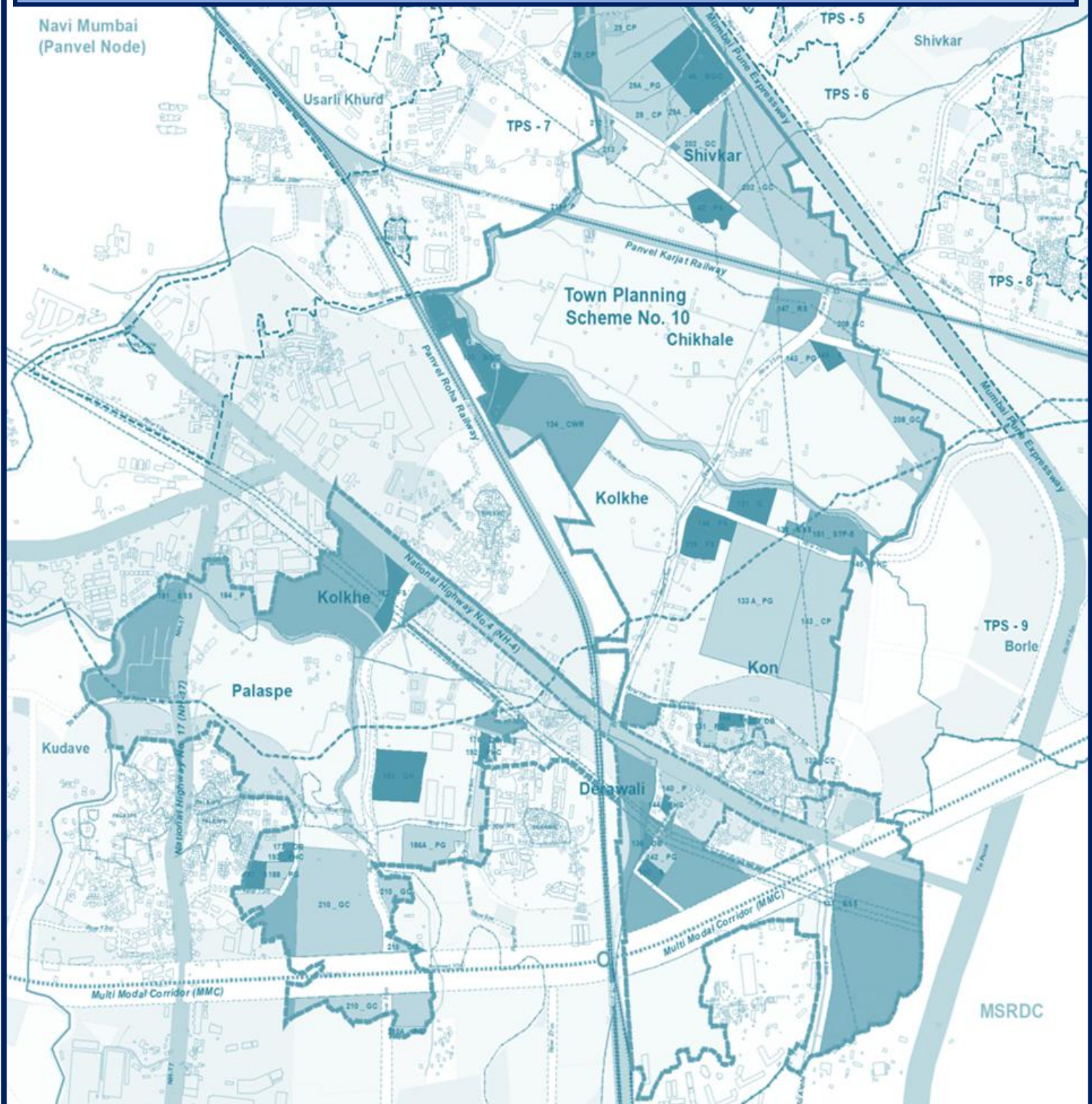


TOWN PLANNING SCHEME, NAINA NO. 10

Preliminary Scheme





SPECIAL PLANNING AUTHORITY, NAINA, CIDCO

NAINA, TOWN PLANNING SCHEME, NO. 10

**(Part of Villages Chikhale, Derawali, Kolkhe, kon, Palaspe, Shivkar, Kolkhe Peth)
Tahsil Panvel, District Raigad**

PRELIMINARY SCHEME REPORT

Under section 72 (5) of the MR & TP Act, 1966

Abhiraj Girkar
Arbitrator

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NAINA TOWN PLANNING SCHEME No. 10

(Part of Villages Shivkar, Chikhale, Kolkhe, Kolkhe Peth, Kon, Derawali, & Palaspe of Taluka – Panvel, District – Raigad)

PRELIMINARY SCHEME

REPORT – Part A

1. PREAMBLE

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

SPA- NAINA, while preparing a Development Plan for the area under its jurisdiction, prepared an Interim Development Plan under section 32 of the said Act for the 23 villages from Panvel Tahsil of the Raigad District, which are under immediate pressure of development. The Government of Maharashtra, vide Notification No. TPS-1215/245/CR-332/2015/SM/UD-12, dated 27/04/2017, had sanctioned the Interim Development Plan (hereinafter referred to as ‘IDP’) along with Development Control and Promotion Regulations (hereinafter referred to as “DCPR-2017”) for the 23 villages of NAINA under Section 31(1) of the said Act which has now come into force w.e.f. 04/05/2017. The excluded part (EP) of IDP was sanctioned vide Notification No. TPS. 1215/245/C.R. 332/16/EP/UD12, dated 01/03/2019.

Thereafter, the Government of Maharashtra vide Notifications dated 22/09/2015 and 18/03/2016 had declared Maharashtra Industrial Development Corporation Limited (MIDC) and Maharashtra State Road Development Corporation Limited (MSRDC) respectively as SPA, for some villages in NAINA. Thus, resulting SPA (NAINA) to 224 villages with a total

area of 474 sq.km. While sanctioning the Development plan of the balance 201 villages on 16.09.2019, considering the contiguity of the NAINA project, the UDD in GOM has excluded 49 non-contiguous village pockets. Thus, the notified area of NAINA now encompasses 174 villages, covering an approximate area of 371.35 sq. km.

The Development Plan (DP) for 151 villages of NAINA, along with Development Control and Promotion Regulations (hereinafter referred to as “DCR-2019”), was sanctioned by the Government of Maharashtra vide Notification No. TPS-1717/MIS-2750/C.R.91/ 2019/ UD-12, dated 16/09/2019, and also vide Gazette Notification dated 24/06/2022 and 26/07/2023, has partly sanctioned the Excluded Parts of the DP under section 31(1) of the said Act.

In DCR-2017, a new concept of voluntary and participatory land pooling and development by the land owners, viz, NAINA Scheme, has been approved under Regulations no.13. These special regulations for the NAINA scheme deal with voluntary land pooling and development of areas from IDP lying within residential zones, within and outside 200 m from the village Gaothans.

However, after various discussions, the Urban Development Department (hereinafter referred to as ‘UDD’) directed CIDCO that CIDCO should undertake Town Planning Schemes for the implementation of the IDP as provided under the Chapter V of the said Act. Further, the Government of Maharashtra, in exercise of the powers conferred by sub-section (1) of section 151 of the said Act, vide Notification No TPS-1817/973/CR-103/17/UD-13 dated 13/09/2017 has delegated the powers exercisable by it under section 68(2) of the said Act to the Managing Director, CIDCO for sanctioning the draft Town Planning Schemes.

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

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

| TPS No. | Date of Declaration in Gazette | Area in Ha | Villages | Stage |
|---------|--------------------------------|------------|-------------------------------|--------------------------------------------------------------|
| TPS - 1 | 08/09/2017 | 19.12 | Akurli, Belavali and Chikhale | Preliminary scheme and Final Scheme sanctioned on 24/07/2022 |

| | | | | |
|----------|------------|-----|---------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| TPS - 2 | 08/12/2017 | 194 | Chipale, Devad, Bhokarpada, Vihighar, Sangade and Belavali | Preliminary Scheme sanctioned on 03/11/2021 and Final Scheme sanctioned on 29/11/23. |
| TPS - 3 | 10/05/2018 | 440 | Nere, Vihighar, Moho, Koproli and Chipale | Preliminary Scheme sanctioned on 29/11/2022 |
| TPS - 4 | 21/06/2019 | 350 | Adai, Akurli, Nevali, Shilottar Raichur and Pali devad | Preliminary Scheme sanctioned on 01/03/2024 |
| TPS - 5 | 28/06/2019 | 242 | Shivkar, Bhokarpada (Chipale), Devad, Vichumbe, Bonshet, Vihighar and Moho | |
| TPS - 6 | 08/08/2019 | 243 | Chikhale, Moho, Pali Khurd and Shivkar | |
| TPS - 7 | 18/09/2019 | 215 | Devad, Vichumbe, Usarli Khurd, Shivkar and Kolkhe | |
| TPS - 8 | 20/12/2022 | 584 | Palikhurd, Chikhale, Belavali, Ambivali, Wangani tarf Waje, Loniwali and Moho | Draft Scheme sanctioned on 09/12/2022 Arbitration Process started on 11/10/2024 |
| TPS - 9 | 20/12/2022 | 412 | Belavali, Sangade, Chikhale, Kon, Bhingar, Bherle, Loniwali, Wardoli and Borle | Draft Scheme sanctioned on 27/02/2024 Arbitration Process started on 05/09/2024 |
| TPS - 10 | 29/12/2022 | 405 | Shivkar, Chikhale, Kolkhe, Kolkhepeth, Kon, Palaspe and Derawali | Draft Scheme sanctioned on 27/02/2024 Arbitration Process started on 05/09/2024 |
| TPS - 11 | 14/10/2022 | 590 | Derawali, Kudave, Palaspe, Nandgaon, Turmale, Vadavali and Shirdhon | Draft Scheme sanctioned on 19/7/2024 Arbitration Process started on 8/10/2024 |
| TPS-12 | 14/10/2022 | 504 | Kondale, Mahalungi, Chinchavali tarf Waje, Morbe, Ritghar, Umroli, Usarli Budruk and Vakadi | Draft Scheme sanctioned on 09/07/2024 Arbitration Process started on 11/10/2024 |

2. NEED OF TOWN PLANNING SCHEME, NAINA NO.10

Provision under section 59 of the said act, specifies that the proposals of the Development Plan can be implemented by undertaking Town Planning Schemes and the procedure is detailed in the Chapter V of the said act. Post approval of IDP, CIDCO was under pressure from the public

to provide infrastructural facilities at par with other developed nodes by CIDCO within Navi Mumbai jurisdiction. NAINA area will get connected with Navi Mumbai by means of proposed road linkages in the scheme. The physical infrastructure and road connectivity of Navi Mumbai can be extended as a comprehensive system. The core goathans, padas, already developed pockets at edge and hills slope area were excluded from the scheme area.

With this background, SPA-NAINA had declared its intention for making of Town Planning Scheme No. 10 (TPS 10) in part of Villages Shivkar, Chikhale, Kolkhe, Kolkhe Peth, Kon, Derawali & Palaspe of Taluka – Panvel, District Raigad (admeasuring approximately 406 Ha) for the purpose of implementing the proposals in the sanctioned IDP of NAINA and to introduce proper road network with social as well as service infrastructure.

The boundary for TPS 10 is identified in the proximity of the boundary of TPS 07 and TPS 09. The scheme is majorly located on the West side of Mumbai-Pune Expressway and also located along Southern boundaries of NAINA IDP area. Northern boundary is coinciding with boundaries of Town Planning Scheme no. 07.

3. CONCEPT FOR LAYOUT OF TOWN PLANNING SCHEME

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

- All landowners will contribute in general, equal percentage of land for the scheme and DP proposal.
- Forest lands, water bodies, and existing structures of valid permissions are to be maintained.
- Land owners will get at least 40% of original land holding in the form of a well laid final plot.
- As far as possible final plots will be anchored to their original location.
- Approximate 10% open space and 5% amenity will be provided commonly in scheme layout and distributed spatially on neighborhood concept.
- As far as possible existing structures will be protected and a final plot to be given around existing structures.
- The final plots are of regular shape and developable.

- As far as possible, land affected by the gas pipe line, or situated between river and blue line, will be allotted unencumbered final plots to its nearby original location.
- As far as possible, scattered holdings in the same ownership will be amalgamated to have a single bigger holding for better planning.
- Ownerships, tenures and area will be ascertained from the latest 7/12 extract.
- As far as possible, no land owner will be dispossessed in the scheme.
- EWS and LIG Housing sites will be provided below 10% of the scheme area as most of the residents of the scheme area and the developers will construct the tenements to suit the LIG persons considering the present demand in the area.
- Special scheme Regulations will be framed in addition to the sanctioned NAINA IDP DCPR -2017 to facilitate the land owners to develop their final plots with ease.
- As far as possible the land owners will be encouraged to accept the compensation in the form of FSI instead monetary compensation.

4. THE DRAFT SCHEME BY SPA - NAINA

4.1 DECLARATION OF INTENTION

SPA - NAINA had prepared the draft Town Planning Scheme by following all the formalities and procedure and observing the legal provisions under the said act as tabulated hereinafter. A notice of declaration of intention and plan showing the boundary of TPS is attached as Annexure 1 and Annexure 2 and public notice as Annexure 3.

Table 2: Declaration of TPS 10

| Sr. No. | Details | Section | Date |
|---------|------------------------------------------------------------------------------------------------------------|---------|------------|
| 1. | CIDCO's BR Resolution No. 12629 to declare intention to prepare scheme | 60(1) | 09/12/2022 |
| 2. | Extraordinary official Maharashtra Government Gazette (part-II)-for declaration of intention | 60(2) | 29/12/2022 |
| 3. | Public notice in two local Newspaper: The Free Press Journal (English) Dainik Kille Raigad (Marathi) | 60(2) | 03/01/2023 |

4.2 THE SALIENT FEATURES OF TPS - 10

- The identified Town Planning Scheme, NAINA No. 10 boundary admeasuring about total area 406 Ha includes developable lands admeasuring about 329.74 Ha from part of villages Shivkar, Chikhale, Kolkhe, Kolkhe Peth, Kon, Derawali & Palaspe of Taluka – Panvel,

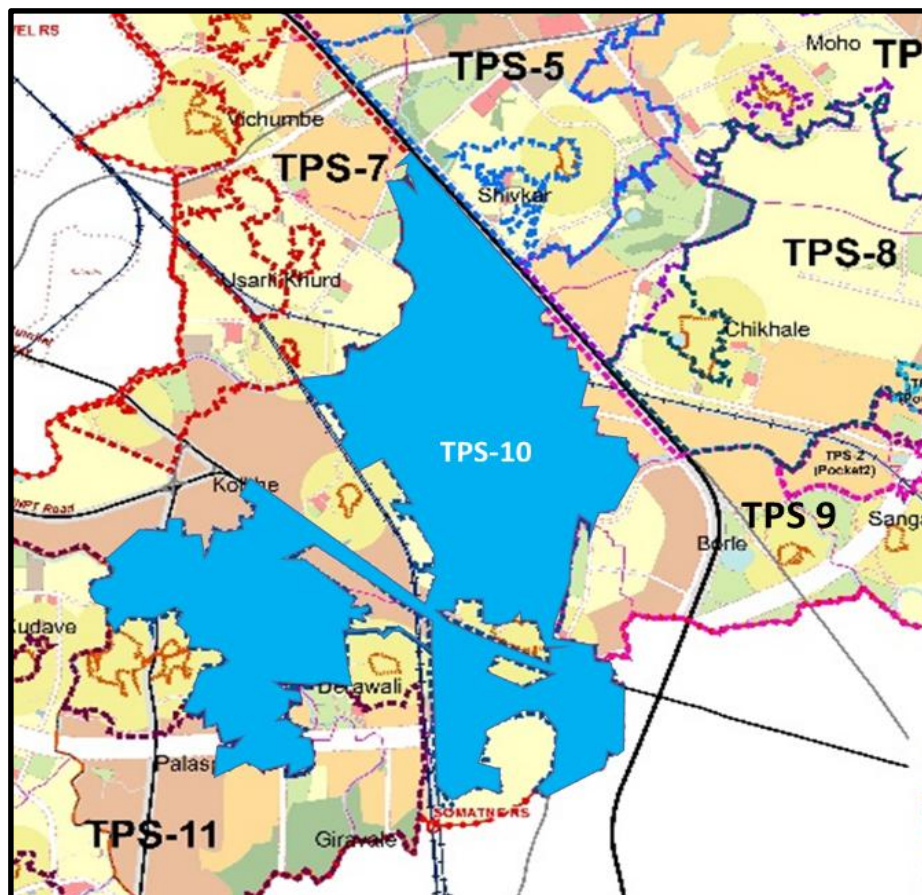
District - Raigad and is abutting on Mumbai- Pune Expressway and Mumbai-Pune National Highway. The scheme is contiguous.

