without Reference to Value of Structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Inclusive of Structure	Contribution (+) Compensation (-) (Col. 9(c) - Col 6(c)	Increment (Col. 10(b) - 9(b)	Contribution 50 percent of col. 12	Additional to (+) or deduction from (-) contribution to be made under	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks
								6a	6b	6c				7	8a	8b	9a	9b	9c						
470	Pushpa Raghunath Keni, Dnyaneshwar Rajaram Gaikar, Tukaram Rajaram Gaikar, Ulhas Rajaram Gaikar, Vatsala Chandar Bhopi, Sundarbai Dhondu Sinare, Mohan Rajaram Gaikar.	1	16	16/2/B	Morbe	470	4650	3950	18367500	18367500	548	1860	1860.00	5925	11020500	11020500	15800	29388000	29388000	0	18367500	9183750	0	9183750	Survey no. is partly under DP reservation of road. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 20m and 15m wide road.
471	Nanik Lakshmandas Gogiya	1	43	43/7	Morbe	471	1750	3950	6912500	6912500	551	700	700.00	5925	4147500	4147500	15800	11060000	11060000	0	6912500	3456250	0	3456250	Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 15m wide road.
472	Anant Dattatray Navdekar, Santosh Dattatray Navdekar, Nivrutti Dattatray Navdekar	1	25	25	Morbe	472	880	3950	3476000	3476000	553	352	352.00	5925	2085600	2085600	15800	5561600	5561600	0	3476000	1738000	0	1738000	Survey no. is shown as Forest on Sanctioned DP Map of NAINA: However is in private ownership as per 7/12 extract. 40% FP is given near its OP and is having access from 20m wide road. Regulation no. 31.3 of Sanctioned DP DCPR of NAINA is applicable to FP.
473	Ijjabai Budhaji Patil, Kusumbai Shatrughna Mhaskar, Nirabai Budhaji Patil	2	17	17/2	Morbe	473	1500	3950	5925000	5925000	554	600	600.00	5925	3555000	3555000	15800	9480000	9480000	0	5925000	2962500	0	2962500	40% FP is given near its OP and is having access from 20m wide road.
474	Kacher Arjun Patil, Krishnabai Ananta Patil, Vilas Ananta Patil, Ashwini Ananta Patil	2	14	14/4	Morbe	474	1980	3950	7821000	7821000	555	792	792.00	5925	4692600	4692600	15800	12513600	12513600	0	7821000	3910500	0	3910500	Survey no. is partly under DP reservation of road. OPs of FP 555 and FP 556 are having same ownership. Due to other right remarks of 7/12 extract, FPs are not amalgamated however placed adjoining each other. 40% FP anchored at its OP and is having access from 20m wide road.
475	Kacher Arjun Patil, Krishnabai Ananta Patil, Vilas Ananta Patil, Ashwini Ananta Patil	2	15	15/1	Morbe	475	3460	3950	13667000	13667000	556	1384	1384.00	5925	8200200	8200200	15800	21867200	21867200	0	13667000	6833500	0	6833500	OPs of FP 555 and FP 556 are having same ownership. Due to other right remarks of 7/12 extract, FPs are not amalgamated however placed adjoining each other. 40% FP anchored at its OP and is having access from 20m wide road.
476	Ganpat Gosavi Patil, Barakubai Maruti Patil, Jayashri Nilesh Bhoir, Sachin Maruti Patil, Rekha Abhimanyu Gadge, Jagdish Maruti Patil, Gulab Namdev Phulore	2	15	15/2	Morbe	476	5900	3950	23305000	23305000	557	2360	2360.00	5925	13983000	13983000	15800	37288000	37288000	0	23305000	11652500	0	11652500	OPs of FP 557 and FP 558 are having same ownership. Due to other right remarks of 7/12 extract, FPs are not amalgamated however placed adjoining each other. 40% FP anchored at its OP and is having access from 20m wide road.
477	Ganpat Gosavi Patil, Barakubai Maruti Patil, Jayashri Nilesh Bhoir, Sachin Maruti Patil, Rekha Abhimanyu Gadge, Jagdish Maruti Patil, Gulab Namdev Phulore	2	14	14/2	Morbe	477	3120	3950	12324000	12324000	558	1248	1248.00	5925	7394400	7394400	15800	19718400	19718400	0	12324000	6162000	0	6162000	OPs of FP 557 and FP 558 are having same ownership. Due to other right remarks of 7/12 extract, FPs are not amalgamated however placed adjoining each other. 40% FP anchored at its OP and is having access from 20m wide road.
478	Amrut Chandar Ulvekar, Eknath Kanha Madhavi, Kanta Mohan Gadge, Nirmalabai Kamalakar Patil, Rajashri Namdev Mali, Harishchandra Chandar Ulvekar, Manjula Tukaram Mhatre, Balkrishna Mahadev Patil	1	9	9/5	Morbe	478	1290	3950	5095500	5095500	559	516	3600.00	5925	3057300	3057300	15800	8152800	8152800	0	5095500	2547750	0	2547750	S.no. 9/5, 9/6, 73/1/B are partly under DP reservation of road. 4 survey nos. having same ownership are amalgamated together. 40% FP anchored at its largest OP at S.no. 9/6 and is having access from 24m and 20m wide road.
479	Amrut Chandar Ulvekar, Eknath Kanha Madhavi, Kanta Mohan Gadge, Nirmalabai Kamalakar Patil, Rajashri Namdev Mali, Harishchandra Chandar Ulvekar, Manjula Tukaram Mhatre, Balkrishna Mahadev Patil	1	9	9/6	Morbe	479	5210	3950	20579500	20579500	2084	2084	3600.00	5925	12347700	12347700	15800	32927200	32927200	0	20579500	10289750	0	10289750	
480	Manjula Tukaram Mhatre, Eknath Kanha Madhvi, Kanta Mohan Gadge, Nirmalabai Kamalakar Patil, Harishchandra Chandar Ulvekar, Rajashree Namdev Mali, Amrut Chandar Ulvekar, Balkrushna Mahadev Patil	1	73	73/1/B	Morbe	480	2300	3950	9085000	9085000	920	920	3600.00	5925	5451000	5451000	15800	14536000	14536000	0	9085000	4542500	0	4542500	
481	Harishchandra Chandar Ulvekar, Balkrishna Mahadev Patil, Manjula Tukaram Mhatre, Rajashri Namdev Mali, Eknath Kanha Madhavi, Kanta Mohan Gadge, Nirmalabai Kamalakar Patil, Amrut Chandan Ulvekar	1	9	9/7	Morbe	481	200	3950	790000	790000	80	80	3600.00	5925	474000	474000	15800	1264000	1264000	0	790000	395000	0	395000	
482	Dharma Gopal Patil, Dehu Gopal Patil, Subhash Gopal Patil, Bala Gopal Patil, Mathura Gopal Patil, Suman Gopal Patil, Prema Gopal Patil, Vitha Gopal Patil, Pundalik Gopal Patil, Aruna Ram Patil, Nirmala Ram Patil, Reshma Devidas Hiral, Pramod Ram Patil, Rahul Ram Patil, Roshani Ram Patil, Trupti Ram Patil, A.Pa.K mother of sr. no. 6 and 7 is Nirmala Ram Patil	2	9	9/3	Morbe	482	4350	3950	17182500	17182500	560	1740	9700.00	5925	10309500	10309500	15800	27492000	27492000	0	17182500	8591250	0	8591250	S.no. 9/3, 10, 79/2 are partly under DP reservation of road. 6 survey nos. having same ownership are amalgamated together. Gut book subdivision of S.no. 9/8 and 9/9 are not known. 40% FP anchored at its largest OP at S.no. 9/3 and is having access from 24m and 20m wide road.
483	Pundalik Gopal Patil, Dharma Gopal Patil, Dehu Gopal Patil, Subhash Gopal Patil, Bala Gopal Patil, Mathura Gopal Patil, Suman Gopal Patil, Prema Gopal Patil, Vitha Gopal Patil, Aruna Ram Patil, Nirmala Ram Patil, Reshma Devidas Hiral, Pramod Ram Patil, Rahul Ram Patil, Roshani Ram Patil, Trupti Ram Patil, A.Pa.K mother of application no. 6 and 7 is Nirmala Ram Patil	2	9	9/8	Morbe	483	4530	3950	17893500	17893500	1812	1812	9700.00	5925	10736100	10736100	15800	28629600	28629600	0	17893500	8946750	0	8946750	
484	Dharma Gopal Patil, Dehu Gopal Patil, Subhash Gopal Patil, Bala Gopal Patil, Mathura Gopal Patil, Suman Gopal Patil, Prema Gopal Patil, Vitha Gopal Patil, Pundalik Gopal Patil, Aruna Ram Patil, Nirmala Ram Patil, Reshma Devidas Hiral, Pramod Ram Patil, Rahul Ram Patil, Roshani Ram Patil, Trupti Ram Patil, A.Pa.K mother of application no. 6 and 7 is Nirmala Ram Patil	2	9	9/9	Morbe	484	480	3950	1896000	1896000	192	192	9700.00	5925	1137600	1137600	15800	3033600	3033600	0	1896000	948000	0	948000	





TOWN PLANNING SCHEME NO. 12																									
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Redistribution and Valuation Statement																									
SR. NO.	OWNERS' NAME (ENGLISH)	TENURE OF LAND	SURVEY NO.	HISSA NO.	VILLAGE	OP No.	AREA	*Rate of Original Value as per ASR 2019-20	Value in Rupees.		FP Nos	Value in Rupees.							Contribution (+) Compensation (-) (Col. 9(c) - Col 6(c))	Increment (Col. 10(b) - 9(b))	Contribution 50 percent of col. 12	Additional to (+) or deduction from (-) contribution to be made under	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks	
									Without Reference to Value of Structure	Inclusive of Structure		Undeveloped			Developed										
												*Rate of Semi final Value	Without Reference to Value of Structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Inclusive of Structure								
1	2	3a	3b	3c	3d	4	5	6a	6b	6c	7	8a	8b	9a	9b	9c	10a	10b	10c	11	12	13	14	15	16
485	Pundalik Gopal Patil, Dharmu Gopal Patil, Dehu Gopal Patil, Subhash Gopal Patil, Bala Gopal Patil, Mathura Gopal Patil, Suman Gopal Patil, Prema Gopal Patil, Vitha Gopal Patil, Aruna Ram Patil, Nirmala Ram Patil, Reshma Devidas Hiral, Pramod Ram Patil, Rahul Ram Patil, Roshani Ram Patil, Trupti Ram Patil, A.P.K. mother of application no. 6 and 7 is Nirmala Ram Patil	2	10	10	Morbe	485	1300	3950	5135000	5135000	561	520	1092.00	5925	3081000	3081000	15800	8216000	8216000	0	5135000	2567500	0	2567500	Survey nos. are partly under DP reservation of road. 2 survey nos. having same ownership are amalgamated together. 40% FP anchored at its OP and is having access from 20m wide road.
486	Dharmu Gopal Patil, Dehu Gopal Patil, Subhash Gopal Patil, Bala Gopal Patil, Mathura Gopal Patil, Suman Gopal Patil, Prema Gopal Patil, Vitha Gopal Patil, Pundalik Gopal Patil, Aruna Ram Patil, Nirmala Ram Patil, Reshma Devidas Hiral, Pramod Ram Patil, Rahul Ram Patil, Roshani Ram Patil, Trupti Ram Patil, A.P.K. mother of application no. 6 and 7 is Nirmala Ram Patil	2	79	79/2	Morbe	486	11790	3950	46570500	46570500		4716		5925	27942300	27942300	15800	74512800	74512800	0	46570500	23285250	0	23285250	
487	Pundalik Gopal Patil, Dharmu Gopal Patil, Dehu Gopal Patil, Subhash Gopal Patil, Bala Gopal Patil, Mathura Gopal Patil, Suman Gopal Patil, Prema Gopal Patil, Vitha Gopal Patil, Aruna Ram Patil, Nirmala Ram Patil, Reshma Devidas Hiral, Pramod Ram Patil, Rahul Ram Patil, Roshani Ram Patil, Trupti Ram Patil, A.P.K. mother of application no. 6 and 7 mother Nirmala Ram Patil	2	106	106/5	Morbe	487	1800	3950	7110000	7110000		720		5925	4266000	4266000	15800	11376000	11376000	0	7110000	3555000	0	3555000	
488	Aash Ramesh Mahajan, Anuradha Achyut Javlekar, Pramila Narayan Joshi, Amita Vijay Joshi, Aditya Vliav Joshi	1	11	11/1	Morbe	488	1950	3950	7702500	7702500	561	780	1092.00	5925	4621500	4621500	15800	12324000	12324000	0	7702500	3851250	0	3851250	Survey nos. are partly under DP reservation of road. 2 survey nos. having same ownership are amalgamated together. 40% FP anchored at its OP and is having access from 20m wide road.
489	Aash Ramesh Mahajan, Anuradha Achyut Javlekar , Pramila Narayan Joshi , Amita Vijay Joshi , Aditya Vijay Joshi	1	11	11/2	Morbe	489	780	3950	3081000	3081000		312		5925	1848600	1848600	15800	4929600	4929600	0	3081000	1540500	0	1540500	
490	Shankar Shantaram Bhagat, Lakshman Shantaram Bhagat, Bharat Shantaram Bhagat, Sharad Shantaram Bhagat, Bapu Shantaram Bhagat, Maina Shantaram Bhagat, Mai Shantaram Bhagat, Roshan Kishan Khandagale, Roshani Kishan Khandagale	2	11	11/4/1	Morbe	490	2150	3950	8492500	8492500	563	860	860.00	5925	5095500	5095500	15800	13588000	13588000	0	8492500	4246250	0	4246250	Survey no. is partly under DP reservation of road. OPs of FP 563 and FP 564 are having same ownership. Due to tenure of land and other right remarks of 7/12 extract, FPs are not amalgamated however placed adjoining each other. 40% FP anchored at its OP and is having access from 20m wide road.
491	Shankar Shantaram Bhagat, Lakshman Shantaram Bhagat, Bharat Shantaram Bhagat, Sharad Shantaram Bhagat, Bapu Shantaram Bhagat, Maina Shantaram Bhagat, Mai Shantaram Bhagat, Roshan Kishan Khandagale, Roshani Kishan Khandagale,	1	12	12/3/1/A	Morbe	491	6540	3950	25833000	25833000	564	2616	2616.00	5925	15499800	15499800	15800	41332800	41332800	0	25833000	12916500	0	12916500	Survey no. is partly under DP reservation of road. OPs of FP 563 and FP 564 are having same ownership. Due to tenure of land and other right remarks of 7/12 extract, FPs are not amalgamated however placed adjoining each other. 40% FP anchored at its OP and is having access from 20m wide road on two sides.
492	Amita Vijay Joshi, Aditya Vijay Joshi	1	14	14/3	Morbe	492	3900	3950	15405000	15405000	565	1560	1560.00	5925	9243000	9243000	15800	24648000	24648000	0	15405000	7702500	0	7702500	Survey no. is partly under DP reservation of road. 40% FP anchored at its OP and is having access from 20m wide roads.
493	Eknath Chango Deshelkar	1	14	14/1	Morbe	493	1600	3950	6320000	6320000	566	640	640.00	5925	3792000	3792000	15800	10112000	10112000	0	6320000	3160000	0	3160000	Survey no. is partly under DP reservation of road. Gut book subdivision of S.no. 14 are not known. Existing structures are protected by providing 40% FP anchored at its OP considering S.no. 14/1 and is having access from 20m wide road.
494	Shalik Mungya Bhagat, Aangadh Mungya Bhagat, Raju Mungya Bhagat, Mahesh Sitaram Navdekar	2	12	12/3/1/B	Morbe	494	5310	3950	20974500	20974500	569	2124	3336.00	5925	12584700	12584700	15800	33559200	33559200	0	20974500	10487250	0	10487250	Survey no. 72/4/A is partly under DP reservation of road. OPs of FP 569 and 589 are having same ownership. Due to other right remarks of 7/12 extract, FPs are not amalgamated however placed adjoining each other. 40% FP anchored at its largest OP at S.no. 12/3/1/B and is having access from 20m wide road on two sides.
495	Shalik Mungya Bhagat, Asgadth Mungya Bhagat, Raju Mungya Bhagat, Mahesh Sitaram Navdekar	2	72	72/4/A	Morbe	495	3030	3950	11968500	11968500		1212		5925	7181100	7181100	15800	19149600	19149600	0	11968500	5984250	0	5984250	
496	Nana Janu Patil	1	12	12/5	Morbe	496	630	3950	2488500	2488500	570	252	252.00	5925	1493100	1493100	15800	3981600	3981600	0	2488500	1244250	0	1244250	40% FP is given near its OP and is having access from 20m wide road.
497	Kusum Gopal Patil, Krishna Rajaram Patil, Seema Hiranman Salunkhe, Kundalik Rajaram Patil, Jaywant Gopal Patil, Minakshi Shashikant Bhagat	1	12	12/1/1	Morbe	497	5040	3950	19908000	19908000	571	2016	2552.00	5925	11944800	11944800	15800	31852800	31852800	0	19908000	9954000	0	9954000	2 survey nos. having same ownership are amalgamated together. 40% FP anchored at its OP and is having access from 20m wide road.
498	Kusum Gopal Patil, Krishna Rajaram Patil, Seema Hiranman Salunkhe, Kundalik Rajaram Patil, Jaywant Gopal Patil, Minakshi Shashikant Bhagat	1	12	12/1/2	Morbe	498	1340	3950	5293000	5293000		536		5925	3175800	3175800	15800	8468800	8468800	0	5293000	2646500	0	2646500	
499	Suresh Padu Bhoi	1	11	11/4/2	Morbe	499	2780	3950	10981000	10981000	572	1112	1364.00	5925	6588600	6588600	15800	17569600	17569600	0	10981000	5490500	0	5490500	Survey no. 11/4/2 is partly under DP reservation of road. 2 survey nos. having same ownership are amalgamated together. 40% FP anchored at its OP and is having access from 20m wide road.
500	Suresh Padu Bhoi	1	12	12/3/2	Morbe	500	630	3950	2488500	2488500		252		5925	1493100	1493100	15800	3981600	3981600	0	2488500	1244250	0	1244250	
501	Ghanshyam Narayan Khopkar	1	11	11/3	Morbe	501	800	3950	3160000	3160000	573	320	1188.00	5925	1896000	1896000	15800	5056000	5056000	0	3160000	1580000	0	1580000	Survey no. 11/3 is partly under DP reservation of road. 4 survey nos. having same ownership are amalgamated together. 40% FP anchored at its largest OP at S.no. 11/3 and is having access from 20m wide road.
502	Ghanshyam Narayan Khopkar	1	12	12/6	Morbe	502	610	3950	2409500	2409500		244		5925	1445700	1445700	15800	3855200	3855200	0	2409500	1204750	0	1204750	
503	Ghanshyam Narayan khopkar	1	13	13/3	Morbe	503	780	3950	3081000	3081000		312		5925	1848600	1848600	15800	4929600	4929600	0	3081000	1540500	0	1540500	
504	Ghanshyam Narayan Khopkar	1	236	236/1	Morbe	504	780	3950	3081000	3081000		312		5925	1848600	1848600	15800	4929600	4929600	0	3081000	1540500	0	1540500	
505	Rajendra Javanmal Gandhi	1	237	237/5/A	Morbe	505	4550	3950	17972500	17972500	574	1820	1820.00	5925	10783500	10783500	15800	28756000	28756000	0	17972500	8986250	0	8986250	Survey no. is partly under DP reservation of Receiving Station (560_RS) and road. 40% FP is given near its OP and is having access from 20m wide road.





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Redistribution and Valuation Statement																									
SR. NO.	OWNERS' NAME (ENGLISH)	TENURE OF LAND	SURVEY NO.	HISSA NO.	VILLAGE	OP No.	AREA	Value in Rupees.			Final Plot Value in Rupees.									Contribution (+) Compensation (-) (Col. 9(c) - Col 6(c))	Increment (Col. 10(b) - 9(b))	Contribution 50 percent of col. 12	Additional to (+) or deduction from (-) contribution to be made under	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks
								*Rate of Original Value as per ASR 2019-20	Without Reference to Value of Structure	Inclusive of Structure	FP Nos	Area Individual	Area Amalgamated	*Rate of Semi final Value	Without Reference to Value of Structure	Inclusive of Structure	*Rate of final Value	Developed Without Reference to Value of Structure	Inclusive of Structure						
1	2	3a	3b	3c	3d	4	5	6a	6b	6c	7	8a	8b	9a	9b	9c	10a	10b	10c	11	12	13	14	15	16
506	Kashinath Gajanan Phate, Sashikant Gajanan Phate, Bayobai Baburao Karnuk, Manubai Gajanan Phate, Sunita Chandrakant Phate, Akshay Chandrakant Phate, Akshada Chandrakant Phate, Aakash Chandrakant Phate	2	236	236/5	Morbe	506	400	3950	1580000	1580000	577	160	636.40	5925	948000	948000	15800	2528000	2528000	0	1580000	790000	0	790000	Survey no. is partly under DP reservation of road. 4 survey nos. having same ownership are amalgamated together. More than 50% area of S.no. 202/4 falls within 200M from Gaathan boundary. As per MMC notification dtd. 10.08.2023, part area of S.no. 239/4=300 sq.m. and S.no. 202/4=849sq.m. falls under MMC acquisition is deducted. 40% FP is given near its OP and is having access from 24m wide road.
507	Kashinath Gajanan Phate, Sashikant Gajanan Phate, Bayobai Baburao Karnuk, Manubai Gajanan Phate, Sunita Chandrakant Phate, Akshay Chandrakant Phate, Akshada Chandrakant Phate, Aakash Chandrakant Phate	2	239	239/1	Morbe	507	140	3950	553000	553000		56		5925	331800	331800	15800	884800	884800	0	553000	276500	0	276500	
508	Kashinath Gajanan Phate, Sashikant Gajanan Phate, Bayobai Baburao Karnuk, Manubai Gajanan Phate, Sunita Chandrakant Phate, Akshay Chandrakant Phate, Akshada Chandrakant Phate, Aakash Chandrakant Phate	2	239(MMC)(P)	239/4	Morbe	508	500	3950	1975000	1975000		200		5925	1185000	1185000	15800	3160000	3160000	0	1975000	987500	0	987500	
509	Kashinath Gajanan Phate, Sashikant Gajanan Phate, Bayobai Baburao Karnuk, Manubai Gajanan Phate, Sunita Chandrakant Phate, Akshay Chandrakant Phate, Akshada Chandrakant Phate, Aakash Chandrakant Phate	2	202(MMC)(P)(P)	202/4(P)	Morbe	509	551	4345	2394095	2394095		220.4		6517.5	1436457	1436457	17380	3830552	3830552	0	2394095	1197047.5	0	1197047.5	
510	Hendar Vitthal Bhophi, Hari Vitthal Bhophi	1	220(MMC)(P)	220/1	Morbe	510	3577	3950	14129150	14129150	578	1430.8	1430.80	5925	8477490	8477490	15800	22606640	22606640	0	14129150	7064575	0	7064575	As per MMC notification dtd. 10.08.2023, part area of S.no. 220=15243 sq.m. falls under MMC acquisition. Gut book subdivision of 4 sub hissa of S.no. 220 are not known. In accordance all 4 sub hissa of S.no. 220 are given entitlement together after deducting MMC area. 40% FP is given near its OP and is having access from 24m wide road.
511	Trupti Shashikant Tirse	1	220(MMC)(P)	220/2	Morbe	511		3950	0	0				5925	0	0	15800	0	0	0	0	0	0	0	
512	Ramkrushn Raghunath Thakur, Nilesh Gunaji Dakave, Sanjay Gunaji Dakave, Suresh Balaku Pawar	1	220(MMC)(P)	220/3	Morbe	512		3950	0	0				5925	0	0	15800	0	0	0	0	0	0	0	
513	Bharat Nevandram Karira	1	220(MMC)(P)	220/4	Morbe	513		3950	0	0				5925	0	0	15800	0	0	0	0	0	0	0	
514	Tara Joma Patil, Lila Gajanan Palkar, Mathura Anant Bhagat, Padma Mahadu Bhagat	2	238	238/3	Morbe	514	5780	3950	22831000	22831000	579	2312	2312.00	5925	13698600	13698600	15800	36529600	36529600	0	22831000	11415500	0	11415500	Survey no. is partly under DP reservation of Receiving Station (560_RS) and road. 40% FP anchored at its OP and is having access from 24m wide road.
515	Balaram Hiru Bhophi, Hendar Ganpat Deshekar	2	237	237/3	Morbe	515	100	3950	395000	395000		40	1264.80	5925	237000	237000	15800	632000	632000	0	395000	197500	0	197500	
516	Balaram Hiru Bhophi, Hendar Ganpat Deshekar	2	239(MMC)(P)	239/3	Morbe	516	3062	3950	12094900	12094900		1224.8		5925	7256940	7256940	15800	19351840	19351840	0	12094900	6047450	0	6047450	Survey no. is partly under DP reservation of Receiving Station (560_RS) and road. 2 survey nos. having same ownership are amalgamated together. As per MMC notification dtd. 10.08.2023, part area of S.no. 239/3=1038sq.m. falls under MMC acquisition is deducted. 40% FP anchored at its OP and is having access from 24m and 12m wide road.
517	Valmik Narayan Navdekar	2	236	236/2	Morbe	517	4210	3950	16629500	16629500	582	1684	1916.00	5925	9977700	9977700	15800	26607200	26607200	0	16629500	8314750	0	8314750	S.no. 236/2 is partly under DP reservation of road. 2 survey nos. having same ownership are amalgamated together. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 12m wide road.
518	Valmik Narayan Navdekar	2	236	236/4	Morbe	518	580	3950	2291000	2291000		232		5925	1374600	1374600	15800	3665600	3665600	0	2291000	1145500	0	1145500	
519	Ganpat Manglya Gaikwad, Anubai Dharma Gaikwad, Janabai Dattu Jadhav, Manibai Maruti Thorat, Tulsabai Manglya Gaikwad	2	12	12/2	Morbe	519	1160	3950	4582000	4582000	583	464	464.00	5925	2749200	2749200	15800	7331200	7331200	0	4582000	2291000	0	2291000	40% FP is given near its OP and is having access from 12m wide road.
520	Kusum Gopal Patil, Krushna Rajaram Patil, Sims Hiranen Salunkhe, Kundlik Rajaram Patil, Jaiwant Gopal Patil, Minakshi Shashikant Bhagat	1	234(MMC)(P)	234/3	Morbe	520	1115	3950	4404250	4404250	587	446	446.00	5925	2642550	2642550	15800	7046800	7046800	0	4404250	2202125	0	2202125	As per MMC notification dtd. 10.08.2023, part area of S.no. 234/3=4625 sq.m. falls under MMC acquisition is deducted. 40% FP anchored at its OP and is having access from 20m and 12m wide road.
521	Dattu Navdev Navdekar, Vasudev Navdev Navdekar, Vittha Navdev Navdekar, Mahesh Sitaram Navdekar, Mukesh Sitaram Navdekar, Nilesh Sitaram Navdekar, Manisha Kalas Thakur	1	13	13/2/A	Morbe	521	3500	3950	13825000	13825000	588	1400	1400.00	5925	8295000	8295000	15800	22120000	22120000	0	13825000	6912500	0	6912500	40% FP is given near its OP and is having access from 20m wide road.
522	Shalik Mungya Bhagat, Aagadh Mungya Bhagat, Raju Mungya Bhagat, Mahesh Sitaram Navdekar	2	44	44/6	Morbe	522	1470	3950	5806500	5806500	589	588	1356.00	5925	3483900	3483900	15800	9290400	9290400	0	5806500	2903250	0	2903250	Survey nos. are partly under DP reservation of road. OPs of FP 569 and 589 are having same ownership. Due to other right remarks of 7/12 extract, FPs are not amalgamated however placed adjoining each other. 40% FP anchored at its largest OP at S.no. 12/3/1/B and is having access from 20m wide road.
523	Shalik Mungya Bhagat, Aagadh Mungya Bhagat, Raju Mungya Bhagat, Mahesh Sitaram Navdekar	2	44	44/7	Morbe	523	1920	3950	7584000	7584000		768		5925	4550400	4550400	15800	12134400	12134400	0	7584000	3792000	0	3792000	
524	Babi Vishnu Patil, Lata Sadanand Gaikar, Padibai Balu Bhagat, Namdev Balu Bhagat, Indira Eknath Patil, Ganu Bendu Bhagat	2	237	237/5/B	Morbe	524	910	3950	3594500	3594500	591	364	364.00	5925	2156700	2156700	15800	5751200	5751200	0	3594500	1797250	0	1797250	Survey no. is partly under DP reservation of Receiving Station (560_RS) and road. 40% FP is given near its OP and is having access from 24m wide road.
525	Indira Eknath Patil, Babi Vishnu Patil, Lata Sadanand Gaikar, Padubai Balu Bhagat, Namdev Balu Bhagat	2	237	237/8	Morbe	525	1190	3950	4700500	4700500	592	476	484.00	5925	2820300	2820300	15800	7520800	7520800	0	4700500	2350250	0	2350250	Survey nos. are partly under DP reservation of Receiving Station (560_RS) and road. As per MMC notification dtd. 10.08.2023, part area of S.no. 239/7=580 sq.m. falls under MMC acquisition is deducted. 2 survey nos. having same ownership are amalgamated together. Existing structures at S.no. 237/8. Existing structures are protected by providing 40% FP anchored at its OP at S.no. 237/8 and is having access from 24m wide road.
526	Indira Eknath Patil, Babi Vishnu Patil, Lata Sadanand Gaikar, Padubai Balu Bhagat, Namdev Balu Bhagat	2	239(MMC)(P)	239/7	Morbe	526	20	3950	79000	79000		8		5925	47400	47400	15800	126400	126400	0	79000	39500	0	39500	
527	Sitabai Halya Bhagat, Ananta Halya Bhagat, Rohidas Halya Bhagat, Prabhavati Lakshman Pawar, Nanda Shivram Bhoir, Sharmila Namdev Thombre, Kalpana Halya Bhagat, Usha Somnath Mali	2	235	235	Morbe	527	940	3950	3713000	3713000	594	376	376.00	5925	2227800	2227800	15800	5940800	5940800	0	3713000	1856500	0	1856500	OPs of FP 594 and 595 are having same ownership. Due to other right remarks of 7/12 extract, FPs are not amalgamated however placed adjoining each other. 40% FP anchored at its OP at S.no. 9/2 and is having access from 24m wide road.

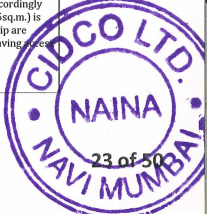




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See rules (vi) and 21(1)																									
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SR. NO.	OWNERS' NAME (ENGLISH)	TENURE OF LAND	SURVEY NO.	HISSA NO.	VILLAGE	OP No.	AREA	*Rate of Original Value as per ASR 2019-20	Value in Rupees. Without Reference to Value of Structure	Inclusive of Structure	Final Plot Value in Rupees.						Contribution (+) Compensation (-) (Col. 9(c) - Col 6(c)	Increment (Col. 10(b) - 9(b)	Contribution 50 percent of col. 12	Additional to (+) or deduction from (-) contribution to be made under	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks			
											FP Nos	Area Individual	Area Amalgamated	*Rate of Semi final Value	Without Reference to Value of Structure	Inclusive of Structure							*Rate of final Value	Without Reference to Value of Structure	Inclusive of Structure
1	2	3a	3b	3c	3d	4	5	6a	6b	6c	7	8a	8b	9a	9b	9c	10a	10b	10c	11	12	13	14	15	16
528	Sitabai Halya Bhagat, Ananta Halya Bhagat, Rohidas Halya Bhagat, Prabhavati Lakshman Pawar, Nanda Shivram Bhoir, Sharmila Namdev Thombre, Kalpana Halya Bhagat, Usha Somnath Mali,	2	9	9/2	Morbe	528	4860	3950	19197000	19197000	595	1944	8487.60	5925	11518200	11518200	15800	30715200	30715200	0	19197000	9598500	0	9598500	S. no. 9/4 is partly under DP reservation of road. OPs of FP 594 and 595 are having same ownership. Due to other right remarks of 7/12 extract, FPs are not amalgamated however placed adjoining each other. As per MMC notification dtd. 10.08.2023, part area of S.no. 234/7=1771 sq.m. falls under MMC acquisition is deducted. Existing structures at S.no. 9/2. Existing structures are protected by providing 40% FP anchored at its OP at S.no. 9/2 and is having access from 24m wide road.
529	Sitabai Halya Bhagat, Ananta Halya Bhagat, Rohidas Halya Bhagat, Prabhavati Lakshman Pawar, Nanda Shivram Bhoir, Sharmila Namdev Thombre, Kalpana Halya Bhagat, Usha Somnath Mali,	2	9	9/4	Morbe	529	2830	3950	11178500	11178500		1132		5925	6707100	6707100	15800	17885600	17885600	0	11178500	5589250	0	5589250	
530	Sitabai Halya Bhagat, Ananta Halya Bhagat, Rohidas Halya Bhagat, Prabhavati Lakshman Pawar, Nanda Shivram Bhoir, Sharmila Namdev Thombre, Kalpana Halya Bhagat, Usha Somnath Mali,	2	18	18/3	Morbe	530	2870	3950	11336500	11336500		1148		5925	6801900	6801900	15800	18138400	18138400	0	11336500	5668250	0	5668250	
531	Sitabai Halya Bhagat, Ananta Halya Bhagat, Rohidas Halya Bhagat, Prabhavati Laxman Pawar, Nanda Shivram Bhoir, Sharmila Namdev Thombare, Kalpana Halya Bhagat, Usha Somnath Mali	2	72	72/2	Morbe	531	5210	3950	20579500	20579500		2084		5925	12347700	12347700	15800	32927200	32927200	0	20579500	10289750	0	10289750	
532	Sitabai Halya Bhagat, Ananta Halya Bhagat, Rohidas Halya Bhagat, Prabhavati lakshman Pawar, Nanda Shivram Bhoir, Sharmila Namdev Thombre, Kalpana Halya Bhagat, Usha Somnath Mali,	2	234(MMC)(P)	234/7	Morbe	532	1489	3950	5881550	5881550		595.6		5925	3528930	3528930	15800	9410480	9410480	0	5881550	2940775	0	2940775	
533	Sitabai Halya Bhagat, Ananta Halya Bhagat, Rohidas Halya Bhagat, Prabhavati Lakshman Pawar, Nanda Shivram Bhoir, Sharmila Namdev Thombre, Kalpana Halya Bhagat, Usha Somnath Mali	2	236	236/6	Morbe	533	3960	3950	15642000	15642000	1584		5925	9385200	9385200	15800	25027200	25027200	0	15642000	7821000	0	7821000		
534	Ganu Bendu Bhagat	2	9	9/1	Morbe	534	3160	3950	12482000	12482000	596	1264	3276.00	5925	7489200	7489200	15800	19971200	19971200	0	12482000	6241000	0	6241000	S. no. 11/5, 43/4 are partly under DP reservation of road. 5 survey nos. having same ownership are amalgamated together. Existing structures on OP at S.no. 9/1. Existing structures are protected by providing 40% FP anchored at its OP at S.no. 9/1 and is having access from 24m and 15m wide road.
535	Ganu Bendu Bhagat	2	11	11/5	Morbe	535	610	3950	2409500	2409500		244		5925	1445700	1445700	15800	3855200	3855200	0	2409500	1204750	0	1204750	
536	Ganu Bendu Bhagat	2	43	43/4	Morbe	536	1160	3950	4582000	4582000		464		5925	2749200	2749200	15800	7331200	7331200	0	4582000	2291000	0	2291000	
537	Ganu Bendu Bhagat	2	52	52/1	Morbe	537	2380	3950	9401000	9401000		952		5925	5640600	5640600	15800	15041600	15041600	0	9401000	4700500	0	4700500	
538	Ganu Bendu Bhagat	2	52	52/5	Morbe	538	880	3950	3476000	3476000		352		5925	2085600	2085600	15800	5561600	5561600	0	3476000	1738000	0	1738000	
539	Aaruna Ganesh Disale, Bhavika Ganesh Disale, Raj Ganesh Disale, Bhumika Ganesh Disale A. Pa. K. Mother Aruna Ganesh Disale	1	8	8/1	Morbe	539	800	3950	3160000	3160000	598A	320	320.00	5925	1896000	1896000	15800	5056000	5056000	0	3160000	1580000	0	1580000	Vide suggestion-objection application no. 19 dtd 20/4/2023 after land owners' meet, the location and details of original plots are submitted by applicant and accordingly FP is given. 40% FP anchored at its OP and is having access from 15m wide road.
540	Harishchandra Sadu Navdekar	1	44	44/4	Morbe	540	1540	3950	6083000	6083000	598B	616	616.00	5925	3649800	3649800	15800	9732800	9732800	0	6083000	3041500	0	3041500	Survey no. is partly under DP reservation of road. Vide suggestion-objection application no. 59 dtd 4/5/2023 after land owners' meet, the location and details of original plots are submitted by applicant and accordingly FP is given. OPs of FP 598B, FP 600 and FP 601are having same ownership. Due to structure and other right remarks of 7/12 extract, FPs are not amalgamated however placed close to each other. Existing structures on OP at part area of S.no. 7/4. Existing structures are protected by providing 40% FP anchored at its OP at S.no. 7/4 in 2 parts at FP 598A and 600 and is having access from 15m wide road.
541	Harishchandra Sadu Navdekar	1	73	73/5	Morbe	541	230	3950	908500	908500	600	92	92.00	5925	545100	545100	15800	1453600	1453600	0	908500	454250	0	454250	Survey no. is partly under DP reservation of road. Vide suggestion-objection no. 59 application dtd 4/5/2023 after land owners' meet, the location and details of original plots are submitted by applicant and accordingly FP is given. OPs of FP 598B, FP 600 and FP 601are having same ownership. Due to structure and other right remarks of 7/12 extract, FPs are not amalgamated however placed close to each other. 40% FP anchored at its OP at S.no. 7/4 in 3 parts at FP 598A, FP 600 and FP 601 and is having access from 24m wide road.
542	Harishchandra Sadu Navdekar	1	7	7/4	Morbe	542	15360	3950	60672000	60672000	601	6144	9736.00	5925	36403200	36403200	15800	97075200	97075200	0	60672000	30336000	0	30336000	S. nos. 7/4, 73/6/A are partly under DP reservation of road. Vide suggestion-objection application no. 59 dtd 4/5/2023 after land owners' meet, the location and details of original plots are submitted by applicant and accordingly FP is given. OPs of FP 598B, FP 600 and FP 601 are having same ownership. Due to structure and other right remarks of 7/12 extract, FPs are not amalgamated however placed close to each other. Existing structures on OP at part area of S.no. 7/4. Existing structures are protected by providing 40% FP anchored at its OP at S.no. 7/4 in 3 parts at FP 598A, FP 600 and FP 601 and is having access from 36m and 24m wide road.
543	Harishchandra Sadu Navdekar	1	45	45/6	Morbe	543	130	3950	513500	513500		52		5925	308100	308100	15800	821600	821600	0	513500	256750	0	256750	
544	Harishchandra Sadu Navdekar	1	73	73/6/A	Morbe	544	6170	3950	24371500	24371500		2468		5925	14622900	14622900	15800	38994400	38994400	0	24371500	12185750	0	12185750	
545	Harishchandra Sadu Navdekar	1	96	96	Morbe	545	2680	3950	10586000	10586000		1072		5925	6351600	6351600	15800	16937600	16937600	0	10586000	5293000	0	5293000	
546	Jaywant Narayan Khopkar	1	44	44/5	Morbe	546	560	3950	2212000	2212000	603	224	4172.00	5925	1327200	1327200	15800	3539200	3539200	0	2212000	1106000	0	1106000	S. nos. 44/5, 47/2 are partly under DP reservation of road. OPs of FP 603 and FP 604 are having same ownership. Due to other right remarks of 7/12 extract, FPs are not amalgamated however placed adjoining each other. 40% FP anchored at its largest OP at S.no. 47/2 and is having access from 36m and 20m wide road.
547	Jaywant Narayan Khopkar	1	45	45/4	Morbe	547	100	3950	395000	395000		40		5925	237000	237000	15800	632000	632000	0	395000	197500	0	197500	
548	Jaywant Narayan Khopkar	1	45	45/5	Morbe	548	130	3950	513500	513500		52		5925	308100	308100	15800	821600	821600	0	513500	256750	0	256750	
549	Jaywant Narayan Khopkar	1	46	46/4	Morbe	549	350	3950	1382500	1382500		140		5925	829500	829500	15800	2212000	2212000	0	1382500	691250	0	691250	
550	Jaywant Narayan Khopkar	1	47	47/2	Morbe	550	8100	3950	31995000	31995000		3240		5925	19197000	19197000	15800	51192000	51192000	0	31995000	15997500	0	15997500	
551	Jaywant Narayan Khopkar	1	106	106/8	Morbe	551	1190	3950	4700500	4700500	476		5925	2820300	2820300	15800	7520800	7520800	0	4700500	2350250	0	2350250		
552	Jaywant Narayan Khopkar	2	44	44/2	Morbe	552	660	3950	2607000	2607000	604	264	264.00	5925	1564200	1564200	15800	4171200	4171200	0	2607000	1303500	0	1303500	Survey no is partly under DP reservation of road. OPs of FP 603 and FP 604 are having same ownership. Due to other right remarks of 7/12 extract, FPs are not amalgamated however placed adjoining each other. 40% FP anchored at its its largest OP at S.no. 47/2 and is having access from 20m wide road.