- ii. The scheme area is located in Raigad district of Maharashtra state between (18.997892, 73.170234) (North), (18.974732, 73.153896) (South), (18.987457, 73.175958) (East) and (18.979927, 73.149275) (West). It is linked through Mumbai-Pune National Highway with Mumbai (50 km), the State capital and India's commercial capital. It is about 13 km and 28 km away from the ongoing Navi Mumbai International Airport and India's largest container port JNPT, while 27 km from Thane-Belapur Industrial Belt. It abuts Mumbai - Pune Expressway and proposed Multi Modal Corridor.
- iii. The Scheme is bounded by;
 - On the *North* – Mumbai- Pune Expressway & Boundary of Town Planning Scheme 7
 - On the *East* – Boundary of TPS-9
 - On the *South* – Boundary of TPS- 11
 - On the *West* – Boundary of village- Kudave.
- iv. NAINA area will get connected with Navi Mumbai by means of proposed road linkages in the scheme. The physical infrastructure and road connectivity of Navi Mumbai can be extended as a comprehensive system. The existing Mumbai-Pune Expressway, Mumbai-Pune National Highway No.4, Mumbai- Goa National Highway No. 66, and proposed Multi Modal corridor are passing through the scheme area.
- v. Major part of the identified pocket is virgin lands, hence less constraint for proper planning. This scales out compact neighborhood development in IDP.

Figure 1: Plan Showing Location of IDP and its surroundings



Figure 2: Plan showing the Location of TPS 10 and its surrounding



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

The office of Deputy TILR Panvel and Tahsil office, Panvel were requested by NAINA to furnish measurement and certified 7/12 extract of all landholders in the TPS 10. On the basis of certified 7/12 received from Tahsil office, Panvel, the list of all landholders included in the scheme was prepared. However, in absence of TILR (measurement plan), maximum possible details of sub-division of survey numbers were collected and the scheme layout was prepared on the base data of IDP of 23 villages/DP.

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

4.4 NATURAL AND EXISTING FEATURES UNDER THE SCHEME:-

4.4.1 NATURAL TRIBUTARY:

Kalundra/Kirki river is flowing from West to East in the Northern region of the scheme area and passing through the villages of Kolkhe and Chikhale in the scheme. A tributary of Kalundre river passes along the north-Western boundary of the scheme and 2 tributaries of Kolkhewadi river passes in the southern region through the villages of Derawali and Palaspe.

For training of this existing undulating river and its tributaries and accordingly to allow smooth flow of water, CIDCO has proposed a channel with its average width of about 50 mt. along Kalundre/Kirki river and 35 mt. along the tributary of Kolkhewadi river, which will carry storm water from TPS-10 area and also any runoff coming from adjoining areas.

The meandering alignment of the tributary was realigned in a regular shape for effective flow of water and in order to get clear land area for accommodating final plots in consultation with the engineering department.

4.4.2 FOREST LANDS:

Scheme area comprises Forest at i) Gut Nos.7, 73/B, 73/D, 73/F/1, 101/1 in Kon village ii) Gut No. 168/1/A, 168/1/C in Shivkar village and iii) Gut No. 55/1, 61 in Derawali village. Forest

area is treated as non-developable area in Town Planning Scheme. The original plot is kept as the final plot since it is a Forest Land. The shape of Forest land is irregular. At many locations, some area as open space is added to make these Forest land parcels of regular shape. As far as possible Original Plot (OP) area is retained as the Final Plot; only IDP roads and at some location layout roads are proposed in order to connect adjoining areas.

Reservations under Joint Forest Management (JFM) on forest land will be jointly developed as park as per sanctioned Development Plan.

4.4.3 GAS PIPELINES:

GAIL pipeline corridor having length about 3.26 km is traversing through the scheme from West to East. GAIL India (Ltd.) vide their letter no. GAIL/MUMBAI/DUPL/MECH/2019-2024-25 dated 18.02.2025 communicated that GAIL has 30 mt. Right of Use as per PMP Act 1962; with 10 m on left hand side and 20 m on Right hand side of the pipeline with respect to the flow direction. No permanent structure is allowed in the Right of Use area.

The existence of this pipeline will constrain planning authority to utilize the land. Since the land under the pipeline were possessed under Right of Use condition, the land holders having land under this corridor are considered for scheme entitlement as per the total area mentioned in 7/12 extract. The area under the pipeline buffer is mostly kept as open spaces.

4.4.4 MUMBAI PUNE PETROLEUM LINE

Reliance pipeline is traversing from North to South in the scheme area. The length of Reliance pipeline passing through the scheme area is approximately 0.22 Km. Reliance Industrial Infrastructural Ltd vide letter dated 20/02/2025 informed that they had acquired Right of User of the lands of village Chikhale, Borle, Sangade, and Bhingar, Tal Panvel under the provisions of Petroleum & Minerals (ARUL) Act, 1962 and laid twin petroleum pipelines. The width of the ROU area is 6 mt. As per section 9 of the said Act, the landowners are restricted to construct any building or any structure in the ROU area.

Existence of these pipelines will constrain planning authority to utilize the land. Since the land under the pipeline is acquired under Right of Use condition, the land holders having land under this corridor are considered for scheme entitlement as per the total area mentioned in 7/12 extract. The area under the pipeline buffer is mostly kept as open spaces, and at few locations the final plot of Gurcharan is allotted along the buffer, considering that Gurcharan shall be used as open space for grazing cattle.

4.4.5 EXPRESSWAY/HIGHWAYS

Mumbai Pune Highway (NH-4) is passing through the scheme area. Also Mumbai Pune Expressway is passing along the northern boundary of the scheme area. Mumbai -Goa Highway also passes through TPS 10 from the village of Palsape.

As per 154 directives of the Act dated 05/08/2019 (Ribbon Development rule), the distance of building line and control line from expressway has to be maintained at 60.0 m from center of the road or 15.0 m from edge of the road, whichever is greater. Therefore, no new final plots are given within 15.0 m from the edge of the expressway.

4.4.5 MULTI-MODAL CORRIDOR (MMC)

The Virar-Alibaug Multi-Modal Corridor passes through the scheme area. The alignment received from MSRDC vide letter No. MSRDC/02/Land Surveyor/2023/119 dated 22/02/2023 and a soft copy of alignment received via mail was incorporated into the scheme layout.

MSRDC is under process to acquire the total land under the alignment of MMC under the provisions of Maharashtra National Highway Act, 1955. Therefore, though the lands under the alignment of MNS are included in the scheme area, final plots are not proposed for any land under the acquisition of land under MMC.

4.4.6 RAILWAY LINES.

Panvel – Karjat Railway line and Panvel- Roha (Goa) Railway line are passing through the scheme area and the area under it is about 9.15 Ha.

4.4.7 HIGH VOLTAGE POWER LINES

MSEB's extra high voltage tower line of 110 KV Taloja-Bhokarpada-Khopoli DC line (0.68km), 220 KV Kharghar-ONCG-Keagaon (0.96km) and 220 KV Apta-Kalwa-Taloja DC line (3.04km) traverses through village Shivkar, Chikhale and Kon of TP Scheme no. 10.

As regard to acquisition and compensation for land under Tower line, the correspondence was made at the time of TPS-2. Executive Engineer EHV(O&M) division, vide letter no. EE/EHV(O&M) / Dn/PNL/ T-66/ 0742 dtd 19/04/2018 informed that MSETCL has not acquired any land for erection of EHV lines and compensation was given only for removal of trees and crops as per Indian Telegraphic Act, 1885. Also, for 220 KV lines corridor of 35m and for 110 KV corridor of 22m as ROW will be kept as buffer along lines.

The land holders having land below this corridor are considered for entitlement as per the total area mentioned in 7/12 extract. Existence of this HT line will constrain the use of the land under the corridor, however lands under these corridors have to be put to an effective use without compromising safety requirements. As no construction is allowed under the high tension buffer,

at few locations the final plot of Gurcharan is allotted along the buffer, considering that Gurcharan shall be used as open space for grazing cattle.

4.4.8 TATA POWER LINE

Tata Power Line: Three high voltage TATA power lines (two 220KV and one 110KV) passes through the villages of Kon, Derawali and Palaspe.

As per their letter No. BP/505/728 dated 31/03/2025, In TPS-10 area, Tata Power owns 1.40 Ha in Kon, 0.88 Ha in Derawali and 3.31 Ha in Kolkhe village.

4.4.9 EXISTING STRUCTURES AND STRUCTURES WITH VALID BUILDING PERMISSION:

Authorized development of structure and Layouts, approved by District Collector & NAINA authority were honored in the sanctioned Draft Scheme.

The unauthorized structures falling in alignment of roads shall be demolished while executing linear infrastructure works.

4.4.10 PRESERVATION OF REVENUE POND AND RELIGIOUS STRUCTURES

Existing crematorium at FP no.572, 383, 664 at Kolkhe, Kon and Palaspe villages are provided as Government/Public/Semi-Public plots as per 7/12 extract. Temples in private ownership at FP no. 623 are protected by anchoring 40% Final Plot at its Original Plot location and an open space is provided along with it.

The draft scheme has taken care to preserve the existing School at Shivkar village which is in FP no. 4 allotted in lieu of the 40% land of the Shri Ganapati Dev Vahitvatdar , thus considered in Govt. /Public Purpose Land.

4.5 ENGINEERING AND TRANSPORTATION ASPECTS:

Transportation:

TPS 10 is located adjacent to Mumbai Pune Expressway and in continuation with TPS-5,6,7,8,9 and TPS-11. The area is relatively undeveloped at present.

The Virar-Alibaug Multi Modal corridor, to be developed by MSRDC passes through the scheme. The latest alignment received from MSRDC vide letter no. MSRDC/ 02/ Land Surveyor/ 2023/ 119 dtd 22/02/2023 and soft copy of alignment received via mail is incorporated in the layout.

The road network in Draft TPS 10 was prepared in consultation with CIDCO's Transport & Communication Dept. Necessary Modifications at major road junctions and other geometrics of the roads were planned after due suggestions from the T&C Dept. The proposed road

sections have provisions for future service lines such as Cooking gas lines, fiber optics, and electric cables. The footpath will have tree guards. The main roads will have Bus bays and bus shelters.

Engineering Aspects;

The water supply and other utility network of adjoining Town Planning schemes will be extended to TPS 10 along with IDP roads.

There is a Sewerage Treatment Plant (STP) reserved in sanctioned IDP of NAINA along Kirki River at village Kon, which will take care of the sewage generated in TPS 10. Till the STPs earmarked in the IDP are developed, it will be required to develop package treatment plants within the scheme area. Provision for underground sewage connection to every plot shall be made, which will finally get connected to STP once it gets operational.

The channel which is the realigned natural tributary will carry storm water from TPS 10 area and also any runoff coming from areas.

4.6 RESHAPING & REALIGNMENT OF THE IDP RESERVATIONS IN TPS - 10.

The Scheme no. 10 comprises Sanctioned IDP reservations for public amenities like School, Playgrounds, Central Park, Public Health Centers, Daily Bazar , and also includes Growth Center reservation. The total scheme area is 405.58 Ha. Within the scheme about 82.81 Ha of lands are non-developable such as water channels, existing roads, Railway, MMC and forest. The net developable land is 326.65 Ha. The scheme contains 37% of the Sanctioned IDP Reservations. The total area under such reservations is 120.39 ha.

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

For such amendments in sanctioned development plan proposals within scheme area, a separate proposal was forwarded to DTP under section 59(2) for sanction vide CIDCO/ NAINA/TPS-10/ Amendment/ Sec59(2)/ 2023/ 971 dated 29/11/2023. Director Town Planning vide जा. क्र. प्रा. न.र.यो. /नरयो क्र १० /नैना /कलम/६८(१)/१२७९ dated 23/02/2024 has approved the proposal.

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

Table 3: Justification for Modification in Reservation of TPS 10

| RESERVATION TYPE | NO | AREA AS PER SANCTIONED IDP PLAN (SQ.M.) | AREA AS PER DRAFT TPS 10 (SQ.M.) | JUSTIFICATION |
|-----------------------------------|------------------------------------------------------|-----------------------------------------|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROPOSED IDP ROADS | | 225800 | 264200 | The road area is changed due to increase in road width at some locations. The IDP road is widened to the next level as per availability of area, 35M to 45M, 20M to 24M, 15M to 20M, 12M to 15 M and 9M to 15M. The alignment of the road is slightly modified without changing entry and exit locations. |
| Multi Modal Corridor (MMC) | 126 m wide proposed road & Part of Borle Interchange | 168400 | 221200 | In DP area under MMC was 16.84 Ha. Further, MSRDC provided ROW of MMC including interchanges vide letter and email dated 23.02.2023 is considered while preparing the scheme. As per this, measures 22.12 Ha area falls in TPS-10. |
| GROWTH CENTRE (GC) | 202_GC (part) | 149300 in scheme (Total Area-550000) | 149304 | No change |
| | 208_GC (part) | 52900 in scheme (Total Area-143000) | 47343 | 2.33 Ha falls under MMC interchange at Chikhale village. Hence, marginally increased area of 4.73 Ha is provided in TPS-10 in three parts. |
| | 210_GC (part) | 112400 in Scheme (Total Area-465000) | 112897 | The location remains same as per sanctioned IDP with minor increase in area and shape. |
| SCHOOL (S) | 149_S | 5600 | 5916 | The reservation is rearranged at its location to make it of proper shape without change in area. |

| RESERVATION TYPE | NO | AREA AS PER SANCTIONED IDP PLAN (SQ.M.) | AREA AS PER DRAFT TPS 10 (SQ.M.) | JUSTIFICATION |
|-------------------|----------------|-----------------------------------------|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | 148_ S | 4000 | 4140 | The reservation is rearranged at its location to make it of proper shape without change in area on same 27m wide road. |
| | 150 _ S | 4300 | 4301 | In IDP, this reservation is located majorly on Forest land on 12m DP road, Hence relocated in nearby location and provided at 15m wide DP road. |
| | 197_ S | 5300 | 5305 | The reservation is rearranged at its location to make it of proper shape with marginal increase in area. |
| COLLEGE | 131_C | 13200 | 13255 | The reservation is rearranged at its location to make it of proper shape with marginal increase in area. |
| SCHOOL PLAYGROUND | 141_SPG | 5700 | 5700 | The reservation is rearranged at its location to make it of proper shape without change in area. |
| | 142_SPG (Part) | 5900 | 6012 | In IDP, this reservation is located majorly on Forest land on 12m DP road, Hence relocated in nearby block at a distance of 150m from original location with marginal increase in area, and provided at 15m wide DP road. |
| | 143_ SPG | 6800 | 7011 | The reservation is rearranged at its location to make it of proper shape without change in area. |
| | 188_SPG | 6300 | 6300 | The reservation is rearranged at its location to make it of proper shape without change in area. |

| RESERVATION TYPE | NO | AREA AS PER SANCTIONED IDP PLAN (SQ.M.) | AREA AS PER DRAFT TPS 10 (SQ.M.) | JUSTIFICATION |
|-------------------------|---------------|-----------------------------------------|----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PLAYGROUND | 29A_PG | 37600 | 37600 | The reservation is shifted on other side of 20m road and provided regular shape corner plot. The land so release, is provided as adjoining 202_GC. |
| | 133A_PG | 109900 | 106222 | In DP, 4505 Sqm was shown as Playground, which was later identified as forest as per 7/12 extract. Due to non-availability of area at one location, the reservation area provided in two parts and total area increased. Also, forest area kept as Forest. |
| | 186A_PG (P) | 23700 | 24409 | |
| | 210A_PG (P) | 2523 | 2523 | |
| CITY PARK (CP) | 29_CP (Part) | 54400 in the scheme | 54358 | As per sanctioned IDP, Water tributary passing from forest and private land till village Chikhale. This tributary is not seen on village plan. The tributary is proposed to be channelized in continuation with channel coming from TPS-5. To accommodate this channel area, reservation is decreased marginally. |
| JOINT FOREST MANAGEMENT | 29_CP (Part) | 54221 | 43739 | Original area is reduced due to 12 m layout road and water channel. |
| | 133_CP (Part) | 68300 in the scheme | 67348 | |