TOWN PLANNING SCHEME NO. 12																												
FORM No. 1																												
See rules (v) and 21(1)																												
Redistribution and Valuation Statement																												
Final Plot																												
Value In Rupees.																												
Contribution (+)																												
Compensation (-)																												
(Col. 9(c) - Col 6(c)																												
Increment																												
(Col. 10(b) - 9(b)																												
Contribution																												
50 percent of col. 12																												
Additional to																												
(+ or deduction																												
from (-) contribution to be made under																												
Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14																												
Remarks																												
SR. NO.	OWNERS' NAME (ENGLISH)	TENURE OF LAND	SURVEY NO.	HISSA NO.	VILLAGE	OP No.	AREA	*Rate of Original Value as per ASR 2019-20	Value In Rupees. Without Reference to Value of Structure	Inclusive of Structure	FP Nos	Area Individual	Area Amalgamated	*Rate of Semi final Value	Without Reference to Value of Structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Inclusive of Structure	Contribution (+) Compensation (-) (Col. 9(c) - Col 6(c)	Increment (Col. 10(b) - 9(b)	Contribution 50 percent of col. 12	Additional to (+) or deduction from (-) contribution to be made under	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks			
1	2	3a	3b	3c	3d	4	5	6a	6b	6c	7	8a	8b	9a	9b	9c	10a	10b	10c	11	12	13	14	15	16			
553	Ajay Vaman Navadekar	1	237	237/1/B	Morbe	553	1700	4345	7386500	7386500	607	680	680.00	6517.5	4431900	4431900	15800	10744000	10744000	0	6312100	3156050	0	3156050	Survey nos. is partly under DP reservation of Receiving Station (560_RS). More than 50% area of survey no. falls within 200M from Gaothan boundary. Vide suggestion-objection application no. 33 dtd 4/5/2023 after land owners' meet, the location and details of original plots are submitted by applicant and accordingly FP is given. Gut book subdivision of S.no. 237/1 are not known. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 12m wide road.			
554	Prakash Jairam Bhagat, Harishchandra Jairam Bhagat	1	237	237/1/A	Morbe	554	4600	4345	19987000	19987000	609	1840	1840.00	6517.5	11992200	11992200	15800	29072000	29072000	0	17079800	8539900	0	8539900	Survey nos. is partly under DP reservation of Receiving Station (560_RS). More than 50% area of survey no. falls within 200M from Gaothan boundary. Gut book subdivision of S.no. 237/1 are not known. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP considering S.no. 237/1/A and is having access from 12m wide road.			
555	Ram Ramchandra Phadake, Surekha Ram Phadake	1	237	237/2	Morbe	555	6460	4345	28068700	28068700	611	2584	2584.00	6517.5	16841220	16841220	15800	40827200	40827200	0	23985980	11992990	0	11992990	Survey nos. is partly under DP reservation of Receiving Station (560_RS). More than 50% area of survey no. falls within 200M from Gaothan boundary. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 12m wide road on two sides.			
556	Tara Joma Patil, Lila Gajanan Palikar, Mathura Anant Bhagat, Padma Mahadu Bhagat	2	238	238/1/B	Morbe	556	4350	4345	18900750	18900750	612	1740	1740.00	6517.5	11340450	11340450	15800	27492000	27492000	0	16151550	8075775	0	8075775	Survey nos. is partly under DP reservation of Receiving Station (560_RS). More than 50% area of survey no. falls within 200M from Gaothan boundary. 40% FP anchored at its OP and is having access from 12m wide road.			
557	Pandurang Ragho Mhaskar	1	241(MMC)(P)	241/1	Morbe	557	5560	3950	21962000	21962000	613	2224	2224.00	5925	13177200	13177200	15800	35139200	35139200	0	21962000	10981000	0	10981000	Survey nos. is partly under DP reservation of Receiving Station (560_RS). As per MMC notification dtd. 10.08.2023, part area of S.no. 241/1 to 241/4=21100 sq.m. falls under MMC acquisition. Gut book subdivision of 4 sub hissas of S.no. 241 are not known. In accordance all 4 sub hissa of S.no. 241 are given entitlement together after deducting MMC area. 40% FP anchored at its OP and is having access from 12m wide road on two sides.			
558	Waman Narayan Bhopi	1	241(MMC)(P)	241/2	Morbe	558		3950	0	0				5925	0	0	15800	0	0	0	0	0	0	0		0	0	
559	Ragho Dinkur Mhatre, Nagbal Sitaram Phadke, Yanna Vasant Patil, Shantabai Dinkur Mhatre, Parvathibai Ganapat Mhatre, Kama Ganpat Mhatre, Ganesh Ganapat Mhatre, Swati Kantaram Naik, Shweta Ramesh Mhatre, Dilip Ganpat Mhatre, Hausabai Janardan Patil, Hirabai Baliram Mhatre, Anusuya Baliram Mhatre, Dnyaneshwar Baliram Mhatre, Pandurang Baliram Mhatre, Pintesh Baliram Mhatre, Ranjana Govind Bhopi, Sungandha Gurunath Bhopi, Kalpana Somnath Chaudhari, Sangita Vijay Koparkar, Chandrabhaga Chaudar Mhatre, Meghnath Chaudar Mhatre, Jyotsnath Chaudar Mhatre, Bhonabhol Arjun, Ganesh Sadu Gaikar	2	241(MMC)(P)	241/3	Morbe	559		3950	0	0				5925	0	0	15800	0	0	0	0	0	0	0		0	0	0
560	Maharashtra Government	सरकार	5 (MMC)(P)*	5/A/1/A	Morbe	561		9583.55	4345	41640525				41640525	615A	3833.42	3833.42	6517.5	24984314.85	24984314.85	15800	60568036	60568036	0		35583721.15	17791860.58	0
562	M/s Executive Engineer Konkan Irrigation Department Panvel	सरकार	5 (MMC)(P)*	5/A/1/B	Morbe	562	4345	0	0	6517.5	0	0	15800	0				0	0	0	0	0	0	0	0	0		
563	Anwar Husenmiya Mulla, Iqbal Shabir Mulla, Ajji Shabir Mulla, Naj A Raheman Mulla, Seema Shabir Mulla, Pharukh Shabir Mulla, Bilkis Altif Mulla, Najama Usman Mukari, Nasima Gulam Mulla, Rahena Arshid Mulla, Saphaya A. Sattar Bubere	1	5 (MMC)(P)*	5/A/2	Morbe	563	4345	0	0	6517.5	0	0	15800	0				0	0	0	0	0	0	0	0	0		
564	Chairman D B Ku Pen	सरकार	5 (MMC)(P)*	5/B	Morbe	564	4345	0	0	6517.5	0	0	15800	0				0	0	0	0	0	0	0	0	0		
565	Kashinath Gajanan Phate	2	202(MMC)(P)(P)	202/8(P)	Morbe	565	353	4345	1533785	1533785	616A	141.2	141.20	6517.5	920271	920271	15800	2230960	2230960	0	1310689	655344.5	0	655344.5	More than 50% area of survey nos. falls within 200M from Gaothan boundary. As per MMC notification dtd. 10.08.2023, part area of S.no. 202/8=2547sq.m. falls under MMC acquisition is deducted. 40% FP anchored near its OP and is having access from 12m wide road.			
566	Pandurang Radho Mhaskar	1	3 (MMC)(P)	3	Morbe	566	1420	4345	6169900	6169900	616B	568	568.00	6517.5	3701940	3701940	15800	8974400	8974400	0	5272460	2636230	0	2636230	More than 50% area of survey no. falls within 200M from Gaothan boundary. 40% FP anchored at its OP and is having access from 12m wide road.			
567	Ganu Bama Gadge	2	119	119/4	Morbe	567	180	3950	711000	711000	617A	72	452.00	5925	426600	426600	15800	1137600	1137600	0	711000	355500	0	355500	Survey nos. is partly under DP reservation of Road. Minor part of survey no is under Tributary. 3 survey nos. are having same ownership are amalgamated together. 40% FP is relocated near its OP and is having access from 12m wide road. Survey no. 122 is shown as Forest on Sanctioned DP Map of NAINA, however it is in private ownership as per 7/12 extract. Regulation no. 31.3 of Sanctioned DP DCPR of NAINA is applicable to FP.			
568	Ganu Bama Gadge	2	119	119/6	Morbe	568	430	3950	1698500	1698500				5925	1019100	1019100	15800	2717600	2717600	0	1698500	849250	0	849250				
569	Ganu Bama Gadge	2	122	122/6	Morbe	569	520	3950	2054000	2054000				5925	1232400	1232400	15800	3286400	3286400	0	2054000	1027000	0	1027000				
570	Abhishek Vijay Bhide, Niraj Swarupchand Kothari, Bhavin Ajit Dedhia, Virendra Samlal Gupta, Eknath Chango Deshekar.	2	122(MMC)(P)	122/4	Morbe	570	343	3950	1354850	1354850	617B	137.2	165.20	5925	812910	812910	15800	2167760	2167760	0	1354850	677425	0	677425	Survey nos. is partly under DP reservation of Road. Minor part of survey no is under Tributary. 2 survey nos. are having same ownership are amalgamated together. As per MMC notification dtd. 10.08.2023, part area of S.no. 122/4=327q.m. and 126/2=1270sq.m. falls under MMC acquisition is deducted. 40% FP is relocated near its OP and is having access from 12m wide road. Survey no. 122 is shown as Forest on Sanctioned DP Map of NAINA, however it is in private ownership as per 7/12 extract. Regulation no. 31.3 of Sanctioned DP DCPR of NAINA is applicable to FP.			
571	Abhishek Vijay Bhide, Niraj Swarupchand Kothari, Bhavin Ajit Dedhia, Virendra Samlal Gupta, Eknath Chango Deshekar.	2	126(MMC)(P)	126/2	Morbe	571	70	3950	276500	276500				5925	165900	165900	15800	442400	442400	0	276500	138250	0	138250				
572	Amit Mohindarkumar Barar, Sameer Mohindkumar Barar, Eknath Chango Deshekar	2	122	122/5	Morbe	572	1760	3950	6952000	6952000	617D	704	704.00	5925	4171200	4171200	15800	11123200	11123200	0	6952000	3476000	0	3476000	Survey nos. is partly under DP reservation of Road. Minor part of survey no is under Tributary. 40% FP is relocated near its OP and is having access from 12m wide road. S. no. 122 is shown as Forest on Sanctioned DP Map of NAINA, however it is in private ownership as per 7/12 extract. Regulation no. 31.3 of Sanctioned DP DCPR of NAINA is applicable to FP.			
573	Bharat Tukaram Navale	1	1(MMC)(P)	1/3/C	Morbe	573	137	4345	595265	595265	618A	54.8	204.94	6517.5	357159	357159	15800	865840	865840	0	508681	254340.5	0	254340.5	More than 50% area of survey nos. falls within 200M from Gaothan boundary. As per MMC notification dtd. 10.08.2023, part area of S.no.1/3C/1/4=573 sq.m. falls under MMC acquisition. S.no. 1/3C/1/4 is not there in revenue record; however as per JM sheet MR no. 154/2023 dtd. 18.04.2023 out of 7/12 extract area 710sq.m. is under acquisition. The 7/12 extract area of S.no. 1/3C is also 710sq.m. Accordingly 573sq.m. of MMC acquisition is deducted from S.no. 1/3C. As per MMC notification dtd. 10.08.2023, part area of S.no. 202/6=2400sq.m. falls under MMC acquisition. Outside scheme autocad area of S.no. 202/6 is 224.65 sq.m. is deducted. Accordingly the balance area of S.no. 202/6 (3000-2400-224.65=375.35sq.m.) is considered towards scheme. 2 survey nos. of same ownership are amalgamated together. 40% FP anchored at its OP and is having access from 12m wide road.			
574	Bharat Tukaram Navale	1	202(MMC)(P)(P)	202/6(P)	Morbe	574	375.35	4345	1630896	1630896				6517.5	978537.45	978537.45	17380	2609433.2	2609433.2	0	1630895.75	815447.875	0	815447.875				





TOWN PLANNING SCHEME NO. 12																									
FORM No. 1																									
See rules (v) and 21(1)																									
Redistribution and Valuation Statement																									
Final Plot												Value in Rupees.							Contribution (+) Compensation (-) (Col. 9(c) - Col 6(c))	Increment (Col. 10(b) - 9(b))	Contribution 50 percent of col. 12	Additional to (+) or deduction from (-) contribution to be made under	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks	
Value in Rupees.												Undeveloped			Developed										
SR. NO.	OWNERS' NAME (ENGLISH)	TENURE OF LAND	SURVEY NO.	HISSA NO.	VILLAGE	OP No.	AREA	*Rate of Original Value as per ASR 2019-20	Without Reference to Value of Structure	Inclusive of Structure	FP Nos	Area Individual	Area Amalgamated	*Rate of Semi final Value	Without Reference to Value of Structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Inclusive of Structure	11	12	13	14	15	16
1	2	3a	3b	3c	3d	4	5	6a	6b	6c	7	8a	8b	9a	9b	9c	10a	10b	10c						
575	Shridhar Shankar Joshi, Padmakar Shankar Joshi, Uttam Shankar Joshi, Ramkeshna Shankar Joshi, Suresh Shankar Joshi, Anupama Arvind Brahme, Ujjwala Vilasdada Kulkarni, Nila Vijay Aspte, Prakash Prabhakar Joshi, Pramod Prabhakar Joshi, Pratibha Balwant Sathe, Chhaya Sunil Dandekar, Ananta Devendra Bagel, Amit Sunil Dandekar, Sahas Krishnaji Dandekar, Rajashri Rameshchandra Joshi, Deepak Rameshchandra Joshi, Dilip Rameshchandra Joshi, Dinesh Rameshchandra Joshi, Madhuri Madhukar Joshi, Purnanand Madhukar Joshi, Madhuri Narendra Aspte, Papa Anil Kale, Bhushan Bhalschandra Joshi, Aditi Tammy Parmajpe,	1	1	1/3/A	Morbe	575	860	4345	3736700	3736700	618B	344	344.00	6517.5	2242020	2242020	15800	5435200	5435200	0	3193180	1596590	0	1596590	More than 50% area of survey nos. falls within 200M from Gaothan boundary. 40% FP anchored near its OP and is having access from 15m and 12m wide road on two sides.
576	Medha Nishikant Joshi, Madhura Nishikant Joshi, Manasi Nishikant Joshi, Deepak Anant Mankame,	1	1	1/3/B	Morbe	576	7310	4345	31761950	31761950	618C	2924	2924.00	6517.5	19057170	19057170	15800	46199200	46199200	0	27142030	13571015	0	13571015	More than 50% area of survey nos. falls within 200M from Gaothan boundary. Existing structures on OP. Gut book sub division of S.no. 1/3 is not known. Existing structures are protected by providing 40% FP anchored at its OP considering S.no. 1/3/B and is having access from 15m wide road on two sides.
577	Medha Nishikant Joshi, Madhura Nishikant Joshi, Mansi Nishikant Joshi	1	1	1/1	Morbe	577	8630	4345	37497350	37497350	621, 624A	3452	8499.60	6517.5	22498410	22498410	15800	54541600	54541600	0	32043190	16021595	0	16021595	More than 50% area of survey no. 1/1, 199 falls within 200M from Gaothan boundary. OPs of FP 621, FP 624 A, FP 624B are having same ownership. Due to structure and other right remarks of 7/12 extract, FPs are not amalgamated however placed close to each other. As per MMC notification dtd. 10.08.2023, part area of S.no.199=18185sq.m., S.no. 115=1356sq.m., S.no. 116=4300sq.m. falls under MMC acquisition is deducted. Vide suggestion-objection application no. 53 dtd 4/5/2023 after land owners' meet, the location and details of original plots are submitted by applicant and accordingly FP is given. 40% FP anchored at its OP at S.no. 1/1 in 2 parts at FP 621=7291.98sq.m. and FP 624= 1208.01sq.m. and is having access from 15m wide road.
578	Medha Nishikant Joshi, Madhura Nishikant Joshi, Mansi Nishikant Joshi	1	7	7/3	Morbe	578	20	3950	79000	79000		8		5925	47400	47400	15800	126400	126400	0	79000	39500	0	39500	
579	Medha Nishikant Joshi, Madhura Nishikant Joshi, Mansi Nishikant Joshi	1	199(MMC)(P)	199	Morbe	579	11455	4345	49771975	49771975		4582		6517.5	29863185	29863185	15800	72395600	72395600	0	42532415	21266207.5	0	21266207.5	
580	Medha Nishikant Joshi, Madhura Nishikant Joshi, Mansi Nishikant Joshi	1	115(MMC)(P)	115	Morbe	580	344	3950	1358800	1358800		137.6		5925	815280	815280	15800	2174080	2174080	0	1358800	679400	0	679400	
581	Medha Nishikant Joshi, Madhura Nishikant Joshi, Mansi Nishikant Joshi	1	116(MMC)(P)	116	Morbe	581	800	3950	3160000	3160000	320		5925	1896000	1896000	15800	5056000	5056000	0	3160000	1580000	0	1580000		
582	Prakash Prabhakar Joshi, Pramod Prabhakar Joshi, Pratibha Balawant Sathe	1	1	1/2	Morbe	582	780	4345	3389100	3389100	623	312	312.00	6517.5	2033460	2033460	15800	4929600	4929600	0	2896140	1448070	0	1448070	More than 50% area of survey nos. falls within 200M from Gaothan boundary. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 15m wide road.
583	Medha Nishikant Joshi, Madhura Nishikant Joshi, Mansi Nishikant Joshi	1	31	31/4	Morbe	583	100	3950	395000	395000	624B	40	40.00	5925	237000	237000	15800	632000	632000	0	395000	197500	0	197500	OPs of FP 621, FP 624A, FP 624B, FP 620 are having same ownership. Due to structure and other right remarks of 7/12 extract, FPs are not amalgamated however placed close to each other. Vide suggestion-objection application no. 53 dtd 4/5/2023 after land owners' meet, the location and details of original plots are submitted by applicant and accordingly FP is allotted. 40% FP anchored at its OP at S.no. 1/1 and is having access from 15m wide road.
584	Shri Vitthal Mandir Vahitvatdar Shankar Lakshman Joshi,	1	2	2	Morbe	584	430	4345	1868350	1868350	625	172	172.00	6517.5	1121010	1121010	15800	2717600	2717600	0	1596590	798295	0	798295	Survey no. is a Temple land. More than 50% area of survey nos. falls within 200M from Gaothan boundary. 40% FP anchored at its OP and is having access from 15m wide road on two sides.
585	Gangabai Sudam Phadke, Kamalabai Harishchandra Phadake, Sharad Harishchandra Phadake, Kalpana Uttam Bhoir, Sushila Jagdish Thakur, Ganesh Harishchandra Phadake, Dasharath Sudam Phadake, Ramdas Sudam Phadake, Raghunath Sudam Phadake, Nita Harishchandra Phadake	1	201(MMC)(P)	201	Morbe	585	1882	5925	11150850	11150850	627B	1882	1882.00	5925	11150850	11150850	15800	29735600	29735600	0	18584750	9292375	0	9292375	Survey no has received development permission from CIDCO office vide no. CIDCO/NAINA/Panvel/ Morbe/ BP-134/CC/2017/342 dtd. 26.07.2017. More than 50% area of survey no. falls within 200M from Gaothan boundary. As per MMC notification dtd. 10.08.2023, part area of S.no.201=169 sq.m. falls under MMC acquisition is deducted. Existing structures on OP. Development permission is honoured by keeping FP area as approved net plot area 1882sq.m. and as per approved boundary anchored at its OP and is having access from 15m wide road.
586	Padmakar Shankar Joshi, Uttam Shankar Joshi, Ramkrusha Shankar Joshi, Suresh Shankar Joshi, Anupama Arvind Bramhe, Ujjwala Vilasdada Kulkarni, Nila Vijay Aspte, Nishikant Parasharam Joshi, Prakash Prabhakar Joshi, Pramod Prabhakar Joshi, Pratibha Balawant Sathe, Chhaya Sunil Dandekar, Ananta Devendra Bagel, Amit Sunil Dandekar, Sahas Krushnaji Dandekar, Rajashri Rameshchandra Joshi, Dipak Rameshchandra Joshi, Dilip Rameshchandra Joshi, Dinesh Rameshchandra Joshi, Shantatala Vaman Joshi, Medha Himanshe Valvi, Maharaod Moreswarar Koparkar, Shriti Sanjay Karamarkar, Hrita Sanjay Karamarkar, Priti Sanjay Karamarkar, Sandesh Yashwanth Dharmadikhar, Sina Satish Gokhale, Hirnala Manohar Joshi, Madhuri	1	202	202/1	Morbe	586	700	4345	3041500	3041500	629	280	280.00	6517.5	1824900	1824900	15800	4424000	4424000	0	2599100	1299550	0	1299550	More than 50% area of survey nos. falls within 200M from Gaothan boundary. 40% FP anchored at its OP and is having access from 15m wide road.
587	Surekha Ram Phadke, Ram Ramchandra Phadke	1	238	238/1/A	Morbe	587	5450	4345	23680250	23680250	630	2180	2180.00	6517.5	14208150	14208150	15800	34444000	34444000	0	20235850	10117925	0	10117925	Survey no. is partly under DP reservation of Receiving Station (560, RS). More than 50% area of survey nos. falls within 200M from Gaothan boundary. 40% FP relocated near its OP and is having access from 15m wide road.
588	Surya Prakash Agrawal	1	126(MMC)(P)	126/1	Morbe	588	6840	3950	27018000	27018000	631A	2736	2736.00	5925	16210800	16210800	15800	43228800	43228800	0	27018000	13509000	0	13509000	Survey no. is partly under DP reservation of Road. As per MMC notification dtd. 10.08.2023, part area of S.no. 126/1=3760sq.m. falls under MMC acquisition and its Intechange is deducted. 40% FP anchored near its OP in the same village and is having access from 15m wide road.
589	Rahul Autmaram Patil, Ashwini Vilas Patil, Karishma Jaidas Mhatre, Meenakshi Sandeep Bhagat, Hirabai Autmaram Patil, Vishnu Kashinath Patil, Laxman Kashinath Patil, Laxman Kashinath Patil, Hirabai Jairam Kadu, Vasant Kashinath Patil, Anandibai Bhaga Ghodvinde, Madhukar Kashinath Patil, Laxmbai Kashinath Patil, Baby Anant Patil, Ravika Sunil Patil, Nitish Anant Patil, Yogesh Anant Patil	2	191	191/1/C	Morbe	589	2450	3950	9677500	9677500	631B	980	1192.00	5925	5806500	5806500	15800	15484000	15484000	0	9677500	4838750	0	4838750	6 OPs of FP 631B and FP 631C are having same ownership. Due to other right remarks of 7/12 extract, FPs are not amalgamated however placed close to each other.Survey no. is partly under DP reservation of Road. 40% FP anchored near its OP in the same village and is having access from 15m wide road.
590	Rahul Autmaram Patil, Ashwini Vilas Patil, Karishma Jaidas Mhatre, Meenakshi Sandeep Bhagat, Hirabai Autmaram Patil, Vishnu Kashinath Patil, Laxman Kashinath Patil, Laxmbai Kashinath Patil, Baby Anant Patil, Ravika Sunil Patil, Nitish Anant Patil, Yogesh Anant Patil	2	191	191/2	Morbe	590	300	3950	1185000	1185000		120		5925	711000	711000	15800	1896000	1896000	0	1185000	592500	0	592500	





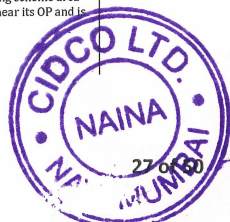
TOWN PLANNING SCHEME NO. 12																									
FORM No. 1																									
See rules (v) and 21(1)																									
Redistribution and Valuation Statement																									
Final Plot																		Contribution (+) Compensation (-) (Col. 9(c) - Col 6(c))	Increment (Col. 10(b) - 9(b))	Contribution 50 percent of col. 12	Additional to (+) or deduction from (-) contribution to be made under	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks		
Value In Rupees.																									
SR. NO.	OWNERS' NAME (ENGLISH)	TENURE OF LAND	SURVEY NO.	HISSA NO.	VILLAGE	OP No.	AREA	*Rate of Original Value as per ASR 2019-20	Value In Rupees. Without Reference to Value of Structure	Inclusive of Structure	FP Nos	Area Individual	Area Amalgamated	*Rate of Semi final Value	Without Reference to Value of Structure	Inclusive of Structure	*Rate of final Value	Developed Without Reference to Value of Structure	Inclusive of Structure	11	12	13	14	15	16
1	2	3a	3b	3c	3d	4	5	6a	6b	6c	7	8a	8b	9a	9b	9c	10a	10b	10c						
591	Rahul Aatmaram Patil, Ashwini Vilas Patil, Karishma Jaidas Mhatre, Meenakshi Sandeep Bhagat, Hirabai Aatmaram Patil, Vishnu Kashinath Patil, Laxman Kashinath Patil, Hirabai Jairam Kadu, Vasant Kashinath Patil, Anandibai Bhaga Ghodvinde, Madhukar Kashinath Patil, Laxmibai Kashinath Patil, Baby Anant Patil, Basika Smit Patil, Nilesh Anant Patil, Yogesh Anant Patil	2	191	191/3	Morbe	591	230	3950	908500	908500		92		5925	545100	545100	15800	1453600	1453600	0	908500	454250	0	454250	
592	Rahul Aatmaram Patil, Ashwini Vilas Patil, Karishma Jaidas Mhatre, Meenakshi Sandeep Bhagat, Hirabai Aatmaram Patil, Vishnu Kashinath Patil, Laxman Kashinath Patil, Hirabai Jairam Kadu, Vasant Kashinath Patil, Anandibai Bhaga Ghodvinde, Madhukar Kashinath Patil, Laxmibai Kashinath Patil, Baby Anant Patil, Basika Smit Patil, Nilesh Anant Patil, Yogesh Anant Patil	2	191	191/1/B	Morbe	592	130	3950	513500	513500	631C	52	448.00	5925	308100	308100	15800	821600	821600	0	513500	256750	0	256750	6 OPs of FP 631B and FP 631C are having same ownership. Due to other right remarks of 7/12 extract, FPs are not amalgamated however placed close to each other. Survey no. is partly under DP reservation of Road. 40% FP anchored near its OP in the same village and is having access from 15m wide road.
593	Rahul Aatmaram Patil, Ashwini Vilas Patil, Karishma Jaidas Mhatre, Meenakshi Sandeep Bhagat, Hirabai Aatmaram Patil, Vishnu Kashinath Patil, Laxman Kashinath Patil, Hirabai Jairam Kadu, Vasant Kashinath Patil, Anandibai Bhaga Ghodvinde, Madhukar Kashinath Patil, Laxmibai Kashinath Patil, Baby Anant Patil, Basika Smit Patil, Nilesh Anant Patil, Yogesh Anant Patil	2	191	191/1/E	Morbe	593	790	3950	3120500	3120500		316		5925	1872300	1872300	15800	4992800	4992800	0	3120500	1560250	0	1560250	
594	Rahul Aatmaram Patil, Ashwini Vilas Patil, Karishma Jaidas Mhatre, Meenakshi Sandeep Bhagat, Hirabai Aatmaram Patil, Vishnu Kashinath Patil, Laxman Kashinath Patil, Hirabai Jairam Kadu, Vasant Kashinath Patil, Anandibai Bhaga Ghodvinde, Madhukar Kashinath Patil, Laxmibai Kashinath Patil, Baby Anant Patil, Basika Smit Patil, Nilesh Anant Patil, Yogesh Anant Patil	2	191	191/1/F	Morbe	594	200	3950	790000	790000		80		5925	474000	474000	15800	1264000	1264000	0	790000	395000	0	395000	
595	Gavand	सरकार	202(MMC)(P)	202/2(P)	Morbe	595	771	4345	3349995	3349995	632B	308.4	308.40	6517.5	2009997	2009997	15800	4872720	4872720	0	2862723	1431361.5	0	1431361.5	Survey no. is a Government Gavand Land. OPs of FP 632B and FP 633 are having same ownership are not amalgamated and placed close to each other. More than 50% area of survey nos. falls within 200M from Gaotthan boundary. As per MMC notification dtd. 10.08.2023, part area of S.no. 202/2=829sq.m. falls under MMC acquisition is deducted. 40% FP anchored at its OP and is having access from 15m wide road on two sides.
596	Gavand	सरकार	8	8/2	Morbe	596	600	3950	2370000	2370000	633	240	655.60	5925	1422000	1422000	15800	3792000	3792000	0	2370000	1185000	0	1185000	Survey no. is a Government Gavand Land. S.nos. 237/4, 238/2, 239/5 are partly under DP reservation of Receiving Station (56d, RS). OPs of FP 632B and FP 633 are having same ownership are not amalgamated and placed close to each other. More than 50% area of S.nos. 237/4, 238/2 falls within 200M from Gaotthan boundary. As per MMC notification dtd. 10.08.2023, part area of S.no. 239=701sq.m. falls under MMC acquisition is deducted. 40% FP anchored at its OP and is having access from 15m wide road.
597	Gavand	सरकार	105	105/4	Morbe	597	100	3950	395000	395000		40		5925	237000	237000	15800	632000	632000	0	395000	197500	0	197500	
598	Gavand	सरकार	106	106/9	Morbe	598	80	3950	316000	316000		32		5925	189600	189600	15800	505600	505600	0	316000	158000	0	158000	
599	Gavand	सरकार	237	237/4	Morbe	599	500	4345	2172500	2172500		200		6517.5	1303500	1303500	15800	3160000	3160000	0	1856500	928250	0	928250	
600	Gavand	सरकार	238	238/2	Morbe	600	300	4345	1303500	1303500		120		6517.5	782100	782100	15800	1896000	1896000	0	1113900	556950	0	556950	
601	Gavand	सरकार	239(MMC)(P)	239/5	Morbe	601	59	4345	256355	256355		23.6		6517.5	153813	153813	15800	372880	372880	0	219067	109533.5	0	109533.5	
602	Anupama Arvind Bramhe, Nila Vijay Aapte	1	202(MMC)(P)(P)	202/3(P)	Morbe	602	179	4345	777755	777755	634A	71.6	151.60	6517.5	466653	466653	15800	1131280	1131280	0	664627	332313.5	0	332313.5	More than 50% area of survey nos. falls within 200M from Gaotthan boundary. 2 survey nos. having same ownership are amalgamated together. As per MMC notification dtd. 10.08.2023, part area of S.no. 202/3=21sq.m. and S.no.202/5=7200sq.m. falls under MMC acquisition is deducted. 40% FP relocated near its OP and is having access from 15m wide road.
603	Anupama Arvind Bramhe, Nila Vijay Aapte	1	202(MMC)(P)(P)	202/5(P)	Morbe	603	200	4345	869000	869000		80		6517.5	521400	521400	15800	1264000	1264000	0	742600	371300	0	371300	
604	Gorakh Bhanudas Phadatare	1	191	191/1/A	Morbe	604	2100	3950	8295000	8295000	634B	840	1520.00	5925	4977000	4977000	15800	13272000	13272000	0	8295000	4147500	0	4147500	Survey no. is partly under DP reservation of Road. 40% FP relocated near its OP in the same village and is having access from 15m wide road.
605	Gorakh Bhanudas Phadatare	1	191	191/1/D	Morbe	605	1700	3950	6715000	6715000		680		5925	4029000	4029000	15800	10744000	10744000	0	6715000	3357500	0	3357500	
606	Chandrabhaga Dinkar Phadke, Sitaram Dinkar Phadke, Namdev Dinkar Phadke, Bhagwan Dinkar Phadke, Jagannath Dinkar Phadke, Lakshman Dinkar Phadke, Sundarabai Ramchandra Padekar, Shardabai Suresh Patil	2	114(MMC)(P)	114/2	Morbe	606	200	3950	790000	790000	635A	80	80.00	5925	474000	474000	15800	1264000	1264000	0	790000	395000	0	395000	Survey no. is partly under DP reservation of Road. As per MMC notification dtd. 10.08.2023, part area of S.no. 114/2=1820sq.m. falls under MMC acquisition is deducted. 40% FP relocated near its OP in the same village and is having access from 15m wide road.
607	Aashalata Sudhakar Divekar	1	156(MMC)(P)	156/1	Morbe	607	1259	3950	4973050	4973050	635B	503.6	503.60	5925	2983830	2983830	15800	7956880	7956880	0	4973050	2486525	0	2486525	Survey no. is partly under DP reservation of Road. As per MMC notification dtd. 10.08.2023, part area of S.no. 156/1=6231sq.m. falls under MMC acquisition is deducted. 40% FP relocated near its OP in the same village and is having access from 15m wide road.
608	Tukaram Sakharam Navadekar, Laxman Sakharam Navadekar, Bharat Sakharam Navdekar, Deepak Sakharam Navadekar, Chandrabai Balaram Patil, Budhibai Ramdas Patil	2	191	191/1/G	Morbe	608	1050	3950	4147500	4147500	635C	420	420.00	5925	2488500	2488500	15800	6636000	6636000	0	4147500	2073750	0	2073750	Survey no. is partly under DP reservation of Road. 40% FP relocated near its OP in the same village and is having access from 15m wide road.
609	Ramu Nama Wagh, Chimibai Sadu Wagh	2	6	6/5/C	Morbe	609	2000	4345	8690000	8690000	637	800	800.00	6517.5	5214000	5214000	15800	12640000	12640000	0	7426000	3713000	0	3713000	More than 50% area of survey no. falls within 200M from Gaotthan boundary. Vide suggestion-objection application no. 56 dtd 4/5/2023 after land owners' meet, the location and details of original plots are submitted by applicant and accordingly FP is allotted. Gut book subdivision of S.no. 6 is not known. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP considering S.no. 6/5/C and is having access from 15m wide road.
610	Bajrang Kana Navadekar, Dinanath Kana Navadekar	1	6	6/3/A	Morbe	610	10720	4345	46578400	46578400	641	4288	12176.00	6517.5	27947040	27947040	15800	67750400	67750400	0	39803360	19901680	0	19901680	More than 50% area of S.no. 6/3/A falls within 200M from Gaotthan boundary. Minor part of S.no. 78/1 is under DP reservation of road and is affected by tributary. Vide suggestion-objection application no. 35 dtd 4/5/2023 after land owners' meet, applicant has submitted notarized consent signed by all land owners. Gut book subdivision of S.no. 6 is not known. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP considering S.no. 6/5/A and is having access from 20m and 15m wide road.
611	Tejas Valmik Navdekar, Jayesh Valmik Navdekar a.p.a.k.a. Valmik Narayan Navdekar	1	236	236/3	Morbe	611	1300	3950	5135000	5135000		520		5925	3081000	3081000	15800	8216000	8216000	0	5135000	2567500	0	2567500	
612	Vaman Narayan Navdekar, Parashuram Narayan Navdekar	1	74	74/1	Morbe	612	900	3950	3555000	3555000		360		5925	2133000	2133000	15800	5688000	5688000	0	3555000	1777500	0	1777500	



TOWN PLANNING SCHEME NO. 12																									
FORM No. 1																									
See rules (v) and 21(1)																									
Redistribution and Valuation Statement																									
SR. NO.	OWNERS' NAME (ENGLISH)	TENURE OF LAND	SURVEY NO.	HISSA NO.	VILLAGE	OP No.	AREA	*Rate of Original Value as per ASR 2019-20	Value in Rupees.		Inclusive of Structure	Final Plot Value in Rupees.						Contribution (+) Compensation (-) (Col. 9(c) - Col 6(c))	Increment (Col. 10(b) - 9(b))	Contribution 50 percent of col. 12	Additional to (+) or deduction from (-) contribution to be made under	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks		
									Without Reference to Value of Structure			FP Nos	Area Individual	Area Amalgamated	*Rate of Semi final Value	Without Reference to Value of Structure	Inclusive of Structure							*Rate of final Value	Without Reference to Value of Structure
1	2	3a	3b	3c	3d	4	5	6a	6b	6c	7	8a	8b	9a	9b	9c	10a	10b	10c	11	12	13	14	15	16
613	Vaman Narayan Navdekar, Parashuram Narayan Navdekar	1	78	78/1	Morbe	613	17520	3950	69204000	69204000		7008		5925	41522400	41522400	15800	110726400	110726400	0	69204000	34602000	0	34602000	on two sides.
614	Balaram Bha Ustatkar, Mahadu Bha Ustatkar	1	6	6/3/B	Morbe	614	4000	4345	17380000	17380000	642	1600	1600.00	6517.5	10428000	10428000	15800	25280000	25280000	0	14852000	7426000	0	7426000	More than 50% area of survey no. falls within 200M from Gaathan boundary. 40% FP anchored at its OP and is having access from 15m wide road.
615	Vana Manohar urf Manu Wagh, Pradip Manu Wagh, Ganesh Manu Wagh, Shiviya or Shrikant Manu Wagh	2	6	6/5/B	Morbe	615	2000	4345	8690000	8690000	643	800	800.00	6517.5	5214000	5214000	15800	12640000	12640000	0	7426000	3713000	0	3713000	More than 50% area of survey no. falls within 200M from Gaathan boundary. 40% FP anchored at its OP and is having access from 15m wide road.
616	Ghanshyam Narayan Khopkar, Jaywant Narayan Khopkar, Yogesh Joma Mali	1	7	7/1	Morbe	616	8370	3950	33061500	33061500	646	3348	3348.00	5925	19836900	19836900	15800	52898400	52898400	0	33061500	16530750	0	16530750	OPs of FP 646, FP 664, FP 665 are having same ownership. Due to tenure of land and other right remarks of 7/12 extract, FPs are not amalgamated however placed adjoining each other. Vide suggestion-objection application no. 42, 43, 44 dtd 4/5/2023 after land owners' meet, the location and details of original plots are submitted by applicant and accordingly FP is allotted. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP at S.no. 7/1 and 105/2 and is having access from 20m wide road.
617	Shankar Shantaram Bhagat, Laxman Shantaram Bhagat, Bharat Shantaram Bhagat, Balaram Shantaram Bhagat, Baburav Shantaram Bhagat, Mainabai Shantaram Patil, Suman Tukaram Phadake, Mai Vishnu Vaskar, Roshan Kisan Khadangale, Roshani Kisan Khadangale	2	45	45/2/B	Morbe	617	5780	3950	22831000	22831000	647	2312	2752.00	5925	13698600	13698600	15800	36529600	36529600	0	22831000	11415500	0	11415500	Survey no. 45/2/B is partly under DP reservation of road and survey no. 237/7 is partly under DP reservation of Receiving Station (560_RS). Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP considering S.no. 45/2/B and is having access from 20m wide road.
618	Shankar Shantaram Bhagat, Laxman Shantaram Bhagat, Bharat Shantaram Bhagat, Bhalaram Shantaram Bhagat, Baburao Shantaram Bhagat, Mainabai Shantaram Patil, Suman Tukaram Phadake, Mai Vishnu Vaskar, Roshan Kisan Khadangale, Roshani Kisan Khadangale	2	237	237/7	Morbe	618	1100	3950	4345000	4345000		440		5925	2607000	2607000	15800	6952000	6952000	0	4345000	2172500	0	2172500	
619	Jaydas Jagannath Navadekar, Shevanta Jagannath Navadekar, Snehal Ananta Dharnekar, Ananta Lakshman Dharnekar	2	45	45/2/A	Morbe	619	14440	3950	57038000	57038000	648	5776	5776.00	5925	34222800	34222800	15800	91260800	91260800	0	57038000	28519000	0	28519000	Survey no. is partly under DP reservation of road. Vide suggestion-objection application no. 12 dtd 13/4/2023 after land owners' meet, latest mutation entry, 7/12 extract document along with the location and details of original plots are submitted by applicant. Accordingly records are updated and FP is allotted. 40% FP anchored at its OP and is having access from 20m wide road.
620	Jivan Parashuram Navdekar	1	46	46/9	Morbe	620	250	3950	987500	987500	649A	100	100.00	5925	592500	592500	15800	1580000	1580000	0	987500	493750	0	493750	Survey no. is partly under DP reservation of road. Minor part of survey number is under tributary. Gut Book sub division of S.no. 46/8 and S.no 46/9 are not known on map. 40% FP anchored at its OP considering the location of S.no. 46 and is having access from 20m wide road.
621	Narayan Shivram Bhagat	1	46	46/5	Morbe	621	400	3950	1580000	1580000	649B	160	260.00	5925	948000	948000	15800	2528000	2528000	0	1580000	790000	0	790000	Survey nos. having same ownership are amalgamated together. Vide suggestion-objection application no.2 post publication as per applicant's request. 40% FP is anchored at its OP and is having access from 20m wide road.
622	Narayan Shivram Bhagat	1	46	46/6	Morbe	622	50	3950	197500	197500		20		5925	118500	118500	15800	316000	316000	0	197500	98750	0	98750	
623	Narayan Shivram Bhagat	1	46	46/7	Morbe	623	200	3950	790000	790000		80		5925	474000	474000	15800	1264000	1264000	0	790000	395000	0	395000	
624	UmarDin Bhura Mansuri	1	77	77/2/A	Morbe	624	400	3950	1580000	1580000	650	160	160.00	5925	948000	948000	15800	2528000	2528000	0	1580000	790000	0	790000	40% FP is relocated near its OP and is having access from 20m wide road.
625	Prakash Padu Todekar	1	8	8/4	Morbe	625	400	3950	1580000	1580000	651	160	160.00	5925	948000	948000	15800	2528000	2528000	0	1580000	790000	0	790000	Survey no. is partly under DP reservation of road. 40% FP is relocated near its OP and is having access from 20m wide road.
626	Ashwini Arun Gaikar, Priyanka Vishal Kadu, Ankita Arun Gaikar, Pratik Arun Gaikar	1	43	43/9	Morbe	626	380	3950	1501000	1501000	652	152	152.00	5925	900600	900600	15800	2401600	2401600	0	1501000	750500	0	750500	40% FP is relocated near its OP and is having access from 20m wide road.
627	Manojisingh Pratapsingh Pardeshi	1	46	46/8	Morbe	627	100	3950	395000	395000	653	40	40.00	5925	237000	237000	15800	632000	632000	0	395000	197500	0	197500	Survey no. is partly under DP reservation of road. Minor part of survey number is under tributary. Gut Book sub division of S.no. 46/8 and S.no 46/9 are not known on map. 40% FP anchored at its OP considering the location of S.no. 46 and is having access from 20m wide road.
628	Bajrang Kana Navdekar, Parashuram Narayan Navdekar	1	46	46/1	Morbe	628	9090	3950	35905500	35905500	655	3636	3636.00	5925	21543300	21543300	15800	57448800	57448800	0	35905500	17952750	0	17952750	Survey no. is partly under DP reservation of road. 40% FP anchored at its OP and is having access from 36m wide road.
629	Narayan Shivram Bhagat, Ramdas Shivram Bhagat, Janardan Shivram Bhagat, Nareesh Shivram Bhagat, Milind Janu Thakur, Rajesh Balkrishna Bhagat, Yogita Balkrishna Bhagat, Kunda Balkrishna Bhagat, Rupesh Balkrishna Bhagat, Sulochana Lakshman Mali, Jayvanti Suresh Patil, Jayvanti Shivram Bhagat, Yogesh Balkrishna Bhagat,	1	104	104/1	Morbe	629	11830	3950	46728500	46728500	657	4732	4732.00	5925	28037100	28037100	15800	74765600	74765600	0	46728500	23364250	0	23364250	Survey no. is partly under DP reservation of road. Vide suggestion-objection application no. 41 dtd 4/5/2023 after land owners' meet, the location and details of original plots are submitted by applicant and accordingly FP is allotted. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 20m and 12m wide road.
630	Pandurang Gotiram Navdekar, Mahadu Gotiram Navdekar, Hareshwar Madhukar Navdekar	2	104	104/2	Morbe	630	1370	3950	5411500	5411500	658	548	548.00	5925	3246900	3246900	15800	8658400	8658400	0	5411500	2705750	0	2705750	40% FP anchored at its OP and is having access from 12m wide road.
631	Burial Ground of Muslim People	सरकार	45	45/7	Morbe	631	280	3950	1106000	1106000	661	112	112.00	5925	663600	663600	15800	1769600	1769600	0	0	0	0	0	Survey no. is a Government land and a Burial Ground as per 7/12 extract. 40% FP is anchored at its OP and is having access from 12m wide road. In the balance 60% land layout amenity is created. Existing Burial ground, hence no net demand calculated.
632	Nagya Bama Gadage	2	105	105/3	Morbe	632	800	3950	3160000	3160000	662	320	772.00	5925	1896000	1896000	15800	5056000	5056000	0	3160000	1580000	0	1580000	4 survey nos. having same ownership are amalgamated together. 40% FP anchored at its OP and is having access from 12m wide road.
633	Nagya Bama Gadage	2	105	105/5	Morbe	633	150	3950	592500	592500		60		5925	355500	355500	15800	948000	948000	0	592500	296250	0	296250	
634	Nagya Bama Gadage	2	106	106/1	Morbe	634	680	3950	2686000	2686000		272		5925	1611600	1611600	15800	4297600	4297600	0	2686000	1343000	0	1343000	
635	Nagya Bama Gadage	2	106	106/2	Morbe	635	300	3950	1185000	1185000		120		5925	711000	711000	15800	1896000	1896000	0	1185000	592500	0	592500	
636	Ghanshyam Narayan Khopkar, Jaiwant Narayan Khopkar	2	12	12/4	Morbe	636	2110	3950	8334500	8334500	664	844	4924.00	5925	5000700	5000700	15800	13335200	13335200	0	8334500	4167250	0	4167250	S. no. 237/6, 44/1 are partly under DP reservation of road. S. no. 237/6 is partly under DP reservation of Receiving Station (560_RS). OPs of FP 646, FP 664, FP 665 are having same ownership. Due to tenure of land and other right remarks of 7/12 extract, FPs are not amalgamated however placed adjoining each other. Vide suggestion-objection application no. 42, 43, 44 dtd 4/5/2023 after land owners' meet, the location and details of original plots are submitted by applicant and accordingly FP is allotted. 40% FP anchored at its OP and is having access from 20m wide road.
637	Ghanshyam Narayan Khopkar, Jaiwant Narayan Khopkar	2	44	44/1	Morbe	637	2780	3950	10981000	10981000		1112		5925	6588600	6588600	15800	17569600	17569600	0	10981000	5490500	0	5490500	

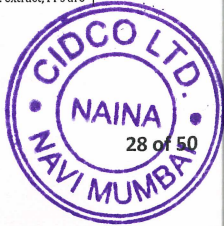


TOWN PLANNING SCHEME NO. 12																									
FORM No. 1																									
See rules (v) and 21(1)																									
Redistribution and Valuation Statement																									
									Value In Rupees.	Inclusive of	Final Plot							Contribution (+) Compensation (-) (Col. 9(c) - Col 6(c)	Increment (Col. 10(b) - 9(b)	Contribution 50 percent of col. 12	Additional to (+) or deduction from (-) contribution to be made under	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks		
SR. NO.	OWNERS' NAME (ENGLISH)	TENURE OF LAND	SURVEY NO.	HISSA NO.	VILLAGE	OP No.	AREA	*Rate of Original Value as per ASR 2019-20	Without Reference to Value of Structure	Structure	FP Nos	Undeveloped			Developed										
												Area Individual	Area Amalgamated	*Rate of Semi final Value	Without Reference to Value of Structure	Inclusive of Structure	*Rate of final Value							Without Reference to Value of Structure	Inclusive of Structure
1	2	3a	3b	3c	3d	4	5	6a	6b	6c	7	8a	8b	9a	9b	9c	10a	10b	10c	11	12	13	14	15	16
638	Ghanshyam Narayan Khopkar, Jaiwant Narayan Khopkar	2	237	237/6	Morbe	638	7420	3950	29309000	29309000		2968		5925	17585400	17585400	15800	46894400	46894400	0	29309000	14654500	0	14654500	
639	Ghanshyam Narayan Khopkar, Jaywant Nrayan Khopkar	1	45	45/2/C	Morbe	639	1700	3950	6715000	6715000	665	680	800.00	5925	4029000	4029000	15800	10744000	10744000	0	6715000	3357500	0	3357500	Survey no. 45/2/C is partly under DP reservation of road. OPs of FP 646, FP 664, FP 665 are having same ownership. Due to tenure of land and other right remarks of 7/12 extract, FPs are not amalgamated however placed adjoining each other. Vide suggestion-objection application no. 42, 43, 44 dtd 4/5/2023 after land owners' meet, the location and details of original plots are submitted by applicant and accordingly FP is allotted. 40% FP anchored at its OP at S.no. 7/1 and 105/2 and is having access from 20m wide road.
640	Ghanshyam Narayan Khopkar, Jaiwant Narayan Khopkar	1	105	105/2	Morbe	640	300	3950	1185000	1185000		120		5925	711000	711000	15800	1896000	1896000	0	1185000	592500	0	592500	
641	Mahadev Gotiram Navdekar	2	41	41/6/A/1	Morbe	641	3600	3950	14220000	14220000	667	1440	4640.00	5925	8532000	8532000	15800	22752000	22752000	0	14220000	7110000	0	7110000	Survey nos. partly under DP reservation of road. 2 survey nos. having same ownership are amalgamated together. 40% FP anchored at its largest OP at S.no. 48/1/B and is having access from 36m and 20m wide road.
642	Mahadev Gotiram Navdekar	2	48	48/1/B	Morbe	642	8000	3950	31600000	31600000		3200		5925	18960000	18960000	15800	50560000	50560000	0	31600000	15800000	0	15800000	
643	Hareshwar Madhukar Navdekar	2	45	45/1	Morbe	643	660	3950	2607000	2607000	668	264	2064.00	5925	1564200	1564200	15800	4171200	4171200	0	2607000	1303500	0	1303500	Survey nos. 46/2, 46/3 and 48/1/A are partly under DP reservation of road. 4 survey nos. having same ownership are amalgamated together. 40% FP anchored at its largest OP at S.no. 48/1/A and is having access from 36m wide road.
644	Hareshwar Madhukar Navdekar	2	46	46/2	Morbe	644	150	3950	592500	592500		60		5925	355500	355500	15800	948000	948000	0	592500	296250	0	296250	
645	Hareshwar Madhukar Navdekar	2	46	46/3	Morbe	645	230	3950	908500	908500		92		5925	545100	545100	15800	1453600	1453600	0	908500	454250	0	454250	
646	Hareshwar Madhukar Navdekar	2	48	48/1/A	Morbe	646	4120	3950	16274000	16274000		1648		5925	9764400	9764400	15800	26038400	26038400	0	16274000	8137000	0	8137000	
647	Manoj Pandurang Navdekar, Devidas Bhagwan Navdekar	1	47	47/1	Morbe	647	5600	3950	22120000	22120000	669	2240	2240.00	5925	13272000	13272000	15800	35392000	35392000	0	22120000	11060000	0	11060000	Survey no. is partly under DP reservation of road. 40% FP anchored at its OP and is having access from 36m wide road.
648	Dinanath Kana Navdekar	1	43	43/5	Morbe	648	800	3950	3160000	3160000	670	320	1980.00	5925	1896000	1896000	15800	5056000	5056000	0	3160000	1580000	0	1580000	Survey nos. 44/3/2/B, 44/3/C are partly under DP reservation of road. OPs of FP 670 and FP 671 are having same ownership. Due to other right remarks of 7/12 extract, FPs are not amalgamated however placed adjoining each other. Gut book subdivision of S.no. 44/3 are not known. 40% FP anchored at its OP at S.no.44/3/C and 44/3/2/A is having access from 36m and 24m wide road.
649	Dinanath Kana Navdekar	1	44	44/3/2/B	Morbe	649	4000	3950	15800000	15800000		1600		5925	9480000	9480000	15800	25280000	25280000	0	15800000	7900000	0	7900000	
650	Dinanath Kana Navdekar	1	44	44/3/C	Morbe	650	150	3950	592500	592500		60		5925	355500	355500	15800	948000	948000	0	592500	296250	0	296250	
651	Dinanath Kana Navdekar	1	44	44/3/2/A	Morbe	651	710	3950	2804500	2804500	671	284	284.00	5925	1682700	1682700	15800	4487200	4487200	0	2804500	1402250	0	1402250	Survey no. is partly under DP reservation of road. Survey nos. 44/3/2/B, 44/3/C are partly under DP reservation of road. OPs of FP 670 and FP 671 are having same ownership. Due to other right remarks of 7/12 extract, FPs are not amalgamated however placed adjoining each other. 40% FP anchored at its OP at S.no.44/3/C and 44/3/2/A and is having access from 24m wide road.
652	Jitesh Raghunath Navdekar	1	48	48/2	Morbe	652	2450	3950	9677500	9677500	674	980	980.00	5925	5806500	5806500	15800	15484000	15484000	0	9677500	4838750	0	4838750	40% FP is relocated near its OP and is having access from 24m wide road.
653	Rajesh Vitthal Bhopi, Ashok Vitthal Bhopi, Kantabai Sidharth Phadake, Aruna Sharad Patil, Vitthal Dhondu Bhopi, Dattatrey Tukaram Pharad	1	49	49/2	Morbe	653	10070	3950	39776500	39776500	675	4028	4028.00	5925	23865900	23865900	15800	63642400	63642400	0	39776500	19888250	0	19888250	Survey no. is partly under DP reservation of road. 40% FP anchored at its OP and is having access from 24m wide road.
654	Rupesh Kundalik Phulore, Samir Vitthal Popeta, Sanjay Kisan Patil	1	49	49/1	Morbe	654	50	3950	197500	197500	676	20	76.00	5925	118500	118500	15800	316000	316000	0	197500	98750	0	98750	Survey no. 50/3/4/B is partly under DP reservation of road. 2 survey nos. having same ownership are amalgamated together. 40% FP anchored at its OP and is having access from 24m wide road.
655	Rupesh Kundalik Phulore, Samir Vitthal Popeta, Sanjay Kisan Patil	1	50	50/3/4/B	Morbe	655	140	3950	553000	553000		56		5925	331800	331800	15800	884800	884800	0	553000	276500	0	276500	
656	Kanhu Kathod Palkar, Vakalyas Kathod Palkar	2	75	75/1	Morbe	656	14100	3950	55695000	55695000	677	5640	5640.00	5925	33417000	33417000	15800	89112000	89112000	0	55695000	27847500	0	27847500	Survey no. is partly under DP reservation of road. Minor part of survey number is under tributary. 40% FP anchored at its OP and is having access from 24m and 20m wide road.
657	Kaluram Sitaram Patil, Ganu Laxman Patil	1	76	76/2/B/1	Morbe	657	5160	3950	20382000	20382000	678	2064	2064.00	5925	12229200	12229200	15800	32611200	32611200	0	20382000	10191000	0	10191000	Minor part of survey no. is under tributary. 40% FP anchored at its OP and is having access from 20m wide road.
658	Krushna Tukaram Patil, Padmakar Tukaram Patil, Baban Tukaram Patil, Gangubai Ragho Mhatre, Anubai Vitthal Kadu, Muktabai Shyam Patil	1	76	76/2/A	Morbe	658	8830	3950	34878500	34878500	679	3532	3692.00	5925	20927100	20927100	15800	55805600	55805600	0	34878500	17439250	0	17439250	Minor part of survey no. 76/2/A is under tributary. 2 survey nos. having same ownership are amalgamated together. 40% FP anchored at its OP and is having access from 20m wide road.
659	Krushna Tukaram Patil, Padmakar Tukaram Patil, Baban Tukaram Patil, Gangubai Ragho Mhatre, Anubai Vitthal Kadu, Muktabai Shyam Patil	1	77	77/2/B	Morbe	659	400	3950	1580000	1580000		160		5925	948000	948000	15800	2528000	2528000	0	1580000	790000	0	790000	
660	Anant Dattatray Navdekar, Santosh Dattatray Navdekar, Nivrutti Dattatray Navdekar	2	78	78/3/B	Morbe	660	6170	3950	24371500	24371500	683	2468	2468.00	5925	14622900	14622900	15800	38994400	38994400	0	24371500	12185750	0	12185750	Survey nos. is partly under DP reservation of road. Minor part of survey no. is under tributary. OPs of FP 683 and FP 684 are having same ownership. Due to other right remarks of 7/12 extract, FPs are not amalgamated however placed adjoining each other. 40% FP anchored at its OP at S.no. 78/3/B and is having access from 36m and 20m wide road.
661	Anant Dattatray Navdekar, Santosh Dattatray Navdekar, Nivrutti Dattatray Navdekar	1	16	16/5	Morbe	661	1160	3950	4582000	4582000	684	464	464.00	5925	2749200	2749200	15800	7331200	7331200	0	4582000	2291000	0	2291000	Survey nos. is partly under DP reservation of road. OPs of FP 683 and FP 684 are having same ownership. Due to other right remarks of 7/12 extract, FPs are not amalgamated however placed adjoining each other. 40% FP anchored at its OP at S.no. 78/3/B and is having access from 36m wide road.
662	A. No. 6 and 7, A.Pa.Ka. Aai Nilima Bhalchandra Navdekar, Nilima Bhalchandra Navdekar, Bhaskar Padmakar Navdekar, Yashwant Padmakar Navdekar, Shantabai Padmakar Navdekar, Shivnath Padmakar Navdekar, Suyash Bhalchandra Navdekar, Suraj Bhalchandra Navdekar	2	78	78/3/A	Morbe	662	4100	3950	16195000	16195000	687	1640	1640.00	5925	9717000	9717000	15800	25912000	25912000	0	16195000	8097500	0	8097500	Survey nos. is partly under DP reservation of road. Minor part of survey no. is under tributary. 40% FP anchored at its OP and is having access from 36m wide road.
663	Jayashri Nilesh Bhoir, Sachin Maruti Patil, Jagdish Maruti Patil, Rekha Abhimanyu Gadge, Gulab Namdev Fulore, Barkubai Maruti Patil, Ganpat Gosavi Patil, Dinesh Kantilal Kankaria.	2	114(MMC)(P)	114/1/A	Morbe	663	2397	3950	9468150	9468150	688	958.8	958.8	5925	5680890	5680890	15800	15149040	15149040	0	9468150	4734075	0	4734075	Survey nos. is partly under DP reservation of road. As per MMC notification dtd. 10.08.2023, part area of S.no.114-4813sq.m. falls under MMC acquisition is deducted. Gut Book sub division of S.no. 114 is not known. In accordance all 3 sub hissa of S.no. 114 are given entitlement together considering scheme area 7210-4813-2397sq.m. 40% FP is relocated near its OP and is having access from 36m wide road.
664	Nevandram Aalidas Karira	1	114(MMC)(P)	114/1/B	Morbe	664		3950	0	0				5925	0	0	15800	0	0	0	0	0	0	0	





TOWN PLANNING SCHEME NO. 12																									
FORM No. 1																									
See rules (v) and 21(1)																									
Redistribution and Valuation Statement																									
SR. NO.	OWNERS' NAME (ENGLISH)	TENURE OF LAND	SURVEY NO.	HISSA NO.	VILLAGE	OP No.	AREA	*Rate of Original Value as per ASR 2019-20	Value In Rupees.	Inclusive of Structure	Final Plot Value In Rupees.							Contribution (+) Compensation (-) [Col. 9(c) - Col 6(c)]	Increment (Col. 10(b) - 9(b))	Contribution 50 percent of col. 12	Additional to (+) or deduction from (-) contribution to be made under	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks		
									Without Reference to Value of Structure		FP Nos	Area Individual	Area Amalgamated	*Rate of Semi final Value	Without Reference to Value of Structure	Inclusive of Structure	*Rate of final Value							Without Reference to Value of Structure	Inclusive of Structure
1	2	3a	3b	3c	3d	4	5	6a	6b	6c	7	8a	8b	9a	9b	9c	10a	10b	10c	11	12	13	14	15	16
665	Darshan Vasant Patil, Sarvesh Vasant Patil A.P.K. Father Vasant Balu Patil	1	114(MMC)(P)	114/1/C	Morbe	665		3950	0	0				5925	0	0	15800	0	0	0	0	0	0	0	
666	Sangita Sadashiv Surve	1	158(MMC)(P)	158/4/A(P)	Morbe	666	12984	3950	51286800	51286800	691	5193.6	5193.60	5925	30772080	30772080	15800	82058880	82058880	0	51286800	25643400	0	25643400	Survey nos. is partly under DP reservation of road. As per MMC notification dtd. 10.08.2023, part area of S.no.158/4=916sq.m. falls under MMC acquisition is deducted. Gut Book sub division of S.no. 158/4 is not known. In accordance all 2 sub hissa of S.no. 158/4 are given entitlement together considering scheme area 13900 -916=12984sq.m. 40% FP is relocated near its OP and is having access from 24m wide road.
667	Laxman Dinkar Phadake	1	158(MMC)(P)	158/4/B(P)	Morbe	667		3950	0	0				5925	0	0	15800	0	0	0	0	0	0	0	
668	Mahadu Bhaui Usatkar	2	78	78/2	Morbe	668	1950	3950	7702500	7702500	692	780	780.00	5925	4621500	4621500	15800	12324000	12324000	0	7702500	3851250	0	3851250	40% FP anchored at its OP and is having access from 24m wide road.
669	Sangita Sadashiv Surve, Kailash Sadashiv Surve, Kamlesh Sadashiv Surve, Rakhi Avinash Pujari	1	12	12/3/1/C	Morbe	669	1010	3950	3989500	3989500	693	404	5256.00	5925	2393700	2393700	15800	6383200	6383200	0	3989500	1994750	0	1994750	Survey nos. 74/2, 80/7 are partly under DP reservation of road. Minor part of S. no. 74/2 is under tributary. 5 survey nos. having same ownership are amalgamated together. 40% FP anchored at its largest OP at S.no. 80/7 and is having access from 24m wide road.
670	Sangita Sadashiv Surve, Kailash Sadashiv Surve, Kamalash Sadashiv Surve, Rakhi Avinath Pujari	1	70	70/2	Morbe	670	430	3950	1698500	1698500		172		5925	1019100	1019100	15800	2717600	2717600	0	1698500	849250	0	849250	
671	Sangita Sadashiv Surve, Kailash Sadashiv Surve, Kamalash Sadashiv Surve, Rakhi Avinath Pujari	1	74	74/2	Morbe	671	4100	3950	16195000	16195000		1640		5925	9717000	9717000	15800	25912000	25912000	0	16195000	8097500	0	8097500	
672	Sangita Sadashiv Surve, Kailash Sadashiv Surve, Kamlesh Sadashiv Surve, Rakhi Avinash Pujari	1	80	80/3	Morbe	672	2000	3950	7900000	7900000		800		5925	4740000	4740000	15800	12640000	12640000	0	7900000	3950000	0	3950000	
673	Sangita Sadashiv Surve, Kailash Sadashiv Surve, Kamalash Sadashiv Surve, Rakhi Avinath Pujari	1	80	80/7	Morbe	673	5600	3950	22120000	22120000		2240		5925	13272000	13272000	15800	35392000	35392000	0	22120000	11060000	0	11060000	
674	Sangita Sadashiv Surve	1	158(MMC)(P)	158/7/1(P)	Morbe	674	14615	3950	57729250	57729250	694A	5846	5846.00	5925	34637550	34637550	15800	92366800	92366800	0	57729250	28864625	0	28864625	Survey nos. is partly under DP reservation of road. Minor part of Survey nos. are under tributary. As per MMC notification dtd. 10.08.2023, part area of S.no.158/7/1 and 158/7/2=8345sq.m. falls under MMC acquisition is deducted. Gut Book sub division of S.no. 158/7 is not known. In accordance all 2 sub hissa of S.no. 158/7 are given entitlement together considering scheme area 22960 -5846=14615sq.m. 40% FP is relocated near its OP and is having access from 24m wide road.
675	Kailas Sadashiv Surve	1	158(MMC)(P)	158/7/2(P)	Morbe	675		3950	0	0				5925	0	0	15800	0	0	0	0	0	0	0	
676	Sangita Sadashiv Surve	1	158	158/9	Morbe	676	1200	3950	4740000	4740000	694B	480	880.00	5925	2844000	2844000	15800	7584000	7584000	0	4740000	2370000	0	2370000	Survey nos. is partly under DP reservation of road. Minor part of Survey nos. are under tributary. 2 survey nos. having same ownership are amalgamated together. 40% FP is relocated near its OP and is having access from 24m wide road.
677	Sangita Sadashiv Surve	1	158	158/10	Morbe	677	1000	3950	3950000	3950000		400		5925	2370000	2370000	15800	6320000	6320000	0	3950000	1975000	0	1975000	
678	Ananta Bama Popeta, Dnyaneshwar Bama Popeta, Mahadev Bama Popeta, Rohidas Bama Popeta, Nirmala Bama Popeta	1	76	76/1	Morbe	678	4910	3950	19394500	19394500	695	1964	2064.00	5925	11636700	11636700	15800	31031200	31031200	0	19394500	9697250	0	9697250	Minor part of Survey nos. are under tributary. 2 survey nos. having same ownership are amalgamated together. 40% FP anchored at its largest OP at S.no. 76/1 and is having access from 24m wide road.
679	Ananta Bama Popeta, Dnyaneshwar Bama Popeta, Mahadev Bama Popeta, Rohidas Bama Popeta, Nirmala Bama Popeta	1	76	76/3	Morbe	679	250	3950	987500	987500		100		5925	592500	592500	15800	1580000	1580000	0	987500	493750	0	493750	
680	Chahu Govind Ulwekar	2	73	73/7	Morbe	680	3490	3950	13785500	13785500	696	1396	1428.00	5925	8271300	8271300	15800	22056800	22056800	0	13785500	6892750	0	6892750	Survey nos. are partly under DP reservation of road. 2 survey nos. having same ownership are amalgamated together. 40% FP anchored at its OP and is having access from 24m wide road.
681	Chahu Govind Ulwekar	2	73	73/8	Morbe	681	80	3950	316000	316000		32		5925	189600	189600	15800	505600	505600	0	316000	158000	0	158000	
682	Kanta Narayan Bhagat	1	71	71	Morbe	682	8700	3950	34365000	34365000	697	3480	3640.00	5925	20619000	20619000	15800	54984000	54984000	0	34365000	17182500	0	17182500	S. no. 73/6/B is partly under DP reservation of road. Minor part of S.no. 71 is under tributary. 2 survey nos. having same ownership are amalgamated together. 40% FP anchored at its OP and is having access from 24m wide road on two sides.
683	Kanta Narayan Bhagat	1	73	73/6/B	Morbe	683	400	3950	1580000	1580000		160		5925	948000	948000	15800	2528000	2528000	0	1580000	790000	0	790000	
684	Ekbal Shabbir Mulla, Ajji Shabbir Mulla, Naj A. Rehman Mulla, Pharukh Shabbir Mulla, Bilkis Altif Mulla, Najama Usman Mukari, Safaya A Satar Bubere, Nasima Gulam Mulla, Rahena A. Rashid Mulla, Sima Shabbir Mulla, Anvar Huseiniya Mulla	1	72	72/4/B	Morbe	684	940	3950	3713000	3713000	699	376	376.00	5925	2227800	2227800	15800	5940800	5940800	0	3713000	1856500	0	1856500	Survey no. is partly under DP reservation of road. 40% FP anchored at its OP and is having access from 24m wide road.
685	Bhaskar Padmakar Navdekar, Shivanth Padmakar Navdekar, Nilima Bhulchandra Navdekar, Tushar Mohan Shelke	1	73	73/4	Morbe	685	10330	3950	40803500	40803500	701	4132	4132.00	5925	24482100	24482100	15800	65285600	65285600	0	40803500	20401750	0	20401750	Survey no. is partly under DP reservation of road. Vide suggestion-objection application no. 10 dtd 13/4/2023 after land owners' meet, latest mutation entry along with 7/12 extract document has been submitted by applicant. Accordingly records are updated and FP is allotted. Gut book subdivisions of S.no. 73 are not known. 40% FP is anchored at its OP considering location of S.no. 73 and is having access from 24m wide road.
686	Ramaji Govind Ulwekar	2	50	50/1/C	Morbe	686	3800	3950	15010000	15010000	702	1520	4008.00	5925	9006000	9006000	15800	24016000	24016000	0	15010000	7505000	0	7505000	Survey nos. are partly under DP reservation of road. 2 survey nos. having same ownership are amalgamated together. Gut book subdivisions of S.no. 73 and 50/1 are not known. 40% FP anchored at its largest OP considering location of S.no. 73 and is having access from 24m wide road.
687	Ramaji Govind Ulwekar	2	73	73/1/A	Morbe	687	6220	3950	24569000	24569000		2488		5925	14741400	14741400	15800	39310400	39310400	0	24569000	12284500	0	12284500	
688	Shri Ballaleshwar and Virupaksha Vahivatdar, Keshav Raghunath Joshi, Purushottam Gopal Bapat, Ramchandra Gopal Patwardhan	1	73	73/2	Morbe	688	680	3950	2686000	2686000	703	272	292.00	5925	1611600	1611600	15800	4297600	4297600	0	2686000	1343000	0	1343000	Survey nos. are partly under DP reservation of road. OPs of FP 703, FP 704, FP 705, FP 706, FP 707, FP 708 and FP 709 are having same ownership. Due to other right remarks of 7/12 extract, FPs are not amalgamated however placed adjoining each other. Gut book subdivisions of S.no. 73 are not known. 40% FP is anchored at its OP considering location of S.no. 73 and is having access from 24m wide road.
689	Shri Ballaleshwar and Virupaksha Vahivatdar, Keshav Raghunath Joshi, Purushottam Gopal Bapat, Ramchandra Gopal Patwardhan	1	73	73/3	Morbe	689	50	3950	197500	197500		20		5925	118500	118500	15800	316000	316000	0	197500	98750	0	98750	
690	Shri Ballaleshwar and Virupaksha Vahivatdar, Purushottam Gopal Bapat, Ramchandra Gopal Patwardhan, Keshav Raghunath Joshi	1	6	6/1	Morbe	690	2880	4345	12513600	12513600	704	1152	1748.00	6517.5	7508160	7508160	15800	18201600	18201600	0	10693440	5346720	0	5346720	More than 50% of S.no 6 falls within 200M from Gaothan Boundary. Gut Book sub division of S.no. 6 showing sub hissa location of S.no.6/1 is not known. OPs of FP 703, FP 704, FP 705, FP 706, FP 707, FP 708 and FP 709 are having same ownership. Due to other right remarks of 7/12 extract, FPs are