| RESERVATION TYPE | NO | AREA AS PER SANCTIONED IDP PLAN (SQ.M.) | AREA AS PER DRAFT TPS 10 (SQ.M.) | JUSTIFICATION |
|-----------------------|---------|-----------------------------------------|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PARK (P) | 140_P | 5800 | 7806 | In IDP, this reservation is located on Forest land. Hence relocated and the area increased. |
| | 184_P | 19300 | 19635 | Due to realignment of adjoining water channel, the reservation is divided in two parts and there is minor modification in shape of reservation. Area marginally increased. |
| | 212_P | 1400 | 1400 | In IDP, this reservation is located on Forest land. Hence relocated in nearby block keeping the area same. |
| | 213_P | 3300 | 3300 | The reservation is shifted due to road alignment. The land so release, FP is anchored at the OP. |
| PRIMARY HEALTH CENTRE | 144_PHC | 1600 | 1600 | In IDP, this reservation is located on Forest land at 12m DP road, Hence relocated in nearby original location, and provided at 15m wide DP road. |
| | 192_PHC | 1500 | 1544 | The reservation is rearranged at its location to make it of proper shape with marginal increase in area. |
| | 193_PHC | 1500 | 1500 | The reservation is rearranged at its location to make it of proper shape without change in area. |
| GENERAL HOSPITAL | 183_GH | 26800 | 26805 | The reservation is rearranged at its location with minor shift to make it of proper shape with marginal increase in area. |

| RESERVATION TYPE | NO | AREA AS PER SANCTIONED IDP PLAN (SQ.M.) | AREA AS PER DRAFT TPS 10 (SQ.M.) | JUSTIFICATION |
|----------------------|---------|-----------------------------------------|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DAILY BAZAR | 135_DB | 1100 | 1100 | The reservation is shifted on other side of 9m road and provided regular shape plot. |
| | 136_DB | 1800 | 1800 | In IDP, this reservation is located on Forest land, Hence relocated in nearby location. |
| | 176_DB | 1200 | 1200 | Due to existing nearby structures reservation relocated near to original location and land so release is proposed for layout amenity. |
| | 177_DB | 1000 | 1630 | The reservation is rearranged to make it of proper shape with increase in area. The land so release, FP is anchored at the OP. |
| ELECTRIC SUB STATION | 137_ESS | 2000 | 2698 | Originally reservation was shown on forest land hence, this reservation shifted from original location along the same 45 m wide road. |
| | 138_ESS | 2600 | 2600 | Minor modification due to shift of adjoining 20m wide road. The reservation is rearranged at its location to make it of proper shape without change in area. |
| | 181_ESS | 2100 | 2384 | Originally reservation was shown on access of NA layout, hence this reservation is relocated at a distance of 400m from the original location due to non-availability of vacant land. |
| FIRE STATION | 139_FS | 10200 | 5331 | Reservation is relocated from the original location of the same 20m wide road partly in TPS-10 (5331 |

| RESERVATION TYPE | NO | AREA AS PER SANCTIONED IDP PLAN (SQ.M.) | AREA AS PER DRAFT TPS 10 (SQ.M.) | JUSTIFICATION |
|----------------------------|-----------|-----------------------------------------|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | | Sqm) and remaining area provided in TPS-9(4869 Sqm) So as to get the benefit of this reservation to both the scheme. Land so released is proposed for Growth Centre. |
| | 182_FS | 10600 | 10848 | The reservation is rearranged at its location to make it of proper shape with increase in area. |
| POLICE STATION | 42_PS | 12400 | 17881 | The reservation is rearranged at its location with minor shift to make it of proper shape with increase in area. |
| | 146_PS | 10600 | 10600 | The reservation is shifted from its original location to make it of proper shape on the same 20m wide road, close to other DP reservations. Minor part of this reservation is in TPS-9. |
| SEWERAGE TREATMENT PLANT | 151_STP-5 | 21100 | 21100 | Due to realignment of adjoining DP road as electric tower falling within DP road, the reservation is rearranged at its location to make it of proper shape without change in area. |
| RECEIVING STATION | 147_RS | 19100 | 19103 | The reservation is rearranged at its location to make it of proper shape without change in area. |
| BURIAL GROUND/ CREMATORIUM | 46_BG/C | 40100 | 40100 | Due to realignment of adjoining DP road as an electric tower falling within DP road, the reservation is rearranged at its location to |

| RESERVATION TYPE | NO | AREA AS PER SANCTIONED IDP PLAN (SQ.M.) | AREA AS PER DRAFT TPS 10 (SQ.M.) | JUSTIFICATION |
|----------------------|----------|-----------------------------------------|----------------------------------|-------------------------------------------------------------------------------------------|
| | | | | make it of proper shape without change in area. |
| | 130_BG/C | 38100 | 38106 | Minor modification due to realignment of adjoining water channel, without change in area. |
| CLEARWATER RESERVOIR | 134_CWR | 68900 | 68900 | Minor modification due to realignment of adjoining water channel, without change in area. |

4.7 PUBLICATION OF DRAFT SCHEME:

Consultation was taken from the Director of Town Planning, Maharashtra State, Pune under Section 61 (1) of the said Act and as per rule no 4 (2) of said Rules 1974 vide SPA's submission dated 19/05/2023. The Director Town Planning office (DTP), Pune vide letter No. जा. क्र. नैना/ नरयो क्र.10/ कलम 61(1)/ टिपीव्ही-3/ 4171 dated 22.08.2023 had offered consultation on TPS-10 along with sanctioning of reshaping and realignment of DP reservations of TPS 10.

In accordance with provisions of section 61(1) of the MR&TP Act, TPS 10 draft plan along with Special DCR was published in the Gazette dated 05/09/2023 inviting suggestions/ objections. Notice of the draft plan publication was also made in local Marathi newspaper Vaadalwara on 12/09/2023 and English newspaper .A notice of the same is attached as Annexure 4.

As the provision of section 67 of the MR&TP act, 1966, after publication total 34 applications of suggestions / objections were received to SPA, NAINA and before publication, total 43 applications of suggestions / objections were received. The SPA considered valid suggestions, and the draft scheme was modified accordingly.

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

The draft Town Planning Scheme no. 10 so prepared and modified as described above after its publication under section 61 of the Act. The SPA, NAINA submitted the draft scheme along with its accompaniments under section 68(1) the said Act to the Vice Chairman and the Managing Director, CIDCO for sanction on 29/11/2023; who has been delegated the powers of sanctioning of the draft schemes as provided under section 68(2) of the Maharashtra Regional and Town Planning Act, 1966 by the State Government vide Urban Development department Notification no. TPS-1817/973/CR-103/17/UD-13 dated 13/09/2017.

The Vice Chairman and the Managing Director, CIDCO had then forwarded the draft scheme for consultation of the Director of Town Planning, Maharashtra State, Pune as provided under section 68(2). The Director of Town Planning, Pune vide letter जा. क्र. प्रा. न.र.यो. /नरयो क्र १० /नैना /कलम/६८(१)/१२७९ dated 23/02/2024 had offered the consultation to TPS 10.

After obtaining the remarks of the Director of Town Planning, the draft Scheme so submitted by the SPA, NAINA has been sanctioned by the Vice Chairman and the Managing Director, CIDCO vide his Notification CIDCO/NAINA/TPS-10/Draft Scheme/2024 dated 27/02/2024 as provided under section 68 (2)(3) of the said Act. The said notification was published in the Maharashtra Government Gazette Extraordinary Part-2, Extraordinary dated 27/02/2024 and in the local newspapers as required on 08/03/2024 in the Newsband and Raigad Nagari respectively. The gazette notification of Sanctioning of Draft TPS-10 is attached as Annexure 6 and the newspaper notice is attached as Annexure 7.

5.1 STATUS OF LAND PARCELS IN THE SANCTIONED DRAFT SCHEME

There are overall 1244 number of land parcels (7/12 extracts) falling in Town Planning Scheme No.10 (TPS-10). Total number of final plots allotted across entitlement is 949 in numbers. This scheme has received a total of 22 consent from land owners to amalgamate their land parcels.

The details are enlisted as below;

- Original Plots :1244
- Final Plots : 949
- Total final plots : 632
- Anchored plots : 377
- Relocated plots : 255

The total number of Final plots (to be returned to landowners) is 632. Out of this about 377 plots were anchored around their original location. The plots which could not be anchored were

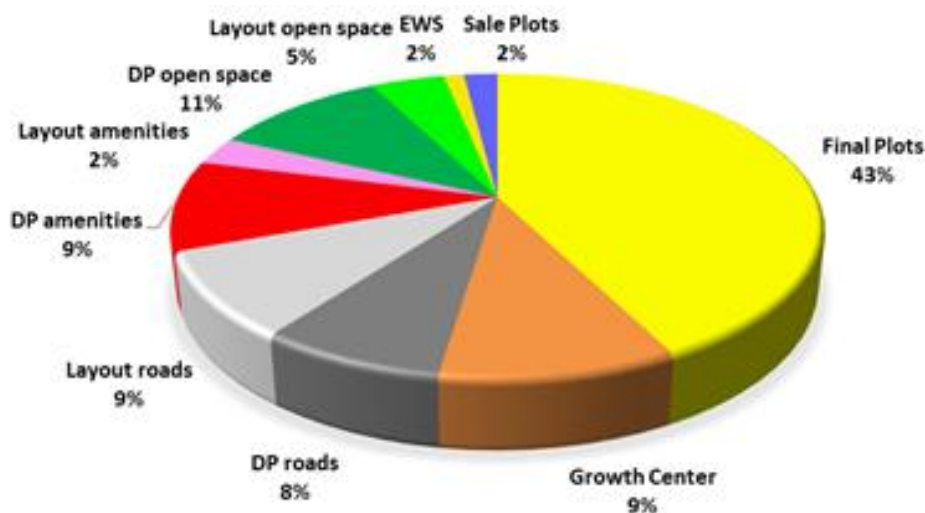
mainly due to the IDP reservations, buffer of gas pipeline, realignment of water channels etc. In case of plots affected by the Growth center, care was taken that as far as possible the shift shall be within the same village boundary. If the same is not possible then the plot was shifted to such a location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

5.2 LAND USE DISTRIBUTION:

The land use distribution in sanctioned Draft TPS-10 was as under:

Table 4: Land use distribution in the Sanctioned Draft TPS 10

| Land use | Area (in Ha) | % on net scheme area | Total percentage |
|-----------------------|--------------|----------------------|------------------|
| Final Plots | 140.70 | 43% | |
| Growth Center | 30.95 | 9% | |
| DP roads | 26.12 | 8% | 17% |
| Layout roads | 29.08 | 9% | |
| DP amenities | 31.08 | 9% | 12% |
| Layout amenities | 6.69 | 2% | |
| DP open space | 35.99 | 11% | 16% |
| Layout open space | 14.88 | 5% | |
| EWS | 6.05 | 2% | |
| Sale Plots | 5.78 | 2% | |
| Total net scheme area | 329.74 | 100% | |
| MMC | 22.25 | | |
| Forest | 14.09 | | |
| Water Channel | 15.86 | | |
| Railway | 7.26 | | |
| Existing roads | 17.05 | | |
| Gross Scheme area | 406.25 | | |



6. ARBITRATION

6.1 APPOINTMENT OF ARBITRATOR BY THE GOVT:

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The State Government has then appointed Shri. Abhiraj Girkar, Retired Joint Director of Town Planning and Valuation Department of the Maharashtra Government as the Arbitrator under sub-section (1) of Section 72 of the said Act for this draft scheme no. 10 vide Urban Development Department Notification no. TPS-1224/821/C.R.58/24/UD-12 dated 12/07/2024, which appeared in Maharashtra Government Gazette, Konkan Division Supplement, Part I dated 08-14/08/2024. The gazette notice of Appointment of Arbitrator TPS-10 is attached as Annexure 8.

6.2 ARBITRATION PROCEEDINGS

The Arbitrator has then entered upon the duties w.e.f. 05/09/2024 by publishing a notice in the Maharashtra Government Gazette, Extraordinary No. ARB/TPS-10/GEN/2024/01 on pages 1, 2 and 3 dated 26/09/2024. The same notice in English and Marathi has been published in daily Newspapers, Newsband dated 03/10/2024 and in Raigad Times dated 02/10/2024 for the information of the land owners and the public. The gazette notice of Commencement of Duties by Arbitrator for TPS-10 is attached as Annexure 9.

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

Hearing Procedure - However, the Arbitrator started the arbitration proceedings as provided in the Act and Rules in view of the time limits prescribed to complete the proceedings. Then special notices in the prescribed Form No. 4 under Rule no. 13 (3) of the Maharashtra Town Planning Schemes Rules, 1974 were served to each and every owner of the original plots included in this scheme from all the seven villages of TPS-10, for the hearing from 03/03/2025 to 03/04/2025 and thereafter from 15/04/2025 to 24/04/2025. This special notice in form no. 4 is for communicating to the land owners, all the details of their plots regarding ownerships, tenure, areas of their original plots and the similar details of allotted final plots in lieu of their original plots.

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

The land owners have been asked to appear before the Arbitrator on the specified dates and time to submit their say on the proposals of the sanctioned draft scheme and to record minutes of the same. Due to change of address by the owner or incomplete addresses, there was a possibility that all owners would not have received these special notices. Therefore, the general public notice was published in the local newspaper Krushival dated 27/02/2025 and it was also uploaded on CIDCO's website (<https://cidco.maharashtra.gov.in>) and in the respective Gram Panchayat Offices. The copy of 1st Arbitrator Hearing is attached as Annexure 10.

For those land owners, who have not attended the above mentioned hearing, the 2nd hearing was arranged between 06/05/2025 to 16/05/2025. The general public notice was published in the local newspaper Kille Raigad dated 26/04/2025 and it was uploaded on CIDCO's website (<https://cidco.maharashtra.gov.in>) and displayed in the respective Gram Panchayat Offices. The copy of 2nd Arbitrator Hearing Schedule is attached as Annexure 11 for TPS-10. Some of the land owners kept coming after the given schedule, hearing was also given to them. All the hearing notices along with its schedule was also displayed at NAINA, CIDCO office for public awareness. Thereafter, the 3rd hearing was arranged between 01/06/2025 to 30/06/2025. The general public notice was published in the local newspaper Loksatta on 5/6/2025 and it is attached as Annexure 12. Also it was uploaded on CIDCO's website and displayed in the respective Gram panchayat offices.

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

Government officials such as Collector, District Raigad for government lands, Executive Engineer, MSRDC for Mumbai Pune Expressway and Proposed Multimodal Corridor, Assistant Conservator of Forest, District Raigad for forest land within scheme, DGM, GAIL Authority, Executive Engineer, Irrigation Dept. Raigad, General Manager, Central Railway

were called for individual hearing on 29th April, 2025 through letter. The Sarpanch and Gramsevak of all the 6 villages included in the TPS-10, were informed about their original lands and final plots proposed for them in the scheme and the hearing was arranged on 29/04/2025. The SPA, NAINA has also been given hearing on 20th May 2025, after the draft preliminary scheme has been prepared.

Subdivision of Scheme- The Arbitrator has then subdivided the sanctioned draft scheme into two parts as i) the Preliminary Scheme and ii) the Final Scheme; as provided in sub-section (3) of Section 72 of the said Act on 29th April 2025 under his order bearing no ARB/TPS-10/GEN/2025/686, the same is attached as Annexure 13. The Arbitrator has recorded the suggestions/objections received during hearing and in representations and also recorded the decisions in respect of every reconstitution of original plots into final plots as carried out in the award in Table A, appended to the award. Also the allotment of the Final Plots with their respective ownerships, areas and tenures are recorded in Table B, appended to the award.

7. PRELIMINARY SCHEME

The Arbitrator has studied in detail, the sanctioned Interim Development Plan (IDP) of NAINA, sanctioned Draft Town Planning Scheme, NAINA no. 10, Special Development Control Regulations of the scheme, requests/objections received from the land owners, suggestions of the corporation and Government Departments, existing situation of the scheme area and accordingly prepared the Preliminary Scheme.

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

7.1.1 LAND OWNERS:

1. Their written consent was not taken to include their land in NAINA TPS.
2. The said NAINA TPS is inconsistent with the law and against the interest of the people, therefore raised their objection to include them in the said scheme.
3. Gaothan extension has not been taken into consideration.
4. The ownerships of original plots have been changed after the draft scheme was published and hence the successor owners requested to update their titles.
5. They requested to grant the final plot of a minimum 60-80% of their original land. To allot single final plot for their various original plots held in the same ownerships or in the family,

6. To allot final plots covering as far as possible the portions of their original plots i.e anchored final plots.
7. FSI would be granted equivalent to the reduction in areas of the original plots.
8. Since the final plots allotted to them are reduced areas to the extent of 40% of their original plots, the physical areas available for development are very small and may lead to non-utilization of FSI. In such cases, TDR facilities would be allowed to them.
9. Side and rear marginal distances would be relaxed at least in smaller or narrow plots so as to enable them to consume the permissible FSI. and for that premium shall not be charged.
10. Recovery of contribution should be waived considering that 60% land is acquired.
11. The villagers from these villages have also demanded that the land owners included in the scheme would be treated as project affected persons by the CIDCO and they would be given all the benefits available in this respect.
12. Possessions of final plots would be handed over immediately after the sanctioning of the scheme with proper access roads and free of any encumbrances over them,
13. Infrastructure shall be provided early, within a period of two years.

7.1.2 SPA – NAINA

Wide letter No. ARB/TPS-10/GEN/2025/689 dated 14/05/2025, certain issues in TPS-10 were communicated to the Chief Planner, NAINA, and a hearing was arranged on 20th May 2025 under Rule 13 of Town Planning Scheme Rules 1974. From NAINA Authority, Smt. Priya K, ACP, Smt. Sharada Phadtare, Senior Planner attended the hearing. Also some additional issues were communicated wide letter No. ARB/TPS-10/GEN/701 dated 09/07/2025.

Thereafter, ACP, NAINA, wide letter No. CIDCO/NAINA/TPS-10/2025/640 dated 18/07/2025, remarks on the said issues and other general remarks were submitted.

1. Point- Channelization of Kirki and tributary of Kolkhewadi river

As designed by Engg. Dept.. their consultant M/s HSA has shared the width of the channelization to be adopted along the existing alignment of the river/tributary (copy attached). Alignment of the water course is not to be modified.

Arbitrator was therefore requested to incorporate the said alignment and width of the channelization in the TPS layout for Preliminary Scheme. Further, the study of the SWD has been carried out by Engg. Dept. Irrigation Dept. has informed vide letter dated 04/07/2025 that

the flood lines shall be revised after verification of the mitigation measures by a third party agency.

In this regard, the note of the Engineering dept. No. CIDCO/EE(NAINA-II)/2025/212/E-413503 dated 20/06/2025 was enclosed with the letter. It was mentioned that the Engineering and design section had not communicated 50 or 35 mt. wide channel. The chainage wise width proposed for Kirki/Kalundre river and tributary of Kolkhewadi river were enclosed. To avoid flood related issues in future, it is necessary to convey to planning section NAINA to adhere to the river width proposed by the design section so that the draft plan can be revised as the Arbitration process of TPS-10 is going on. The comparative statement for tributaries in NAINA was attached with the note. Accordingly, top width of channelization with buffer of 3.5 mt. on each side is as follows;

- a. Kirki river/Kalundri river- At chainage 0- 37 mt, Chainage 2699- 52 mt.,Chainage 3903- 62 mt., Chainage 8043- 68 mt.
- b. Tributary 1(E-K)- Chainage 0 to 6835- 32.2 to 34 mt.
- c. Tributary 3(N-O)- Chainage 0 to 1425- 46.40 mt.
- d. Tributary 4(M-O)- Chainage 0 to 3590- 44 mt.

Thereafter, wide letter dated 12/09/2025, Senior Planner(DP-I) informed that the consultant has been appointed to prepare a proposal for channelization of rivers/nalas/water courses passing through TPS 8 to 12. Study with respect to the on-ground situation, CWPRS report etc. is in progress. Accordingly, the alignment of channels shall be finalised after due approval of the management.

2. Final plots granted against NA land sanctioned with low FSI.

In annexure B of the said letter, the details of the final plots sanctioned in the draft scheme and its explanation were submitted. Therefore, wide letter dated 09/07/2025, CP/NAINA was informed that for the development permissions, sanctioned with 0.2 to 1.00 FSI, final plots of different percentages of the original lands were proposed in the sanctioned Draft Scheme and therefore requested to submit the policy in this regard. On this, Senior Planner (DP-1) in letter date 12/09/2025, submitted following remarks;

- a. In the draft scheme, as per the principles of TPS, 40% of the original plot (OP) is considered as the final plot (FP)

- b. In case of authorised building permissions and original plots having structures, the FP up to 100% of the original plot has been provided in the draft scheme, as per data available and provided by the land owners
- c. A common hearing of all such landowners was conducted by Arbitrator on 30/07/2025 and in this regard, the authority is of opinion that as town planning scheme is a land pooling system, contribution by land owners within the scheme should be insisted to create land bank for provision of infrastructure and amenities by the authority. For parity in the scheme, where every landowners contribute land towards the scheme,
 - i. For those land owners with prior permission, structures to be protected along with applicable marginal spaces and equivalent land contribution for TPS to be considered from the balance area. Development permission for layout with plots having less than 500 sq. mt area, with some structures, the entire approved layout be retained. Where 100% land is retained, land use and FSI be retained as per the original permission.
 - ii. For those land owners without prior permission, structure may be protected without protecting the margin and 40% of the balance land may be considered as contribution for TPS to ensure 60% contribution of land towards TPS. Where 100% land is retained owing to protection of structure, original land use and FSI may be retained as per sanctioned DP. Structures to be protected as per the request of the applicant if the structure is mainly used for self-residential use and not commercial or rental use.

3. Other Remarks from NAINA

- a. Landowners whose share of area is mentioned in 7/12 and all landowners jointly request for subdivision of the final plot, such request be considered by the Arbitrator, as far as possible.
- b. Arbitrator is requested to protect existing structures as far as possible, with respect to any application received in this regard by the land owners.
- c. It is proposed that the Arbitrator may be requested that for survey nos where 40% plot area is less than 40 sq. mt., land owner be given minimum 40 sq. mt as final plot.
- d. It is advisable to prepare a common special DCR for all the TPS. The Arbitrator is requested to finalise the DCPR for TPS 8 to TPS 12 accordingly.
- e. Govt. land/Grampanchayat lands transferred to Grampanchayat for grazing or other purposes may be discontinued. These final plots will be transferred to SPA, NAINA to be utilized for public purposes.

7.1.3 THE COLLECTOR, RAIGAD DISTRICT

The District Collector, Raigad, wide letter No. ARB/TPS-10/Hearing/2025/664 dated 15/04/2025, was informed to attend the hearing on 29/04/2025 and record their suggestions/objections. However, they didn't attend the hearing.

7.1.4 FOREST DEPARTMENT

The Assistant Conservator, Forest, wide letter No. ARB/TPS-10/Hearing/2025/665 dated 15/04/2025, was informed to attend the hearing on 29/04/2025 and record their suggestions/objections. Thereafter again, wide letter No. ARB/TPS-10/Hearing/2025/692 dated 25/06/2025, the Deputy Conservator of Forest, Alibag and Assistant Conservator of Forest, Panvel were informed the details of gut no of forest lands and corresponding final plots proposed for the said gut nos in TPS 10. Hearing was arranged on 30/06/2025 and they were requested to verify the details and submit their say in the hearing.

Their Forest officer, Mr. Gajanan Panpatte attended the hearing and the details of the forest lands in the scheme was shown to him on the TPS plan. He stated that the detailed report will be submitted, but no written reply was received from Forest department. MODIFICATIONS

7.2 CHANGES MADE IN THE SANCTIONED DRAFT SCHEME BY THE ARBITRATOR

7.2.1 RIVER & TRIBUTORY CHANNELS

The river Kalundre/Kirkee passes through village Kolkhe, Kon & Chikhale. Also a tributary of Kolkhewadi river passing through village Palaspe, Kolkhe & Derawali. In the report of the sanctioned Draft Scheme, it was mentioned that for training of this undulating tributary a correspondence was made with their Engineering department and accordingly to have smooth flow of water, 50 mt. wide channel was proposed along Kirkee river and 35 mt. wide channel was proposed along the tributary of Kolkhewadi river. The meandering alignment of the tributary is realigned in a regular shape in order to get clear land area for accommodating final plots. In this regard, the query was raised whether the Engineering department had proposed the channel in consultation with the Irrigation department of Govt. of Maharashtra.

NAINA Authority wide letter dated 18/07/2025, informed that as designed by Engineering dept., their consultant M/S HSA has shared the width of the channelization to be adopted along the existing alignment of the river/tributary and submitted its copy. It was informed that alignment of the water course is not to be modified. Accordingly, it was requested to incorporate the said alignment and width of the channelization in the TPS layout for Preliminary Scheme.

In the note of the Engineering dept. dated 20/06/2025, the chainage wise width proposed for Kirki/Kalundre River and tributary of Kolkhewadi River were enclosed. Accordingly, top width of channelization with buffer of 3.5m on each side is as follows:

Table 4: Water Channel widths of rivers and tributaries

| Sr. No | River | Chainage of river in meter | As per CIDCO norms Top width with buffer in meter |
|---------------|-----------------------------------|-----------------------------------|--------------------------------------------------------------|
| 1 | Kirki River/ Kalundre River (G-L) | 0 | 26.5 |
| | | 2699 | 37 |
| | | 3903 | 52 |
| | | 6081 | 62 |
| | | 8043 | 68 |
| 2 | Tributary 1 (E-K) | 0 | 32.2 |
| | | 4425 | 33 |
| | | 6835 | 34 |
| 4 | Tributary 3(N-O) | 0-1425 | 46.4 |
| 5 | Tributary 4(M-O) | 0-3590 | 44 |

Thereafter, wide letter dated 12/09/2025, Senior Planner (DP-I) informed that the consultant has been appointed to prepare a proposal for channelization of rivers/nalas/water courses passing through TPS 8 to 12. Study with respect to the on-ground situation, CWPRS report etc. is in progress. Accordingly, the alignment of channels shall be finalized after due approval of the management.

Therefore, as per the above mentioned width of channelization and the plan forwarded by NAINA, the width of the channelization of Kirki river and tributaries of Kolkhewadi river have been widen

7.2.2 TRANSPORT NETWORK

Mumbai-Pune Expressway is passing along the East boundary and the proposed Virar- Alibag Multimodal corridor is passing along the Southern boundary of the scheme. Also Mumbai-Pune National Highway NH-04, Mumbai-Goa National Highway NH-66, and 45.0 mt. & 30 mt. wide DP roads are passing in a north-south direction. By considering the said arterial roads, the network of sub-arterial and collector roads were proposed in the draft scheme. The layout of the sanctioned draft scheme and the overall road pattern proposed therein are generally well in order from planning point of view and accepted.

7.2.3 IDP RESERVATIONS

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

1. Areas of DP reservations have been reduced marginally due to widening of the water channel along Kirki River. This can be seen in table No. 5.
2. As per the proposal of the Authority, for widening of tributary of Kolkhwadi river from 35m to 45m, the layout along the water channel is marginally modified with modification in the shape of IDP open space i.e. FP 717.
3. As per the report provided by M/s HAS, the road network is also slightly modified. The road in the buffer of Panvel-Road railway line is widened from 15m to 25m and two connecting roads along Kirki River i.e. FP 762A and 809 are provided in the Preliminary scheme.

7.2.4 FINAL PLOTS TO LAND OWNERS

1. The land owners have been generally allotted final plots to the extent of 40 % in area of their original land holdings. SPA - NAINA has also allotted the final plots as far as possible accommodating their original holdings i.e. most of the land owners have been allotted the anchored plots. Their demand to allot FPs at least of 50- 60 % in area of their original holdings cannot be fulfilled by the Arbitrator mainly considering that the draft scheme was prepared by SPA - NAINA on 40:60 concepts and to make any alteration in this will lead to substantial modification to the draft scheme. Secondly, the 60 % land is utilized for IDP and scheme roads, IDP and scheme reservations, and for growth centers which are necessary to set up a higher level urban center as decided by the State Government through the CIDCO. Thirdly, the land owners (who are stake-holders) are not at loss as they have been permitted to utilize the full potential of their original holdings in terms of FSI. The lands outside the 200 m periphery around village gaothans are at present permissible with the FSI of only 0.20 plus the premium FSI of 0.30. However, due to the inclusion of their lands in the town planning scheme, these land-owners have been allowed to consume base FSI of 1.00 without any premium. Hence, it is appropriate to finalize this scheme on the basis of the 40:60 land share concept.
2. The lands situated within the 200 m from the village gaothans are already allowed FSI of 1.00 and their owners have argued with the point that they have purchased such lands at very high values, but in the scheme, these lands have not been given

weightage as required. Now the Government has granted additional FSI of 0.25 for the loss of area of original plots due to their reconstitution into final plots.

3. Some of the land owners have requested to amalgamate their scattered land holdings or to make suitable sub-division of the draft scheme FPs into separate FPs as per their new ownerships or family-wise. This has been considered wherever possible to their satisfaction.
4. The ownership of the original lands are again verified from the updated 7/12 extract and changes in the ownership and tenure of the final plots are made accordingly.
5. In the draft scheme Class I and Class II land are given separate plots adjacent to each other. In the preliminary scheme, these are provided in the same way.

Now, agricultural activities will not be continued in the scheme area hereinafter and hence, provision of any Gurcharan land is not needed. The FP No. 40 is allotted in lieu of these OPs have been included in Government/Public/Semi-Public area in the name of Government of Maharashtra.

7.2.5 FINAL PLOTS TO SANCTIONED DEVELOPED LANDS

In the sanctioned Regional Plan of MMR, the lands under TPS-10 are included in the Urbanizable Zone. As per the regulations of the Regional Plan, development permissions were granted on some of these lands with an FSI ranging from 0.05 to 0.20. In the sanctioned Draft TPS-10, final plots were proposed for the said lands, with FP areas ranging from 40% to 100% of the original lands. During the hearing, objections were received regarding this, along with requests for larger FP areas. The details of such cases are mentioned below.

In the sanctioned Development Plan of NAINA, the lands in TPS-10 are included in the Residential Zone, where base FSI of 0.2 and FSI of 0.3 on payment of premium are permissible.

As per the provisions of the MR & TP Act, Town Planning Schemes are formulated such that, generally, 40% of the original land is allotted as the final plot, while the remaining area is utilized for infrastructure facilities. An FSI of 1.00 is granted on the original land without the requirement of any premium. Accordingly, all the lands falling under the Urbanizable Zone in the sanctioned Regional Plan are now covered under the Residential Zone, with an FSI of 1.00 on the original land in TPS-10. Therefore, it is necessary to decide the area of Final Plots to be granted for such lands, especially where development permissions were earlier granted with an FSI ranging from 0.05 to 0.32.

Therefore, a common hearing of all such landowners and the officials of NAINA was arranged on 04/08/2025. In the hearing, some landowners requested that as per their sanctioned

NA/Development permission, final plot of 100% of their original land shall be granted and for that they were willing to retain the land use and FSI for which the permission had been granted. Others agreed to contribute land towards TPS for grant of increased FSI of the TPS.

NAINA authority has expressed the opinion that as town planning scheme is a land pooling system, contribution by land owners within the scheme should be insisted on to create land bank for provision of infrastructure and amenities by the authority. For parity in the scheme, where every landowners contributes lands towards the scheme. For those land owners with prior permission, structures to be protected along with applicable marginal spaces and equivalent land contribution for TPS to be considered from the balance area. Development permission for layout with plots having less than 500 sq. mt area, with some structures, the entire approved layout be retained. Where 100% land is retained, land use and FSI be retained as per the original permission.