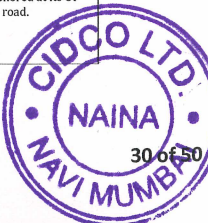




TOWN PLANNING SCHEME NO. 12																									
FORM No. 1																									
See rules (v) and 21(1)																									
Redistribution and Valuation Statement																									
											Final Plot Value in Rupees.							Contribution (+) Compensation (-) (Col. 9(c) - Col 6(c)	Increment (Col. 10(b) - 9(b)	Contribution 50 percent of col. 12	Additional to (+) or deduction from (-) contribution to be made under	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks		
SR. NO.	OWNERS' NAME (ENGLISH)	TENURE OF LAND	SURVEY NO.	HISSA NO.	VILLAGE	OP No.	AREA	*Rate of Original Value as per ASR 2019-20	Value in Rupees. Without Reference to Value of Structure	Inclusive of Structure	FP Nos	Area Individual	Area Amalgamated	*Rate of Semi final Value	Without Reference to Value of Structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Inclusive of Structure	11	12	13	14	15	16
1	2	3a	3b	3c	3d	4	5	6a	6b	6c	7	8a	8b	9a	9b	9c	10a	10b	10c						
691	Shri Ballaleshwar va Virupaksha Vahivatdar, Purushottam Gopal Bapat, Ramchandra Gopal Patwardhan Keshav Raghunath Joshi	1	105	105/1	Morbe	691	400	3950	1580000	1580000		160		5925	948000	948000	15800	2528000	2528000	0	1580000	790000	0	790000	not amalgamated however placed adjoining each other. 40% FP anchored at its largest OP at Sno 81/2 and is having access from 24m wide road.
692	Shri Ballaleshwar va Virupaksha Vahivatdar Panch Purushottam Gopal Bapat, Ramchandra Gopal Patwardhan, Keshav Raghunath Joshi	1	106	106/6	Morbe	692	1090	3950	4305500	4305500		436		5925	2583300	2583300	15800	6888800	6888800	0	4305500	2152750	0	2152750	
693	Shri Ballaleshwar and Virupaksha Vahivatdar, Keshav Raghunath Joshi, Purushottam Gopal Bapat, Ramchandra Gopal Patwardhan	1	72	72/1	Morbe	693	4170	3950	16471500	16471500	705	1668	1668.00	5925	9882900	9882900	15800	26354400	26354400	0	16471500	8235750	0	8235750	Survey no. is partly under DP reservation of road. OPs of FP 703, FP 704, FP 705, FP 706, FP 707, FP 708 and FP 709 are having same ownership. Due to other right remarks of 7/12 extract, FPs are not amalgamated however placed adjoining each other. 40% FP anchored at its largest OP at Sno 81/2 and is having access from 24m wide road.
694	Shri Ballaleshwar and Virupaksha Vahivatdar, Keshav Raghunath Joshi, Purushottam Gopal Bapat, Ramchandra Gopal Patwardhan	1	105	105/6	Morbe	694	150	3950	592500	592500	706	60	60.00	5925	355500	355500	15800	948000	948000	0	592500	296250	0	296250	OPs of FP 703, FP 704, FP 705, FP 706, FP 707, FP 708 and FP 709 are having same ownership. Due to other right remarks of 7/12 extract, FPs are not amalgamated however placed adjoining each other. 40% FP anchored at its largest OP at Sno 81/2 and is having access from 24m wide road.
695	Shri Ballaleshwar and Virupaksha, Ramchandra Gopal Patwardhan, Keshav Raghunath Joshi, Purushottam Gopal Bapat	1	11	11/6	Morbe	695	2670	3950	10546500	10546500	707	1068	2008.00	5925	6327900	6327900	15800	16874400	16874400	0	10546500	5273250	0	5273250	Survey nos. are partly under DP reservation of road. OPs of FP 703, FP 704, FP 705, FP 706, FP 707, FP 708 and FP 709 are having same ownership. Due to other right remarks of 7/12 extract, FPs are not amalgamated however placed adjoining each other. 40% FP anchored at its largest OP at Sno 81/2 and is having access from 24m wide road.
696	Shri Ballaleshwar and Virupaksha, Ramchandra Gopal Patwardhan, Keshav Raghunath Joshi, Purushottam Gopal Bapat	1	16	16/4	Morbe	696	2350	3950	9282500	9282500		940		5925	5569500	5569500	15800	14852000	14852000	0	9282500	4641250	0	4641250	
697	Shri Ballaleshwar and Virupaksha Vahivatdar Panch, Purushottam Gopal Bapat, Ramchandra Gopal Patwardhan, Keshav Raghunath Joshi	1	81	81/2	Morbe	697	15260	3950	60277000	60277000	708	6104	6104.00	5925	36166200	36166200	15800	96443200	96443200	0	60277000	30138500	0	30138500	Survey no. is partly under DP reservation of road. OPs of FP 703, FP 704, FP 705, FP 706, FP 707, FP 708 and FP 709 are having same ownership. Due to other right remarks of 7/12 extract, FPs are not amalgamated however placed adjoining each other. 40% FP anchored at its largest OP at Sno 81/2 and is having access from 24m wide road.
698	Shri Ballaleshwar and Virupaksha Vahivatdar Panch, Purushottam Gopal Bapat, Ramchandra Gopal Patwardhan, Keshav Raghunath Joshi	1	80	80/6	Morbe	698	5100	3950	20145000	20145000	709	2040	2040.00	5925	12087000	12087000	15800	32232000	32232000	0	20145000	10072500	0	10072500	Survey no. is partly under DP reservation of road. OPs of FP 703, FP 704, FP 705, FP 706, FP 707, FP 708 and FP 709 are having same ownership. Due to other right remarks of 7/12 extract, FPs are not amalgamated however placed adjoining each other. 40% FP anchored at its OP at Sno 81/2, S.no. 80/6 and is having access from 24m wide road.
699	Pradip Waman Mali, Santu Waman Mali	1	80	80/5	Morbe	699	5900	3950	23305000	23305000	710	2360	2360.00	5925	13983000	13983000	15800	37288000	37288000	0	23305000	11652500	0	11652500	Survey no. is partly under DP reservation of road. 40% FP anchored at its OP and is having access from 24m and 20m wide road.
700	Kaluram Sitaram Patil	1	81	81/1	Morbe	700	800	3950	3160000	3160000	711	320	320.00	5925	1896000	1896000	15800	5056000	5056000	0	3160000	1580000	0	1580000	40% FP is relocated near its OP and is having access from 20m wide road.
701	Mujammil Tajuddin Sathe	1	82	82/5	Morbe	701	500	3950	1975000	1975000	715	200	200.00	5925	1185000	1185000	15800	3160000	3160000	0	1975000	987500	0	987500	40% FP is relocated near its OP and is having access from 20m wide road.
702	Baban Tukaram Patil	2	84	84/2/B	Morbe	702	3380	3950	13351000	13351000	716	1352	1352.00	5925	8010600	8010600	15800	21361600	21361600	0	13351000	6675500	0	6675500	40% FP anchored at its OP and is having access from 20m wide road.
703	Suryakant Shamrao Vadkar	2	84	84/3	Morbe	703	500	3950	1975000	1975000	717A	200	200.00	5925	1185000	1185000	15800	3160000	3160000	0	1975000	987500	0	987500	OPs of FP 717A and FP 717B are having same ownership. Due to tenure of land and other right remarks of 7/12 extract, FPs are not amalgamated however placed adjoining each other. 40% FP is relocated near its OP and is having access from 20m wide road.
704	Suryakant Shamrao Vadkar	1	82	82/3/D	Morbe	704	2000	3950	7900000	7900000	717B	800	2852.00	5925	4740000	4740000	15800	12640000	12640000	0	7900000	3950000	0	3950000	OPs of FP 717A and FP 717B are having same ownership. Due to tenure of land and other right remarks of 7/12 extract, FPs are not amalgamated however placed adjoining each other. 40% FP is relocated near its OP and is having access from 20m wide road.
705	Suryakant Shamrao Vadkar	1	85	85/1	Morbe	705	3130	3950	12363500	12363500	718	1252		5925	7418100	7418100	15800	19781600	19781600	0	12363500	6181750	0	6181750	Minor part of S.no. 76/2/B/2 is under tributary. 2 survey nos. having same ownership are amalgamated together. 40% FP anchored at its largest OP at S.no. 84/2/A/1 and is having access from 20m wide road.
706	Suryakant Shamrao Vadkar	1	85	85/2	Morbe	706	2000	3950	7900000	7900000		800		5925	4740000	4740000	15800	12640000	12640000	0	7900000	3950000	0	3950000	
707	Rekha Pradip Bhoir, Sanjay Krushna Patil, Rajaram Krushna Patil, Bhaskar Krushna Patil, Vidya Ankush Mhatre, Aparna Sharad Mhatre, Tarabai Krushna Patil	1	76	76/2/B/2	Morbe	707	730	3950	2883500	2883500		292	1532.00	5925	1730100	1730100	15800	4613600	4613600	0	2883500	1441750	0	1441750	
708	Sanjay Krushna Patil, Rajaram Krushna Patil, Bhaskar Krushna Patil, Vidya Ankush Mhatre, Aparna Sharad Mhatre, Rekha Pradip Bhoir, Tarabai Krushna Patil	1	84	84/2/A/1	Morbe	708	3100	3950	12245000	12245000		1240		5925	7347000	7347000	15800	19592000	19592000	0	12245000	6122500	0	6122500	
709	Nellipannbil Bhupeshbapu Nineshbabu	1	84	84/1	Morbe	709	6920	3950	27334000	27334000	721	2768	2768.00	5925	16400400	16400400	15800	43734400	43734400	0	27334000	13667000	0	13667000	40% FP anchored at its OP and is having access from 20m wide road on two sides.
710	Padmakar Tukaram Patil	2	84	84/2/A/3	Morbe	710	4220	3950	16669000	16669000	724	1688	1688.00	5925	10001400	10001400	15800	26670400	26670400	0	16669000	8334500	0	8334500	40% FP anchored at its OP and is having access from 20m wide road.
711	Gopal Baban Jadhav	1	83	83/1	Morbe	711	5080	3950	20066000	20066000	726	2032	2032.00	5925	12039600	12039600	15800	32105600	32105600	0	20066000	10033000	0	10033000	40% FP anchored at its OP and is having access from 20m wide road.
712	Shridhar Shankar Joshi, Shri Vitthal Mandir Vahivatdar	1	118(MMC)(P)	118/1	Morbe	712	20567	3950	81239650	81239650	727	8226.8	8226.80	5925	48743790	48743790	15800	129983440	129983440	0	81239650	40619825	0	40619825	Survey nos. is partly under DP reservation of road. Minor part of Survey nos. are under tributary. As per MMC notification dtd. 10.08.2023, part area of S.no.118/1-118/10=9073sq.m. falls under MMC acquisition is deducted. Gut Book sub division of S.no. 118 is not known. 10 sub hissas of S.no. 118 are having same ownership are amalgamated together. In accordance all 10 sub hissa of S.no. 118/1-118/10 are given entitlement together considering scheme area 29640 .9073=20567sq.m. 40% FP is relocated near its OP and is having access from 20m wide road on two sides.
713	Shridhar Shankar Joshi, Shri Vitthal Mandir Vahivatdar	1	118(MMC)(P)	118/2	Morbe	713		3950	0	0				5925	0	0	15800	0	0	0	0	0	0	0	
714	Shridhar Shankar Joshi, Shri Vitthal Mandir Vahivatdar	1	118(MMC)(P)	118/3	Morbe	714		3950	0	0				5925	0	0	15800	0	0	0	0	0	0	0	
715	Shridhar Shankar Joshi, Shri Vitthal Mandir Vahivatdar	1	118(MMC)(P)	118/4	Morbe	715		3950	0	0				5925	0	0	15800	0	0	0	0	0	0	0	
716	Shridhar Shankar Joshi, Shri Vitthal Mandir Vahivatdar	1	118(MMC)(P)	118/5	Morbe	716		3950	0	0				5925	0	0	15800	0	0	0	0	0	0	0	
717	Shridhar Shankar Joshi, Shri Vitthal Mandir Vahivatdar	1	118(MMC)(P)	118/6	Morbe	717		3950	0	0				5925	0	0	15800	0	0	0	0	0	0	0	
718	Shridhar Shankar Joshi, Shri Vitthal Mandir Vahivatdar	1	118(MMC)(P)	118/7	Morbe	718		3950	0	0				5925	0	0	15800	0	0	0	0	0	0	0	
719	Shridhar Shankar Joshi, Shri Vitthal Mandir Vahivatdar	1	118(MMC)(P)	118/8	Morbe	719		3950	0	0				5925	0	0	15800	0	0	0	0	0	0	0	
720	Shridhar Shankar Joshi, Shri Vitthal Mandir Vahivatdar	1	118(MMC)(P)	118/9	Morbe	720		3950	0	0				5925	0	0	15800	0	0	0	0	0	0	0	



TOWN PLANNING SCHEME NO. 12																										
FORM No. 1																										
See rules (vi) and 21(1)																										
Redistribution and Valuation Statement																										
SR. NO.	OWNERS' NAME (ENGLISH)	TENURE OF LAND	SURVEY NO.	HISSA NO.	VILLAGE	OP No.	AREA	*Rate of Original Value as per ASR 2019-20	Value in Rupees. Without Reference to Value of Structure	Inclusive of Structure	Final Plot Value in Rupees.									Contribution (+) Compensation (-) (Col. 9(c) - Col 6(c))	Increment (Col. 10(b) - 9(b))	Contribution 50 percent of col. 12	Additional to (+) or deduction from (-) contribution to be made under	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks	
											FP Nos	Area Individual	Area Amalgamated	*Rate of Semi final Value	Without Reference to Value of Structure	Inclusive of Structure	*Rate of final Value	Developed								
																		Without Reference to Value of Structure	Inclusive of Structure							Inclusive of Structure
1	2	3a	3b	3c	3d	4	5	6a	6b	6c	7	8a	8b	9a	9b	9c	10a	10b	10c	11	12	13	14	15	16	
721	Shridhar Shankar Joshi, Shri Vitthal Mandir Vahivatdar	1	118(MMC)(P)	118/10	Morbe	721		3950	0	0				5925	0	0	15800	0	0	0	0	0	0	0		
722	Govind Balu Navdekar	1	82	82/1	Morbe	722	6650	3950	26267500	26267500	730	2660	2792.00	5925	15760500	15760500	15800	42028000	42028000	0	26267500	13133750	0	13133750	2 survey nos. having same ownership are amalgamated together. 40% FP anchored at its OP and is having access from 20m wide road.	
723	Govind Balu Navdekar	1	82	82/2	Morbe	723	330	3950	1303500	1303500		132		5925	782100	782100	15800	2085600	2085600	0	1303500	651750	0	651750		
724	Lakshman Govinda Katkari	2	30	30	Morbe	724	500	3950	1975000	1975000	731	200	1000.00	5925	1185000	1185000	15800	3160000	3160000	0	1975000	987500	0	987500	2 survey nos. having same ownership are amalgamated together. 40% FP anchored at its largest OP at S.no. 82/3/B and is having access from 20m and 15m wide road.	
725	Laxman Govind Katkari	2	82	82/3/B	Morbe	725	2000	3950	7900000	7900000		800		5925	4740000	4740000	15800	12640000	12640000	0	7900000	3950000	0	3950000		
726	Bapu Mahadev Bhalerao	1	80	80/1	Morbe	726	500	3950	1975000	1975000	733	200	200.00	5925	1185000	1185000	15800	3160000	3160000	0	1975000	987500	0	987500	40% FP anchored at its OP and is having access from 15m wide road.	
727	Vasant Ragho Uthekar, Anant Ragho Uthekar, Vitthal Narayan Palkar, Tal Bhan Mali, Sharda Gajanan Mali, Manisha Shantaram Patil, Nanda Shashikant Phadke, Chandra Rohidas Patil, Barku Chahu Deshpakar, Balaram Chahu Deshpakar, Shankar Chahu Deshpakar, Ramdas Pando Mhatre, Aruna Ramdas Mhatre, Karuna Ramdas Mhatre, Manjula Rohidas Mhatre, Dayalsh Rohidas Mhatre, Nikita Rohidas Mhatre A. Pa. Ka. Mother Manjula Rohidas Mhatre, Sugandha Vijay Mhatre, Dikshita Vijay Mhatre, Divya Vijay Mhatre, Deepali Vijay Mhatre, Akshata Vijay Mhatre, Sakshi Vijay Mhatre, Dalish Vijay Mhatre A.P.K. Mother Sugandha Vijay Mhatre, Bhagwan Mahadev Kade, Baban Mahadev Kade, Dada Mahadev Kade, Ganpat Mahadev Kade, Suman Anantaram Palkar	2	82	82/4	Morbe	727	1420	3950	5609000	5609000	734	568	8260.00	5925	3365400	3365400	15800	8974400	8974400	0	5609000	2804500	0	2804500	2 survey nos. having same ownership are amalgamated together. Existing structures on OP at S.no. 83/2. Existing structures are protected by providing 40% FP anchored at its largest OP at S.no. 83/2 and is having access from two 15m and one 12m wide road.	
728	Vasant Ragho Uthekar, Anant Ragho Uthekar, Vitthal Narayan Palkar, Tal Bhan Mali, Sharda Gajanan Mali, Manisha Shantaram Patil, Nanda Shashikant Phadke, Chandra Rohidas Patil, Barku Chahu Deshpakar, Balaram Chahu Deshpakar, Shankar Chahu Deshpakar, Ramdas Pando Mhatre, Aruna Ramdas Mhatre, Karuna Ramdas Mhatre, Manjula Rohidas Mhatre, Dayalsh Rohidas Mhatre, Nikita Rohidas Mhatre A. Pa. Ka. Mother Manjula Rohidas Mhatre, Sugandha Vijay Mhatre, Dikshita Vijay Mhatre, Divya Vijay Mhatre, Deepali Vijay Mhatre, Akshata Vijay Mhatre, Sakshi Vijay Mhatre, Dalish Vijay Mhatre A.P.K. Mother Sugandha Vijay Mhatre, Bhagwan Mahadev Kade, Baban Mahadev Kade, Dada Mahadev Kade, Ganpat Mahadev Kade, Suman Anantaram Palkar	2	82	82/6	Morbe	728	940	3950	3713000	3713000	736	376		5925	2227800	2227800	15800	5940800	5940800	0	3713000	1856500	0	1856500		
729	Vasant Ragho Uthekar, Anant Ragho Uthekar, Vitthal Narayan Palkar, Tal Bhan Mali, Sharda Gajanan Mali, Manisha Shantaram Patil, Nanda Shashikant Phadke, Chandra Rohidas Patil, Barku Chahu Deshpakar, Balaram Chahu Deshpakar, Shankar Chahu Deshpakar, Ramdas Pando Mhatre, Aruna Ramdas Mhatre, Karuna Ramdas Mhatre, Manjula Rohidas Mhatre, Dayalsh Rohidas Mhatre, Nikita Rohidas Mhatre A. Pa. Ka. Mother Manjula Rohidas Mhatre, Sugandha Vijay Mhatre, Dikshita Vijay Mhatre, Divya Vijay Mhatre, Deepali Vijay Mhatre, Akshata Vijay Mhatre, Sakshi Vijay Mhatre, Dalish Vijay Mhatre A.P.K. Mother Sugandha Vijay Mhatre, Bhagwan Mahadev Kade, Baban Mahadev Kade, Dada Mahadev Kade, Ganpat Mahadev Kade, Suman Anantaram Palkar	2	83	83/2	Morbe	729	18290	3950	72245500	72245500		7316		5925	43347300	43347300	15800	115592800	115592800	0	72245500	36122750	0	36122750		
730	Chaya Rohidas Bandare, Archana Komal Bandare	1	158(MMC)(P)	158/8(P)	Morbe	730	4333	3950	17115350	17115350	735	1733.2	1733.20	5925	10269210	10269210	15800	27384560	27384560	0	17115350	8557675	0	8557675	Survey nos. is partly under DP reservation of road. Minor part of Survey nos. is under tributary. As per MMC notification dtd. 10.08.2023, part area of S.no.158/8= 967sq.m. falls under MMC acquisition is deducted. 40% FP is relocated near its OP and is having access from 15m and 12m wide road.	
731	Parvati Shantaram Wagh/ Katkari	2	41	41/5	Morbe	731	100	3950	395000	395000	736	40	1376.00	5925	237000	237000	15800	632000	632000	0	395000	197500	0	197500	Survey nos. 41/5, 41/8 are partly under DP reservation of road. 6 survey nos. having same ownership are amalgamated together. 40% FP anchored at its OP at S.no. 80/2 and is having access from 15m and 12m wide road on two sides.	
732	Parvati Shantaram Wagh/ Katkari	2	41	41/8	Morbe	732	550	3950	2172500	2172500		220		5925	1303500	1303500	15800	3476000	3476000	0	2172500	1086250	0	1086250		
733	Parvati Shantaram Wagh/ Katkari	2	42	42/9	Morbe	733	1160	3950	4582000	4582000		464		5925	2749200	2749200	15800	7331200	7331200	0	4582000	2291000	0	2291000		
734	Parvati Shantaram Wagh/ Katkari	2	56	56/1	Morbe	734	150	3950	592500	592500		60		5925	355500	355500	15800	948000	948000	0	592500	296250	0	296250		
735	Parvati Shantaram Wagh/ Katkari	2	68	68/5	Morbe	735	80	3950	316000	316000		32		5925	189600	189600	15800	505600	505600	0	316000	158000	0	158000		
736	Parvati Shantaram Wagh/ Katkari	2	77	77/3	Morbe	736	500	3950	1975000	1975000		200		5925	1185000	1185000	15800	3160000	3160000	0	1975000	987500	0	987500		
737	Parvati Shantaram Wagh/ Katkari	2	80	80/2	Morbe	737	900	3950	3555000	3555000		360		5925	2133000	2133000	15800	5688000	5688000	0	3555000	1777500	0	1777500		
738	The Maharashtra State Co-Agriculture and Rural Development Bank Ltd. Mumbai Branch Pen	2	82	82/3/C	Morbe	738	2000	3950	7900000	7900000	737	800	800.00	5925	4740000	4740000	15800	12640000	12640000	0	7900000	3950000	0	3950000	40% FP anchored at its OP and is having access from 20m and 15m wide road.	
739	Rahul Atmaram Patil, Ashwini Vias Patil, Karthika Jayant Mhatre, Meenakshi Sandeep Bhagat, Hirabai Atmaram Patil, Vishnu Kashinath Patil, Lakshman Kashinath Patil, Hirabai Jayram Kade, Vasant Kashinath Patil, Anandilal Bhaga Chokhonde, Madhukar Kashinath Patil, Lakshman Kashinath Patil, Baby Anant Patil, Ranika Suresh Patil, Nishant Anant Patil, Yogesh Anant Patil	2	79	79/1	Morbe	739	1630	3950	6438500	6438500	738	652	652.00	5925	3863100	3863100	15800	10301600	10301600	0	6438500	3219250	0	3219250	OPs of FP 738 and FP 739 are having same ownership. Due to other right remarks of 7/12 extract, FPs are not amalgamated however placed adjoining each other. 40% FP anchored at its largest OP at S.no. 79/1 and is having access from 20m wide road.	
740	Rahul Atmaram Patil, Ashwini Vias Patil, Karthika Jayant Mhatre, Meenakshi Sandeep Bhagat, Hirabai Atmaram Patil, Vishnu Kashinath Patil, Lakshman Kashinath Patil, Hirabai Jayram Kade, Vasant Kashinath Patil, Anandilal Bhaga Chokhonde, Madhukar Kashinath Patil, Lakshman Kashinath Patil, Baby Anant Patil, Ranika Suresh Patil, Nishant Anant Patil, Yogesh Anant Patil	2	99	99/3	Morbe	740	480	3950	1896000	1896000	739	192	192.00	5925	1137600	1137600	15800	3033600	3033600	0	1896000	948000	0	948000	Survey no. is partly under DP reservation of road. OPs of FP 738 and FP 739 are having same ownership. Due to other right remarks of 7/12 extract, FPs are not amalgamated however placed adjoining each other. 40% FP anchored at its largest OP at S.no. 79/1 and is having access from 20m wide road.	
741	Rahul Atmaram Patil, Ashwini Vias Patil, Karthika Jayant Mhatre, Meenakshi Sandeep Bhagat, Hirabai Atmaram Patil, Vishnu Kashinath Patil, Lakshman Kashinath Patil, Hirabai Jayram Kade, Vasant Kashinath Patil, Anandilal Bhaga Chokhonde, Madhukar Kashinath Patil, Lakshman Kashinath Patil, Baby Anant Patil, Ranika Suresh Patil, Nishant Anant Patil, Yogesh Anant Patil	2	79	79/3	Morbe	741	780	3950	3081000	3081000	740	312	312.00	5925	1848600	1848600	15800	4929600	4929600	0	3081000	1540500	0	1540500	40% FP anchored at its OP and is having access from 20m wide road.	
742	Dhananjay Mahadu Keni, Valjyanti Dhananjay Keni	1	156	156/2	Morbe	742	5050	3950	19947500	19947500	742	2020	2020.00	5925	11968500	11968500	15800	31916000	31916000	0	19947500	9973750	0	9973750	Survey nos. is partly under DP reservation of road. Minor part of Survey nos. is under tributary. 40% FP is relocated near its OP and is having access from 36m wide road.	
743	Narayan Shivram Bhagat, Yogesh Balkrishna Bhagat, Rajesh Balkrishna Bhagat, Rupesh Balkrishna Bhagat, Yogita Balkrishna Bhagat, Kunda Balkrishna Bhagat, Ramdas Shivram Bhagat, Janardan Shivram Bhagat, Nareish Shivram Bhagat	2	103	103	Morbe	743	24400	3950	96380000	96380000	743, 744, 764	9760	9760.00	5925	57828000	57828000	15800	154208000	154208000	0	96380000	48190000	0	48190000	Survey no. is partly under DP reservation of road. Minor part of survey no. is under tributary. Existing structures on OP. Existing structures are protected by providing 40% FP is divided in 3 parts FP 743=3229.11 sq.m., FP 744=5032.51sq.m., FP 764=1499.08sq.m., anchored at its OP and is having access from 36m and 20m wide road.	





TOWN PLANNING SCHEME NO. 12																									
FORM No. 1																									
See rules (v) and 21(1)																									
Redistribution and Valuation Statement																									
SR. NO.	OWNERS' NAME (ENGLISH)	TENURE OF LAND	SURVEY NO.	HISSA NO.	VILLAGE	OP No.	AREA	Value In Rupees.			Final Plot							Contribution (+) Compensation (-) (Col. 9(c) - Col. 6(c))	Increment (Col. 10(b) - 9(b))	Contribution 50 percent of col. 12	Additional to (+) or deduction from (-) contribution to be made under	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks		
								*Rate of Original Value as per ASR 2019-20	Without Reference to Value of Structure	Inclusive of Structure	Value In Rupees.														
								FP Nos	Area Individual	Area Amalgamated	*Rate of Semi final Value 9a	Without Reference to Value of Structure 9b	Inclusive of Structure 9c	*Rate of final Value 10a	Without Reference to Value of Structure 10b	Inclusive of Structure 10c									
1	2	3a	3b	3c	3d	4	5	6a	6b	6c	7	8a	8b	9a	9b	9c	10a	10b	10c	11	12	13	14	15	16
744	Gavand	सरकार	102	102/5	Morbe	744	600	3950	2370000	2370000	746A	240	240.00	5925	1422000	1422000	15800	3792000	3792000	0	2370000	1185000	0	1185000	Survey no. is partly under DP reservation of road. Survey no. is shown as Forest on Sanctioned DP Map of NAINA; However is in private ownership as per 7/12 extract. 40% FP is given near its OP and is having access from 36m wide road. Regulation no. 31.3 of Sanctioned DP DCPR of NAINA is applicable to FP.
745	Surya Prakash Agrawal	1	122(MMC)(P)	122/7/A	Morbe	745	6135	3950	24233250	24233250	746B	2454	2454.00	5925	14539950	14539950	15800	38773200	38773200	0	24233250	12116625	0	12116625	Survey no. is partly under DP reservation of road. As per MMC notification dtd. 10.08.2023, part area of S.no.122/7-3625sq.m. falls under MMC acquisition is deducted. Gut Book sub division of S.no. 122/7 is not known. In accordance 2sub hissa of S.no. 122/7 are given entitlement together considering scheme area 9760 -3625=6135sq.m. 40% FP is relocated near its OP and is having access from 36m wide road. Survey no. is shown as Forest on Sanctioned DP map of NAINA, however is in private ownership as per 7/12 extract. Regulation no. 31.3 of Sanctioned DP DCPR of NAINA is applicable to FP.
746	Namdev Dinkar Phadke, Bhaagwan Dinkar Phadke, Jagannath Dinkar Phadke, Lakshman Dinkar Phadke, Shardaibai Suresh Patil, Sitaram Dinkar Phadke, Goparath Vitthal Phadke, Vishnu Vitthal Phadke, Rakhumabai Vitthal Phadke, Kama Vitthal Phadke, Jayaram Kisan Phadke, Pundalik Kisan Phadke, Sanosh Kisan Phadke, Dashrath Kisan Phadke, Mohan Kisan Phadke, Ganesh Kisan Phadke,	2	122(MMC)(P)	122/7/B	Morbe	746		3950	0	0				5925	0	0	15800	0	0	0	0	0	0	0	
747	Anant Rama Kakade, Gajanan Rama Kakade, Namdev Rama Kakade	1	99	99/2	Morbe	747	10120	3950	39974000	39974000	747	4048	15420.00	5925	23984400	23984400	15800	63958400	63958400	0	39974000	19987000	0	19987000	Survey no. is partly under DP reservation of road. Minor part of survey no. is under tributary. 6 survey nos. having same ownership are amalgamated together. Gut book subdivisions of S.no. 100/1 is not known. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 36m and 20m wide road.
748	Anant Rama Kakade, Gajanan Rama Kakade, Namdev Rama Kakade	1	100	100/1/A/1	Morbe	748	7680	3950	30336000	30336000		3072		5925	18201600	18201600	15800	48537600	48537600	0	30336000	15168000	0	15168000	
749	Anant Rama Kakade, Gajanan Rama Kakade, Namdev Rama Kakade	1	100	100/1/A/2	Morbe	749	3300	3950	13035000	13035000		1320		5925	7821000	7821000	15800	20856000	20856000	0	13035000	6517500	0	6517500	
750	Anant Rama Kakade, Gajanan Rama Kakade, Namdev Rama Kakade	1	100	100/1/B	Morbe	750	2400	3950	9480000	9480000		960		5925	5688000	5688000	15800	15168000	15168000	0	9480000	4740000	0	4740000	
751	Anant Rama Kakade, Gajanan Rama Kakade, Namdev Rama Kakade	1	100	100/2	Morbe	751	14750	3950	58262500	58262500		5900		5925	34957500	34957500	15800	93220000	93220000	0	58262500	29131250	0	29131250	
752	Anant Rama Kakade, Gajanan Rama Kakade, Namdev Rama kakade	1	101	101	Morbe	752	300	3950	1185000	1185000		120		5925	711000	711000	15800	1896000	1896000	0	1185000	592500	0	592500	
753	Bama Manglya Bhagat	2	108	108/1	Morbe	753	2000	3950	7900000	7900000	749	800	800.00	5925	4740000	4740000	15800	12640000	12640000	0	7900000	3950000	0	3950000	Minor part of survey no. is under tributary. 40% FP anchored at its OP and is having access from 20m wide road.
754	Pandurang Kamyia Bhagat, Ramchandra Kamyia Bhagat, Bebi Shankar Gavande, Kunda Maya Chaudhari	2	108	108/2	Morbe	754	2000	3950	7900000	7900000	750	800	800.00	5925	4740000	4740000	15800	12640000	12640000	0	7900000	3950000	0	3950000	40% FP anchored at its OP and is having access from 20m wide road.
755	Shevanti Balaram Vaghe, Vishal Balaram Vaghe, Vajjayanti Balaram Vaghe, Ankush Sonu Vaghe, Anusaya Budhaji Vaghe, Yamuna Pandurang Pawar, Tai Ram Pawar, Manda Bhima Katkari, Jijabai Sonu Vaghe	2	108	108/3	Morbe	755	2000	3950	7900000	7900000	751	800	800.00	5925	4740000	4740000	15800	12640000	12640000	0	7900000	3950000	0	3950000	40% FP anchored at its OP and is having access from 20m wide road.
756	Bhausaheb Namdev Shingade	1	108	108/4	Morbe	756	15520	4345	67434400	67434400	752A	6208	6208.00	6517.5	40460640	40460640	15800	98086400	98086400	0	57625760	28812880	0	28812880	More than 50% of survey no. falls within 200M from Gaothan Boundary. OPs of FP 752A and FP 752B are having same ownership. Due to 7/12 extract S.no. 108/4 is Binsheti and S.no. 77/1, 112/1/2/C is Jirayat, FPs are not amalgamated however placed adjoining each other. Vide suggestion-objection application no. 21 dtd 4/5/2023 after land owners' meet, the location and details of original plots are submitted by applicant and accordingly FP is allotted. 40% FP anchored at its largest OP at Sno 108/4 and is having access from 15m wide road.
757	Bhausaheb Namdev Shingade	1	77	77/1	Morbe	757	700	3950	2765000	2765000	752B	280	1544.00	5925	1659000	1659000	15800	4424000	4424000	0	2765000	1382500	0	1382500	Survey no. is partly under DP reservation of road. OPs of FP 752A and FP 752B are having same ownership. Due to 7/12 extract S.no. 108/4 is Binsheti and S.no. 77/1, 112/1/2/C is Jirayat, FPs are not amalgamated however placed adjoining each other. Vide suggestion-objection application no. 21 dtd 4/5/2023 after land owners' meet, the location and details of original plots are submitted by applicant and accordingly FP is allotted. 40% FP anchored at its largest OP at Sno 108/4 and is having access from 15m wide road
758	Bhausaheb Namdev Shingade	1	112	112/1/2/C	Morbe	758	3160	3950	12482000	12482000		1264		5925	7489200	7489200	15800	19971200	19971200	0	12482000	6241000	0	6241000	
759	Dashrath Pandharinath Shingade	1	6	6/2	Morbe	759	3190	4345	13860550	13860550	753A	1276	1276.00	6517.5	8316330	8316330	15800	20160800	20160800	0	11844470	5922235	0	5922235	More than 50% of survey nos. falls within 200M from Gaothan Boundary. OPs of FP 753A and FP 753B are having same ownership. Due to tenure of land and other right remarks of 7/12 extract of survey nos., FPs are not amalgamated however placed adjoining each other. Vide suggestion-objection application no. 21 dtd 4/5/2023 after land owners' meet, the location and details of original plots are submitted by applicant and accordingly FP is allotted. 40% FP relocated near its OP and is having access from 15m wide road.
760	Dashrath Pandharinath Shingade	2	6	6/4	Morbe	760	80	4345	347600	347600	753B	32	484.00	6517.5	208560	208560	15800	505600	505600	0	297040	148520	0	148520	More than 50% of survey nos. falls within 200M from Gaothan Boundary. OPs of FP 753A and FP 753B are having same ownership. Due to tenure of land and other right remarks of 7/12 extract of survey nos., FPs are not amalgamated however placed adjoining each other. Vide suggestion-objection application no. 21 dtd 4/5/2023 after land owners' meet, the location and details of original plots are submitted by applicant and accordingly FP is allotted. 40% FP relocated near its OP and is having access from 15m wide road
761	Dashrath Pandharinath Shingade	2	6	6/5/A	Morbe	761	1130	4345	4909850	4909850		452		6517.5	2945910	2945910	15800	7141600	7141600	0	4195690	2097845	0	2097845	
762	Pandurang Mahadev Nikam	2	107	107/1	Morbe	762	11480	4345	49880600	49880600	755	4592	4592.00	6517.5	29928360	29928360	15800	72553600	72553600	0	42625240	21312620	0	21312620	More than 50% of survey nos. falls within 200M from Gaothan Boundary. OPs of FP 755, FP 756 and FP 756A are having same ownership. Due to tenure of land, Binsheti 7/12 extract of S.no.106/7 and other right remarks of 7/12 extract of survey nos., FPs are not amalgamated however placed close to each other. Vide suggestion-objection application no. 21 dtd 4/5/2023 after land owners' meet, the location and details of original plots are submitted by applicant and accordingly FP is allotted. 40% FP anchored at its OP and is having access from 20m and 15m wide road