Maharashtra Regional and Town Planning Act, 1966 was enacted to provide better provisions for the preparation of Development plans, ensuring that town planning schemes are properly formulated and effectively implemented. A Planning Authority can prepare town planning schemes for the purpose of implementing the proposals in the final Development plan or in respect of any land which is likely to be in the course of development or which is already built upon. The contents of the draft scheme is mentioned in section 64 of the said Act. It stipulates that upto 10% of the total area covered under the scheme shall be reserved for providing housing accommodation to the members of economically weaker section and up to 40% of the total area covered under the scheme shall be allotted in the aggregate for (a) roads, (b) parks, playgrounds, garden (c) Social infrastructure such as school, dispensary, public utility place (d) sale by planning Authority for residential, commercial purpose.

In the report of the sanctioned Draft Scheme, in the vision of NAINA and concept of Layout plan, following points are mentioned.

- a. The development for NAINA is pivoted on eliciting participation and contribution of the private land owners.
- b. existing structures of valid permissions are kept intact.
- c. Land owners get 40% of the original land holding as net final plot.

After considering all the above mentioned points, the Arbitrator holds:

1. The earlier permission at FSI of 0.2 does not by itself confer a right to claim full plot area free of contribution for amenities once the land is included in a TPS. The TPS

process envisages that the landowners will contribute/ pay betterment charges/ deliver amenity plots, so that infrastructure and public utilities for the scheme area can be provided.

2. However, the portion of the land under the sanctioned structure shall be exempt from land contribution for amenity/infrastructure purposes because that portion is already developed under the lawful permission.
3. For the remaining land (means the land not under the sanctioned structure, or the balance plot area as per the FSI permissible/used), the landowner/developer is liable to provide contributions as per the provisions of the said Act.
4. The claim for 100% final plot without contribution is accordingly rejected.

Accordingly, the Arbitrator orders as follows:

1. The landowner/developer is entitled to retain the land under the existing lawful structure (built prior to TPS) without having to contribute that area for amenity/infrastructure under TPS.
2. For the balance land outside the lawful structure or the balance plot area as per the sanctioned FSI, the landowner/developer shall make contribution for amenities/infrastructure as required under the provisions of MR & TP Act, 1966.
3. It was observed in many cases that the existing structures are not matching with the sanctioned structures. Also it is difficult to evaluate the exact area under the sanctioned structure and the required marginal spaces around it. The majority of structures were sanctioned with 0.2 FSI meaning 20% of the plot area. By considering the 10% area for the marginal spaces surrounding it, the landowner is entitled for 30% of the plot area for the sanctioned structure. For the balance land of 70%, they are entitled for 28% of the plot area.

Accordingly, it has been decided to grant 60% of the original land holding as net final plot for the lands earlier sanctioned with 0.2 FSI, subject to the provision that the existing lawful structure with marginal spaces and access shall be maintained in the final plot. For other lands with different sanctioned FSI, the area of final plot will vary according to the existing lawful structures and its surrounding marginal spaces.

Table 5: Plots under reference

| Sr. No | Original Plot | | | | Final Plot | | |
|--------|---------------------------|----------|-------------------|-----------------|--------------------------|----------------|--------------|
| | Gut No | village | Op No | Area in Sq. mt. | No | Are in Sq. mt. | % of OP Area |
| 1 | 15/6 | Kon | 344 | 4630 | 298 | 2704 | 58 |
| 2 | 9/2 | Kon | 347 | 3000 | 302 | 2379 | 79 |
| 3 | 74/3 | Kon | 476 | 3130 | 395 | 1252 | 40 |
| 4 | 80 | Kon | 516 | 25000 | 419 | 10000 | 40 |
| 5 | 66/19/2 66/20 66/22 | Kon | 544 545 546 | 4520 | 435 | 4092 | 91 |
| 6 | 60/2 | Derawali | 671 | 2200 | 508 | 1923 | 87 |
| 7 | 60/1 | Derawali | 672 | 4660 | 509 | 4660 | 100 |
| 8 | 51/2 | kolkhe | 680 | 6680 | 514 | 2672 | 40 |
| 9 | 60 & 62 | Kolkhe | 681-682 | 2840 | 515 | 1136 | 40 |
| 10 | | | | 14643 | 516 | 5857 | 40 |
| 11 | 49/0 | Kolkhe | 698 | 10420 | 527 | 5627 | 54 |
| 12 | 24, 27, 28 | Palaspe | 724-32 | 33020 | 536 | 22399 | 68 |
| 13 | 12, 14 | palaspe | 743-748 | 6430 | 543 | 2572 | 40 |
| 14 | 12/13/34/ & Others | Palaspe | 753 To 756 | 12640 | 551 | 12640 | 100 |
| 15 | 156/2 | Palaspe | 825 | 790 | 570/1 | 316 | 40 |
| 16 | 31 | Palaspe | 976-978 | 12902 | 674-75 | 5161 | 40 |
| 17 | 37, 38, 49, 50 and others | | 1022-29 | 27840 | 704 | 18342 | 66 |
| 18 | 18,19,42 and others | | 1034-47 | 62170 | 706, 726, 727,742 | 30417 | 49 |

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

A. PARKS, PLAYGROUNDS AND OPEN SPACES

- a. Three sites of City Park adjoining to the forest area 29_CP (JFM), 133_CP, 4 sites of Park 184_P, 140_P, 21_P, 213_P and 4 sites of Play Grounds 141_PG, 143_PG, 133A_PG, 29A_PG are as proposed in the IDP have been incorporated with modifications wherever necessary to fit in the scheme layout, maintaining their total areas and utility values.
- b. The recreational spaces in the form of Open Spaces, Parks, and Playgrounds in addition to those proposed in the IDP are provided in the scheme at different sites having aggregate area of 12.06 Ha. Also under Joint Forest Management Parks are going to be developed on 12.65 Ha Forest Land
- c. The total area under all categories of open space in the scheme is 46.01 Ha and is 14 % of the scheme area.

B. SOCIAL INFRASTRUCTURE & UTILITY

- a. Three sites for schools 148_S, 149_S and 150_S are reserved in IDP and have been incorporated in this scheme with modifications wherever necessary to fit in the scheme layout but maintaining their areas. The total area under school reservation is 1.98 Ha.
- b. Three sites of the Public Health Centre (144_PHC, 192_OHC, 193_PHC) have been proposed in the scheme of a total area of 0.5 Ha.
- c. The existing crematoria are included as existing amenities in the draft scheme. In the Preliminary Scheme, this existing crematorium as per 7/12 extract has been designated to Public/ Semipublic areas.
- d. The total area under all categories of Social Infrastructure & Utilities is 29.14 Ha and is 9% of the scheme area.

C. GROWTH CENTRE

One site of the Growth Centre is situated on the East boundary of the scheme along Mumbai-Pune Expressway. The other Growth Centre site at the northern end of the scheme is located along a 27m wide IDP Road which merges with the Growth Centre site beyond this scheme and is a part of TPS-9. The total area under the Growth Centre is 30.86 Ha that is 10% of the scheme area. The SPA, NAINA has considered here that reservations of growth centers are city level reservations and do not fall under the category of section 64 (g-1) of the Act.

D. PLOTS FOR ECONOMICAL WEAKER SECTION (EWS)

Six sites for EWS/LIG housing have been proposed in this scheme of an aggregate area of 5.16 Ha that is 2 % of the scheme area.

E. PLOTS FOR SALE TO THE PLANNING AUTHORITY

Seven sites for Sale Plots have been proposed in this scheme of an aggregate area of 5.22 Ha. and it is 1.62% of the scheme area.

F. DETAILS OF PRELIMINARY TOWN PLANNING SCHEME NO 10.

- a. The total area under the scheme is 405.58 Ha.
- b. Generally, all the reconstituted final plots are reduced in areas to the extent of 40 % of their original plot areas.
- c. The lands under roads, social infrastructural sites, sites under open spaces, play grounds, parks etc. shall not admeasure to more than 40% of the scheme area.
- d. The forest lands of the State Government have been maintained. However, some portions of forest lands have been used to pass the IDP and the scheme roads through them. Hence, the total forest land is reduced.
- e. It is observed that in the draft scheme, the FPs in lieu of Gurcharan Lands were proposed for Residential areas, which are continued as Govt/Public/Semi-Public areas in Preliminary Scheme and allotted to the Government of Maharashtra.
- f. Plots against Government lands/ Gram Panchayat lands are proposed for public use for the respective authority.
- g. Though some of the final plots of the draft scheme are amalgamated or deleted wherever required, the remaining final plots are not renumbered serially but their draft scheme numbers are mostly maintained and hence, deleted FP numbers will not appear in the preliminary scheme. Thus, FP numbers 194, 198, 240, 242, 167, 169, 170, 184, 94, 198, 580, 581, 582, 583, 601, 137, 136, 562, 563 are not appearing in the preliminary scheme now for the reasons stated above. The Final Plots allotted to the land owners and to the SPA, NAINA are as given in Table B appended to the Preliminary Scheme.

8. AWARD OF THE PRELIMINARY SCHEME

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

The decisions of the Arbitrator in respect of every reconstitution of original plots into final plots as carried out in the award have been recorded in Table A appended to the award. The

allotment of the Final Plots with their respective ownerships, areas and tenures are as recorded in Table B accompanied to the award of this Preliminary Scheme. The Land Records Department shall open the Property Cards as per this Table B for the final plots as provided under Rule no. 18 of the Maharashtra Town Planning Schemes Rules, 1974.

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

By considering all the issues/points/observations stated above and also after hearing SPA - NAINA on 20th May 2025, the layout of the draft scheme has been modified and finalized by the Arbitrator with modifications as stated above. The Preliminary Scheme has been accordingly drawn up as per sub-section (7) of the Section 72 of the Act as appearing in the Plans no. 3 and 4 read with Tables A and B appended to the award.

8.1 LAND USE ANALYSIS OF THE PRELIMINARY SCHEME

The comparison in areas of public users and the Roads provided by the SPA, NAINA in the sanctioned draft scheme and now provided in the Preliminary Scheme in the award drawn up by the Arbitrator is as given in the following tables 7, 8 and 9

Table 6: Land use -Preliminary Scheme

| PRELIMINARY SCHEME LANDUSE | | | | |
|----------------------------|---------------|--------------|-----------------|------------------|
| Land use | Area (in Sqm) | Area (in Ha) | % on gross area | Total percentage |
| Final Plots | 1338874 | 133.88 | 33.01% | 33.01% |
| Growth Center | 308614 | 30.86 | 7.61% | 7.61% |
| DP roads | 258399 | 25.84 | 6.37% | 13.95% |
| Layout roads | 307771 | 30.78 | 7.59% | |
| DP amenities | 297376 | 29.74 | 7.33% | 9.17% |

| | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------|----------------|---------------|--------|---------------|
| Layout amenities | 74578 | 7.46 | 1.84% | |
| DP open space | 417216 | 41.72 | 10.28% | 12.41% |
| Layout open space | 86147 | 8.61 | 2.12% | |
| EWS | 51596 | 5.16 | 1.27% | 1.27% |
| Sale Plots | 51424 | 5.14 | 1.27% | 1.27% |
| Govt/Public/Semi-Public | 78513 | 7.85 | 1.94% | 1.94% |
| Total net scheme area | 3270510 | 327.05 | | 80.64% |
| MMC | 243657 | 24.37 | | |
| Forest | 87678 | 8.77 | | |
| Water bodies | 227839 | 22.78 | | |
| Railway | 88677 | 8.87 | | |
| Existing roads | 137518 | 13.75 | | |
| Total | 785369 | 78.54 | | 19.36% |
| Gross Scheme area | 4055879 | 405.59 | | 100% |
| <i>Note: 3.58 Ha of Forest areas in this scheme will be used as Reservations under Joint Forest Management (JFM) as per Sanctioned IDP.</i> | | | | |

Figure 3: Land use Distribution

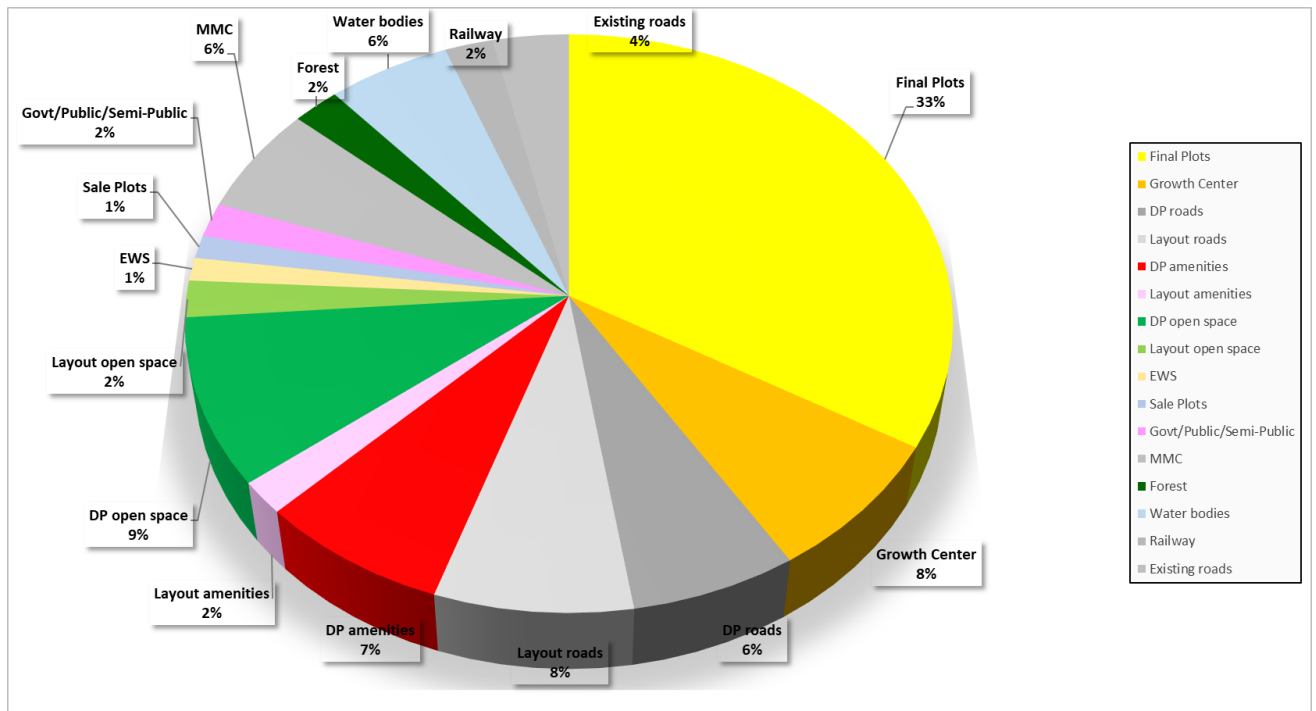


Table 7: Site wise comparison of IDP Reservations in the sanctioned Draft Scheme and in the Preliminary Scheme

| Sr. | IDP | | | Draft Scheme | | | Preliminary scheme | | | |
|-----|-------------|-------------|--------------------------|--------------|---------------|---------------------|--------------------|----------|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| No. | Reservation | | | | | | Preliminary scheme | | | |
| | Designation | IDP No. | IDP Report Area (Sq. mt) | FP No. | Area (Sq. mt) | Total Area (Sq. mt) | FP No. | Area | Total Area (Sq. mt) | Remarks |
| | | | | | | | | (Sq. mt) | | |
| 1 | City Park | 133_CP | 68300 | 307A | 16351 | 67348 | 307A | 16366 | 67339 | Areas are reduced due to widening of water channel along Kirki river. |
| 2 | | 133_CP | | 314 | 1688 | | 314 | 1665 | | |
| 3 | | 133_CP | | 307 | 49308 | | 307 | 49308 | | |
| 4 | | 29_CP (JFM) | 108621 | 1 | 43725 | 98097 | 1B | 1944 | 94599 | Renumbered the final plots. Areas are reduced due to widening of water channel along tributary 1. Reservations under Joint Forest Management (JFM) on forest land will be jointly developed as park as per Sanctioned Development Plan. |
| 5 | | 29_CP (JFM) | | 1A | | | 1A | 5187 | | |
| 6 | | 29_CP (JFM) | | 6 | 1225 | | 1C | 6245 | | |
| 7 | | 29_CP (JFM) | | 36 | | | 1 | 22533 | | |
| 8 | | 29_CP (JFM) | | — | — | | 36 | 2914 | | |

| Sr. | IDP | | | Draft Scheme | | | Preliminary scheme | | | |
|-----|-------------|---------|--------------------------|--------------|---------------|---------------------|--------------------|---------------|---------------------|---------------------------------------------------------------------------------------|
| No. | Reservation | | | | | | | | | |
| | Designation | IDP No. | IDP Report Area (Sq. mt) | FP No. | Area (Sq. mt) | Total Area (Sq. mt) | FP No. | Area (Sq. mt) | Total Area (Sq. mt) | Remarks |
| 9 | | 29_CP | | | | | 24 | 4674 | | Newly added Final plots in IDP reservation in Preliminary scheme |
| 10 | | 29_CP | | | | | 25 | 6822 | | Newly added Final plots in IDP reservation in Preliminary scheme |
| 11 | | 29_CP | | 38 | 801 | | 38 | 5489 | | |
| 12 | | 29_CP | | | 9385 | | | | | |
| 13 | | 29_CP | | 2 | 11670 | | 2 | 9429 | | |
| 14 | | | | | | | 6 | 209 | | |
| 15 | | 29_CP | | 5 | 32503 | | 5 | 29153 | | |
| | TOTAL | | 176921 | | | 165445 | | | 161938 | Areas are reduced due to widening of water channel along tributary 1 and Kirki river. |
| 1 | Park | 140_P | 5800 | 269 | 7806 | 7806 | 269 | 7278 | 7278 | |
| 2 | | 184_P | 19300 | 545 | | 19635 | 545 | 8553 | 28587 | |
| 3 | | | | 544 | | | 605 | 2998 | | Newly added Final plots in IDP reservation in Preliminary scheme |
| 4 | | | | — | — | | 677 | 4344 | | Newly added Final plots in IDP reservation in Preliminary scheme |

| Sr. | IDP | | | Draft Scheme | | | Preliminary scheme | | | Remarks |
|-----|-------------|---------|--------------------------|--------------|---------------|---------------------|--------------------|---------------|---------------------|---------------------------------------------------------------------|
| No. | Reservation | | | | | | | | | |
| | Designation | IDP No. | IDP Report Area (Sq. mt) | FP No. | Area (Sq. mt) | Total Area (Sq. mt) | FP No. | Area (Sq. mt) | Total Area (Sq. mt) | |
| 5 | | | | — | — | | 524 | 10133 | | Newly added Final plots in IDP reservation in Preliminary scheme |
| 6 | | | | — | — | | 544 | 2559 | | |
| 7 | | 212_P | 1400 | 37 | 1400 | 1400 | 37 | 2435 | 2435 | |
| 8 | | 213_P | 3300 | 39 | 3300 | 3300 | 39 | 3387 | 3387 | |
| | TOTAL | | 29800 | | | 32141 | | | 41687 | Total area under parks increased |
| 1 | Playground | 133A_PG | 109900 | 305 | | 106222 | 305 | 103887 | 114009 | Area is reduced due to widening of water channel along Kirki River. |
| 2 | | 133A_PG | | 239 | | | 238 | 10122 | | |
| 3 | | 141_PG | 5700 | 330 | 5700 | 5700 | 330 | 5700.24 | 5700 | |
| 4 | | 142_PG | 5900 | 489 | 6012 | 6012 | 488+489 | 6015 | 6015 | |
| 5 | | 143_PG | 6800 | 177B | 7011 | 7011 | 177B | 7012 | 7012 | |
| 6 | | 186A_PG | 23700 | 717 | 24409 | 24409 | 219 | 2356 | 34428 | Newly added Final plots in IDP reservation in Preliminary scheme |
| 7 | | | | | | | 184A | 1684 | | Newly added Final plots in IDP reservation in Preliminary scheme |
| 8 | | | | | | | 434 | 2350 | | Newly added Final plots in IDP reservation in Preliminary scheme |

| Sr. | IDP | | | Draft Scheme | | | Preliminary scheme | | | |
|-----|----------------------------------|----------|--------------------------|--------------|---------------|---------------------|--------------------|---------------|---------------------|---------------------------------------------------------------------|
| No. | Reservation | | | | | | | | | |
| | Designation | IDP No. | IDP Report Area (Sq. mt) | FP No. | Area (Sq. mt) | Total Area (Sq. mt) | FP No. | Area (Sq. mt) | Total Area (Sq. mt) | Remarks |
| 9 | | | | | | | 401 | 3550 | | Newly added Final plots in IDP reservation in Preliminary scheme |
| 10 | | | | | | | 717 | 24488 | | |
| 11 | | 188_PG | 6300 | 638 | 6300 | 6300 | 638 | 6301 | 6301 | |
| 12 | | 210A_PG | 2523 | 659 | 2523 | 2523 | 659 | 2523 | 2523 | |
| 13 | | 29_A_PG | 37600 | 3 | 37600 | 37600 | 29A_PG | 37601 | 37601 | |
| | TOTAL | | 198423 | | | 195777 | | | 213589 | |
| | TOTAL IDP OPEN AREA RESERVATIONS | | 405144 | | | 393363 | | | 417214 | Total area under IDP reservation increased increased |
| 1 | Burial Ground / Crematorium | 130_BG/C | 38100 | 252 | 38106 | 78206 | 252 | 31431 | 71531 | Area is reduced due to widening of water channel along Kirki river. |
| 2 | | 46_BG/C | 40100 | 7 | 40100 | | 7 | 40100 | | |
| 3 | College | 131_C | 13200 | 238 | 13255 | 13255 | 239 | 13206 | 13206 | Area is reduced due to widening of water channel along Kirki river. |
| 4 | Daily Bazar | 135_DB | 1100 | 323 | 1100 | 5730 | 323 | 1100 | 5956 | |
| 5 | | 136_DB | 1800 | 491 | 1800 | | 491 | 1800 | | |
| 6 | | 176_DB | 1200 | 738 | 1200 | | 738 | 1425 | | |

| Sr. | IDP | | | Draft Scheme | | | Preliminary scheme | | | |
|-----|------------------------|---------|--------------------------|--------------|---------------|---------------------|--------------------|---------------|---------------------|---------------------------------------------------------------------|
| No. | Reservation | | | | | | | | | |
| | Designation | IDP No. | IDP Report Area (Sq. mt) | FP No. | Area (Sq. mt) | Total Area (Sq. mt) | FP No. | Area (Sq. mt) | Total Area (Sq. mt) | Remarks |
| 7 | | 177_DB | 1000 | 637 | 1630 | | 637 | 1631 | | |
| 8 | Fire Station | 139_FS | 10200 | 306+306A | 5331 | 16179 | 306 | 5332 | 16286 | |
| 9 | | 182_FS | 10600 | 517 | 10848 | | 517 | 10954 | | |
| 10 | Police Station | 146_PS | 10600 | 234+235 | 10600 | 28481 | 234+235 | 10539 | 23259 | |
| 11 | | 42_PS | 12400 | 10 | 17881 | | 10 | 12720 | | |
| 12 | School | 148_S | 4000 | 331 | 4140 | 19661 | 331 | 4139 | 19364 | |
| 13 | | 149_S | 5600 | 177A | 5916 | | 177A | 5916 | | |
| 14 | | 150_S | 4300 | 490 | 4301 | | 490 | 4005 | | |
| 15 | | 197_S | 5300 | 639 | 5304 | | 639 | 5304 | | |
| 16 | General Hospital | 183_GH | 26800 | 689 | 26805 | 26805 | 689 | 26382 | 26382 | |
| 17 | Primary Health Center | 192_PHC | 1500 | 740 | 1544 | 4644 | 740 | 1544 | 5199 | |
| 18 | | 193_PHC | 1500 | 636 | 1500 | | 636 | 1500 | | |
| 19 | | 144_PHC | 1600 | 499 | 1600 | | 499 | 2155 | | |
| 20 | Clear Water Reservoir | 134_CWR | 68900 | 251 | 68810 | 68900 | 251 | 68802 | 68802 | Area is reduced due to widening of water channel along Kirki river. |
| 21 | | | | | 90 | | | | | |
| 22 | Electrical Sub Station | 137_ESS | 2000 | 424 | 2698 | 7682 | 424 | 2078 | 7155 | |
| 23 | | 138_ESS | 2600 | 237 | 2600 | | 237 | 2606 | | |
| 24 | | 181_ESS | 2100 | 586 | 2384 | | 586 | 2471 | | |
| 25 | Receiving Station | 147_RS | 19100 | 102 | 19103 | 19103 | 102 | 19105 | 19105 | |

| Sr. | IDP | | | Draft Scheme | | | Preliminary scheme | | | Remarks |
|-----|--------------------------------|-----------|--------------------------|--------------|---------------|---------------------|--------------------|---------------|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| No. | Reservation | | | | | | | | | |
| | Designation | IDP No. | IDP Report Area (Sq. mt) | FP No. | Area (Sq. mt) | Total Area (Sq. mt) | FP No. | Area (Sq. mt) | Total Area (Sq. mt) | |
| 26 | Sewage Treatment Plant | 151_STP-5 | 21000 | 236 | 21108 | 21108 | 236 | 21130 | 21130 | |
| | TOTAL IDP AMENITY RESERVATIONS | | 306600 | | | 309754 | | | 297376 | The overall area under the water channel is increased by 4.3 Ha due to widening of water channels along rivers and tributaries. Consequently, the areas under reservations located along these rivers and tributaries are also reduced. |
| 1 | Growth Center | 202_GC | 149300 | 8 | 149304 | 149304 | 8 | 149306 | 149306 | |
| 2 | Growth Center | 208_GC | 52900 | 296 | 17602 | 47343 | 296 | 17529 | 47944 | |
| 3 | Growth Center | | | 9 | 18944 | | 9 | 19083 | | |
| 4 | Growth Center | | | 224+228 | 10798 | | 224+228 | 11332 | | |
| 5 | Growth Center | 210_GC | 112400 | 663 | 69296 | 112897 | 662+663 | 69309 | 111364 | |
| 6 | Growth Center | | | 660 | 2428 | | 660 | 2465 | | |
| 7 | Growth Center | | | 661 | 9016 | | 661 | 9032 | | |

| Sr. | IDP | | | Draft Scheme | | | Preliminary scheme | | | |
|-----|--------------------|---------|--------------------------|--------------|---------------|---------------------|--------------------|---------------|---------------------|-------------------------------------------------------------------------------------|
| No. | Reservation | | | | | | | | | |
| | Designation | IDP No. | IDP Report Area (Sq. mt) | FP No. | Area (Sq. mt) | Total Area (Sq. mt) | FP No. | Area (Sq. mt) | Total Area (Sq. mt) | Remarks |
| 8 | Growth Center | | | 662 | 1593 | | – | – | | Area is reduced due to widening of water channel along tributary of Kolkhwadi River |
| 9 | Growth Center | | | 658 | 13311 | | 658 | 13312 | | |
| 10 | Growth Center | | | 657 | 17252 | | 657 | 17246 | | |
| | TOTAL RESERVATIONS | | 314600 | | | 309544 | | | 308614 | Area is reduced due to widening of water channel along tributary of Kolkhwadi River |
| | TOTAL | | 1026344 | | | 1012661 | | | 1023203 | Total area under IDP reservation increased increased |

Table 8: Site-wise Comparison of Layout Public Uses provided in the sanctioned Draft Scheme and in the Preliminary Scheme

| Sr. No. | Public User | Draft Scheme | | Preliminary scheme | | Remarks |
|---------|-------------------------------------------|--------------|---------------|--------------------|--------------|-----------------------------------------------------|
| | | FP No. | Area (Sq. mt) | FP No. | Area (Sq.mt) | |
| A) | Open Spaces (OS) in addition to IDP Sites | | | | | |
| 1 | Layout Open Space | 11 | 1632 | 11 | 1633 | |
| 2 | Layout Open Space | 24 | 1793 | 35 | 4034 | |
| 3 | Layout Open Space | 25 | 6814 | 121 | 100 | Renumbered and newly proposed during reconstitution |
| 4 | Layout Open Space | 35 | 4033 | 92 | 4566 | |
| 5 | Layout Open Space | 41 | 6110 | 101 | 4785 | |
| 6 | Layout Open Space | 92 | 3635 | 221 | 3712 | |
| 7 | Layout Open Space | 101 | 4684 | 148 | 56 | Renumbered and newly proposed during reconstitution |
| 8 | Layout Open Space | 219 | 2019 | 265 | 1193 | |
| 9 | Layout Open Space | 221 | 3170 | 268 | 6215 | |
| 10 | Layout Open Space | 240 | 1997 | 303 | 1172 | |
| 11 | Layout Open Space | 265 | 1193 | 370 | 1807 | |
| 12 | Layout Open Space | 268 | 6218 | 375 | 152 | |
| 13 | Layout Open Space | 303 | 780 | 377 | 197 | |
| 14 | Layout Open Space | 370 | 1943 | 386 | 853 | |
| 15 | Layout Open Space | 375 | 74 | 391 | 419 | |
| 16 | Layout Open Space | 377 | 197 | 188 | 1656 | Renumbered and newly proposed during reconstitution |
| 17 | Layout Open Space | 386 | 853 | 399 | 4424 | |
| 18 | Layout Open Space | 391 | 419 | 400 | 429 | |
| 19 | Layout Open Space | 397 | 1008 | 384 | 1132 | Renumbered and newly proposed during reconstitution |
| 20 | Layout Open Space | 399 | 4423 | 404 | 539 | |
| 21 | Layout Open Space | 400 | 307 | 446 | 1485 | |
| 22 | Layout Open Space | 401 | 3550 | 447 | 1908 | |
| 23 | Layout Open Space | 404 | 563 | 469 | 59 | |
| 24 | Layout Open Space | 446 | 4144 | 477 | 308 | |
| 25 | Layout Open Space | 447 | 1987 | 426 | 2834 | Renumbered and newly proposed during reconstitution |
| 26 | Layout Open Space | 469 | 59 | 492 | 2553 | |
| 27 | Layout Open Space | 477 | 113 | 500 | 3055 | |
| 28 | Layout Open Space | 485 | 830 | 501 | 1559 | |
| 29 | Layout Open Space | 492 | 2553 | 502 | 2439 | |
| 30 | Layout Open Space | 500 | 3130 | 503 | 775 | |
| 31 | Layout Open Space | 501 | 1559 | 523 | 1283 | |

| Sr. No. | Public User | Draft Scheme | | Preliminary scheme | | Remarks |
|---------|-------------------|--------------|---------------|--------------------|---------------|-----------------------------------------------------|
| | | FP No. | Area (Sq. mt) | FP No. | Area (Sq. mt) | |
| 32 | Layout Open Space | 502 | 7145 | 554 | 2807 | Renumbered and newly proposed during reconstitution |
| 33 | Layout Open Space | 503 | 818 | 578 | 250 | Renumbered and newly proposed during reconstitution |
| 34 | Layout Open Space | 511 | 2450 | 530 | 454 | |
| 35 | Layout Open Space | 523 | 12636 | 556 | 72 | |
| 36 | Layout Open Space | 524 | 3031 | 557 | 40 | |
| 37 | Layout Open Space | 525 | 1254 | 558 | 144 | |
| 38 | Layout Open Space | 526 | 4423 | 566 | 2316 | |
| 39 | Layout Open Space | 530 | 1680 | 624 | 306 | Renumbered and newly proposed during reconstitution |
| 40 | Layout Open Space | 556 | 72 | 581 | 2382 | |
| 41 | Layout Open Space | 557 | 40 | 611 | 1664 | |
| 42 | Layout Open Space | 558 | 144 | 651 | 1554 | |
| 43 | Layout Open Space | 566 | 3199 | 677 | 4344 | |
| 44 | Layout Open Space | 572 | 318 | 665 | 1026 | Renumbered and newly proposed during reconstitution |
| 45 | Layout Open Space | 581 | 6147 | 672 | 1170 | Renumbered and newly proposed during reconstitution |
| 46 | Layout Open Space | 605 | 4416 | 684 | 844 | Renumbered and newly proposed during reconstitution |
| 47 | Layout Open Space | 611 | 2460 | 186A | 186 | Renumbered and newly proposed during reconstitution |
| 48 | Layout Open Space | 651 | 1612 | 381A | 845 | Renumbered and newly proposed during reconstitution |
| 49 | Layout Open Space | 677 | 4766 | 503A | 873 | Renumbered and newly proposed during reconstitution |
| 50 | Layout Open Space | 398A | 2192 | 562+563 | 798 | Renumbered and newly proposed during reconstitution |
| 51 | Layout Open Space | 398B | 1197 | 505A | 592 | Renumbered and newly proposed during reconstitution |
| 52 | Layout Open Space | 398C | 3907 | 506A | 1028 | Renumbered and newly proposed during reconstitution |