TOWN PLANNING SCHEME NO. 12																										
FORM No. 1																										
See rules (vi) and 21(1)																										
Redistribution and Valuation Statement																										
											Value In Rupees.							Contribution (+) Compensation (-) (Col. 9(c) - Col 6(c))	Increment (Col. 10(b) - 9(b))	Contribution 50 percent of col. 12	Additional to (+) or deduction from (-) contribution to be made under	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks			
											Final Plot															
											Value In Rupees.															
SR. NO.	OWNERS' NAME (ENGLISH)	TENURE OF LAND	SURVEY NO.	HISSA NO.	VILLAGE	OP No.	AREA	*Rate of Original Value as per ASR 2019-20	Value In Rupees.		Inclusive of Structure	FP Nos	Area Individual	Area Amalgamated	*Rate of Semi final Value	Without Reference to Value of Structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Inclusive of Structure	11	12	13	14	15	16
1	2	3a	3b	3c	3d	4	5	6a	6b	6c	7	8a	8b	9a	9b	9c	10a	10b	10c	11	12	13	14	15	16	
763	Pandurang Mahadev Nikam	1	106	106/7	Morbe	763	2830	3950	11178500	11178500	756A	1132	1132.00	5925	6707100	6707100	15800	17885600	17885600	0	11178500	5589250	0	5589250	OPs of FP 755, FP 756 and FP 756A are having same ownership. Due to tenure of land, binsheet 7/12 extract of S.no.106/7 and other right remarks of 7/12 extract of survey nos., FPs are not amalgamated however placed close to each other. Vide suggestion-objection application no. 21 dtd 4/5/2023 after land owners' meet, the location and details of original plots are submitted by applicant and accordingly FP is allotted. 40% FP anchored at its OP at S.no. 106/7 and is having access from 20m and 15m wide road	
764	Pandurang Mahadev Nikam	1	106	106/3	Morbe	764	2250	3950	8887500	8887500	756B	900	900.00	5925	5332500	5332500	15800	14220000	14220000	0	8887500	4443750	0	4443750	OPs of FP 755, FP 756 and FP 756A are having same ownership. Due to tenure of land, binsheet 7/12 extract of S.no.106/7 and other right remarks of 7/12 extract of survey nos., FPs are not amalgamated however placed close to each other. Vide suggestion-objection application no. 21 dtd 4/5/2023 after land owners' meet, the location and details of original plots are submitted by applicant and accordingly FP is allotted. 40% FP anchored at its OP at S.no. 106/7 and is having access from 20m wide road	
765	Vithabai Kisan Katkari	2	45	45/3	Morbe	765	200	3950	790000	790000	757	80	532.00	5925	474000	474000	15800	1264000	1264000	0	790000	395000	0	395000	6 survey nos. having same ownership are amalgamated together. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 20m wide road.	
766	Vithabai Kisan Katkari	2	45	45/8	Morbe	766	50	3950	197500	197500		20		5925	118500	118500	15800	316000	316000	0	197500	98750	0	98750		
767	Vithabai Kisan Katkari	2	55	55/1	Morbe	767	300	3950	1185000	1185000		120		5925	711000	711000	15800	1896000	1896000	0	1185000	592500	0	592500		
768	Vithabai Kisan Katkari	2	106	106/4	Morbe	768	780	3950	3081000	3081000		312		5925	1848600	1848600	15800	4929600	4929600	0	3081000	1540500	0	1540500		
769	Narayan Shivram Bhagat	2	102	102/8	Morbe	769	2400	3950	9480000	9480000	759	960	960.00	5925	5688000	5688000	15800	15168000	15168000	0	9480000	4740000	0	4740000	Survey no. is shown as Forest on Sanctioned DP Map of NAINA, however is in private ownership as per 7/12 extract. 40% FP anchored at its OP and is having access from 20m and 15m wide road. Regulation no. 31.3 of Sanctioned DP DCPR of NAINA is applicable to FP.	
770	Pandurang Mahadev Nikam	2	102	102/6/A	Morbe	770	4400	3950	17380000	17380000	760	1760	1760.00	5925	10428000	10428000	15800	27808000	27808000	0	17380000	8690000	0	8690000	Minor part of survey no. is under tributary. Vide suggestion-objection application no. 21 dtd 4/5/2023 after land owners' meet, the location and details of original plots are submitted by applicant and accordingly FP is allotted. Survey no. is shown as Forest on Sanctioned DP Map of NAINA, however is in private ownership as per 7/12 extract. 40% FP anchored at its OP and is having access from 15m wide road on two sides. Regulation no. 31.3 of Sanctioned DP DCPR of NAINA is applicable to FP.	
771	Shaila Anant Jadhav, Shobha Anant Jadhav, Dipak Anant Jadhav, Shubham Anant Jadhav	2	107	107/2	Morbe	771	2000	4345	8690000	8690000	761A	800	800.00	6517.5	5214000	5214000	15800	12640000	12640000	0	7426000	3713000	0	3713000	More than 50% of survey nos. falls within 200M from Gaothan Boundary. Vide suggestion-objection application no. 21 dtd 4/5/2023 after land owners' meet, the location and details of original plots are submitted by applicant and accordingly FP is allotted. Gut book sub division of S.no. 107 is not known. 40% FP anchored at its OP considering S.no. 107 and is having access from 15m wide road.	
772	Umesh Lakshman Shinde	2	107	107/3	Morbe	772	2000	3950	7900000	7900000	761B	800	800.00	5925	4740000	4740000	15800	12640000	12640000	0	7900000	3950000	0	3950000	More than 50% of survey nos. falls within 200M from Gaethan Boundary. Vide suggestion-objection application no. 21 dtd 4/5/2023 after land owners' meet, the location and details of original plots are submitted by applicant and accordingly FP is allotted. Gut book sub division of S.no. 107 is not known. 40% FP anchored at its OP considering S.no. 107 and is having access from 15m wide road.	
773	Ramesh Pandu Bhagat, Uma Pandu Bhagat	2	107	107/4	Morbe	773	4250	3950	16787500	16787500	761C	1700	1700.00	5925	10072500	10072500	15800	26860000	26860000	0	16787500	8393750	0	8393750	More than 50% of survey nos. falls within 200M from Gaethan Boundary. Vide suggestion-objection application no. 21 dtd 4/5/2023 after land owners' meet, the location and details of original plots are submitted by applicant and accordingly FP is allotted. Gut book sub division of S.no. 107 is not known. 40% FP anchored at its OP considering S.no. 107 and is having access from 15m wide road on two sides.	
774	Mahadu Bhau Usatkar, Bandu Bhau Usatkar, Satish Bhau Usatkar, Balaram Bhau Usatkar, Hirabai Balaram Patil, Chandra Anant Patil, Nirabai Shantaram Patil, Aruna Dattaraya Pawar, Vandana Mohan Shelke, Ranjana Bhau Usatkar	2	102	102/6/B	Morbe	774	4400	3950	17380000	17380000	762	1760	1760.00	5925	10428000	10428000	15800	27808000	27808000	0	17380000	8690000	0	8690000	Minor part of survey no. is under tributary. Vide suggestion-objection application no. 21 dtd 4/5/2023 after land owners' meet, the location and details of original plots are submitted by applicant and accordingly FP is allotted. Survey no. is shown as Forest on Sanctioned DP Map of NAINA, however is in private ownership as per 7/12 extract. Gut book sub division of S.no. 102/6 is not known. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP considering S.no 102/6/B and is having access from 15m wide road. Regulation no. 31.3 of Sanctioned DP DCPR of NAINA is applicable to FP.	
775	Nareish Shivram Bhagat	2	102	102/7	Morbe	775	900	3950	3555000	3555000	763A	360	360.00	5925	2133000	2133000	15800	5688000	5688000	0	3555000	1777500	0	1777500	Minor part of survey no. is under tributary. Survey no. is shown as Forest on Sanctioned DP Map of NAINA, however is in private ownership as per 7/12 extract. 40% FP anchored at its OP and is having access from 15m wide road. Regulation no. 31.3 of Sanctioned DP DCPR of NAINA is applicable to FP.	
776	Barakabai Hendar Bhalia, Talabai Ramdas Bhagat, Indu Changa Wagh, Jayashree Jashant Bhurwade, Laxmi Shivram Gangal, Mahesh Dilip Gangal, Jayesh Dilip Gangal, Bhaurao Dilip Gangal, Dhoya Dilip Gangal, Gulab Dilip Gangal, From No. 2 to S.A. Pa. Ka. Mother Gulab Dilip Gangal, Yamuna Navarath Gangal, Karan Navarath Gangal, Kiran Navarath Gangal, Karan, Kiran's A.Pa.Ka. Mother Yamuna Navarath Gangal, Karan Lahu Gangal, Sachin Lahu Gangal, Nitin Lahu Gangal, Yashvi Sushil Bhalade, Anita Shantaram Khadivi, Geeta Pinyas Thorad,	2	100	100/3	Morbe	776	1820	3950	7189000	7189000	765	728	728.00	5925	4313400	4313400	15800	11502400	11502400	0	7189000	3594500	0	3594500	Survey no. is partly under DP reservation of road. Minor part of survey no. is under tributary. 40% FP anchored at its OP and is having access from 36m wide road.	
777	Darshan Vasant Patil, Sarvesh Vasant Patil, A.Pa.k. father Vasant Balu Patil, Virendra Shyamal Gupta, Kavita Niraj Kothari	1	119	119/1	Morbe	777	3540	3950	13983000	13983000	767B	1416	1416.00	5925	8389800	8389800	15800	22372800	22372800	0	13983000	6991500	0	6991500	Survey no. is falling under MMC interchange Area. 40% FP is relocated near its OP and is having access from 12m wide road.	
778	Darshan Vasant Patil, Sarvesh Vasant Patil, A.Pa.k. Father Vasant Balu Patil	1	119	119/2	Morbe	778	2000	3950	7900000	7900000	767C	800	800.00	5925	4740000	4740000	15800	12640000	12640000	0	7900000	3950000	0	3950000	Survey no. is falling under MMC interchange Area. 40% FP is relocated near its OP and is having access from 12m wide road.	
779	Nutan Rajan Patankar, Tanya Rajan Patankar	1	119	119/3	Morbe	779	1600	3950	6320000	6320000	767D	640	640.00	5925	3792000	3792000	15800	10112000	10112000	0	6320000	3160000	0	3160000	Survey no. is falling under MMC interchange Area. 40% FP is relocated near its OP and is having access from 12m wide road.	
780	Kavita Niraj Kothari	1	119	119/5	Morbe	780	1860	3950	7347000	7347000	767E	744	744.00	5925	4408200	4408200	15800	11755200	11755200	0	7347000	3673500	0	3673500	Survey no. is falling under MMC interchange Area. 40% FP is relocated near its OP and is having access from 12m wide road.	
781	Tarabai Krushna Patil, Sanjay Krushna Patil, Rajaram Krushna Patil, Bhaskar Krushna Patil, Vidya Ankush Mhatre, Aparna Sharad Mhatre	2	190	190	Morbe	781	1570	3950	6201500	6201500	767F	628	628.00	5925	3720900	3720900	15800	9922400	9922400	0	6201500	3100750	0	3100750	OPs of FP 767F and FP 767G are having same ownership. Due to tenure of land and other right remarks of 7/12 extract of survey nos., FPs are not amalgamated however placed adjoining each other. Survey no. is falling under MMC interchange Area. 40% FP is relocated near its OP and is having access from 12m wide road.	



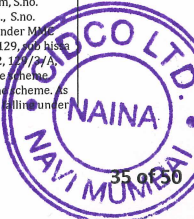
road. As per MMC  
no. 110=15sq.m.  
Book sub division  
are affected by  
by MMC2, but  
m. In accordance,  
as of Sale. 110/2







TOWN PLANNING SCHEME NO. 12																									
FORM No. 1																									
See rules (v) and 21(1)																									
Redistribution and Valuation Statement																									



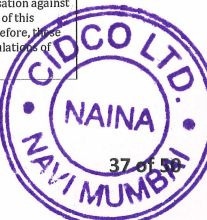


TOWN PLANNING SCHEME NO. 12																										
FORM No. 1																										
See rules (v) and 21(1)																										
Redistribution and Valuation Statement																										
SR. NO.	OWNERS' NAME (ENGLISH)	TENURE OF LAND	SURVEY NO.	HISSA NO.	VILLAGE	OP No.	AREA	Value In Rupees.			Final Plot Value In Rupees.				Contribution (+) Compensation (-) (Col. 9(c) - Col 6(c))	Increment (Col. 10(b) - 9(b))	Contribution 50 percent of col. 12	Additional to (+) or deduction from (-) contribution to be made under	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks						
								*Rate of Original Value as per ASR 2019-20	Without Reference to Value of Structure	Inclusive of Structure	FP Nos	Area Individual	Area Amalgamated	*Rate of Semi final Value							Without Reference to Value of Structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Inclusive of Structure	
								3a	3b	3c	3d	4	5	6a							6b	6c	7	8a	8b	9a
840	Nelliparambil Karappan Bhupeshbabu	1	129(MMC)(P)(P)*	129/2/C/3/B (P)	Morbe	841		3950		0	0		5925		0		0	15800		0		0		0		MMC. Cad area of S.no. 129/2=371.35 sq.m. is considered towards scheme. S.no. 129/2 is in private ownership having other right remarks of forest as per 7/12 extract. In accordance survey no. is treated as forest land. Gut Book sub division of S.no. 129 are not known. In accordance all 4 sub hissas are treated as OP is intact as FP. 36m wide road passes through survey no. Thus Forest area is reduced to 358.18sq.m.
841	Vilas Pundlik Mhatre, Arvind Pundlik Mhatre, Narayan Joma Mhatre, Sachin Lakshman Patil, Sujata Avinash Mhatre, Jaymala Avinash Mhatre, Krithik Avinash Mhatre, Rajashri Dipak Mhatre, Shailesh Lakshman Mhatre, Vishnu Joma Mhatre, Eknath Ramdas Mhatre, Sanket Ananta Mhatre,	1	133(MMC)(P)*	133/2(P)	Morbe	844	1632.18	3950	6447111	6447111	796	652.872	652.87	5925	3868266.6	3868266.6	15800	10315377.6	10315377.6	0	6447111	3223555.5	0	3223555.5	Survey no. is partly under the scheme, partly under MMC and partly outside scheme. As per MMC notification dtd. 10.08.2023, part area of S.no.133/2=23840 sq.m. falls under MMC acquisition. Also as per Spur Land Acquisition Sheet area dtd 22.07.2022 sub hissa no. 133/2= 1756sq.m. area falls under Mumbai Vadodara Spur acquisition. In accordance autocad area of sub hissa no. 133/2= 1632.18sq.m. is considered towards the scheme. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 12m wide Road.	
842	Amar Malaram Gehlot, Shivani Shivaji patil	1	133(MMC)(P)	133/6(P)	Morbe	843	297	3950	1173150	1173150	797	118.8	118.80	5925	703890	703890	15800	1877040	1877040	0	1173150	586575	0	586575	As per MMC notification dtd. 10.08.2023, S.no.133/6=3103 sq.m. falls under MMC acquisition is deducted. 40% FP anchored at its OP and is having access from 12m wide Road	
843	Sonal Sanjay More, Vasudha Vijay Dhimal.	1	93(MMC)(P)	93/2	Mahalungi	845	7348	3950	29024600	29024600	798	2939.2	3931.60	5925	17414760	17414760	15800	46439360	46439360	0	29024600	14512300	0	14512300	2 survey nos. having same ownership are amalgamated together. As per MMC notification dtd. 10.08.2023, part area of S.no.93/2=1822sq.m. falls under MMC acquisition and part area of S.no.92=14689sq.m. falls under MMC acquisition and the same is deducted. Thus, amalgamated area considered against both survey nos. under the scheme is 26340-16511=9829sq.m. 40% FP is anchored at its OP and is having access from 12m wide Road	
844	Sonal Sanjay More, Vasudha Vijay Dhimal.	1	92(MMC)(P)	92	Mahalungi	846	2481	3770	9353370	9353370	799	992.4		5655	5612022	5612022	15080	14965392	14965392	0	9353370	4676685	0	4676685		
845	Amar Malaram Gehlot, Nita Dhananjay Mhaske, Vinita Sunil Porwal, Shilpi Agarwal.	1	97(MMC)(P)	97/1	Mahalungi	847	15947	3770	60120190	60120190		6378.80	6378.80	5655	36072114	36072114	15080	96192304	96192304	0	60120190	30060095	0	30060095	As per MMC vide JM sheet MR no. 177/2023, S.no.97=33sq.m. falls under MMC acquisition is deducted. Survey no. is partly in the scheme. Gut book subdivision of 2 sub hissas of S.no. 97 are not known. In accordance all 2 sub hissa of S.no. 97 are given entitlement together considering scheme area 15980-33=15947sq.m. as per autocad. 40% FP anchored at its OP and is having access from 12m wide road.	
846	Vaishali P. Khedkar, Amar Malaram Gehlot, Vinita Sunil Porwal, Malhar Lal Bahadur Katara.	1	97(MMC)(P)	97/2	Mahalungi	848		3770	0	0				5655	0	0	15080	0	0	0	0	0	0	0	0	
847	Amar Malaram Gehlot, Lalita Laxmanrao Darade, Jayshree Ujjaini Pund, Milap Mulchand Bokadia.	1	99(MMC)(P)	99/4	Mahalungi	849	545	3770	2054650	2054650	800	218	218.00	5655	1232790	1232790	15080	3287440	3287440	0	2054650	1027325	0	1027325	As per MMC notification dtd. 10.08.2023, part area of S.no.99/4=6655sq.m. falls under MMC acquisition is deducted. Thus, area considered towards scheme is 7200-6655= 545sq.m. 40% FP anchored at its OP and is having access from 12m wide road.	
848	Akshata Deepak Khot.	1	98(MMC)(P)	98	Mahalungi	850	584	3770	2201680	2201680	802	233.60	1721.60	5655	1321008	1321008	15080	3522688	3522688	0	2201680	1100840	0	1100840	2 survey nos. having same ownership are amalgamated together. As per MMC vide JM sheet MR no. 177/2023, S.no.98=1716sq.m. falls under MMC acquisition is deducted. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 12m wide road.	
849	Akshata Deepak Khot.	1	105	105	Mahalungi	851	3720	3770	14024400	14024400		1488.00		5655	8414640	8414640	15080	22439040	22439040	0	14024400	7012200	0	7012200		
850	Santosh Chandrakant Ariwale.	1	104(MMC)(P)	104/1	Mahalungi	852	2850	3770	10744500	10744500	803A	1140.00	1140.00	5655	6446700	6446700	15080	17191200	17191200	0	10744500	5372250	0	5372250	As per MMC vide JM sheet MR no. 177/2023, S.no. 104/1=900sq.m. falls under MMC acquisition is deducted. Gut book subdivision of 2 sub hissas of S.no. 104 are not known. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 12m wide road.	
851	Sameer Mohinder Kumar Barar, Amit Mohinder Kumar Barar.	1	104(MMC)(P)	104/2	Mahalungi	853	2198	3770	8286460	8286460	803B	879.20	879.20	5655	4971876	4971876	15080	13258336	13258336	0	8286460	4143230	0	4143230	As per MMC vide JM sheet MR no. 177/2023, S.no. 104/2=402sq.m. falls under MMC acquisition is deducted. Gut book subdivision of 2 sub hissas of S.no. 104 are not known. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 12m wide road.	
852	Nathuram Baliram Badekar, Sunita Sunil Avhal, Sunil Jagannath Avhal, Sulakshna Sopan Bodke, Swati Parvin Khedkar	1	99(MMC)(P)	99/2/A	Mahalungi	854	1015	3770	3826550	3826550	804	406	406.00	5655	2295930	2295930	15080	6122480	6122480	0	3826550	1913275	0	1913275	As per MMC notification dtd. 10.08.2023, part area of S.no.99/2= 17065sq.m. falls under MMC acquisition is deducted. Gut book subdivision of 2 sub hissas of S.no. 99/2 are not known. In accordance all 2 sub hissa of S.no. 99/2 are given entitlement together considering scheme area 18080-17065=1015sq.m. 40% FP anchored at its OP and is having access from 12m wide road.	
853	Chetan Gopaldas Cholera, Bharti Chetan Cholera, Amar Malaram Gehlot, Tarachand Pukhraj Mutha, Virendrakumar Arora, Satwinder Singh Pabla.	1	99(MMC)(P)	99/2/B	Mahalungi	855		3770	0	0			5655	0	0	15080	0	0	0	0	0	0	0	0		
854	Jyoti Amar Gehlot.	1	111	111	Mahalungi	856	700	3770	2639000	2639000	805	280	280.00	5655	1583400	1583400	15080	4222400	4222400	0	2639000	1319500	0	1319500	40% FP anchored at its OP and is having access from 12m wide road.	
855	Manik Namdev Mundphan, Chandu Ramchandra Patil.	1	106	106	Mahalungi	857	5300	3770	19981000	19981000	808	2120	2120.00	5655	11988600	11988600	15080	31969600	31969600	0	19981000	9990500	0	9990500	Survey no. is partly under DP reservation of road. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 36m wide road.	
856	Ramchandra Pandurang Patil.	1	96	96	Mahalungi	858	5600	3770	21112000	21112000	810	2240	2240.00	5655	12667200	12667200	15080	33779200	33779200	0	21112000	10556000	0	10556000	Survey no. is partly under DP reservation of road. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 36m wide road.	
857	Pandurang Arjun Bhoir.	1	107	107	Mahalungi	859	2500	3770	9425000	9425000	813	1000	1000.00	5655	5655000	5655000	15080	15080000	15080000	0	9425000	4712500	0	4712500	Survey no. is partly under DP reservation of road. Existing structures on OP. Existing structures are protected by providing 40% FP anchored at its OP and is having access from 36m wide road.	
858	Tushar Pandharinath Mankame, Pallavi Prashant Bharnuke, Smita Hemant Khedekar, Sakshi Sanjay Powale, Sharmila Pandharinath Mankame, Powale Sanjay Shashikant, N.K.Bhupeshbabu	1	129(MMC)(P)(P)	129/4 (P)	Morbe	860	503.44	3950	1988588	1988588	814	201.38	201.38	5655	1138781.28	1138781.28	15080	3036750.08	3036750.08	0	1897968.8	948984.4	0	948984.4	Survey no. is partly under DP reservation of road. Survey no. is partly under the scheme, partly outside the scheme. As per MMC notification dtd. 10.08.2023, part area of S.no. 129/4=7592sq.m. falls under MMC acquisition. Outside scheme autocad area is 7604.56sq.m. Accordingly area considered towards scheme is 15700-7592-7604.56=503.44sq.m. Due to MMC Interchange 40% FP relocated near its OP in the adjoining village, which has got lower RR rate. Original Value is taken of Morbe Village, Semi Final Value and Final Value is taken of Mahalungi village. FP is having access from 36m wide road	





TOWN PLANNING SCHEME NO. 12																									
FORM No. 1																									
See rules (v) and 21(1)																									
Redistribution and Valuation Statement																									
									Value in Rupees.		Final Plot								Contribution (+)	Increment	Contribution	Additional to	Net demand from (+) or by (-) owner,	Remarks	
SR. NO.	OWNERS' NAME (ENGLISH)	TENURE OF LAND	SURVEY NO.	HISSA NO.	VILLAGE	OP No.	AREA	*Rate of Original Value as per ASR 2019-20	Without Reference to Value of Structure	Inclusive of Structure	FP Nos	Area Individual	Area Amalgamated	*Rate of Semi final Value	Without Reference to Value of Structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Inclusive of Structure	Contribution (+) Compensation (-) (Col. 9(c) - Col 6(c))	(Col. 10(b) - 9(b))	50 percent of col. 12	(+) or deduction from (-) contribution to be made under	being the additional of col. 11, 13, 14	
1	2	3a	3b	3c	3d	4	5	6a	6b	6c	7	8a	8b	9a	9b	9c	10a	10b	10c	11	12	13	14	15	16
859	Ramchandra Atmaram Patil, Balkrishna Damodhar Kude, Vasanti Balkrishna Kude, Ajit Balkrishna Kude, Kiran Ananta Badekar, Nitin Ananta Badekar, Sachin Ananta Badekar.	1	108	108/1	Mahalungi	861	16340	3770	61601800	61601800	816	6536	6536.00	5655	36961080	36961080	15080	98562880	98562880	0	61601800	30800900	0	30800900	Survey no. is partly under DP reservation of road. Existing structures on OP. Gut book sub division of S.no. 108 is not known. Existing structures are protected by providing 40% FP anchored at its OP considering the location of S.no. 108 and is having access from 36m wide road.
860	Deepak N. Lodha.	1	95	95	Mahalungi	862	16570	3770	62468900	62468900	817	6628	6628.00	5655	37481340	37481340	15080	99950240	99950240	0	62468900	31234450	0	31234450	Survey no. is partly under DP reservation of road. 40% FP anchored at its OP and is having access from 36m wide road.
861	Sadashiv Nathu Koparkar.	1	108	108/2	Mahalungi	863	7590	3770	28614300	28614300	819	3036	3036.00	5655	17168580	17168580	15080	45782880	45782880	0	28614300	14307150	0	14307150	Survey no. is partly under DP reservation of road. Existing structures on OP. Gut book sub division of S.no. 108 is not known. Existing structures are protected by providing 40% FP anchored at its OP considering the location of S.no. 108 and is having access from 36m wide road.
862	Kathor Janardan Patil, Manda Baban Raut, Sanjay Kisan Patil, Swarali Sanjay Patil, Rupesh Kundalik Fulore, Kavita Jagdish Gharat	1	108	108/3	Mahalungi	864	4800	3770	18096000	18096000	820	1920	1920.00	5655	10857600	10857600	15080	28953600	28953600	0	18096000	9048000	0	9048000	Survey no. is partly under DP reservation of road. Gut book sub division of S.no. 108 is not known. 40% FP anchored at its OP considering the location of S.no.108 and is having access from 36m wide road.
863	Sandip Jona Tandel, Arvind Bandu Gondhalli, Kiran Barasha Gharat, Hitesh Prakash Soni, Dinesh Narsingh Rao Patil, Girdhari Shambhunath Pradhan, Prasanna Pramod Patil, Mahendra Harishchandra Joshi, Arvind Bandu Gondhalli, Rishikesh Padman Patil, Kiran Barsha Gharat	1	122(MMC)(P)	122/2	Morbe	865	2389.78	3950	9439631	9439631	910	887.49	887.49	5925	5258378.25	5258378.25	15800	14022342	14022342	0	0	0	0	0	Survey no. 122/2 is in private ownership having other right remarks of forest as वनर कामास बंदी, केंद्र शासनाच्या पूर्व परवानगीशिवाय वनर वापरास बंदी as per 7/12 extract. In accordance survey no. is treated as forest land. OP is intact as FP. As per MMC notification dtd. 10.08.2023, part area of S.no. 122/2=2266sq.m. falls under MMC acquisition. The survey no. area as per autocad within TPS is 2389.78sq.m. 36m wide road passes through survey no. Thus Forest area is reduced to 887.49sq.m.
864	Ganu Bama Gadge	2	121(MMC)(P)	121	Morbe	866	1572.34	3950	6210743	6210743	913	1035.03	1035.03	5925	6132552.75	6132552.75	15800	16353474	16353474	0	0	0	0	0	Survey no. 121 is in private ownership having other right remarks of forest as वनर कामास बंदी, केंद्र शासनाच्या पूर्व परवानगीशिवाय वनर वापरास बंदी as per 7/12 extract. In accordance survey no. is treated as forest land. OP is intact as FP. As per MMC notification dtd. 10.08.2023, part area of S.no. 121=188sq.m. falls under MMC acquisition. The survey no. area as per autocad within TPS is 1572.34sq.m. 36m wide road passes through survey no. Thus Forest area is reduced to 1035.03sq.m.
865	Mohmmad Yusuf Nuruddin Diwan	1	120	120/1	Morbe	867	4667	3950	18434650	18434650	914	3590.95	3590.95	5925	21276378.75	21276378.75	15800	56737010	56737010	0	0	0	0	0	S.no. 120/7 is a Forest Land. All other subdivisions of survey no. 120 is in private ownership having other right remarks of forest as वनर कामास बंदी, केंद्र शासनाच्या पूर्व परवानगीशिवाय वनर वापरास बंदी as per 7/12 extract. In accordance survey no. is treated as forest land. OP is intact as FP. S.no. 120/2A, 120/2B, 120/3, 120/7 are partly affected by MMC. S.no.120/6A and 120/6B are fully affected by MMC. As per MMC notification dtd. 10.08.2023, part area of S.no. 120/2=247sq.m. and S.no.120/3=514sq.m. falls under MMC acquisition. The survey no. area as per autocad within TPS is 4667sq.m. 36m wide road passes through survey no. Thus Forest area is reduced to 3590.95sq.m.
866	Surya Prakash Agrawal	1	120(MMC)(P)	120/2/A	Morbe	868		3950	0	0				5925	0	0	15800	0	0	0	0	0	0	0	
867	Mohanish Omprakash Chhajer	1	120(MMC)(P)	120/2/B	Morbe	869		3950	0	0				5925	0	0	15800	0	0	0	0	0	0	0	
868	Ganu Bama Gadge	2	120(MMC)(P)	120/3	Morbe	870		3950	0	0				5925	0	0	15800	0	0	0	0	0	0	0	
869	Ganu Bama Gadge	2	120	120/4	Morbe	871		3950	0	0				5925	0	0	15800	0	0	0	0	0	0	0	
870	Surya Prakash Agrawal	1	120	120/5	Morbe	872		3950	0	0				5925	0	0	15800	0	0	0	0	0	0	0	
871	Maharashtra Shasan Vankhate	2	120(MMC)(P)	120/7	Morbe	873		3950	0	0				5925	0	0	15800	0	0	0	0	0	0	0	
872	Kalu Govind Ulwekar	2	37	37/2	Morbe	874	50	3950	197500	197500	Land Disposed	0	0.00	5925	0	0	15800	0	0	0	0	0	0	0	40% entitlement of original land holding of survey comes less than 40sq.m. Accordingly land is disposed and no FP is allotted. Compensation towards land dispossess shall be decided as per CIDCO policy.
873	Yogesh Balkrishna Bhagat, Rajesh Balkrishna Bhagat, Rupesh Balkrishna Bhagat, Yogita Balkrishna Bhagat, Kunda Balkrishna Bhagat	2	102(P)	102/11(P)	Morbe	875	90.18	3950	356211	356211	Land Disposed	0	0.00	5925	0	0	15800	0	0	0	0	0	0	0	Survey no. is shown as Forest on Sanctioned DP Map of NAINA; However is in private ownership as per 7/12 extract. Survey no. is partly within the scheme and partly outside the scheme. Autocad area 90.18sq.m. is considered towards scheme. 40% entitlement of scheme area of survey no. comes less than 40sq.m. Accordingly land is disposed and no FP is allotted. Regulation no. 31.3 of Sanctioned DP DPCR of NAINA is applicable to survey no. Compensation towards land dispossess shall be decided as per CIDCO policy.
874	Tejas Pravinchandra Shah, Rakesh Khushalchandra Potdar	1	102(P)	102/3(P)	Morbe	876	1288.01	3950	5087640	5087640	Under Road	0	0.00	5925	0	0	15800	0	0	0	0	0	0	0	Survey no. is in private ownership having other right remarks of forest as वनर कामास बंदी, केंद्र शासनाच्या पूर्व परवानगीशिवाय वनर वापरास बंदी as per 7/12 extract. Survey no. is treated as Forest land. Survey no. is partly falling under the scheme. The entire part area of Survey no. is under DP reservation of road. Hence no FP is allotted.
875							3805561				TOTAL	1763369.39	1763369.39							0	13182487671	6591243836	0	6591243836	
							522408				TOTAL OF FOREST PLOTS	444701.00	444701.00												
							3283013				TOTAL OF RESI PLOTS AS PER 7/12 EXTRACT	1318668.39	1318668.39												
	A						3273841				TOTAL OF RESI PLOTS AS PER DRAWING	1318795.35													
876	MMC																								
877	Green Arth Co.op. Hou. Society Ltd Tarfe Chairman Umesh C. Sawant, Treasurer Sitaram D. Salgar Secretary Kiran R. Patil	1	89(MMC)(F)(P)	89(P)	Umroli	877	645				918														Acqution of survey no.s under MMC and compensation against it is being carried out by MSRDC. Implementation of this corridor is also being carried out by MSRDC. Therefore, these survey no.s are not considered for financial calculations of TPS-12.





TOWN PLANNING SCHEME NO. 12																										
FORM No. 1																										
See rules (vi) and 21(1)																										
Redistribution and Valuation Statement																										
												Final Plot Value In Rupees.				Contribution (+) Compensation (-) (Col. 9(c) - Col 6(c))	Increment (Col. 10(b) - 9(b))	Contribution 50 percent of col. 12	Additional to (+) or deduction from (-) contribution to be made under	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks					
SR. NO.	OWNERS' NAME (ENGLISH)	TENURE OF LAND	SURVEY NO.	HISSA NO.	VILLAGE	OP No.	AREA	*Rate of Original Value as per ASR 2019-20	Value In Rupees.		Inclusive of Structure	Undeveloped				Inclusive of Structure	*Rate of final Value	Developed		Inclusive of Structure	11	12	13	14	15	16
									Without Reference to Value of Structure			Area Amalgamated	Rate of Semi final Value	Without Reference to Value of Structure												
1	2	3a	3b	3c	3d	4	5	6a	6b	6c	7	8a	8b	9a	9b	9c	10a	10b	10c							
878	Suresh Devram Chaudhari, Naval Kisan Mane.	1	96(MMC)(F)(P)	96/8(P)	Umroli	878	3270																			
879	Sonal Dinesh Narekar.	1	98(MMC)(F)(P)	98/2(P)	Umroli	879	1270																			
880	Ramesh Dharma Mhatre.	1	98(MMC)(F)(P)	98/3(P)	Umroli	880	70																			
881	Krishna Kanhu Madhavi.	2	98(MMC)(F)(P)	98/4(P)	Umroli	881	2565																			
882	Narayan Balaram Mali, Ramesh Balaram Mali	1	98(MMC)(F)(P)	98/5(P)	Umroli	882	1385																			
883	Arvind Markendeya Vishwakarma, Jatin Upendra Ojha, Ved Prakash Markendeya Vishwakarma.	1	98(MMC)(F)(P)	98/6(P)	Umroli	883	480																			
884	Amol Namdev Bhagat	1	77(MMC)(F)(P)	77(P)	Chinchavali Tarfe Waje	884	5734																			
885	Ramchandra Kana Veta	1	91(MMC)(F)	91/1	Chinchavali Tarfe Waje	885	600																			
886	Jyoti Shankar Mhatre	1	91(MMC)(F)	91/2	Chinchavali Tarfe Waje	886	1900																			
887	Pravin Prakashchandra Modi	1	92(MMC)(F)	92	Chinchavali Tarfe Waje	887	1500																			
888	Ram Narayan Patil Firoz Siddhi Samnani	1	93(MMC)(F)	93/1	Chinchavali Tarfe Waje	888	1600																			
889	Sushila Kisan Mhatre, Jyoti Shankar Mhatre, Jitendra Satyavan Shinde, Rakesh Yashwantrao Bagal	1	93(MMC)(F)	93/2	Chinchavali Tarfe Waje	889	8190																			
890	Nutan Rajan Patankar	1	4(MMC)(F)(P)	4/1/A(P)	Usarli Budruk	890	151																			
891	Nutan Rajan Patankar	1	4(MMC)(F)(P)	4/1/B(P)	Usarli Budruk	891																				
892	Bharti Santosh Urankar	1	5(MMC)(F)(P)	5/1/A(P)	Usarli Budruk	892	3105																			
893	Damu Shankar Bhopi	1	118(MMC)(F)(P)	118/2(P)	Ritghar	893	71																			
894	Jijabai Budhaji Patil, Kusumbai Shatrughan Mahaskar, Neerabai Budhaji Patil	2	118(MMC)(F)(P)	118/5(P)	Ritghar	894	2435.9																		As per JM Sheet MR no. 137/20/12/2021 dtd. 20.01.2022. the S.no. 118/5 is reflected under MMC alignment and is newly added after Publication in TPS 12. The S.no. is not mentioned in MMC notification dtd. 10.08.2023. As per Sanctioned DP map at this location S.no. 118/6 is shown. The S.no. location is rectified with respect to the latest MMC acquisition vide JM sheet.	
895	Grampanchayat Dundre	सरकार	124(MMC)(F)(P)	124(P)	Ritghar	895	3128.3																		As per JM Sheet MR no. 137/20/12/2021 dtd. 20.01.2022. the S.no. 124 is reflected under MMC alignment and is newly added after Publication in TPS 12. The S.no. is not mentioned in MMC notification dtd. 10.08.2023.	
896	Dilip Shivram Dalvi.	1	125(MMC)(F)	125	Ritghar	896	3031																			
897	Prakash Gajanan Pote, Pratik Prakash Pote	1	126(MMC)(F)(P)	126/1/2/3(P)	Ritghar	897	1841																			
898	Ajay A. Mehta	1	128(MMC)(F)(P)	128/2(P)	Ritghar	898	698																			
899	Ajay A. Mehta	1	128(MMC)(F)(P)	128/3(P)	Ritghar	899	127																			
900	Ajay A. Mehta	1	128(MMC)(F)	128/4	Ritghar	900	3158																			
901	Rakesh Kumar Kantibhai Patel.	1	128(MMC)(F)(P)	128/5A(P)	Ritghar	901	2554																			
902	Rakesh Kumar Kantibhai Patel.	1	128(MMC)(F)(P)	128/5B(P)	Ritghar	902																				
903	Shalu Bhaui Chaudhary, Tukaram Shivram Patil, Natha Shivram Patil, Ramdas Shivram Patil, Padmakar Shivram Patil, Madhukar Shivram Patil, Sundarabai Ramdas Patil, Gaurabai Vasant Patil, Kusumbai Dashrath Patil.	1	129(MMC)(F)	129	Ritghar	903	3620																			
904	Raja Khandu Bhalekar,	2	130(MMC)(F)	130	Ritghar	904	3720																			
905	Surya Prakash Agarwal.	1	131(MMC)(F)	131	Ritghar	905	1620																			
906	Janish Vinod Shah, Jaswant Kantilal Kothari.	1	132(MMC)(F)	132	Ritghar	906	1970																			
907	Jayaram Ragho Bhagat, Kisan Ragho Bhagat, Gajanan Ragho Bhagat, Vasant Ragho Bhagat, Gopal Ragho Bhagat, Bhagwan Ragho Bhagat.	1	133(MMC)(F)	133	Ritghar	907	1900																			
908	Balaram Ganpat Bhopi, Namdev Mahadu Bhopi, Sitaram Ganpat Bhopi, Gulab Ganpat Bhopi, Ganu Ganpat Bhopi, Kunta Krishna Bhopi.	1	134(MMC)(F)(P)	134(P)	Ritghar	908	2875																			
909	Bhau Raghunath Bhopi, Sunanda Narayan Batale, Ashok Namdev Shelke.	2	136(MMC)(F)(P)	136/1/A(P)	Ritghar	909	1782																			
910	Dattatreya Kanha Bhopi, Arun Kanha Bhopi, Balkrishna Kanha Bhopi, Pushpa Laxman Patil, Ragha Kanha Bhopi, Rama Dhulya Bhopi.	2	136(MMC)(F)(P)	136/1/B(P)	Ritghar	910																				
911	Jayaram Ragho Bhagat, Kisan Ragho Bhagat, Gajanan Ragho Bhagat, Vasant Ragho Bhagat, Gopal Ragho Bhagat, Bhagwan Ragho Bhagat.	1	137(MMC)(F)(P)	137(P)	Ritghar	911	2622																			
912	Balu Narayan Bhopi, Deepak Narayan Bhopi, Sandeep Narayan Bhopi.	1	138(MMC)(F)	138/1	Ritghar	912	3090																			

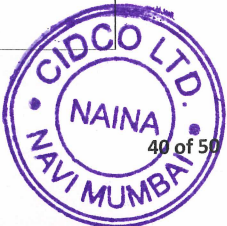








TOWN PLANNING SCHEME NO. 12																												
FORM No. 1																												
See rules (v) and 21(1)																												
Redistribution and Valuation Statement																												
												Final Plot Value In Rupees.			Contribution (+) Compensation (-) (Col. 9(c) - Col 6(c))	Increment (Col. 10(b) - 9(b))	Contribution 50 percent of col. 12	Additional to (+) or deduction from (-) contribution to be made under	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks								
SR. NO.	OWNERS' NAME (ENGLISH)	TENURE OF LAND	SURVEY NO.	HISSA NO.	VILLAGE	OP No.	AREA	Value In Rupees.			FP Nos	Undeveloped					*Rate of final Value	Without Reference to Value of Structure	Inclusive of Structure	*Rate of Semi final Value	Without Reference to Value of Structure	Inclusive of Structure	Contribution (+) Compensation (-) (Col. 9(c) - Col 6(c))	Increment (Col. 10(b) - 9(b))	Contribution 50 percent of col. 12	Additional to (+) or deduction from (-) contribution to be made under	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks
								*Rate of Original Value as per ASR 2019-20	Without Reference to Value of Structure	Inclusive of Structure		Area Individual	Area Amalgamated	*Rate of Semi final Value	Without Reference to Value of Structure	Inclusive of Structure												
1	2	3a	3b	3c	3d	4	5	6a	6b	6c	7	8a	8b	9a	9b	9c	10a	10b	10c	11	12	13	14	15	16			
945	Amol Dattatrey Gholap, Mahesh Vinayak BargaJe, Vishal Popatrao Deshmukh, Sanjivini Vinod Jadhav, Kirankumar Bagwanrao Bakale, Baliram Chaya Patil, Bhupendra Subhash Khedkar, Rashmi Suryabhan Raskar, Aarti Ramhari Panchphule, Ganesh Navanath Bhogade, Jaymala Santosh Pathare, Rajanikant Vitthal Garje,	1	97(MMC)(P)	97/2	Morbe	807																						
946	Shreedhar Shankar Joshi, Padmakar Shankar Joshi, Uttam Shankar Joshi, Ramkrushn Shankar Joshi, Suresh Shankar Joshi, Anupama Arvind Bramhe, Ujjwala Vilasdatta Kulkarni, Nita Vijay Aspte, Prakash Prabhakar Joshi, Pramod Prabhakar Joshi, Pratima Balawant Sathe, Madhuri Madhukar Joshi, Purnanand Madhukar Joshi, Madhuri Narendra Aspte, Rupa Anil Kale, Rajashree Rameshchandra Joshi,	2	97(MMC)(F)	97/3	Morbe	947																						
947	Shreedhar Shankar Joshi, Padmakar Shankar Joshi, Uttam Shankar Joshi, Ramkrushn Shankar Joshi, Suresh Shankar Joshi, Anupama Arvind Bramhe, Ujjwala Vilasdatta Kulkarni, Nita Vijay Aspte, Prakash Prabhakar Joshi, Pramod Prabhakar Joshi, Pratima Balawant Sathe, Madhuri Madhukar Joshi, Purnanand Madhukar Joshi, Madhuri Narendra Aspte, Rupa Anil Kale, Rajashree Rameshchandra Joshi,	2	97(MMC)(F)	97/4	Morbe	948																						
948	Medha Nishikant Joshi, Madhura Nishikant Joshi, Manasi Nishikant Joshi,	1	97(MMC)(P)	97/6	Morbe	809																						
949	Medha Nishikant Joshi, Madhura Nishikant Joshi, Mansi Nishikant Joshi	1	97(MMC)(P)	97/7	Morbe	810																						
950	Amar Malaram Gehlot	1	97(MMC)(P)	97/8	Morbe	811																						
951	Lakshman Gotiram Patil, Vijaylaxmi Dilipkumar Kherodiya	1	120(MMC)(F)	120/6/A	Morbe	949	2330																					
952	Surya Prakash Agrawal	1	120(MMC)(F)	120/6/B	Morbe	950																						
953	Suhas Krishna Dandekar, Chhaya Sunil Dandekar, Asmita Devendra Bagul, Amit Sunil Dandekar	1	122(MMC)(F)	122/1	Morbe	951	1140																					
954	Baban Rupa Choudhari, Barak Narayan Choudhari Bhalechandra Baraka Choudhari, Madhukar Shivram Patil, Mandabai Dinkrasi Phadke, Yashu or Gangabai Balaram Patil, Rakhmabai Balaram Bhoji, Ramdas Shivram Patil, Rupesh Jagan Choudhari, Rajana Joma Mali, Lakshman Kallaram Choudhari, Lata Gangai Patil, Shantabai Chintaman Bhoji Shantabai Balaram Chowkar, Anusaya Kallaram Choudhari, Shesanti Narayan Choudhari,	2	123(MMC)(F)	123	Morbe	952	1240																					
955	Ganu Bama Gadge	2	124(MMC)(F)	124	Morbe	953	530																					
956	Abhijeet Pandurang Patil, Ministry of Road Transport and Highways, Government of India	1	125(MMC)(F)	125/1	Morbe	954	560																					
957	Ministry of Road Transport and Highways, Government of India Lakshman Joma Patil (Mhatre) Vinayak Trimbak Mhatre, Arvind Pundlik Mhatre, Suraj Chandrakant Mhatre, Sanket Ananta Mhatre	1	125(MMC)(F)	125/2/4	Morbe	955	170																					
958	Akash Sachin Agrawal, Om Prakash Chhajed, Sagar Sachin Agrawal, Ministry of Road Transport and Highways, Government of India	1	125(MMC)(F)	125/3	Morbe	956	25660																					
959	Akash Sachin Agrawal, Om Prakash Chhajed, Sagar Sachin Agrawal, Ministry of Road Transport and Highways, Government of India	1	125(MMC)(F)	125/5	Morbe	957	240																					
960	Ministry of Road Transport and Highways, Government of India	1	125(MMC)(F)	125/6	Morbe	958	0																					
961	Vilas Pundlik Mhatre, Arvind Pundlik Mhatre , Narayan Joma Mhatre, Lakshman Joma Patil (Mhatre) , Vishnu Joma Mhatre, Eknath Ramdas Mhatre, Sanket Ananta Mhatre, Rajesh Keshav Mhatre, Nitin Keshav Mhatre, Harishchandra Trimbak Mhatre, Suraj Chandrakant Mhatre, Vinayak Trimbak Mhatre	1	125(MMC)(F)	125/7	Morbe	959	7700																					
962	Vithabai Kisan Katkari	2	128(MMC)(F)	128/0	Morbe	960	530																					
963	Vilas Pundlik Mhatre, Arvind Pundlik Mhatre, Narayan Joma Mhatre, Lakshman Joma Patil (Mhatre), Vishnu Joma Mhatre, Eknath Ramdas Mhatre, Sanket Ananta Mhatre, Nitin Keshav Mhatre, Rajesh Keshav Mhatre, Harishchandra Trimbak Mhatre, Suraj Chandrakant Mhatre , Vinayak Trimbak Mhatre	1	129(MMC)(F)	129/1	Morbe	961	18200																					







TOWN PLANNING SCHEME NO. 12																					
FORM No. 1																					
See rules (v) and 21(1)																					
Redistribution and Valuation Statement																					
								Value In Rupees.		Inclusive of		Final Plot							Contribution (+)	Increment	
								Without Reference		Structure		Value In Rupees.							Compensation (-)	(Col. 9(c) - 9(b))	
																			(Col. 9(c) - Col 6(c))		
SR. NO.	OWNERS' NAME (ENGLISH)	TENURE OF LAND	SURVEY NO.	HISSA NO.	VILLAGE	OP No.	AREA	*Rate of Original Value as per ASR 2019-20			FP NOS	Area Individual	Area Amalgamated	*Rate of Semi final Value	Without Reference to Value of Structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Inclusive of Structure		
1	2	3a	3b	3c	3d	4	5	6a	6b	6c	7	8a	8b	9a	9b	9c	10a	10b	10c	11	12
964	Amar Malaram Gehlot, Varsha Santosh Walunj	1	129(MMC)(F)(P)	129/2A/2(P)	Morbe	840	8000														
965	Amar Malaram Gehlot	1	129(MMC)(F)(P)	129/2/B (P)	Morbe	842	1100														
966	Arvind Pundalik Mhatre, Vilas Pundalik Mhatre, Madhura Nishikant Joshi, Medha Nishikant Joshi, Manasi Nishikant Joshi, Leeman Jona Patil (Mhatre), Narayan Jona Mhatre, Vishnu Jona Mhatre, Eliaath Ramdas Mhatre, Saniket Ananta Mhatre, Nitin Keshav Mhatre, Rajesh Keshav Mhatre, Harishchandra Trimbak Mhatre, Suraj Chandrakant Mhatre, Dhanraj Trimbak Mhatre	1	129(MMC)(F)	129/3A	Morbe	962	900														
967	Lalita Khushal Pardeshi	1	130(MMC)(F)	130	Morbe	963	1210														
968	Lalita Khushal Pardeshi	1	131(MMC)(F)	131/1/A	Morbe	964	280														
969	Ravikiran Kumar Ganati, Ankita Jugdeep Sehgal	1	131(MMC)(F)	131/1/B	Morbe	965	2350														
970	Vikas Babulal or Babusingh Rajput	1	132(MMC)(F)	132	Morbe	966	480														
971	Nikesh Raghunath Gaikwad, Poonam Raghunath Gaikwad, Rupali Raghunath Gaikwad, Nandabai Raghunath Gaikwad	2	133(MMC)(F)(P)	133/1/A (P)	Morbe	967	3435														
972	Amar Malaram Gehlot	2	133(MMC)(F)(P)	133/1/B(P)	Morbe	968															
973	Komalsingh Amarsingh Raibut	1	133(MMC)(F)(P)	133/3(P)	Morbe	969	1000														
974	Akash Sachin Agrawal, Sagar Sachin Agrawal, Surya Prakash Agrawal	1	133(MMC)(F)(P)	133/4(P)	Morbe	970	800														
975	Surya Prakash Agrawal, Sagar Sachin Agrawal, Ministry of Road Transport and Highways, Government of India	1	133(MMC)(F)(P)	133/5(P)	Morbe	971	32820														
976	Jitendra Ramdas Dongre	1	134(MMC)(F)(P)	134(P)	Morbe	972	558														
977	Nathuram Narayan Kathawala, Bhagwan Narayan Kathawala, Jayanta Narayan Kathawala, Jagan Narayan Kathawala, Talibai Aatmaram Kalokhe	2	138(MMC)(F)(P)	138/1	Morbe	973	2951														
978	Amar Malaram Gehlot, Neeta Dhananjay Mhaske, Uttkarsh Manoj Agrawal, Manoj Sitaram Agrawal	1	138(MMC)(F)(P)	138/2	Morbe	974															
979	Amar Malaram Gehlot, Lalit Mulchand Bokadiya, Mahendra Tarachand Mutha, Varsha Deepak Jadhav, Sandip Ghevarchand Jain, Prasad Bhalchandra Sasturkar, Varsha Santosh Walunj, Malhar Lalbahaddur Katare	1	139(MMC)(F)(P)	139(P)	Morbe	975	7017														
980	Vasant Chandrakant Gharat, Krishna Ganu Patil, Ganu Lakshman Patil	1	140(MMC)(F)(P)	140/1(P)	Morbe	976	1400														
981	Ministry of Road Transport and Highways, Government of India	1	140(MMC)(F)(P)	140/2(P)	Morbe	977	0														
982	Ministry of Road Transport and Highways, Government of India	1	140(MMC)(F)(P)	140/3(P)	Morbe	978	0														
983	Darshana Balaram Katkari, Sarita Lakshman Waghe, Jamanabai Rohidas Waghmare, Baby Ankush Waghe, Vicky Ankush Waghe, Sarita Ankush Waghe, Manda Balaram Katkari	2	140(MMC)(F)(P)	140/4/A(P)	Morbe	979	9030														
984	Gulab Bhurya Gondhali or Katkari, Kamala Labu Waghmare, Ministry of Road Transport and Highways, Government of India	2	140(MMC)(F)(P)	140/4/B(P)	Morbe	980															
985	Sudam Lakshman Katkari, Ministry of Road Transport and Highways, Government of India	2	140(MMC)(F)(P)	140/4/C(P)	Morbe	981															
986	Babu Kanya Katkari, Ministry of Road Transport and	2	140(MMC)(F)(P)	140/4/D(P)	Morbe	982															
987	Lakshmi Shivram Gangal, Jayesh Dilip Gangad, Bharati Dilip Gangad, Divya Dilip Gangad, Gulab Dilip Gangad, A.Pa.k. mother of application number 2 to 5,Gulab Dilip Gangad, Mahesh Dilip Gangad, Yamuna Navnath Gangad, Karan Navnath Gangad, Kiran Navnath Gangad, A.Pa.K. Mother of Kiran and Karan-	2	140(MMC)(F)(P)	140/4/E(P)	Morbe	983															
988	Rama Dama Choudhari, Tai Shankar Khair, Malina Dattu Paradhi, Hira Govind Havali	2	140(MMC)(F)(P)	140/4/F(P)	Morbe	984															
989	Changa Budhya Kavate, Ministry of Road Transport and Highways, Government of India	2	140(MMC)(F)(P)	140/4/L(P)	Morbe	985															
990	Kanhu Vitthal Phadke, Gopinath Vitthal Phadke, Vishnu Vitthal Phadke, Rakhmabai Vitthal Phadke	1	146(MMC)(F)	146/1	Morbe	986	5010														
991	Mahendra Chandrakant Gharat, Vasant Chandrakant Gharat	1	146(MMC)(F)(P)	146/2(P)	Morbe	987	3000														

Contribution (+) Compensation (-) (Col. 9(c) - Col 6(c))

Increment (Col. 10(b) - 9(b))

Contribution (+) Compensation (-) (Col. 9(c) - Col 6(c))

Increment (Col. 10(b) - 9(b))





TOWN PLANNING SCHEME NO. 12																									
FORM No. 1																									
See rules (v) and 21(1)																									
Redistribution and Valuation Statement																									
SR. NO.	OWNERS' NAME (ENGLISH)	TENURE OF LAND	SURVEY NO.	HISSA NO.	VILLAGE	OP No.	AREA	Value in Rupees.			Final Plot Value in Rupees.							Contribution (+) Compensation (-) (Col. 9(c) - Col 6(c))	Increment (Col. 10(b) - 9(b))	Contribution 50 percent of col. 12	Additional to (+) or deduction from (-) contribution to be made under	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks		
								*Rate of Original Value as per ASR 2019-20	Without Reference to Value of Structure	Inclusive of Structure	FP Nos	Area Individual	Area Amalgamated	*Rate of Semi final Value	Without Reference to Value of Structure	Inclusive of Structure	*Rate of final Value							Without Reference to Value of Structure	Inclusive of Structure
								6a	6b	6c								7	8a	8b	9a	9b	9c		
992	Kanhu Vitthal Phadke, Gopinath Vitthal Phadke, Vishnu Vitthal Phadke, Rakhmabai Vitthal Phadke	1	147(MMC)(F)(P)	147/1(P)	Morbe	988	4520																		
993	Sarosh Dara Patel, Babasaheb Chowdhari, Bharati Narayan Chowdhari Bhalkhandra Barak Chowdhari, Madhukar Shivram Patil, Mandabai Dashrath Phadke, Yashwantrao Gangabai Balaram Patil, Rakhmabai Balaram Shopt, Ramdas Shivram Patil, Rupesh Jagan Chowdhari, Ranjana Jagan Mhat, Lakshman Kaleram Chowdhari, Lata Ganpat Patil, Shantabai Chintaman Bhoyi Shantabai Balaram Ulwekar, Anant Kaleram Chowdhari,	1	147(MMC)(F)(P)	147/2/1(P)	Morbe	989	2327																		
994	Kanhu Vitthal Phadke, Gopinath Vitthal Phadke, Vishnu Vitthal Phadke, Rakhmabai Vitthal Phadke	1	147(MMC)(F)(P)	147/2/2(P)	Morbe	990	2102																		
995	Rajeshri Rameshchandra Joshi, Dilip Rameshchandra Joshi, Deepak Rameshchandra Joshi, Dinesh Rameshchandra Joshi	1	149(MMC)(F)(P)	149(P)	Morbe	991	3844																		
996	Baliram Kisan Phadke, Namdev Kisan Phadke, Bhagwan Kisan Phadke, Jagannath Dinkar Phadke, Sundarabai Ramchandra Padekar, Shardabai Suresh Patil, Sitaram Dinkar Phadke, Kanu Vitthal Phadke, Gopinath Vitthal Phadke, Gopinath Vitthal Phadke, Vishnu Vitthal Phadke, Rakhmabai Vitthal Phadke,	2	150(MMC)(F)(P)	150/1/A (P)	Morbe	992	9980																		
997	Akash Sachin Agrawal,	1	150(MMC)(F)(P)	150/1/B (P)	Morbe	993																			
998	Kalpana Ashok Narkar	2	150(MMC)(F)(P)	150/2(P)	Morbe	994	300																		
999	Kailas Sadashiv Surve	1	153(MMC)(F)(P)	153/1/A/1(P)	Morbe	995	2415																		
1000	Kailas Sadashiv Surve	1	153(MMC)(F)(P)	153/1/A/2(P)	Morbe	996																			
1001	Sangita Sadashiv Surve	1	153(MMC)(F)(P)	153/1/A/3(P)	Morbe	997																			
1002	Kailas Sadashiv Surve	1	153(MMC)(F)(P)	153/1/B(P)	Morbe	998																			
1003	Kailas Sadashiv Surve	1	153(MMC)(F)(P)	153/4(P)	Morbe	999	7544																		
1004	Baliram Kisan Phadake	1	157(MMC)(F)(P)	157/1(P)	Morbe	1007	4208																		
1005	Tukaram Sakharan Navdekar, Laxman Sakharan Navdekar, Bharat Sakharan Navdekar, Deepak Sakharan Navdekar, Chandrabai Balaram Patil, Budhibai Ramdas Patil	2	157(MMC)(F)(P)	157/2(P)	Morbe	1008																			
1006	Kailas Sadashiv Surve	1	157(MMC)(F)(P)	157/3(P)	Morbe	1009																			
1007	Baban Tukaram Patil	1	157(MMC)(F)(P)	157/4(P)	Morbe	1010																			
1008	Sangita Sadashiv Surve	1	158(MMC)(F)(P)	158/6(P)	Morbe	1013	800																		
1009	Sonali Vishwas Mote	1	189(MMC)(F)(P)	189/1/A (P)	Morbe	1014	14284																		
1010	Shankar Rama Patil	1	189(MMC)(F)(P)	189/1/B (P)	Morbe	1015																			
1011	Tarabai Krushna Phadake, Sanjay Krushna Patil, Rajaram Krushna Patil, Bhaskar Krushna Patil, Vidya Ankush Mhatre, Aparna Sharad Mhatre	2	189(MMC)(F)(P)	189/1/C (P)	Morbe	1016																			
1012	Bhagwan Dinkar Phadake	1	189(MMC)(F)(P)	189/2(P)	Morbe	1017	2080																		
1013	Dasharath Pandharinath Shingade	1	196(MMC)(F)(P)	196/1(P)	Morbe	1018	680																		
1014	Dasharath Pandharinath Shingade	1	196(MMC)(F)(P)	196/2(P)	Morbe	1019																			
1015	Dasharath Pandharinath Shingade	1	196(MMC)(F)(P)	196/3(P)	Morbe	1020																			
1016	Dasharath Pandharinath Shingade	1	196(MMC)(F)(P)	196/4(P)	Morbe	1021																			
1017	Dasharath Pandharinath Shingade	1	196(MMC)(F)(P)	196/5(P)	Morbe	1022																			
1018	Dasharath Pandharinath Shingade	1	196(MMC)(F)(P)	196/6(P)	Morbe	1023																			
1019	Dasharath Pandharinath Shingade	1	196(MMC)(F)(P)	196/7(P)	Morbe	1024																			
1020	Anupama Arvind Bramhe, Nila Vijay Aspte	1	200(MMC)(F)	200	Morbe	1025	830																		
1021	Shreedhar Shankar Joshi, Padmakar Shankar Joshi, Uttam Shankar Joshi, Ramkrushna Shankar Joshi, Suresh Shankar Joshi, Anupama Arvind Bramhe, Ujjwala Villadatta Kulkarni, Nila Vijay Aspte, Prakash Prabhakar Joshi, Pramod Prabhakar Joshi, Pratima Balawant Sathe, Madhuri Madhukar Joshi, Purnanand Madhukar Joshi, Madhuri Manojkumar Joshi,	1	202(P)(MMC)(F)	202/7(P)	Morbe	1026	800																	As per MMC notification dtd. 10.08.2023, S.no. 202/7=646sq.m. falls under MMC acquisition. However as per JM Sheet MR no. 154/2023 and as per the autocad drawing of MMC alignment dtd 22.02.2023 received by MSRDC entire survey number is seen under MMC. accordingly 7/12 extract area is considered towards MMC	
1022	Rahul Autmaram Patil, Ashwini Vilas Patil, Karishma Jaidas Mhatre, Meenakshi Sandeep Bhagat, Hirabai Autmaram Patil, Vishnu Kashinath Patil, Laxman Kashinath Patil, Hirabai Jalram Kadu, Vasant Kashinath Patil, Anandibai Bhaga Ghodvinde, Madhukar Kashinath Patil, Laxmibai Kashinath Patil, Baby Anant Patil, Bhaskar, Chaitali, Bharti,	2	203(MMC)(F)(P)	203/1(P)	Morbe	1027	2870																		
1023	Sanjiv Prabhakar Samel	1	203(MMC)(F)(P)	203/2(P)	Morbe	1028	708																		
1024	Sanjiv Prabhakar Samel	1	203(MMC)(F)(P)	203/3/A(P)	Morbe	1029	620																		
1025	Sanjiv Prabhakar Samel	1	203(MMC)(F)(P)	203/3/B(P)	Morbe	1030	600																		









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Redistribution and Valuation Statement																									
Final Plot Value in Rupees.																									
Value in Rupees.																									
Without Reference to Value of Structure																									
Inclusive of Structure																									
Contribution (+) Compensation (-) (Col. 9(c) - Col 6(c))																									
Increment (Col. 10(b) - 9(b))																									
Contribution 50 percent of col. 12																									
Additional to (+) or deduction from (-) contribution to be made under																									
Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14																									
Remarks																									
SR. NO.	OWNERS' NAME (ENGLISH)	TENURE OF LAND	SURVEY NO.	HISSA NO.	VILLAGE	OP No.	AREA	*Rate of Original Value as per ASR 2019-20	Without Reference to Value of Structure	Inclusive of Structure	FP Nos	Area Individual	Area Amalgamated	*Rate of Semi final Value	Without Reference to Value of Structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Inclusive of Structure	Contribution (+) Compensation (-) (Col. 9(c) - Col 6(c))	Increment (Col. 10(b) - 9(b))	Contribution 50 percent of col. 12	Additional to (+) or deduction from (-) contribution to be made under	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks
1	2	3a	3b	3c	3d	4	5	6a	6b	6c	7	8a	8b	9a	9b	9c	10a	10b	10c	11	12	13	14	15	16
1048	Satish Pataloba Kendre	1	1(P)(MMC)(F)	1/2/A(P)	Kondale	1053	2850																		
1049	Maruti Pandurang Patil, Ramanbal Shivaji Patil, Jayendra Shivaji Patil, Balaram Pandurang Patil, Avindra Shivaji Patil, Manesh Shivaji Patil, Dattatreya Pandurang Patil, Sanjay Dinkar Bhopi, Shamini Sanjay Patil, Kamalakar Laxman Patil, Sangita Ramkrishna Patil.	1	1(P)(MMC)(F)	1/2/B(P)	Kondale	1054	3660																		
1050	Balkrishna Vitthal Katkari, Nanda Gitya Hilam, Rohidas Vitthal Katkari, Sangita Ganesh Katkari, Arun Gitya Hilam, Lata Kaluram Pujari, Nira Madhav Waghe, Santosh Vitthal Katkari, Hira Vitthal Katkari, Arun Goma Lobhi.	2	1(MMC)(F)	1/3	Kondale	1055	5270																		
1051	Vinayak Haribhau Pote, Shobha Sunil Pawar, Sankalp Sunil Pawar, Sayali Sunil Pawar, Suchita Sunil Pawar	1	1(MMC)(F)	1/4/A/1	Kondale	1056	980																		
1052	Darshana Vishwanath Disale.	1	1(MMC)(F)	1/4/A/2	Kondale	1057	1350																		
1053	Baby Bhau Dube, Nanda Bandu Gonde, Yogesh Bhau Dube, Preeti Kirtiraj Ghonge, Aarti Bhau Dube, Bharti Bhau Dube, Nikhil Bhau Dube, Somnath Bhau Dube, Nikhil and Somnath Yanchi A.Pa.K.Mhanun Aai Baby Bhau Dube.	2	1(MMC)(F)	1/4/C	Kondale	1058	25																		
1054	Sagar Suresh Rajput, Pravin Shivaji Bidkar, Charuhas Gajanan Salvi, Pankaj Pujalal Patel.	1	84(P)(MMC)(F)	84(P)	Mahalungi	1059	6703																		As per JM Sheet MR no. 177/2023, area of S.no84= 6703 sq.m. falls under MMC acquisition. The S.no. is not mentioned in MMC notification dtd. 10.06.2023
1055	Charuhas Gajanan Salvi, Chittaranjan Anant Musle, Banan Dinkar Tambe, Bhau Songya Parve.	1	86(P)(MMC)(F)	86(P)	Mahalungi	1060	2830																		
1056	Rajendra Mahadev Patil, Bhalkchandra Mahadev Patil, Kanta Mahadev Patil, Atmaram Mahadev Patil, Ramesh Mahadev Patil, Ratan Mahadev Patil	1	90(P)(MMC)(F)	90/4(P)	Mahalungi	1061	10																		
1057	Ujjain Bhagwat Pund	1	90(P)(MMC)(F)	90/5(P)	Mahalungi	1062	928																		
1058	Amar Malaram Gehlot, Nita Dhananjay Mhaske, Chetna Prashant Patil, Dhairayashil Anand Patil, Dhiraj Ganpati Naik, Babusingh Ramsingh Rajput, Bharat Sampat Mahajan, Prasad Bhalkchandra Sasturkar	1	91(P)(MMC)(F)	91(P)	Mahalungi	1063	10473																		
1059	Sonal Sanjay More, Vasudha Vijay Dhumal.	1	93(MMC)(F)	93/1	Mahalungi	1064	2830																		
1060	Snehal Sunilkumar Lambate.	1	99(P)(MMC)(F)	99/1(P)	Mahalungi	1065	1924																		
1061	Dashrath Babu Patil.	1	99(MMC)(F)	99/3	Mahalungi	1066	1920																		
1062	Jyoti Amar Gehlot.	1	99(MMC)(F)	99/5	Mahalungi	1067	2520																		
1063	Amar Malaram Gehlot.	1	99(MMC)(F)	99/6	Mahalungi	1068	1790																		
1064	Dattatreya Govind Dhongade.	1	100(P)(MMC)(F)	100(P)	Mahalungi	1069	3970																		
1065	Amar Malaram Gehlot, Savitri Anand Patil, Harsha Praveen Agarwal, Praveen Sitaram Agarwal.	1	101(P)(MMC)(F)	101(P)	Mahalungi	1070	7930																		
1066	Sarkari Gurucharan	2	102(P)(MMC)(F)	102(P)	Mahalungi	1071	1150																		
1067	Group Gram Panchayat Khanav	2	103(P)(MMC)(F)	103(P)	Mahalungi	1072	365																		
1068	Forest	सरकार	80(MMC)(F)(P)	80(P)	Mahalungi	1073	4743																		
1069	Forest	सरकार	83(MMC)(F)(P)	83(P)	Mahalungi	1074	32594																		
1070	Forest	सरकार	112(MMC)(F)(P)	112(P)	Mahalungi	1075	1141																		
1071	MMC PART																								
1072	Shakuntala Dattatray Jage	2	94(MMC)(P)*	94/1/1/A(P)*	Umroli	16	42410																		
1073	Dayanand Anglo Valdak Collage Trust Dr.K.B.Kushal, Manjula V. Hiremath	1	94(MMC)(P)*	94/1/1/B(P)*	Umroli	17																			
1074	Dayanand Anglo Vaidak Collage Trust And Management tarfe Regional Director Maharashtra and Gujrat State Dr.K.B.Kushal	1	94(MMC)(P)*	94/1/2/A(P)*	Umroli	18																			
1075	Dayanand Anglo Vaidak Collage Trust And Management tarfe Regional Director Maharashtra and Gujrat State Dr.K.B.Kushal	1	94(MMC)(P)*	94/2(P)*	Umroli	19																			
1076	Dayanand Anglo Vaidak Collage Trust And Management tarfe Regional Director Maharashtra and Gujrat State Dr.K.B.Kushal	1	94(MMC)(P)*	94/3/2(P)*	Umroli	20																			





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											Final Plot								Contribution (+) Compensation (-) (Col. 9(c) - Col. 6(c))	Increment (Col. 10(b) - 9(b))	Contribution 50 percent of col. 12	Additional to (+) or deduction from (-) contribution to be made under	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks				
											Value In Rupees.																	
SR. NO.	OWNERS' NAME (ENGLISH)	TENURE OF LAND	SURVEY NO.	HISSA NO.	VILLAGE	OP No.	AREA	*Rate of Original Value as per ASR 2019-20	Value In Rupees. Without Reference to Value of Structure	Inclusive of Structure	FP Nos	Area Individual	Area Amalgamated	*Rate of Semi final Value	Without Reference to Value of Structure	Inclusive of Structure	*Rate of final Value	Developed Without Reference to Value of Structure	Inclusive of Structure									
1	2	3a	3b	3c	3d	4	5	6a	6b	6c	7	8a	8b	9a	9b	9c	10a	10b	10c	11	12	13	14	15	16			
1077	Yashwant Sudam Bhoir	2	94(MMC)(P)*	94/1/2/B(P)*	Umroli	21	1680																					
1078	Pramod Shrivallabh Oak, Madhukar Kashinath Patil, Sadashiv Dhondiram Gogude, Nitin Jayaram Patil, Santosh Atmaram Dhore	1	94(MMC)(P)*	94/3/1(P)*	Umroli	22																						
1079	Krushna Dhondu Bhoji	1	94(MMC)(P)*	94/4(P)*	Umroli	23																						
1080	Saint Xaviers Education Trust tarfe Trustee Shri Vincent Elias Albukark.	1	96(MMC)(P)	96/7	Umroli	45																						
1081	Narayan Chango Patil	1	96(MMC)(P)*	96/6/1(P)*	Umroli	46		19350																				
1082	Krishna Kanhu Madhvi	2	96(MMC)(P)*	96/6/2(P)*	Umroli	47																						
1083	Ganu Damu Popeta, Pundlik Damu Popeta, Shantaram Damu Popeta,	2	96(MMC)(P)*	96/6/3(P)*	Umroli	48																						
1084	Roshan Shantaram Popeta, Vijaylaxmi Dilip Kumar Kharodiya	1	96(MMC)(P)*	96/6/4(P)*	Umroli	49																						
1085	Pundlik Damu Popeta, Shantaram Damu Popeta, Hira Kanha Parve,	2	96(MMC)(P)*	96/6/5(P)*	Umroli	50																						
1086	Ganu Hiru Popeta, Shantaram Damu Popeta, Roshan Shantaram Popeta	1	96(MMC)(P)*	96/6/6(P)*	Umroli	51																						
1087	Haribhau Joma Mali, Vishnu Motiram Mali.	1	96(MMC)(P)*	96/6/7(P)*	Umroli	52																						
1088	Dattatreya Hasha Mhatre.	1	96(MMC)(P)*	96/9(P)*	Umroli	53	8165																					
1089	Forest	सरकार	93MMC(P)*	93(P)*	Umroli	1	7200																			As per MMC vide JM sheet MR no. 134/2023, part area of S.no. 93=7200 sq.m. falls under MMC acquisition. The S.no. is not mentioned in MMC Notification dtd. 10.08.2023.		
1090	Forest	सरकार	95MMC(P)	95(P)	Umroli	15	6800																				As per MMC vide JM sheet MR no. 134/2023, part area of S.no. 93=6800sq.m. falls under MMC acquisition. The S.no. is not mentioned in MMC Notification dtd. 10.08.2023.	
1091	Maharashtra Govt. Forest	सरकार	22MMC(P)	22	Chinchavali Tarfe Waje	259	2239																			As per JM sheet MR No. 149/2023 dtd.01.03.2023, part area of S.no. 22=2239 sq.m. falls under MMC acquisition. The S.no. is not mentioned in MMC Notification dtd. 10.08.2023.		
1092	Government of Maharashtra Forest Department	सरकार	76(MMC)(P)	76(P)	Chinchavali Tarfe Waje	60	46044																			As per JM sheet MR No. 149/2023 dtd.01.03.2023, part area 46044sq.m. falls under MMC. The S.no. is not mentioned in MMC Notification dtd. 10.08.2023.		
1093	Dharma Nama Patil, Vitthal Nama Patil, Anil Dehu Patil, Shevantabai Dehu Patil, Sunil Dehu Patil, Sanjay Dehu Patil, Ambibai Gana Patil, Hanuman Gana Patil	1	79(MMC)(P)	79/1(P)	Chinchavali Tarfe Waje	65	18405																					
1094	Jayshree Vinod Kumar Shah, Jaswant Kantilal Kothari, Sanjay Bhatyasaheb Patil.	1	79(MMC)(P)	79/2(P)	Chinchavali Tarfe Waje	66																						
1095	Atul Namdev Bhagat	1	78(MMC)(P)	78	Chinchavali Tarfe Waje	67	7134																					
1096	Gramswarajya Samiti Maharashtra Mumbai Branch Shantivan tarfe Shankar Haribhau Bagade	1	98(MMC)(P)	98/1(P)	Umroli	68	13870																					
1097	Maharashtra Shasan.	1	80(MMC)(P)	80	Chinchavali Tarfe Waje	145	41																					
1098	Janardan Sakharam Vaani, Shashikant Madhukar Vaani, Sunil Madhukar Vaani, Anil Madhukar Vaani,	1	94(MMC)(P)	94	Chinchavali Tarfe Waje	172	10525																					
1099	Suvarna Muralidhar Tamboli, Jitendra Muralidhar Tamboli, Priyanka Paresh Khismatrao, Rahul Muralidhar Tamboli.	1	95(MMC)(P)	95	Chinchavali Tarfe Waje	176	7414																					
1100	Sainath Naga Patil	1	96(MMC)(P)	96	Chinchavali Tarfe Waje	170	1951																					
1101	Suvarna Muralidhar Tamboli, Jitendra Muralidhar Tamboli, Priyanka Paresh Khismatrao, Rahul Muralidhar Tamboli.	1	99(MMC)(P)	99/1	Chinchavali Tarfe Waje	177	292																					
1102	Suvarna Muralidhar Tamboli, Jitendra Muralidhar Tamboli, Priyanka Paresh Khismatrao, Rahul Muralidhar Tamboli.	1	99(MMC)(P)	99/2	Chinchavali Tarfe Waje	178																						
1103	Jyoti Shankar Mhatre	1	109(MMC)(P)	109/2	Chinchavali Tarfe Waje	189	24																					
1104	Shital Santosh Kolvankar, Santosh Vasant Ambavane, Sanjay Janardan Gandhi	1	109(MMC)(P)	109/3	Chinchavali Tarfe Waje	180	19																					
1105	M/s Saptarshi Realtor Pvt. Ltd. under Indian Company tarfe Director Chandrakant Muguttrao Khopte, Ankush Ramchandra Jadhav,	1	1(MMC)(P)	1	Chinchavali Tarfe Waje	187	818																					
1106	M/s Saptarshi Realtor Pvt. Ltd. under Indian Company tarfe Director Chandrakant Muguttrao Khopte, Ankush Ramchandra Jadhav,	1	109(MMC)(P)	109/1	Chinchavali Tarfe Waje	188	5771																					
1107	Rupesh Yashwant Tamboli, Rajendra Yashwant Tamboli	1	111(MMC)(P)	111	Chinchavali Tarfe Waje	144	4239																					