| Sr. No. | Public User | Draft Scheme | | Preliminary scheme | | Remarks |
|-----------|-------------------------------------------|----------------|---------------|--------------------|---------------|-----------------------------------------------------|
| | | FP No. | Area (Sq. mt) | FP No. | Area (Sq. mt) | |
| 53 | Layout Open Space | 398D | 1646 | 525+526 | 3685 | Renumbered and newly proposed during reconstitution |
| 54 | Layout Open Space | 398E | 2122 | 532A | 214 | Renumbered and newly proposed during reconstitution |
| 55 | Layout Open Space | 398F | 860 | 555A | 300 | Renumbered and newly proposed during reconstitution |
| 56 | Layout Open Space | 398G | 4386 | 555B | 300 | Renumbered and newly proposed during reconstitution |
| 57 | Layout Open Space | 553+554 | 3190 | 555C | 300 | Renumbered and newly proposed during reconstitution |
| 58 | Layout Open Space | 562+563 | 843 | 555D | 300 | Renumbered and newly proposed during reconstitution |
| 59 | Layout Open Space | | | 560A | 21 | Renumbered and newly proposed during reconstitution |
| | TOTAL | | 148747 | | 86147 | |
| B) | Amenities in addition to IDP Sites | | | | | |
| 1 | Layout Amenities | 65 | 513 | 64 | 906 | Renumbered and newly proposed during reconstitution |
| 2 | Layout Amenities | 71 | 1156 | 71 | 868 | |
| 3 | Layout Amenities | 98 | 481 | 98 | 1590 | |
| 4 | Layout Amenities | 111 | 220 | 111 | 220 | |
| 5 | Layout Amenities | 119 | 1851 | 119 | 1536 | |
| 6 | Layout Amenities | 135 | 715 | 135 | 1304 | |
| 7 | Layout Amenities | 159 | 618 | 159 | 836 | |
| 8 | Layout Amenities | 197 | 624 | 197 | 2515 | |
| 9 | Layout Amenities | 220 | 553 | 220 | 834 | |
| 10 | Layout Amenities | 242 | 1068 | 215 | 582 | Renumbered and newly proposed during reconstitution |
| 11 | Layout Amenities | 259 | 258 | 257 | 1083 | Renumbered and newly proposed during reconstitution |
| 12 | Layout Amenities | 285 | 2036 | 285 | 2036 | |
| 13 | Layout Amenities | 300 | 575 | 300 | 761 | |
| 14 | Layout Amenities | 322 | 326 | 322 | 326 | |
| 15 | Layout Amenities | 329 | 582 | 329 | 581 | |

| Sr. No. | Public User | Draft Scheme | | Preliminary scheme | | Remarks |
|---------|------------------|--------------|---------------|--------------------|---------------|-----------------------------------------------------|
| | | FP No. | Area (Sq. mt) | FP No. | Area (Sq. mt) | |
| 16 | Layout Amenities | 364 | 1098 | 364 | 1099 | |
| 17 | Layout Amenities | 382 | 3362 | 382 | 3488 | |
| 18 | Layout Amenities | 384 | 2932 | 262 | 728 | Renumbered and newly proposed during reconstitution |
| 19 | Layout Amenities | 421 | 1152 | 421 | 1043 | |
| 20 | Layout Amenities | 426 | 7564 | 351 | 2072 | Renumbered and newly proposed during reconstitution |
| 21 | Layout Amenities | 430 | 2224 | 430 | 2230 | |
| 22 | Layout Amenities | 445 | 2758 | 368 | 1020 | Renumbered and newly proposed during reconstitution |
| 23 | Layout Amenities | 493 | 1313 | 493 | 1084 | |
| 24 | Layout Amenities | 518 | 2802 | 518 | 3614 | |
| 25 | Layout Amenities | 567 | 508 | 567 | 400 | |
| 26 | Layout Amenities | 571 | 466 | 415 | 981 | Renumbered and newly proposed during reconstitution |
| 27 | Layout Amenities | 573 | 526 | 573 | 747 | |
| 28 | Layout Amenities | 578 | 319 | 431 | 1935 | Renumbered and newly proposed during reconstitution |
| 29 | Layout Amenities | 583 | 1177 | 450 | 3041 | Renumbered and newly proposed during reconstitution |
| 30 | Layout Amenities | 588 | 608 | 550 | 4885 | Renumbered and newly proposed during reconstitution |
| 31 | Layout Amenities | 590 | 708 | 590 | 799 | Renumbered and newly proposed during reconstitution |
| 32 | Layout Amenities | 593 | 550 | 593 | 540 | |
| 33 | Layout Amenities | 601 | 3953 | 580 | 696 | Renumbered and newly proposed during reconstitution |
| 34 | Layout Amenities | 617 | 1051 | 617 | 1571 | |
| 35 | Layout Amenities | 621 | 898 | 621 | 899 | |
| 36 | Layout Amenities | 624 | 306 | 589 | 493 | Renumbered and newly proposed during reconstitution |
| 37 | Layout Amenities | 626 | 175 | 626 | 173 | |
| 38 | Layout Amenities | 665 | 2824 | 140A | 1903 | Renumbered and newly proposed during reconstitution |

| Sr. No. | Public User | Draft Scheme | | Preliminary scheme | | Remarks |
|---------|------------------|----------------|---------------|--------------------|---------------|-----------------------------------------------------|
| | | FP No. | Area (Sq. mt) | FP No. | Area (Sq. mt) | |
| 39 | Layout Amenities | 681 | 1027 | 247A | 1897 | Renumbered and newly proposed during reconstitution |
| 40 | Layout Amenities | 694 | 1292 | 248A | 880 | Renumbered and newly proposed during reconstitution |
| 41 | Layout Amenities | 710 | 320 | 710 | 367 | |
| 42 | Layout Amenities | 716 | 4000 | 374A | 1739 | Renumbered and newly proposed during reconstitution |
| 43 | Layout Amenities | 720 | 461 | 720 | 461 | |
| 44 | Layout Amenities | 723 | 181 | 723 | 181 | |
| 45 | Layout Amenities | 735 | 1834 | 494A | 494 | Renumbered and newly proposed during reconstitution |
| 46 | Layout Amenities | 741 | 2857 | 564A | 332 | Renumbered and newly proposed during reconstitution |
| 47 | Layout Amenities | 549+550 | 799 | 590A | 2401 | Renumbered and newly proposed during reconstitution |
| 48 | Layout Amenities | 559+560 | 603 | 686A | 1343 | Renumbered and newly proposed during reconstitution |
| 49 | Layout Amenities | | | 687A | 4390 | Renumbered and newly proposed during reconstitution |
| 50 | Layout Amenities | | | 700A | 279 | Renumbered and newly proposed during reconstitution |
| 51 | Layout Amenities | | | 703A | 435 | Renumbered and newly proposed during reconstitution |
| 52 | Layout Amenities | | | 717A | 4416 | Renumbered and newly proposed during reconstitution |
| 53 | Layout Amenities | | | 77A | 660 | Renumbered and newly proposed during reconstitution |
| 54 | Layout Amenities | | | 92A | 1237 | Renumbered and newly proposed during reconstitution |
| 55 | Layout Amenities | | | 136 | 1652 | |
| | TOTAL | | 64225 | | 74584 | |

| Sr. No. | Public User | Draft Scheme | | Preliminary scheme | | Remarks |
|---------|------------------------------------------|--------------|---------------|--------------------|--------------|----------------------------------------|
| | | FP No. | Area (Sq. mt) | FP No. | Area (Sq.mt) | |
| C) | Crematoria | | | | | |
| 1 | Masanvata Group Grampanchayat Kon | 383 | 1200 | 383 | 3000 | provided 100% area as per 7/12 extract |
| 2 | Masanwata Grampanchayat Palaspe | 582 | 120 | 572 | 400 | |
| 3 | Masanwata Grampanchayat Palaspe | 587 | 40 | | | |
| 4 | Masanwata Grampanchayat Palaspe | 664 | 200 | 664 | 500 | |
| | TOTAL | | 1560 | | 3900 | |
| D) | EWS/ LIG Housing / Housing of Dis-Housed | | | | | |
| 1 | EWS/ LIG Housing | 580 | 3058 | 667 | 2376 | |
| 2 | EWS/ LIG Housing | 12+13 | 8616 | 86 | 2186 | |
| 3 | EWS/ LIG Housing | 418A | 6435 | 418 | 6435 | |
| 4 | EWS/ LIG Housing | 436 | 8247 | 436 | 8258 | |
| 5 | EWS/ LIG Housing | 174 | 24660 | 174 | 19568 | |
| 6 | EWS/ LIG Housing | 671 | 6274 | 437+438 | 12773 | |
| 7 | EWS/ LIG Housing | 672 | 3171 | | | |
| | TOTAL | | 60461 | | 51596 | |
| E) | Government/Public/Semi-Public plots | | | | | |
| 1 | Public/Semi-Public plots | | | 504A | 1758 | |
| 2 | Public/Semi-Public plots | | | 103 | 9206 | |
| 3 | Public/Semi-Public plots | | | 666 | 1440 | |
| 4 | Public/Semi-Public plots | | | 671 | 4600 | |
| 5 | Public/Semi-Public plots | | | 266 | 5811 | |
| 6 | Public/Semi-Public plots | | | 267 | 1068 | |
| 7 | Public/Semi-Public plots | | | 664 | 500 | |
| 8 | Public/Semi-Public plots | | | 392A | 1700 | |
| 9 | Public/Semi-Public plots | | | 383 | 3000 | |

| Sr. No. | Public User | Draft Scheme | | Preliminary scheme | | Remarks |
|-----------|--------------------------|--------------|---------------|--------------------|---------------|-----------------------------------------------------|
| | | FP No. | Area (Sq. mt) | FP No. | Area (Sq. mt) | |
| 10 | Public/Semi-Public plots | | | 398D | 1646 | |
| 11 | Public/Semi-Public plots | | | 398A | 2538 | |
| 12 | Public/Semi-Public plots | | | 398C | 3908 | |
| 13 | Public/Semi-Public plots | | | 398F | 873 | |
| 14 | Public/Semi-Public plots | | | 398B | 1351 | |
| 15 | Public/Semi-Public plots | | | 572 | 401 | |
| 16 | Public/Semi-Public plots | | | 398G | 6238 | |
| 17 | Public/Semi-Public plots | | | 398E | 1505 | |
| 18 | Public/Semi-Public plots | | | 4 | 22075 | |
| 19 | Public/Semi-Public plots | | | 40 | 6221 | |
| 20 | Public/Semi-Public plots | | | 576 | 802 | |
| 21 | Public/Semi-Public plots | | | 575 | 488 | |
| 22 | Public/Semi-Public plots | | | 574 | 360 | |
| 23 | Public/Semi-Public plots | | | 596 | 300 | |
| 24 | Public/Semi-Public plots | | | 505 | 348 | |
| 25 | Public/Semi-Public plots | | | 519 | 376 | |
| | TOTAL | | | | 78513 | |
| F) | Sale Plots | | | | | |
| 1 | Sale Plot | 50 | 2864 | 50 | 2863 | |
| 2 | Sale Plot | 84 | 1695 | 445 | 2758 | Renumbered and newly proposed during reconstitution |
| 3 | Sale Plot | 154 | 1107 | 484 | 3937 | Renumbered and newly proposed during reconstitution |
| 4 | Sale Plot | 164 | 2015 | 164 | 2104 | |
| 5 | Sale Plot | 177 | 2175 | 177 | 2175 | |

| Sr. No. | Public User | Draft Scheme | | Preliminary scheme | | Remarks |
|-----------|-------------------------------------|--------------|---------------|--------------------|---------------|-----------------------------------------------------------------------------|
| | | FP No. | Area (Sq. mt) | FP No. | Area (Sq. mt) | |
| 6 | Sale Plot | 188 | 4357 | 511 | 703 | Renumbered and newly proposed during reconstitution |
| 7 | Sale Plot | 351 | 2072 | 542 | 2161 | Renumbered and newly proposed during reconstitution |
| 8 | Sale Plot | 405 | 1804 | 405 | 1804 | |
| 9 | Sale Plot | 431 | 2258 | 735 | 1834 | Renumbered and newly proposed during reconstitution |
| 10 | Sale Plot | 437 | 9134 | 741 | 2857 | Renumbered and newly proposed during reconstitution |
| 11 | Sale Plot | 471 | 5215 | 427A | 563 | Renumbered and newly proposed during reconstitution |
| 12 | Sale Plot | 537 | 1697 | 537 | 5449 | |
| 13 | Sale Plot | 592 | 5389 | 592 | 6808 | |
| 14 | Sale Plot | 655 | 1345 | 655 | 1340 | |
| 15 | Sale Plot | 692 | 11960 | 692 | 11420 | |
| 16 | Sale Plot | 727 | 2725 | 727 | 2069 | |
| 17 | Sale Plot | | | 681 | 577 | Renumbered and newly proposed during reconstitution |
| | TOTAL | | 57811 | | 51424 | |
| G) | Water Channel and Water Body | | | | | |
| 1 | Water Channel | 835A | 11909 | 836C | 9945 | |
| 2 | Water Channel | 834 | 90857 | 836A | 13421 | |
| 3 | Water Channel | 836 | 22224 | 836D | 11672 | |
| 4 | Water Channel | 385 | 6325 | 836B | 8881 | |
| 5 | Water Channel | 835 | 52938 | 834B | 17507 | |
| 6 | Water Channel | | | 834E | 2001 | |
| 7 | Water Channel | | | 835D | 3383 | |
| 8 | Lake (Kon) | | | 385 | 6325 | |
| 9 | Water Channel | | | 835A | 3173 | |
| 10 | Water Channel | | | 835C | 16567 | |
| 11 | Water Channel | | | 835B | 53212 | |
| 12 | Water Channel | | | 834A | 47270 | |
| 13 | Water Channel | | | 834D | 11286 | |
| 14 | Water Channel | | | 834C | 23197 | |
| | TOTAL | | 184253 | | 227839 | Area under water channel increased due to widening of water channels |