TOWN PLANNING SCHEME NO. 12																									
FORM No. 1																									
See rules (v) and 21(1)																									
Redistribution and Valuation Statement																									
SR. NO.	OWNERS' NAME (ENGLISH)	TENURE OF LAND	SURVEY NO.	HISSA NO.	VILLAGE	OP No.	AREA	Value in Rupees.			Final Plot Value in Rupees.									Contribution (+) Compensation (-) (Col. 9(c) - Col 6(c))	Increment (Col. 10(b) - 9(b))	Contribution 50 percent of col. 12	Additional to (+) or deduction from (-) contribution to be made under	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks
								*Rate of Original Value as per ASR 2019-20	Without Reference to Value of Structure	Inclusive of Structure	Undeveloped			Developed											
											Area Individual	Area Amalgamated	*Rate of Semi final Value	Without Reference to Value of Structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Inclusive of Structure							
1	2	3a	3b	3c	3d	4	5	6a	6b	6c	7	8a	8b	9a	9b	9c	10a	10b	10c	11	12	13	14	15	16
1108	Surekha Damodar Khismatrao Usha Prakash Kondlekar Dinesh Damodar Khismatrao Rasika Ramesh Khismatrao Rakesh Ramesh Khismatrao Abhishek Ramesh Khismatrao Sejal Rohan Wajekar Anvay Girish Manore Aniket Girish Manore	1	2(MMC)(P)	2/2	Chinchavali Tarfe Waje	193	3484																		
1109	Shivram Munga Patil, Shalu Bhau Chaudhary.	2	16(MMC)(P)	16/1	Chinchavali Tarfe Waje	260	1058																		
1110	Kashinath Mahadev Vani, Prabhakar Mahadev Vani, Vijay Gopinath Tamboli, Sima Santosh Chaudhary, Alka Gopinath Tamboli, Deepak Shantaram Tamboli, Santosh Shantaram Tamboli, Bharti Anant Jage, Sunita Shantaram Tamboli, Vilas Shantaram Tamboli, Ashok Mahadev Vani, Rajendra Gopinath Tamboli.	1	12(MMC)(P)	12/1	Chinchavali Tarfe Waje	269	2237																		
1111	Atmaram Maruti Gawli, Indubai Maruti Gawli, Saraswati Ganesh Patil, Alka Shalik Patil, Nana Bagaram Thakur.	1	13(MMC)(P)	13/5	Chinchavali Tarfe Waje	270	1241																		
1112	Dattu Pangya Patil, Bhau Pangya Patil, Ram Pangya Patil, Abhijit Pandurang Patil, Deepak Savji Patel, Mukesh Shivji Patel.	1	152(MMC)(P)	152	Ritghar	290	8306																		
1113	Vrinda Pradip Patil, Akshay Kana Bhagat, Chetan Kana Bhagat, Sanjay Sopan Khatal, Sunil Popatlal Nahar.	1	155(MMC)(P)	155	Ritghar	291	6161																		
1114	Lahu Ganu Bhopi.	2	156(MMC)(P)	156/4	Ritghar	297	1224																		
1115	Lahu Ganu Bhopi.	1	156(MMC)(P)	156/8A	Ritghar	298	4473																		
1116	Anita Devi Sunderlal Nirban, Sunderlal Sitaram Nirban.	1	156(MMC)(P)	156/8B	Ritghar	299																			
1117	Suresh Dhondu Mhatre.	1	156(MMC)(P)	156/5	Ritghar	307	12082																		
1118	Manjula Bharat Bhagat.	1	156(MMC)(P)	156/2	Ritghar	309	1138																		
1119	Maharashtra Government Forest Department	सरकार	27MMC(P)	27	Morbe	321	2233																		
1120	Bharat Tukaram Navale	1	1(MMC)(P)	1/3/C	Morbe	573	573																		
1121	Budhaji Bama Zugare, Sukari Hiru Zugare, Ramesh Hiru Zugare, Mangalya Hiru Zugare, Valkya Hiru Zugare, Baraki Pintya Zugare, Kailash Pintya Zugare, Sundar Pintya Zugare, Sarika Pintya Zugare, Piya Pintya Zugare, Sarika Piya's A. Pa.K. Mother Baraki, Pintya Zugare,	2	92(MMC)(P)	92/1	Morbe	826	3266																		
1122	Ram Padya Vargada, Ambibai Padya Vargada, Dhakali Budhya Paradhi, Pintya Hirya Bhagat, Somya Hirya Bhagat, Suman Dhanaji Bhagat, Ramesh Gaurya Vargada, Dharma Gaurya Vargada, Budhi Mahadu Paradhi, Dhavli Janu Paradhi, Kali Ramesh Zugare, Ambi Gaurya Vargada,	2	92(MMC)(P)	92/2	Morbe	827																			
1123	Sukari Kanya Bhasma, Rami Budhya Zugare, Gomi Changya Bhasma, Mangl Baban Paradhi, Nagu Changya Bhasma, Bali Galanan Nirgada.	2	92(MMC)(P)	92/3	Morbe	828																			
1124	Nelliparambil Karppan Bhupeshbabu	1	93(MMC)(P)(P)*	93/2/A (P)	Morbe	817	19954																		
1125	Nelliparambil Karppan Bhupeshbabu , Nevandram Aaildas Karira, Ramesh Hemraj Bhanushali, Mayank Ramesh Bhanushali, Bhavik Ramesh Bhanushali	1	93(MMC)(P)(P)*	93/2/B (P)	Morbe	818																			
1126	Bajrang Kana Navadekar, Dinanath Kana Navadekar	1	93(MMC)(P)(P)*	93/2/C(P)	Morbe	819																			
1127	Shimagi Nagya Bhurvada, Aayatya Nagya Bhurvada, Santosh Nagya Bhurvada, Jethu Nagya Bhurvada, Mangya Nagya Bhurvada	2	110(MMC)(P)	110/2/A	Morbe	800	15																		
1128	Suryakant Shamrao Wadkar	1	110(MMC)(P)	110/2/B	Morbe	801																			
1129	Suryakant Shamrao Wadkar	1	110(MMC)(P)	110/2/C	Morbe	802																			
1130	Budhaji Balu Shinde	2	110(MMC)(P)	110/2/D	Morbe	803																			
1131	Indu Chango Wagh, Jayashree Janardan Bhuravada, Kusum Lahu Gangad, Sachin Lahu Gangad, Nitin Lahu Gangad, Varsha Sunil Bobade, Anita Shantaram Khadvi, Geeta Pintya Thorad	2	110(MMC)(P)	110/2/E	Morbe	804																			





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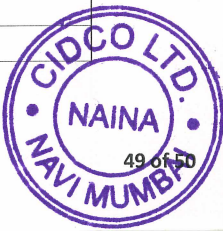


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SR. NO.	OWNERS' NAME (ENGLISH)	TENURE OF LAND	SURVEY NO.	HISSA NO.	VILLAGE	OP No.	AREA	*Rate of Original Value as per ASR 2019-20	Value in Rupees.	Inclusive of Structure	Final Plot Value in Rupees.							Contribution (+) Compensation (-) (Col. 9(c) - Col 6(c))	Increment (Col. 10(b) - 9(b))	Contribution 50 percent of col. 12	Additional to (+) or deduction from (-) contribution to be made under	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks		
									Without Reference to Value of Structure		FP Nos	Area Individual	Area Amalgamated	*Rate of Semi final Value	Without Reference to Value of Structure	Inclusive of Structure	*Rate of final Value							Without Reference to Value of Structure	Inclusive of Structure
1	2	3a	3b	3c	3d	4	5	6a	6b	6c	7	8a	8b	9a	9b	9c	10a	10b	10c	11	12	13	14	15	16
1166	Nandev Dinkar Phadke, Bhagwan Dinkar Phadke, Jagannath Dinkar Phadke, Lakshman Dinkar Phadke, Shardabai Suresh Patil, Sitaram Dinkar Phadke, Gopinath Vitthal Phadke, Vishnu Vitthal Phadke, Radhambai Vitthal Phadke, Kasa Vitthal Phadke, Jayaram Kisan Phadke, Pandulk Kisan Phadke, Santosh Kisan Phadke, Dushrath Kisan Phadke, Mohan Kisan Phadke, Ganeshai Kisan Phadke,	2	122(MMC)(P)	122/7/B	Morbe	746																			
1167	Surya Prakash Agrawal	1	126(MMC)(P)	126/1	Morbe	588	3760																		
1168	Ganu Bama Gadge	2	126(MMC)(P)	126/2	Morbe	571	1270																		
1169	Nelliparanmbil Karappan	1	129(MMC)(P)*	129/2A/1(P)	Morbe	839	28226																		
1170	Nelliparanmbil Karappan Bhupeeshbabu	1	129(MMC)(P)(P)*	129/2/C/3/B (P)	Morbe	841	547																		
1171	Tushar Pandharinath Mankame, Pallavi Prashant Bharnuke, Smita Hemant Khedekar, Sakshi Sanjay Powale, Sharmila Pandharinath Mankame, Powale Sanjay Shashikant, N.K.Bhupeeshbabu	1	129(MMC)(P)	129/4 (P)	Morbe	860	7592																		
1172	Vilas Pundlik Mhatre, Arvind Pundlik Mhatre , Narayan Joma Mhatre, Sachin Lakshman Patil, Sujata Avinash Mhatre, Jaymala Avinash Mhatre, Krithik Avinash Mhatre, Rajashri Dipak Mhatre, Shailesh Lakshman Mhatre, Vishnu Joma Mhatre, Eknath Ramdas Mhatre, Sanket Ananta Mhatre,	1	133(MMC)(P)	133/2(P)	Morbe	844	23840																		
1173	Amar Malaram Gehlot, Shivani Shivaji patil	1	133(MMC)(P)	133/6(P)	Morbe	843	3103																		
1174	Kamlesh Haribhai Patel 25 Takke, Rajesh Hansraj Patel 25 Takke, Jagruti Deepakkumar Nahar, Nalini Kishorkumar Nahar, Neeraj Swarupchand Kathori	1	155(MMC)(P)(P)	155/1(P)	Morbe	783	11449																		
1175	Hanumant Vitthal Patil, Kailash Vitthal Patil, Tai Vitthal Patil, Harishchandra Eknath Patil, Balwant Eknath Patil, Bharat Eknath Patil, Sunita Eknath Patil, Kavita Eknath Patil, Vasant Vitthal Patil	2	155(MMC)(P)(P)	155/2(P)	Morbe	784																			
1176	Vasant Vitthal Patil, Hanumant Vitthal Patil, Kailash Vitthal Patil, Tai Vitthal Patil, Harishchandra Eknath Patil, Balwant Eknath Patil, Bharat Eknath Patil, Sunita Eknath Patil, Kavita Eknath Patil	2	155(MMC)(P)(P)	155/3(P)	Morbe	785																			
1177	Ragho Dunkur Mhatre, Kundlik Dunkur Mhatre, Nagibai Sitaram Phadke, Yamuna Vasant Patil, Shantabai Dunkur Mhatre, Parvatibai Ganapat Mhatre, Ganesh Ganapat Mhatre, Swati Kantaram Naik, Shweta Ramesh Mhatre, Dilip Ganpat Mhatre, Hausabai Janardan Patil, Hirabai Baliram Mhatre,	2	155(MMC)(P)(P)	155/4(P)	Morbe	786																			
1178	Hanumant Vitthal Patil, Kailash Vitthal Patil, Tai Vitthal Patil, Harishchandra Eknath Patil, Balwant Eknath Patil, Bharat Eknath Patil, Sunita Eknath Patil, Kavita Eknath Patil, Vasant Vitthal Patil	2	155(MMC)(P)(P)	155/5(P)	Morbe	787																			
1179	Kailas Sadashiv Surve	1	155(MMC)(P)(P)	155/6(P)	Morbe	788																			
1180	Baban Tukaram Patil	1	155(MMC)(P)(P)	155/7(P)	Morbe	789																			
1181	Aashalata Sudhakar Divekar	1	156(MMC)(P)	156/1	Morbe	607	6231																		
1182	Sanjita Sadashiv Surve	1	158(MMC)(P)	158/4/A(P)	Morbe	666	916																		
1183	Laxman Dinkar Phadake	1	158(MMC)(P)	158/4/B(P)	Morbe	667																			
1184	Sanjita Sadashiv Surve	1	158(MMC)(P)	158/7/1(P)	Morbe	674	8345																		
1185	Kailas Sadashiv Surve	1	158(MMC)(P)	158/7/2(P)	Morbe	675																			
1186	Chaya Rohidas Bandare, Archana Komal Bandare	1	158(MMC)(P)	158/8(P)	Morbe	741	967																		
1187	Tukaram Sakharam Navdekar, Laxman Sakharam Navdekar, Bharat Sakharam Navdekar, Deepak Sakharam Navdekar, Chandrabai Balaram Patil, Budhibai Ramdas Patil	2	192(MMC)(P)	192	Morbe	833	441																		
1188	Baliram Kisan Phadake	1	193(MMC)(P)	193	Morbe	834	200																		
1189	Gurucharan Group Grampanchayat Morbe, Shri. Ramchandra Dnyandeav Savant Sahsachiv Kasegoan Education Society Taluka Valava, District Sangali	सरकार	194(MMC)(P)	194(P)	Morbe	832	42780																		
1190	Medha Nishikant Joshi, Madhura Nishikant Joshi, Mansi Nishikant Joshi	1	199(MMC)(P)	199	Morbe	579	18185																		





TOWN PLANNING SCHEME NO. 12																									
FORM No. 1																									
See rules (v) and 21(1)																									
Redistribution and Valuation Statement																									
Final Plot											Contribution (+)			Increment	Contribution	Additional to	Net demand from	Remarks							
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TOWN PLANNING SCHEME NO. 12																									
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Redistribution and Valuation Statement																									
Final Plot																									
Value In Rupees.																									
SR. NO.	OWNERS' NAME (ENGLISH)	TENURE OF LAND	SURVEY NO.	HISSA NO.	VILLAGE	OP No.	AREA	*Rate of Original Value as per ASR 2019-20	Value In Rupees. Without Reference to Value of Structure	Inclusive of Structure	FP Nos	Undeveloped			Developed			Contribution (+) Compensation (-) (Col. 9(c) - Col 6(c)	Increment (Col. 10(b) - 9(b)	Contribution 50 percent of col. 12	Additional to (+) or deduction from (-) contribution to be made under	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks		
												Area Individual	Area Amalgamated	*Rate of Semi final Value	Without Reference to Value of Structure	Inclusive of Structure	*Rate of final Value							Without Reference to Value of Structure	Inclusive of Structure
1	2	3a	3b	3c	3d	4	5	6a	6b	6c	7	8a	8b	9a	9b	9c	10a	10b	10c	11	12	13	14	15	16
1222	Nathuram Baliram Badekar, Sunita Sunil Avhal, Sunil Jagannath Avhal, Sulakshna Sopan Bodke, Swati Parvin Khedkar	1	99(MMC)(P)	99/2/A	Mahalungi	854	17065																		
1223	Chetan Gopalidas Cholera, Bharti Chetan Cholera, Amar Malaram Gehlot, Tarachand Pukhraj Mutha, Virendrakumar Arora, Satwinder Singh Pabla.	1	99(MMC)(P)	99/2/B	Mahalungi	855																			
1224	TOTAL MMC AREA(sq.m.)						1057618.20																		
1225	TOTAL MMC AREA(ha) (JM SHEET 18.04.2023 & NOTIFICATION 10.08.2023)						105.76																		
1226	MMC AREA AS PER CAD DRAWING(Sq.m.)	B					1246600																		







Stamp: CIDCO LTD. NAINA NAVI MUMBAI



TOWN PLANNING SCHEME NO. 12 FORM No. 1 See rules (v) and 21(1) Redistribution and Valuation Statement																													
SR. NO.		OWNERS' NAME (ENGLISH)	TENURE OF LAND	SURVEY NO.	HISSA NO.	VILLAGE	OP No.	AREA	*Rate of Original Value as per ASR 2019-20	Value In Rupees Without Reference to Value of Structure	Inclusive of Structure	Final Plot Value In Rupees						Contribution (+) Compensation (-) (Col. 9(c) - Col. 6(c))	Increment (Col. 10(b) - 9(b))	Contribution 50 percent of col. 12	Additional to (+) or deduction from (-) contribution to be made under	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks	% Beneficial to the scheme	% Benefits to TPS added in cost ( of column no. 11)	% Benefits to the General Public - added in receipt (of column no. 11)			
1	2		3a	3b	3c	3d	4	5	6a	6b	6c	7	8a	8b	*Rate of Semi final Value	Without Reference to Value of Structure	9c	10a	10b	10c	11	12	13	14	15	16	17	18	19
												Undeveloped			Developed														
1274		SPA, NAINA CIDCO				Morbe			Reservation	Sale Plot		627A	998.73	998.73	5925	5917475.25	5917475.25	15800	15779934	15779934	5917475.25	9862458.75	4931229.375	0	10848704.63	Sale plot shall be solely beneficial to general public.	0%	0	5917475.25
1275		SPA, NAINA CIDCO				Morbe			Reservation	Sale Plot		628	159.12	159.12	5925	942786	942786	15800	2514096	2514096	942786.00	1571310	785655	0	1728441.00	Sale plot shall be solely beneficial to general public.	0%	0	942786.00
1276		SPA, NAINA CIDCO				Morbe			Reservation	Sale Plot		631D	86.14	86.14	5925	510379.5	510379.5	15800	1361012	1361012	510379.50	850632.5	425316.25	0	935695.75	Sale plot shall be solely beneficial to general public.	0%	0	510379.50
1277		SPA, NAINA CIDCO				Morbe			Reservation	Sale Plot		632A	84.02	84.02	5925	497818.5	497818.5	15800	1327516	1327516	497818.5	829697.5	414848.75	0	912667.25	Sale plot shall be solely beneficial to general public.	0%	0	497818.50
1278		SPA, NAINA CIDCO				Morbe			Reservation	Sale Plot		635D	557.39	557.39	5925	3302535.75	3302535.75	15800	8806762	8806762	3302535.75	5504226.25	2752113.125	0	6054648.88	Sale plot shall be solely beneficial to general public.	0%	0	3302535.75
1279		SPA, NAINA CIDCO				Morbe			Reservation	Sale Plot		656	9050.88	9050.88	5925	53626464	53626464	15800	143003904	143003904	53626464.00	89377440	44688720	0	98315184.00	Sale plot shall be solely beneficial to general public.	0%	0	53626464.00
1280		SPA, NAINA CIDCO				Morbe			Reservation	Sale Plot		681	17315.15	17315.15	5925	102592263.8	102592263.8	15800	273579370	273579370	102592263.75	170987106.3	85493553.13	0	188085816.88	Sale plot shall be solely beneficial to general public.	0%	0	102592263.75
1281		SPA, NAINA CIDCO				Morbe			Reservation	Sale Plot		690	7125.28	7125.28	5925	42217284	42217284	15800	112579424	112579424	42217284.00	70362140	35181070	0	77398354.00	Sale plot shall be solely beneficial to general public.	0%	0	42217284.00
1282		SPA, NAINA CIDCO				Morbe			Reservation	Sale Plot		729	185.18	185.18	5925	1097191.5	1097191.5	15800	2925844	2925844	1097191.50	1828652.5	914326.25	0	2011517.75	Sale plot shall be solely beneficial to general public.	0%	0	1097191.50
1283		SPA, NAINA CIDCO				Morbe			Reservation	Sale Plot		767A	358.64	358.64	5925	2124942	2124942	15800	5666512	5666512	2124942.00	3541570	1770785	0	3895727.00	Sale plot shall be solely beneficial to general public.	0%	0	2124942.00
1284		SPA, NAINA CIDCO				Morbe			Reservation	Sale Plot		773	344.52	344.52	5925	2041281	2041281	15800	5443416	5443416	2041281.00	3402135	1701067.5	0	3742348.50	Sale plot shall be solely beneficial to general public.	0%	0	2041281.00
1285		SPA, NAINA CIDCO				Morbe			Reservation	Sale Plot		782B	1427.20	1427.20	5925	8456160	8456160	15800	22549760	22549760	8456160	14093600	3523400.00	0	11979560.00	Sale plot shall be solely beneficial to general public.	0%	0	8456160.00
1286		SPA, NAINA CIDCO				Morbe			Reservation	Sale Plot		801	7508.87	7508.87	5925	44490054.75	44490054.75	15800	118640146	118640146	44490054.75	74150091.25	18537522.81	0	63027577.56	Sale plot shall be solely beneficial to general public.	0%	0	44490054.75
1287		SPA, NAINA CIDCO				Morbe			Reservation	Sale Plot		815	1866.07	1866.07	5925	11056464.75	11056464.75	15800	29483906	29483906	11056464.75	18427441.25	460860.31	0	15663325.06	Sale plot shall be solely beneficial to general public.	0%	0	11056464.75
1288		SPA, NAINA CIDCO				Mahalungi			Reservation	Sale Plot		821	5402.72	5402.72	5655	30552381.6	30552381.6	15080	81473017.6	81473017.6	30552381.60	50920636	25460318	0	56012699.60	Sale plot shall be solely beneficial to general public.	0%	0	30552381.60
1289		SPA, NAINA CIDCO				Morbe			Reservation	Sale Plot		916	30200.42	30200.42	5925	178937488.5	178937488.5	15800	477166636	477166636	178937488.5	298229147.5	74557286.88	0	253494775.38	Sale plot shall be solely beneficial to general public.	0%	0	178937488.50
1290		SPA, NAINA CIDCO				Morbe			Reservation	Sale Plot		918	45781.73	45781.73	5925	271256750.3	271256750.3	15800	723351334	723351334	271256750.3	452094583.8	113023645.94	0	384280396.19	Sale plot shall be solely beneficial to general public.	0%	0	271256750.25
1291		D										TOTAL SALE PLOTS	471352.71	471352.71															
1292		SPA, NAINA CIDCO				Umroli			DP Reservation	DP Amenity_School	433_S	52	6000.13	6000.13	6585	39510883.8	39510883.8	17560	105362356.8	105362356.8	39510883.80	65851473	16462868.25	0	55973752.05	School reservation of DP, shall be 1/2 beneficial to the scheme	50%	19755441.9	19755441.90
1293		SPA, NAINA CIDCO				Chinchavali Tarfe Waje			DP Reservation	DP Amenity_School	434_S	291	4683.09	4683.09	5835	27325855	27325855	15560	72868946.68	72868946.68	27325855.00	45543091.67	11385772.92	0	38711627.92	School reservation of DP, shall be 1/2 beneficial to the scheme	50%	13662927.5	13662927.50
1294		SPA, NAINA CIDCO				Chinchavali Tarfe Waje			DP Reservation	DP Amenity_Daily Bazaar	419_DB	225	1499.39	1499.39	5835	8748934.692	8748934.692	15560	23330492.51	23330492.51	8748934.69	14581557.82	3645389.455	0	12394324.15	Daily Bazar reservation of DP, shall be 1/2 beneficial to the scheme	50%	4374467.346	4374467.35
1295		SPA, NAINA CIDCO				Vakadi			DP Reservation	DP Amenity_Daily Bazaar	421_DB	55	269.23	269.23	7125	1918248.476	1918248.476	19000	5115329.268	5115329.268	1918248.48	3197080.793	799270.1982	0	2717518.67	Daily Bazar reservation of DP, shall be 1/2 beneficial to the scheme	50%	959124.2378	959124.24
1296		SPA, NAINA CIDCO				Chinchavali Tarfe Waje			DP Reservation	DP Amenity_Primary Health Centre	429_PHC	233	1500.97	1500.97	5835	8758145.702	8758145.702	15560	23355055.21	23355055.21	8758145.70	14596909.5	3649227.376	0	12407373.08	Public Health Centre reservation of DP, shall be 1/2 beneficial to scheme.	50%	4379072.851	4379072.85
1297		SPA, NAINA CIDCO				Chinchavali Tarfe Waje			DP Reservation	DP Utility_Ground Service Reservoir	423_GSR15	300	3505.90	3505.90	5835	20456928.22	20456928.22	15560	54551808.6	54551808.6	20456928.22	34094880.37	8523720.093	0	28980648.32	Ground Service Reservoir reservation of DP, shall be 1/2 beneficial to scheme	5		



TOWN PLANNING SCHEME NO. 12 FORM No. 1 See rules (vi) and 21(1) Redistribution and Valuation Statement																													
SR. NO.		OWNERS' NAME (ENGLISH)	TENURE OF LAND	SURVEY NO.	HISSA NO.	VILLAGE	OP No.	AREA	*Rate of Original Value as per ASR 2019-20	Value in Rupees. Without Reference to Value of Structure	Inclusive of Structure	Value in Rupees.									Contribution (+) Compensation (-) (Col. 9(c) - Col. 6(c))	Increment (Col. 10(b) - 9(b))	Contribution 50 percent of col. 12	Additional to (+) or deduction from (-) contribution to be made under	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks	% Beneficial to the scheme	% Benefits to TPS added in cost ( of column no. 11)	% Benefits to the General Public - added in receipt (of column no. 11)
												FP Nos	Area Individual	Area Amalgamated	*Rate of Final Value	Without Reference to Value of Structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Inclusive of Structure									
1	2		3a	3b	3c	3d	4	5	6a	6b	6c	7	8a	8b	9a	9b	9c	10a	10b	10c	11	12	13	14	15	16	17	18	19
1323		SPA, NAINA CIDCO				Chinchavali Tarfe Waje			Layout Reservation	Layout Amenity		165	915.74	915.74	5835	5343329.324	5343329.324	15560	14248878.2	14248878.2	5343329.324	8905548.873	0.00	0	5343329.32	Layout amenity, Solely beneficial to the scheme.	100%	5343329.324	0
1324		SPA, NAINA CIDCO				Chinchavali Tarfe Waje			Layout Reservation	Layout Amenity		170	736.62	736.62	5835	4298206.079	4298206.079	15560	11461882.88	11461882.88	4298206.079	7163676.798	0.00	0	4298206.08	Layout amenity, Solely beneficial to the scheme.	100%	4298206.079	0
1325		SPA, NAINA CIDCO				Chinchavali Tarfe Waje			Layout Reservation	Layout Amenity		177	2028.66	2028.66	5835	11837221.88	11837221.88	15560	31565925	31565925	11837221.88	19728703.13	4932175.78	0	16769397.66	Layout amenity, shall be 1/2 beneficial to the scheme and 1/2 beneficial to general public..	50%	5918610.938	5918610.938
1326		SPA, NAINA CIDCO				Chinchavali Tarfe Waje			Layout Reservation	Layout Amenity		180	943.93	943.93	5835	5507821.559	5507821.559	15560	14687524.16	14687524.16	5507821.559	9179702.599	0.00	0	5507821.56	Layout amenity, Solely beneficial to the scheme.	100%	5507821.559	0
1327		SPA, NAINA CIDCO				Chinchavali Tarfe Waje			Layout Reservation	Layout Amenity		197A	3987.92	3987.92	5835	23269513.2	23269513.2	15560	62052035.2	62052035.2	23269513.2	38782522	0.00	0	23269513.20	Layout amenity, shall be 1/2 beneficial to the scheme and 1/2 beneficial to general public..	50%	11634756.6	11634756.6
1328		SPA, NAINA CIDCO				Chinchavali Tarfe Waje			Layout Reservation	Layout Amenity		201	267.38	267.38	5835	1560162.3	1560162.3	15560	4160432.8	4160432.8	1560162.3	2600270.5	0.00	0	1560162.30	Layout amenity, Solely beneficial to the scheme.	100%	1560162.3	0
1329		SPA, NAINA CIDCO				Chinchavali Tarfe Waje			Layout Reservation	Layout Amenity		210	1430.42	1430.42	5835	8346478.761	8346478.761	15560	22257276.7	22257276.7	8346478.761	13910797.94	3477699.48	0	11824178.25	Layout amenity, shall be 1/2 beneficial to the scheme and 1/2 beneficial to general public..	50%	4173239.381	4173239.381
1330		SPA, NAINA CIDCO				Chinchavali Tarfe Waje			Layout Reservation	Layout Amenity		217	2279.36	2279.36	5835	13300065.6	13300065.6	15560	35466841.6	35466841.6	13300065.6	22166776	5541694.00	0	18841759.60	Layout amenity, shall be 1/2 beneficial to the scheme and 1/2 beneficial to general public..	50%	6650032.8	6650032.8
1331		SPA, NAINA CIDCO				Chinchavali Tarfe Waje			Layout Reservation	Layout Amenity		221	2309.78	2309.78	5835	13477580.13	13477580.13	15560	35940213.69	35940213.69	13477580.13	22462633.55	5615658.39	0	19093238.52	Layout amenity, shall be 1/2 beneficial to the scheme and 1/2 beneficial to general public..	50%	6738790.066	6738790.066
1332		SPA, NAINA CIDCO				Chinchavali Tarfe Waje			Layout Reservation	Layout Amenity		226	1049.75	1049.75	5835	6125274.217	6125274.217	15560	16334064.58	16334064.58	6125274.217	10208790.36	2552197.59	0	8677471.81	Layout amenity, shall be 1/2 beneficial to the scheme and 1/2 beneficial to general public..	50%	3062637.109	3062637.109
1333		SPA, NAINA CIDCO				Chinchavali Tarfe Waje			Layout Reservation	Layout Amenity		229	677.60	677.60	5835	3953803.992	3953803.992	15560	10543477.31	10543477.31	3953803.992	6589673.32	0.00	0	3953803.99	Layout amenity, Solely beneficial to the scheme.	100%	3953803.992	0
1334		SPA, NAINA CIDCO				Chinchavali Tarfe Waje			Layout Reservation	Layout Amenity		231B	1564.58	1564.58	5835	9129324.3	9129324.3	15560	24344864.8	24344864.8	9129324.3	15215540.5	0.00	0	9129324.30	Layout amenity, shall be 1/2 beneficial to the scheme and 1/2 beneficial to general public..	50%	4564662.15	4564662.15
1335		SPA, NAINA CIDCO				Chinchavali Tarfe Waje			Layout Reservation	Layout Amenity		234	689.80	689.80	5835	4025009.585	4025009.585	15560	10733358.89	10733358.89	4025009.585	6708349.308	0.00	0	4025009.58	Layout amenity, Solely beneficial to the scheme.	100%	4025009.585	0
1336		SPA, NAINA CIDCO				Chinchavali Tarfe Waje			Layout Reservation	Layout Amenity		236	775.40	775.40	5835	4524459	4524459	15560	12065224	12065224	4524459	7540765	0.00	0	4524459.00	Layout amenity, Solely beneficial to the scheme.	100%	4524459	0
1337		SPA, NAINA CIDCO				Chinchavali Tarfe Waje			Layout Reservation	Layout Amenity		238	521.08	521.08	5835	3040501.8	3040501.8	15560	8108004.8	8108004.8	3040501.8	5067503	0.00	0	3040501.80	Layout amenity, Solely beneficial to the scheme.	100%	3040501.8	0
1338		SPA, NAINA CIDCO				Chinchavali Tarfe Waje			Layout Reservation	Layout Amenity		240	1803.73	1803.73	5835	10524760.67	10524760.67	15560	28066028.45	28066028.45	10524760.67	17541267.78	4385316.95	0	14910077.61	Layout amenity, shall be 1/2 beneficial to the scheme and 1/2 beneficial to general public..	50%	5262380.335	5262380.335
1339		SPA, NAINA CIDCO				Chinchavali Tarfe Waje			Layout Reservation	Layout Amenity		248	698.12	698.12	5835	4073533.884	4073533.884	15560	10862757.02	10862757.02	4073533.884	6789223.139	0.00	0	4073533.88	Layout amenity, Solely beneficial to the scheme.	100%	4073533.884	0
1340		SPA, NAINA CIDCO				Chinchavali Tarfe Waje			Layout Reservation	Layout Amenity		250	380.92	380.92	5835	2222644.501	2222644.501	15560	5927052.002	5927052.002	2222644.501	3704407.502	0.00	0	2222644.50	Layout amenity, Solely beneficial to the scheme.	100%	2222644.501	0
1341		SPA, NAINA CIDCO				Chinchavali Tarfe Waje			Layout Reservation	Layout Amenity		254	554.48	554.48	5835	3235409.905	3235409.905	15560	8627759.746	8627759.746	3235409.905	5392349.842	0.00	0	3235409.90	Layout amenity, Solely beneficial to the scheme.	100%	3235409.905	0
1342		SPA, NAINA CIDCO				Chinchavali Tarfe Waje			Layout Reservation	Layout Amenity		256A	1246.93	1246.93	5835	7275847.663	7275847.663	15560	19402260.43	19402260.43	7275847.663	12126412.77	3031603.19	0	10307450.86	Layout amenity, shall be 1/2 beneficial to the scheme and 1/2 beneficial to general public..	50%	3637923.831	3637923.831
1343		SPA, NAINA CIDCO				Chinchavali Tarfe Waje			Layout Reservation	Layout Amenity		256C	1622.22	1622.22	5835	9465630.793	9465630.793	15560	25241682.11	25241682.11	9465630.793	15776051.32	3944012.83	0	13409643.62	Layout amenity, shall be 1/2 beneficial to the scheme and 1/2 beneficial to general public..	50%	4732815.396	4732815.396
1344		SPA, NAINA CIDCO				Chinchavali Tarfe Waje			Layout Reservation	Layout Amenity		263	943.08	943.08	5835	5502875.891	5502875.891	15											








TOWN PLANNING SCHEME NO. 12																												
FORM No. 1																												
See rules (v) and 21(1)																												
Redistribution and Valuation Statement																												
											Final Plot Value in Rupees.			Contribution (+) Compensation (-) (Col. 9(c) - Col. 6(c))		Increment (Col. 10(b) - 9(b))	Contribution 50 percent of col. 12	Additional to (+) or deduction from (-) contribution to be made under	Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14	Remarks	% Beneficial to the scheme	% Benefits to TPS added in cost (of column no. 11)	% Benefits to the General Public - added in receipt (of column no. 11)					
SR. NO.	OWNERS' NAME (ENGLISH)	TENURE OF LAND	SURVEY NO.	HISSA NO.	VILLAGE	OP No.	AREA	*Rate of Original Value as per ASR 2019-20	Value in Rupees. Without Reference to Value of Structure	Inclusive of Structure	FP Nos	Area Individual	Area Amalgamated	*Rate of Semi final Value	Without Reference to Value of Structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Inclusive of Structure									
1	2	3a	3b	3c	3d	4	5	6a	6b	6c	7	8a	8b	9a	9b	9c	10a	10b	10c	11	12	13	14	15	16	17	18	19
1427	SPA, NAINA CIDCO				Umroli			Layout Reservation	Layout Open Space		24	5807.13	5807.13	4390	25493317.68	25493317.68	4390	25493317.68	25493317.68	25493317.68	0	0	0	25493317.68	Layout Open Space, shall be 1/2 beneficial to the scheme.	50%	12746658.84	12746658.84
1428	SPA, NAINA CIDCO				Vakadi			Layout Reservation	Layout Open Space		27	8850.75	8850.75	4750	42041062.5	42041062.5	4750	42041062.5	42041062.5	42041062.5	0	0	0	42041062.5	Layout Open Space, shall be 1/2 beneficial to the scheme.	50%	21020531.25	21020531.25
1429	SPA, NAINA CIDCO				Vakadi			Layout Reservation	Layout Open Space		39	16902.25	16902.25	4750	80285664.33	80285664.33	4750	80285664.33	80285664.33	80285664.33	0	0	0	80285664.33	Layout Open Space, shall be 1/4th beneficial to scheme and 3/4th beneficial to general public.	25%	20071416.08	60214248.25
1430	SPA, NAINA CIDCO				Vakadi			Layout Reservation	Layout Open Space		56	6992.68	6992.68	4750	33215214.07	33215214.07	4750	33215214.07	33215214.07	33215214.07	0	0	0	33215214.07	Layout Open Space, shall be 1/2 beneficial to the scheme.	50%	16607607.04	16607607.04
1431	SPA, NAINA CIDCO				Vakadi			Layout Reservation	Layout Open Space		57	4143.17	4143.17	4750	19680075.26	19680075.26	4750	19680075.26	19680075.26	19680075.26	0	0	0	19680075.26	Layout Open Space, shall be 1/2 beneficial to the scheme.	50%	9840037.631	9840037.631
1432	SPA, NAINA CIDCO				Vakadi			Layout Reservation	Layout Open Space		60	1397.93	1397.93	4750	6640182.969	6640182.969	4750	6640182.969	6640182.969	6640182.969	0	0	0	6640182.969	Layout Open Space shall be solely beneficial to the scheme.	100%	6640182.969	0
1433	SPA, NAINA CIDCO				Chinchavali Tarfe Waje			Layout Reservation	Layout Open Space		62	2875.21	2875.21	3890	11184566.9	11184566.9	3890	11184566.9	11184566.9	11184566.9	0	0	0	11184566.9	Layout Open Space shall be solely beneficial to the scheme.	100%	11184566.9	0
1434	SPA, NAINA CIDCO				Chinchavali Tarfe Waje			Layout Reservation	Layout Open Space		69	1652.20	1652.20	3890	6427069.769	6427069.769	3890	6427069.769	6427069.769	6427069.769	0	0	0	6427069.769	Layout Open Space shall be solely beneficial to the scheme.	100%	6427069.769	0
1435	SPA, NAINA CIDCO				Chinchavali Tarfe Waje			Layout Reservation	Layout Open Space		73	1620.43	1620.43	3890	6303478.305	6303478.305	3890	6303478.305	6303478.305	6303478.305	0	0	0	6303478.305	Layout Open Space shall be solely beneficial to the scheme.	100%	6303478.305	0
1436	SPA, NAINA CIDCO				Chinchavali Tarfe Waje			Layout Reservation	Layout Open Space		79	3479.74	3479.74	3890	13536179.39	13536179.39	3890	13536179.39	13536179.39	13536179.39	0	0	0	13536179.39	Layout Open Space shall be solely beneficial to the scheme.	100%	13536179.39	0
1437	SPA, NAINA CIDCO				Umroli			Layout Reservation	Layout Open Space		80	2234.22	2234.22	4390	9808207.399	9808207.399	4390	9808207.399	9808207.399	9808207.399	0	0	0	9808207.399	Layout Open Space shall be solely beneficial to the scheme.	100%	9808207.399	0
1438	SPA, NAINA CIDCO				Umroli			Layout Reservation	Layout Open Space		83	2786.12	2786.12	4390	12231066.8	12231066.8	4390	12231066.8	12231066.8	12231066.8	0	0	0	12231066.8	Layout Open Space shall be solely beneficial to the scheme.	100%	12231066.8	0
1439	SPA, NAINA CIDCO				Vakadi			Layout Reservation	Layout Open Space		85	655.31	655.31	3890	2549155.9	2549155.9	3890	2549155.9	2549155.9	2549155.9	0	0	0	2549155.9	Layout Open Space shall be solely beneficial to the scheme.	100%	2549155.9	0
1440	SPA, NAINA CIDCO				Chinchavali Tarfe Waje			Layout Reservation	Layout Open Space		91	5283.48	5283.48	3890	20552734.89	20552734.89	3890	20552734.89	20552734.89	20552734.89	0	0	0	20552734.89	Layout Open Space, shall be 1/2 beneficial to the scheme.	50%	10276367.45	10276367.45
1441	SPA, NAINA CIDCO				Chinchavali Tarfe Waje			Layout Reservation	Layout Open Space		92	1967.45	1967.45	3890	7653372.3	7653372.3	3890	7653372.3	7653372.3	7653372.3	0	0	0	7653372.3	Layout Open Space shall be solely beneficial to the scheme.	100%	7653372.3	0
1442	SPA, NAINA CIDCO				Chinchavali Tarfe Waje			Layout Reservation	Layout Open Space		116	6861.00	6861.00	3890	26689284.38	26689284.38	3890	26689284.38	26689284.38	26689284.38	0	0	0	26689284.38	Layout Open Space, shall be 1/2 beneficial to the scheme.	50%	13344642.19	13344642.19
1443	SPA, NAINA CIDCO				Chinchavali Tarfe Waje			Layout Reservation	Layout Open Space		116A	2472.60	2472.60	3890	9618419.417	9618419.417	3890	9618419.417	9618419.417	9618419.417	0	0	0	9618419.417	Layout Open Space shall be solely beneficial to the scheme.	100%	9618419.417	0
1444	SPA, NAINA CIDCO				Chinchavali Tarfe Waje			Layout Reservation	Layout Open Space		129	7417.72	7417.72	3890	28854930.8	28854930.8	3890	28854930.8	28854930.8	28854930.8	0	0	0	28854930.8	Layout Open Space, shall be 1/2 beneficial to the scheme.	50%	14427465.4	14427465.4
1445	SPA, NAINA CIDCO				Chinchavali Tarfe Waje			Layout Reservation	Layout Open Space		137	1207.54	1207.54	3890	4697348.595	4697348.595	3890	4697348.595	4697348.595	4697348.595	0	0	0	4697348.595	Layout Open Space shall be solely beneficial to the scheme.	100%	4697348.595	0
1446	SPA, NAINA CIDCO				Chinchavali Tarfe Waje			Layout Reservation	Layout Open Space		141	6851.15	6851.15	3890	26650967.83	26650967.83	3890	26650967.83	26650967.83	26650967.83	0	0	0	26650967.83	Layout Open Space, shall be 1/2 beneficial to the scheme.	50%	13325483.91	13325483.91
1447	SPA, NAINA CIDCO				Chinchavali Tarfe Waje			Layout Reservation	Layout Open Space		161	7434.95	7434.95	3890	28921944.66	28921944.66	3890	28921944.66	28921944.66	28921944.66	0	0	0	28921944.66	Layout Open Space, shall be 1/2 beneficial to the scheme.	50%	14460972.33	14460972.33
1448	SPA, NAINA CIDCO				Chinchavali Tarfe Waje			Layout Reservation	Layout Open Space		175	4569.33	4569.33	3890	17774678.19	17774678.19	3890	17774678.19	17774678.19	17774678.19	0	0	0	17774678.19	Layout Open Space, shall be 1/2 beneficial to the scheme.	50%	8887339.093	8887339.093
1449	SPA, NAINA CIDCO				Chinchavali Tarfe Waje			Layout Reservation	Layout Open Space		184	10245.96	10245.96	3890	39856783.58	39856783.58	3890	39856783.58	39856783.58	39856783.58	0	0	0	39856783.58	Layout Open Space, shall be 1/4th beneficial to scheme and 3/4th beneficial to general public.	25%	9964195.895	29892587.69
1450	SPA, NAINA CIDCO				Chinchavali Tarfe Waje			Layout Reservation	Layout Open Space		185A	70.85	70.85	3890	275606.5	275606.5	3890	275606.5	275606.5	275606.5	0	0	0	275606.5	Layout Open Space shall be solely beneficial to the scheme.	100%	275606.5	0
1451	SPA, NAINA CIDCO				Chinchavali Tarfe Waje			Layout Reservation	Layout Open Space		187	908.02	908.02	3890	3532206.448	3532206.448	3890	3532206.448	3532206.448	3532206.448	0	0	0	3532206.448	Layout Open Space shall be solely beneficial to the scheme.	100%	3532206.448	0
1452	SPA, NAINA CIDCO				Chinchavali Tarfe Waje			Layout Reservation	Layout Open Space		206	759.88	759.88	3890	2955933.2	2955933.2	3890	2955933.2	2955933.2	2955933.2	0	0	0	2955933.2	Layout Open Space shall be solely beneficial to the scheme.	100%	2955933.2	0
1453	SPA, NAINA CIDCO				Chinchavali Tarfe Waje			Layout Reservation	Layout Open Space		219	4477.15	4477.15	3890	17416109.13	17416109.13	3890	17416109.13	17416109.13	17416109.13	0	0	0	17416109.13	Layout Open Space, shall be 1/2 beneficial to the scheme.	50%	8708054.567	8708054.567
1454	SPA, NAINA CIDCO																											



TOWN PLANNING SCHEME NO. 12																												
FORM No. 1																												
See rules (vi) and 21(1)																												
Redistribution and Valuation Statement																												
Final Plot																												
Value In Rupees.																												
Contribution (+)																												
Compensation (-)																												
Increment (Col. 10(b) - 9(b))																												
Contribution 50 percent of col. 12																												
Additional to (+) or deduction from (-) contribution to be made under																												
Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14																												
Remarks																												
% Beneficial to the scheme																												
% Benefits to TPS added in cost ( of column no. 11)																												
% Benefits to the General Public - added in receipt (of column no. 11)																												
SR. NO.	OWNERS' NAME (ENGLISH)	TENURE OF LAND	SURVEY NO.	HISSA NO.	VILLAGE	OP No.	AREA	*Rate of Original Value as per ASR 2019-20	Value In Rupees. Without Reference to Value of Structure	Inclusive of Structure	FP Nos	Area Individual	Area Amalgamated	*Rate of Semi final Value	Without Reference to Value of Structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Inclusive of Structure	(Col. 9(c) - Col 6(c))	12	13	14	15	16	17	18	19
1	2	3a	3b	3c	3d	4	5	6a	6b	6c	7	8a	8b	9a	9b	9c	10a	10b	10c	11	12	13	14	15	16	17	18	19
1480	SPA, NAINA CIDCO				Morbe			Layout Reservation	Layout Open Space		432	133.24	133.24	3950	526289.1093	526289.1093	3950	526289.1093	526289.1093	526289.1093	0	0	0	526289.1093	Layout Open Space shall be solely beneficial to the scheme.	100%	526289.1093	0
1481	SPA, NAINA CIDCO				Morbe			Layout Reservation	Layout Open Space		434	382.62	382.62	3950	1511351.527	1511351.527	3950	1511351.527	1511351.527	1511351.527	0	0	0	1511351.527	Layout Open Space shall be solely beneficial to the scheme.	100%	1511351.527	0
1482	SPA, NAINA CIDCO				Morbe			Layout Reservation	Layout Open Space		443	853.21	853.21	3950	3370186.909	3370186.909	3950	3370186.909	3370186.909	3370186.909	0	0	0	3370186.909	Layout Open Space shall be solely beneficial to the scheme.	100%	3370186.909	0
1483	SPA, NAINA CIDCO				Morbe			Layout Reservation	Layout Open Space		446	580.70	580.70	3950	2293749.763	2293749.763	3950	2293749.763	2293749.763	2293749.763	0	0	0	2293749.763	Layout Open Space shall be solely beneficial to the scheme.	100%	2293749.763	0
1484	SPA, NAINA CIDCO				Morbe			Layout Reservation	Layout Open Space		453	1627.40	1627.40	3950	6428219.887	6428219.887	3950	6428219.887	6428219.887	6428219.887	0	0	0	6428219.887	Layout Open Space shall be solely beneficial to the scheme.	100%	6428219.887	0
1485	SPA, NAINA CIDCO				Morbe			Layout Reservation	Layout Open Space		458	521.02	521.02	3950	2058035.564	2058035.564	3950	2058035.564	2058035.564	2058035.564	0	0	0	2058035.564	Layout Open Space shall be solely beneficial to the scheme.	100%	2058035.564	0
1486	SPA, NAINA CIDCO				Morbe			Layout Reservation	Layout Open Space		465	1159.28	1159.28	3950	4579171.944	4579171.944	3950	4579171.944	4579171.944	4579171.944	0	0	0	4579171.944	Layout Open Space shall be solely beneficial to the scheme.	100%	4579171.944	0
1487	SPA, NAINA CIDCO				Morbe			Layout Reservation	Layout Open Space		467	724.82	724.82	3950	2863040.94	2863040.94	3950	2863040.94	2863040.94	2863040.94	0	0	0	2863040.94	Layout Open Space shall be solely beneficial to the scheme.	100%	2863040.94	0
1488	SPA, NAINA CIDCO				Morbe			Layout Reservation	Layout Open Space		470	16156.92	16156.92	3950	63819826.04	63819826.04	3950	63819826.04	63819826.04	63819826.04	0	0	0	63819826.04	Layout Open Space, shall be 1/4th beneficial to scheme and 3/4th beneficial to general public.	25%	15954956.51	47864869.53
1489	SPA, NAINA CIDCO				Morbe			Layout Reservation	Layout Open Space		473	3056.15	3056.15	3950	12071791.23	12071791.23	3950	12071791.23	12071791.23	12071791.23	0	0	0	12071791.23	Layout Open Space shall be solely beneficial to the scheme.	100%	12071791.23	0
1490	SPA, NAINA CIDCO				Morbe			Layout Reservation	Layout Open Space		478	2575.77	2575.77	3950	10174300.07	10174300.07	3950	10174300.07	10174300.07	10174300.07	0	0	0	10174300.07	Layout Open Space shall be solely beneficial to the scheme.	100%	10174300.07	0
1491	SPA, NAINA CIDCO				Morbe			Layout Reservation	Layout Open Space		494	1832.57	1832.57	3950	7238640.934	7238640.934	3950	7238640.934	7238640.934	7238640.934	0	0	0	7238640.934	Layout Open Space shall be solely beneficial to the scheme.	100%	7238640.934	0
1492	SPA, NAINA CIDCO				Morbe			Layout Reservation	Layout Open Space		495	5170.69	5170.69	3950	20424223.14	20424223.14	3950	20424223.14	20424223.14	20424223.14	0	0	0	20424223.14	Layout Open Space, shall be 1/2 beneficial to the scheme.	50%	10212111.57	10212111.57
1493	SPA, NAINA CIDCO				Morbe			Layout Reservation	Layout Open Space		512	1036.14	1036.14	3950	4092744.79	4092744.79	3950	4092744.79	4092744.79	4092744.79	0	0	0	4092744.79	Layout Open Space shall be solely beneficial to the scheme.	100%	4092744.79	0
1494	SPA, NAINA CIDCO				Morbe			Layout Reservation	Layout Open Space		513	7414.80	7414.80	3950	29288468.71	29288468.71	3950	29288468.71	29288468.71	29288468.71	0	0	0	29288468.71	Layout Open Space, shall be 1/2 beneficial to the scheme.	50%	14644234.35	14644234.35
1495	SPA, NAINA CIDCO				Morbe			Layout Reservation	Layout Open Space		515	152.11	152.11	3950	600840.2018	600840.2018	3950	600840.2018	600840.2018	600840.2018	0	0	0	600840.2018	Layout Open Space shall be solely beneficial to the scheme.	100%	600840.2018	0
1496	SPA, NAINA CIDCO				Morbe			Layout Reservation	Layout Open Space		518	481.13	481.13	3950	1900464.922	1900464.922	3950	1900464.922	1900464.922	1900464.922	0	0	0	1900464.922	Layout Open Space shall be solely beneficial to the scheme.	100%	1900464.922	0
1497	SPA, NAINA CIDCO				Morbe			Layout Reservation	Layout Open Space		519	218.79	218.79	3950	864212.5291	864212.5291	3950	864212.5291	864212.5291	864212.5291	0	0	0	864212.5291	Layout Open Space shall be solely beneficial to the scheme.	100%	864212.5291	0
1498	SPA, NAINA CIDCO				Morbe			Layout Reservation	Layout Open Space		520	3681.15	3681.15	3950	14540528.85	14540528.85	3950	14540528.85	14540528.85	14540528.85	0	0	0	14540528.85	Layout Open Space shall be solely beneficial to the scheme.	100%	14540528.85	0
1499	SPA, NAINA CIDCO				Morbe			Layout Reservation	Layout Open Space		549	3335.23	3335.23	3950	13174142.67	13174142.67	3950	13174142.67	13174142.67	13174142.67	0	0	0	13174142.67	Layout Open Space shall be solely beneficial to the scheme.	100%	13174142.67	0
1500	SPA, NAINA CIDCO				Morbe			Layout Reservation	Layout Open Space		562	3708.92	3708.92	3950	14650234.73	14650234.73	3950	14650234.73	14650234.73	14650234.73	0	0	0	14650234.73	Layout Open Space shall be solely beneficial to the scheme.	100%	14650234.73	0
1501	SPA, NAINA CIDCO				Morbe			Layout Reservation	Layout Open Space		605	7083.92	7083.92	3950	27981478.1	27981478.1	3950	27981478.1	27981478.1	27981478.1	0	0	0	27981478.1	Layout Open Space, shall be 1/2 beneficial to the scheme.	50%	13990739.05	13990739.05
1502	SPA, NAINA CIDCO				Morbe			Layout Reservation	Layout Open Space		615B	965.08	965.08	3950	3812066	3812066	3950	3812066	3812066	3812066	0	0	0	3812066	Layout Open Space shall be solely beneficial to the scheme.	100%	3812066	0
1503	SPA, NAINA CIDCO				Morbe			Layout Reservation	Layout Open Space		619	559.47	559.47	3950	2209906.5	2209906.5	3950	2209906.5	2209906.5	2209906.5	0	0	0	2209906.5	Layout Open Space shall be solely beneficial to the scheme.	100%	2209906.5	0
1504	SPA, NAINA CIDCO				Morbe			Layout Reservation	Layout Open Space		644	3278.51	3278.51	3950	12950105.51	12950105.51	3950	12950105.51	12950105.51	12950105.51	0	0	0	12950105.51	Layout Open Space shall be solely beneficial to the scheme.	100%	12950105.51	0
1505	SPA, NAINA CIDCO				Morbe			Layout Reservation	Layout Open Space		659	806.71	806.71	3950	3186493.072	3186493.072	3950	3186493.072	3186493.072	3186493.072	0	0	0	3186493.072	Layout Open Space shall be solely beneficial to the scheme.	100%	3186493.072	0
1506	SPA, NAINA CIDCO				Morbe			Layout Reservation	Layout Open Space		672	2899.90	2899.90	3950	11454590.62	11454590.62	3950	11454590.62	11454590.62	11454590.62	0	0	0	11454590.62	Layout Open Space shall be solely beneficial to the scheme.	100%	11454590.62	



A circular purple stamp with the text "CIDCO LTD." at the top, "NAINA" in the center, and "NAVI MUMBAI" at the bottom. There are small dots separating the top and bottom text. The word "NAINA" is written in a larger font than the others.

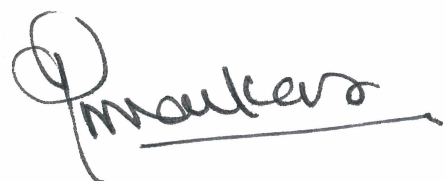



TOWN PLANNING SCHEME NO. 12																												
FORM No. 1																												
See rules (vi) and 21(11)																												
Redistribution and Valuation Statement																												
Final Plot																												
Value In Rupees.																												
Contribution (+) Compensation (-)																												
Increment (Col. 10(b) - 9(b))																												
Contribution 50 percent of col. 12																												
Additional to (+) or deduction from (-) contribution to be made under																												
Net demand from (+) or by (-) owner, being the additional of col. 11, 13, 14																												
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SR. NO.	OWNERS' NAME (ENGLISH)	TENURE OF LAND	SURVEY NO.	HISSA NO.	VILLAGE	OP No.	AREA	*Rate of Original Value as per ASR 2019-20	Value In Rupees. Without Reference to Value of Structure	Inclusive of Structure	FP Nos	Area Individual	Area Amalgamated	*Rate of Semi final Value	Without Reference to Value of Structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Inclusive of Structure	11	12	13	14	15	16	17	18	19
1	2	3a	3b	3c	3d	4	5	6a	6b	6c	7	8a	8b	9a	9b	9c	10a	10b	10c	11	12	13	14	15	16	17	18	19
1599	SPA, NAINA CIDCO							Layout Reservation	Layout Road	15M	878	1951.35	1951.35								0	0	0	0	Final plot number given to roads only to facilitate Dy. SLR for issuance of property card.	0	0	0
1600	SPA, NAINA CIDCO							Layout Reservation	Layout Road	15M	879	2573.43	2573.43								0	0	0	0	Final plot number given to roads only to facilitate Dy. SLR for issuance of property card.	0	0	0
1601	SPA, NAINA CIDCO							Layout Reservation	Layout Road	15M	880	2057.89	2057.89								0	0	0	0	Final plot number given to roads only to facilitate Dy. SLR for issuance of property card.	0	0	0
1602	SPA, NAINA CIDCO							Layout Reservation	Layout Road	15M	881	2805.72	2805.72								0	0	0	0	Final plot number given to roads only to facilitate Dy. SLR for issuance of property card.	0	0	0
1603	SPA, NAINA CIDCO							Layout Reservation	Layout Road	15M	881A	519.74	519.74								0	0	0	0	Final plot number given to roads only to facilitate Dy. SLR for issuance of property card.	0	0	0
1604	SPA, NAINA CIDCO							Layout Reservation	Layout Road	15M	887	2800.07	2800.07								0	0	0	0	Final plot number given to roads only to facilitate Dy. SLR for issuance of property card.	0	0	0
1605	SPA, NAINA CIDCO							Layout Reservation	Layout Road	15M	888	1936.34	1936.34								0	0	0	0	Final plot number given to roads only to facilitate Dy. SLR for issuance of property card.	0	0	0
1606	SPA, NAINA CIDCO							Layout Reservation	Layout Road	12M	882	5036.63	5036.63								0	0	0	0	Final plot number given to roads only to facilitate Dy. SLR for issuance of property card.	0	0	0
1607	SPA, NAINA CIDCO							Layout Reservation	Layout Road	12M	885	8246.09	8246.09								0	0	0	0	Final plot number given to roads only to facilitate Dy. SLR for issuance of property card.	0	0	0
1608	SPA, NAINA CIDCO							Layout Reservation	Layout Road	12M	886	384.32	384.32								0	0	0	0	Final plot number given to roads only to facilitate Dy. SLR for issuance of property card.	0	0	0
1609	SPA, NAINA CIDCO							Layout Reservation	Layout Road	12M	889	1467.67	1467.67								0	0	0	0	Final plot number given to roads only to facilitate Dy. SLR for issuance of property card.	0	0	0
1610	SPA, NAINA CIDCO							Layout Reservation	Layout Road	12M	890	45078.92	45078.92								0	0	0	0	Final plot number given to roads only to facilitate Dy. SLR for issuance of property card.	0	0	0
1611	SPA, NAINA CIDCO							Layout Reservation	Layout Road	12M	891	1679.29	1679.29								0	0	0	0	Final plot number given to roads only to facilitate Dy. SLR for issuance of property card.	0	0	0
1612	SPA, NAINA CIDCO							Layout Reservation	Layout Road	12M	892	1460.02	1460.02								0	0	0	0	Final plot number given to roads only to facilitate Dy. SLR for issuance of property card.	0	0	0
1613	SPA, NAINA CIDCO							Layout Reservation	Layout Road	12M	892A	902.61	902.61								0	0	0	0	Final plot number given to roads only to facilitate Dy. SLR for issuance of property card.	0	0	0
1614	SPA, NAINA CIDCO							Layout Reservation	Layout Road	12M	892B	826.14	826.14								0	0	0	0	Final plot number given to roads only to facilitate Dy. SLR for issuance of property card.	0	0	0
1615	SPA, NAINA CIDCO							Layout Reservation	Layout Road	12M	892C	662.35	662.35								0	0	0	0	Final plot number given to roads only to facilitate Dy. SLR for issuance of property card.	0	0	0
1616	SPA, NAINA CIDCO							Layout Reservation	Layout Road	12M	893	1695.24	1695.24								0	0	0	0	Final plot number given to roads only to facilitate Dy. SLR for issuance of property card.	0	0	0
1617	SPA, NAINA CIDCO							Layout Reservation	Layout Road	12M	894	1252.22	1252.22								0	0	0	0	Final plot number given to roads only to facilitate Dy. SLR for issuance of property card.	0	0	0
1618	SPA, NAINA CIDCO							Layout Reservation	Layout Road	12M	895	1199.13	1199.13								0	0	0	0	Final plot number given to roads only to facilitate Dy. SLR for issuance of property card.	0	0	0
1619	SPA, NAINA CIDCO							Layout Reservation	Layout Road	12M	896	1538.84	1538.84								0	0	0	0	Final plot number given to roads only to facilitate Dy. SLR for issuance of property card.	0	0	0
1620	SPA, NAINA CIDCO							Layout Reservation	Layout Road	12M	896A	877.22	877.22								0	0	0	0	Final plot number given to roads only to facilitate Dy. SLR for issuance of property card.	0	0	0
1621	SPA, NAINA CIDCO							Layout Reservation	Layout Road	12M	897A	2758.36	2758.36								0	0	0	0	Final plot number given to roads only to facilitate Dy. SLR for issuance of property card.	0	0	0
1622	SPA, NAINA CIDCO							Layout Reservation	Layout Road	12M	897B	226.99	226.99								0	0	0	0	Final plot number given to roads only to facilitate Dy. SLR for issuance of property card.	0	0	0
1623	SPA, NAINA CIDCO							Layout Reservation	Layout Road	12M	898	965.66	965.66								0	0	0	0	Final plot number given to roads only to facilitate Dy. SLR for issuance of property card.	0	0	0
1624	SPA, NAINA CIDCO							Layout Reservation	Layout Road	12M	899	998.73	998.73								0	0	0	0	Final plot number given to roads only to facilitate Dy. SLR for issuance of property card.	0	0	0
1625	SPA, NAINA CIDCO							Layout Reservation	Layout Road	12M	900	700.97	700.97								0	0	0	0	Final plot number given to roads only to facilitate Dy. SLR for issuance of property card.	0	0	0
1626	SPA, NAINA CIDCO							Layout Reservation	Layout Road	12M	901	824.43	824.43								0	0	0	0	Final plot number given to roads only to facilitate Dy. SLR for issuance of property card.	0	0	0
1627	SPA, NAINA CIDCO							Layout Reservation	Layout Road	12M	902	2659.73	2659.73								0	0	0	0	Final plot number given to roads only to facilitate Dy. SLR for issuance of property card.	0	0	0
1628	SPA, NAINA CIDCO							Layout Reservation	Layout Road	12M	902A	789.99	789.99								0	0	0	0	Final plot number given to roads only to facilitate Dy. SLR for issuance of property card.	0	0	0
1629	SPA, NAINA CIDCO							Layout Reservation	Layout Road	12M	903	832.81	832.81								0	0	0	0	Final plot number given to roads only to facilitate Dy. SLR for issuance of property card.	0	0	0
1630	SPA, NAINA CIDCO							Layout Reservation	Layout Road	12M	904	970.35	970.35								0	0	0	0	Final plot number given to roads only to facilitate Dy. SLR for issuance of property card.	0	0	0
1631	SPA, NAINA CIDCO							Layout Reservation	Layout Road	12M	905	1626.55	1626.55								0	0	0	0	Final plot number given to roads only to facilitate Dy. SLR for issuance of property card.	0	0	0
1632	SPA, NAINA CIDCO							Layout Reservation	Layout Road	12M	908	1566.79	1566.79								0	0	0	0	Final plot number given to roads only to facilitate Dy. SLR for issuance of property card.	0	0	0
1633	SPA, NAINA CIDCO							Layout Reservation	Layout Road	9M	906	365.73	365.73								0	0	0	0	Final plot number given to roads only to facilitate Dy. SLR for issuance of property card.	0	0	0
1634	J										TOTAL LAYOUT ROADS	371673.91	371673.91															
1635	SPA, NAINA CIDCO							Layout Reservation	Existing Water Channel		3A	2176.63	2176.63												Final plot number given only to facilitate Dy. SLR for issuance of property card.			
1636	SPA, NAINA CIDCO							Layout Reservation	Existing Water Channel		3B	1918.00	1918.00												Final plot number given only to facilitate Dy. SLR for issuance of property card.			
1637	SPA, NAINA CIDCO							Layout Reservation	Existing Water Channel		43A	1205.37	1205.37												Final plot number given only to facilitate Dy. SLR for issuance of property card.			
1638	SPA, NAINA CIDCO							Layout Reservation	Existing Water Channel		43B	3694.68	3694.68												Final plot number given only to facilitate Dy. SLR for issuance of property card.			
1639	SPA, NAINA CIDCO							Layout Reservation	Existing Water Channel		43C	823.06	823.06															






TOWN PLANNING SCHEME NO. 12																												
FORM No. 1																												
See rules (vi) and 23(11)																												
Redistribution and Valuation Statement																												
Value in Rupees.																			Contribution (+)		Increment	Contribution	Additional to	Net demand from (+) or by (-) owner,	Remarks	% Beneficial to the scheme	% Benefits to TPS added in cost ( of column no. 11)	% Benefits to the General Public - added in receipt (of column no. 11)
SR. NO.	OWNERS' NAME (ENGLISH)	TENURE OF LAND	SURVEY NO.	HISSA NO.	VILLAGE	OP No.	AREA	*Rate of Original Value as per ASR 2019-20	Without Reference to Value of Structure	Inclusive of Structure	FP Nos	Area Individual	Area Amalgamated	*Rate of Semi final Value	Without Reference to Value of Structure	Inclusive of Structure	*Rate of final Value	Without Reference to Value of Structure	Inclusive of Structure	(Col. 9(c) - Col 6(c))	(Col. 10(b) - 9(b))	50 percent of col. 12	(+) or deduction from (-) contribution to be made under	being the additional of col. 11, 13, 14				
1	2	3a	3b	3c	3d	4	5	6a	6b	6c	7	8a	8b	9a	9b	9c	10a	10b	10c	11	12	13	14	15	16	17	18	19
1654	SPA, NAINA CIDCO							Layout Reservation	Existing Water Channel		471C	794.03	794.03												Final plot number given only to facilitate Dy. SLR for issuance of property card.			
1655	SPA, NAINA CIDCO							Layout Reservation	Existing Water Channel		471D	2840.35	2840.35												Final plot number given only to facilitate Dy. SLR for issuance of property card.			
1656	SPA, NAINA CIDCO							Layout Reservation	Existing Water Channel		471E	295.43	295.43												Final plot number given only to facilitate Dy. SLR for issuance of property card.			
1657	SPA, NAINA CIDCO							Layout Reservation	Existing Water Channel		471F	634.68	634.68												Final plot number given only to facilitate Dy. SLR for issuance of property card.			
1658	SPA, NAINA CIDCO							Layout Reservation	Existing Water Channel		471G	876.14	876.14												Final plot number given only to facilitate Dy. SLR for issuance of property card.			
1659	SPA, NAINA CIDCO							Layout Reservation	Existing Water Channel		471H	327.42	327.42												Final plot number given only to facilitate Dy. SLR for issuance of property card.	0		
1660	SPA, NAINA CIDCO							Layout Reservation	Existing Water Channel		471I	147.62	147.62												Final plot number given only to facilitate Dy. SLR for issuance of property card.	0		
1661	SPA, NAINA CIDCO							Layout Reservation	Existing Water Channel		471J	44.31	44.31												Final plot number given only to facilitate Dy. SLR for issuance of property card.	0		
1662	SPA, NAINA CIDCO							Layout Reservation	Existing Water Channel		917A	124.88	124.88												Final plot number given only to facilitate Dy. SLR for issuance of property card.	0		
1663	SPA, NAINA CIDCO							Layout Reservation	Existing Water Channel		917B	72.62	72.62												Final plot number given only to facilitate Dy. SLR for issuance of property card.	0		
1664	SPA, NAINA CIDCO							Layout Reservation	Existing Water Channel		917C	351.32	351.32												Final plot number given only to facilitate Dy. SLR for issuance of property card.	0		
1665	K										TOTAL WATER CHANNEL	45799.23	45799.23															
1666											TOTAL			1537420	7199843414	7199843414	3407020	16455281663	16455281663	7199843414	9255438249	3664565778	4	10864409197		1674486777	5525356637	
1667	A+B+C+D+E+F+G+H+I+J+K										TOTAL GROSS AREA	5046688.2																
1668	Assumptions and Notes:																											
	1. For original plot value of land parcels, ASR of Non-agriculture land of 2022-23 is considered.																											
	2. For the purpose of semi-final value of plot, 1.5 times ASR of Non-agriculture land of 2022-23 is considered.																											
	3. Final value of plot is calculated considering 4 times ASR of Non-agriculture land of 2022-23.																											
	4. For the land parcels falling more than 50% within 200M from Gaathan boundary or in urban village, Original plot value is considered as 1.1 times ASR of Non-agriculture land of 2022-23. In survey numbers where sub hissas are not known, benefit of urban village shall be given only to those sub hissas which are falling more than 50% within 200M from Gaathan boundary.																											
	5. For the already granted CC/permissions by competent Authority, Original Plot value is considered equal to semifinal value, considering that there will be enhancement only in terms of provision of infrastructure by CIDCO.																											
	6. No contribution is levied on plot reserved for public purpose which will be solely for the benefit of residents within scheme area or purposes of Planning Authority. Plots of Raods, water channel, layout open spaces, small amenities which are solely for the benefit of residents within scheme area do not attract contribution. The Sale Plots are reserved for purpose of Planning Authority. The economic or commercial activity envisaged through sale plot shall mainly serve to the benefit of General Public. Hence, it is assumed that 100% of it will be beneficial to general public. The large chunk of layout open spaces attached to big amenity plots, which shall eventually used as school PG and large amenities, which are partly beneficial to the general public are levied contribution in proportion to which it benefitted to general public.																											
	7. Plots carved out for EWS/LIG in the scheme are requirement of scheme as per Act Provision. Hence, shall be solely beneficial to general public.																											
	8. Plots reserved for Planning Authority such as park, open space, gardens, common play grounds which are non-saleable plots. Hence, semi final value is considered as ASR and equal to final plot value.																											
	9. For survey numbers/ hissa numbers partly in scheme, area as per drawing is considered in scheme and is denoted by * affix to the survey numbers as shown in the Form 1.																											
	10. The areas under alignment of stream / natural tributary (STREAM PA and blank lands) are not considered for valuation. The same is mentioned for the purpose of area tally.																											
	11. The MMC area is calculated on the basis of Govt. vide MMC notification dtd 10.08.2023 and JM plans dtd. 18.04.2023 received from Divisional Office Panvel. Accordingly, the details of MMC as followed in the Draft Sanction Plans of TPS 12 has been informed to MSRDC.																											
	12. Total no. of land parcels in the scheme are 1063. OP nos given to survey nos are from 1 to 1075. The OP nos 941, 942, 943, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1011, 1012 are not given in the scheme.																											
	13. As per the declaration plan and base map of NAINA DP, S.no. 129/3A, 128, 138/1, 138/2, 157/1, 157/2, 207/1, 207/3 at village Morbe and S.no. 118/5 at village Ritghar are seen outside the boundary of TPS 12; however as per latest Govt. vide MMC notification dtd 10.08.2023. and JM plans dtd. 18.04.2023 received from Divisional Office Panvel, these survey nos are falling under MMC and accordingly shown under MMC area in Form 1.																											
	14. As per the declaration plan and base map of NAINA DP, Survey numbers 118/6, 127, 135, 158, 161, 166 at village Ritghar, S. no. 135, 141, 142, 145, 148, 158/5, 189/3, 203/3/D, 203/3/G, 206/1, 206/2/C, 222/4, 222/8, 222/9, 223, 233 at village Morbe, S.no. 1/1, 1/4 at village Kondale, S.no. 5/1/B at village Usarli Budruk are seen within TPS 12; however as per latest Govt. vide MMC notification dtd 10.08.2023. and JM plans dtd. 18.04.2023 received from Divisional Office Panvel, these survey nos are not falling under MMC and accordingly not shown in Form 1. The eastern boundary of TPS 12 is defined as per the final MMC alignment and its certified areas, accordingly the zoning provisions of sanctioned NAINA DP shall be applicable to these survey numbers.																											
	15. Plot numbers are given to roads only as per the request of Dy. SLR for preparing property cards. No compensation/ contribution is worked out on such final plots.																											
	16. Compensation as mentioned in Column no. 11 considered zero since PSI in lieu of compensation is provided. (Modified as per consultation received in previous TPS by Director Town Planning Pune)																											



CHIEF PLANNER (NAINA)



VICE CHAIRMAN & MANAGING DIRECTOR, CIDCO