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

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

Table 9: Land-Use Analysis of the Preliminary Scheme and its comparison with the sanctioned Draft Scheme

| Sr. No. | Public Sites and Uses | Percentages with Scheme area | | | | | | Remarks |
|---------|----------------------------------------------|-----------------------------------------------|------------|-------------------|-------------------------------------------------|-------|-------------------|---------------------------------------------|
| | | Draft Scheme | | | Preliminary Scheme | | | |
| | | Area (Ha.) | Total Area | % with Gross Area | Area (Ha.) | | % with Gross Area | |
| | Total Area Under Scheme (Ha) | 406.4 Ha (Gross Area), 327.32 Ha(Net Area) | | | 405.59 Ha (Gross Area), 327.05 Ha (Net Area) | | | |
| 1 | Uses as per Section 64 (g-1) (i) | | | | | | | |
| A | EWS/ LIG Housing | 6.05 | | 1.49% | 5.16 | | 1.27% | Below 10% of the Total Area under TPS - 10. |
| B | Total Uses as per Section 64 (g-1) (i) | 6.05 | 6.05 | 1.49% | 5.16 | 5.16 | 1.27% | |
| 2 | Uses as per Section 64 (g-1) (ii) | | | | | | | |
| A | For Roads | | | | | | | |
| 1 | IDP Roads | 26.12 | 55.2 | 13.58% | 25.84 | 56.6 | 13.95% | |
| 2 | Layout Roads | 29.08 | | | 30.78 | | | |
| B | For Parks, Play Ground, Garden & Open Spaces | | | | | | | |
| 1 | IDP City Parks, Parks and Playgrounds | 39.33 | 54.21 | 13.37% | 41.72 | 50.33 | 12.41% | |

| Sr. No . | Public Sites and Uses | Percentages with Scheme area | | | | | | Remarks |
|----------|----------------------------------------------|------------------------------|------------|-------------------|--------------------|--------|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| | | Draft Scheme | | | Preliminary Scheme | | | |
| | | Area (Ha.) | Total Area | % with Gross Area | Area (Ha.) | | % with Gross Area | |
| 2 | Layout Open Spaces | 14.88 | | | 8.61 | | | |
| C | For Social Infrastructure and Public Utility | | | | | | | |
| 1 | IDP Schools | 1.96 | 30.94 | 0.48% | 1.94 | 29.75 | 0.48% | |
| 2 | IDP College | 1.32 | | 0.32% | 1.32 | | 0.33% | |
| 3 | IDP Burial grounds | 7.82 | | 1.92% | 7.15 | | 1.76% | Area reduced due to widening of water channel |
| 4 | IDP Clear water reservoir | 6.89 | | 1.69% | 6.88 | | 1.70% | |
| 5 | IDP general Hospital | 2.68 | | 0.66% | 2.64 | | 0.65% | |
| 6 | IDP Primary Health Centre | 0.46 | | 0.11% | 0.52 | | 0.13% | |
| 7 | IDP Electric SubStation | 0.76 | | 0.19% | 0.72 | | 0.18% | |
| 8 | IDP Police Station | 2.84 | | 0.57% | 2.34 | | 0.58% | |
| 9 | IDP Receiving Station | 1.91 | | 0.47% | 1.91 | | 0.47% | |
| 10 | IDP Sewage treatment plant | 2.11 | | 0.52% | 2.11 | | 0.52% | |
| 13 | Total Fire Station | 1.62 | | 0.40% | 1.63 | | 0.40% | |
| 14 | Daily Bazaar | 0.57 | | 0.15% | 0.59 | | 0.15% | |
| 11 | Layout Amenities | 6.42 | 6.42 | 1.49% | 7.46 | 7.46 | 1.84% | |
| | TOTAL | | 37.36 | 9.21% | | 37.21 | 9.17% | |
| D | Sale Plots by SPA, NAINA | | | | | | | |
| 1 | Sale Plots | 5.78 | 5.78 | 1.42% | 5.14 | 5.14 | 1.26% | |
| E | Total Uses as per Section 64 (g-1) (ii) | | 152.55 | 37.61 % | | 149.28 | 36.80% | Below 40% of the Total Area under TPS- 10. |
| A | IDP Growth Centres | 30.95 | 30.95 | 7.63% | 30.86 | 30.86 | 7.61% | |
| B | Plots for Forest Department | 13.68 | 13.68 | 3.36% | 8.77 | 8.77 | 2.16% | 3.58 Ha of Forest areas in this scheme has been considered under reservation of Joint Forest Management (JFM) as per Sanctioned IDP. |
| C | Govt./ Public Purpose Lands | – | | – | 7.66 | 7.66 | 1.89% | |

| Sr. No . | Public Sites and Uses | Percentages with Scheme area | | | | | | Remarks |
|----------|----------------------------------------------|------------------------------|------------|-------------------|--------------------|-------|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | Draft Scheme | | | Preliminary Scheme | | | |
| | | Area (Ha.) | Total Area | % with Gross Area | Area (Ha.) | | % with Gross Area | |
| D | Proposed Water Channel and Water Body | 18.42 | 18.42 | 4.54% | 22.78 | 22.78 | 5.62% | |
| | Total of Plot Uses not falling under 64(g-1) | | | | | | | |
| | Final Plots allotted to Land Owners | | | | | | | |
| 4 | Final Plots allotted to Land Owners | 140.7 | | 34.69% | 133.88 | | 33.01% | |
| | Total Scheme Area | 406.4 | | | 405.59 | | | Area reduced due to realignment of Mumbai Pune Highway as per correspondence received from MMRDA, and TILR plan of S no. 69, 70, 71 of village Kolkhe. |

9. LEGAL FORMALITIES IN TPS-10

Table 10: Legal Formalities

| No | Section | Actions | Reference | Date |
|-----|-----------------------------------|--------------------------------------------------------------------------|----------------------------------------------------------------|--------------------------------|
| (A) | Draft Scheme by SPA, NAINA | | | |
| 1 | 60(1) | Declaration of Intention | Resolution No. 12629, Board Meeting No. 638 | 09/12/2022 |
| 2 | 60(2) | Declaration in the Official Gazette | Maharashtra Govt Gazette, Extraordinary Part II | 29/12/2022 |
| 3 | 60(2) Rule 3(2) | Newspaper publication of notice | Dainik Kille Raigad (Marathi) Free Press Journal (English) | 03/01/2023 |
| 4 | 60(3) Rule 3(1) | Display of Plan in SPA's office | - | 30/12/2022 |
| 5 | Rule 4(1) | Meeting with landowners | - | 01/02/2023- 02/02/2023 |
| 6 | Consultation with DTP | 61(1) Rule 4(2) | Letter No. CIDCO/NAINA/TPS-10/Consultation u/s 61(1) /2023/125 | 19/05/2023 |
| 9 | 61(1) Rule 4(2) | DTP's remarks on draft scheme | जा. क्र. नैना नरयो क्र. 10/ प्र.क्र. / २०/टीपीव्ही-३/ 4171 | 22/08/2023 |
| 10 | 61(1) Rule 4(2) | Publication of Draft Scheme | 12 months from date of declaration | 28/12/2023 |
| 11 | 61(1) Rule 5(1) | Gazette publication of Notice | Maharashtra Govt Gazette, Extraordinary Part II | 05/09/2023 |
| 12 | 61(1) Rule 5(2) | Newspaper publication of Notice | वादळवारा | 12/09/2023 |
| 13 | 67 Rule 5(2) | Consideration of objections relating to the draft scheme | 30 days from the date of publication | 05/09/2023 to 04/10/2023 |
| 14 | 68(1) | Submission to Govt. for Sanction (Now to MD, CIDCO) | CIDCO/NAINA/TPS-10/Sec68(1)/2023/E-262562 | 29/11/2023 |
| 15 | 68(2) | Consultation with DTP | Letter No. CIDCO/NAINA/TPS-6/Consult 68(2) /2022/SAP-1665 | 29/11/2023 |
| 17 | 68(2) Rule 4(2) | DTP's Remarks on draft scheme and Approval of Suitable Amendments in IDP | जा. क्र. प्रा.न.र.यो / नरयो क्र.10/ नैना / कलम ६८(२)/ 1279 | 23/02/2024 |
| 18 | 68(2) | Sanction of Draft Scheme by Govt. (Now VC & MD, CIDCO) | CIDCO/NAINA/TPS-10/Draft Scheme /2024 | 27/02/2024 |
| 19 | 68(2) | Gazette publication of Sanction of Draft | No. CIDCO/NAINA/TPS-10/Draft Scheme/2024 | 27/02/2024 |

| No | Section | Actions | Reference | Date |
|------------|--------------------------------|---------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| | | Scheme | | |
| 20 | 68(2) | Newspaper publication of Notification | The Newsband and Raigad Nagari | 08/03/2024 |
| (B) | Arbitration Proceedings | | | |
| 21 | 72 (1) | Notification of Appointment of Arbitrator | TPS-1224/821/C.R.58 /24/UD-12 | 12/07/2024 |
| 22 | 72(1) | Gazette publication of Appointment of an Arbitrator by Govt. | Maharashtra Govt. Gazette Part 1-Konkan Dvn. | 08-14 /08/2024 |
| 23 | Rule 13 | Public Notice of Arbitrator to commence the duties | ARB/TPS-10/GEN/2024/01 | 5/09/2024 |
| | Rule 13 | Gazette of Arbitrator to commence the duties | Maharashtra Govt. Gazette. Extraordinary Part II | 26/09/2024 |
| 24 | Rule 13 | Newspaper publication of commencement of duties | The Freepress Journal and Ram Prahar | 03/10/2024 |
| 25 | 72(4)(i) Rule 13(3) | Special Notices in form 4 to owners | Issued to all Land Owners by Post. The Hearing Schedule is published on CIDCO's website and Newspaper – Krushival | 27/02/2025 |
| 26 | 72(4)(i) Rule 13(4) | Hearing to Land Owners | Hearing Period | 3/3/2025 to 24/04/2025 |
| 27 | 72(4)(i) Rule 13(4) | Special Notices in form 4 | Issued to all Land Owners by Post, who did not appear for 1 st Hearing. Hearing Schedule is published on CIDCO's website and Newspaper Kille Raigad | 26/04/2025 |
| 28 | 72(4)(i) Rule 13(3) | Hearing to Land Owners | Hearing Period. | 6/05/2025 to 15/05/2025 |
| 29 | 72(3) | Request to State Govt to extend time limit to prepare preliminary scheme. | | 29/04/2025 |
| 30 | 72(3) | Arbitrator to subdivide the scheme into Preliminary and Final schemes | ARB/TPS-6/GEN/2023/488/1 | 29/04/2025 |
| 31 | | Remarks of SPA, NAINA on hearing to Arbitrator | CIDCO/NAINA/Arbitrator/TPS-10/2025/640 and CIDCO/NAINA/Arbitrator/TPS-10/2025/751 | 18/07/2025 and 12/09/2025 |
| 32 | 72(3) | Preparation of Preliminary Scheme by the Arbitrator | Gazette No. ARB/TPS-10/Preliminary Award/2025/706 dated 10/09/2025 | 18/09/2025 |

| No | Section | Actions | Reference | Date |
|----|------------|-----------------------------------------------------------------------|--------------------------------------------------------------------|--------------------------|
| 33 | Rule 13(9) | Publication of notice regarding preparation of the preliminary scheme | Gazette No. ARB/TPS-10/Preliminary Award/2025/706 dated 10/09/2025 | 18/09/2025 |
| 34 | Rule 13(9) | Publication of notice regarding preparation of the preliminary scheme | English journal- Newsband Marathi Journal-Ram Prahar | 11/10/2025 13/10/2025 |
| 35 | 72(5) | Submission of the Preliminary Scheme to the Govt for sanction | | |

10.TIMELINES FOLLOWED IN PREPARING TPS-10

Table 11: Timelines followed in TPS – 10

| Sr. No | Section of the Act. | Time limit Prescribed | Time Limit Followed |
|--------|---------------------|------------------------------------------------------------------------------------------------------------------|---------------------|
| 1 | 60(1) | Declaration of Intention | 09-12-2022 |
| 2 | 60(2) | Declaration in the Official Gazette (30 days) (upto 08/01/2023) | 29-12-2022 |
| 4 | 61(1) | Publication of Draft Scheme (9 months) (upto 28/09/2023) | 05-09-2023 |
| 5 | 68(1) | Submission of Draft Scheme to Govt. (Now to MD, CIDCO) 3 months from Publication (upto 04/12/2023) | 29-11-2023 |
| 6 | 68(2) | Sanction of the Draft Scheme by Govt. 3 months from submission by the Planning Authority. (upto 28/0/2024) | 27-02-2024 |
| 7 | 68(2) | Gazette Notification of Sanction of the Draft Scheme by Govt. | 27-02-2024 |
| 8 | 72(1) | Appointment of Arbitrator (Gazette Publication) | 08-14 /08/2024 |

| | | | |
|----|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| 9 | 72(3) | To draw Preliminary Scheme 9 months + 3months extension + Code of Conduct of Maharashtra Assembly period of 42 Days from date of appointment) (upto 18/09/2025) | 18/09/2025 |
| 10 | 72(5) | Submission of the Preliminary Scheme (No time limit prescribed) | 30/10/2025 |

11 SUBMISSIONS/ ACCOMPANIMENTS:

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

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

The Preliminary Town Planning Scheme, NAINA no. 10 has been drawn up accordingly under sub-section (7) of Section 72 of the said Act on 18th September 2025. The notices in English and in Marathi regarding drawing-up of this preliminary scheme have been published in the Extra-Ordinary Gazette No. ARB/TPS-10/Preliminary Award/2025/706, in Part II; dated 18.09.2025. These notices have also been published in the local Newspapers on 11th October in Newsband (English) and on 13th October in Ram Prahar (Marathi). The said notices are attached as Annexure 14 and 15.

The Preliminary Town Planning Scheme, NAINA no. 10 is thereafter submitted by the Arbitrator to the State Government as provided under sub-section (5) of the Section 72 of the said Act for sanction vide his letter bearing no. No. ARB/TPS-10/Award/2025/708 , dated 30th October 2025.



(Abhiraj Girkar)

Arbitrator

Town Planning Scheme, NAINA No. 10.

18th September 2025

TOWN PLANNING SCHEME, NAINA NO. 10

(Part of Villages Shivkar, Chikhale, Kolkhe, Kolkhe Peth, Kon, Derawali, and Palaspe of Taluka – Panvel, District – Raigad)

PRELIMINARY SCHEME

GENERAL/ COMMON DECISIONS

PART B

11. GENERAL / COMMON DECISIONS

The following General/Common decisions shall hold good and shall be applicable within the area of the NAINA, Town Planning Scheme No. 10.

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

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

force. SPA - NAINA shall keep all such public sites free of any encroachments and exclusively use for the purposes designated in the scheme.

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

- 19) SPA - NAINA shall transfer and hand over the possessions of all the final plots to the owners to whom they are allotted as mentioned in Table B of the Preliminary Scheme within twelve months from the date of coming into force of the preliminary scheme.
- 20) SPA - NAINA shall, within three months from the date of coming into force of the preliminary scheme, forward certified true copy of the Scheme to the concerned Land record Department and get the record of lands changed in accordance with Table B of the sanctioned Preliminary Scheme as provided under Rule 18 of the Maharashtra Town Planning Schemes Rules, 1974.
- 21) The SPA - NAINA shall immediately fence all the public sites which will be vesting in it under this scheme so as to avoid probable encroachments.
- 22) SPA - NAINA shall develop Gardens, Parks, Play-Grounds and Open Spaces provided in the scheme within a period of five years from the date of coming into force of the preliminary scheme. The priority in this respect shall be decided by the SPA - NAINA considering the pace of development and need of the facility to the scheme residents. Buffer space under GAIL line can be used as open space following all the guidelines as governed by GAIL.
- 23) The FPs provided for housing for EWS/LIG shall be developed by SPA - NAINA within a reasonable time frame considering the need of the facility under its social housing programme.
- 24) SPA - NAINA shall sell FPs provided as sale plots under clause (ii) (D) of the section 64 (g-1) of the MR & TP Act, 1966 in the scheme in the open market for any use including IT/ITES establishments but excepting industrial use, for raising the funds to meet the cost of infrastructure of the Scheme.
- 25) The Growth Centres as proposed in the IDP and accordingly have been incorporated in the Scheme shall be developed by SPA - NAINA as per its programme of implementation of the Growth Centres as a whole.
- 26) The Crematoria existing in the scheme, being used by the villagers, have been maintained in the scheme with 40% of their area. All of them have been provided with adjoining amenity plots for their expansion. SPA - NAINA shall improve and upgrade these Crematoria with modern amenities to the satisfaction of the scheme residents. They shall be protected from river flood wherever needed.
- 27) SPA - NAINA shall, with the prior permission of the Forest Department, develop FPs under forest for social forestry / afforestation.

- 28) SPA - NAINA shall coordinate all the roads which are running further through the areas of adjoining TP schemes as well as the part reservations or public sites provided on the boundary of this scheme with the sites to be provided in such adjoining schemes.
- 29) In case, SPA - NAINA, is unable to complete the works within the time limits prescribed by the Arbitrator, then SPA - NAINA shall approach the State Government under section 111 (1) of the MR & TP Act, 1966 to seek extension in this respect.



(Abhiraj Girkar)
Arbitrator

Town Planning Scheme, NAINA No. 10.

18th September, 2025

TOWN PLANNING SCHEME, NAINA NO. 10

(Part of Villages Shivkar, Chikhale, Kolkhe, Kolkhe Peth, Kon, Derawali, and
Palaspe of
Taluka – Parnvel, District – Raigad)

PRELIMINARY SCHEME

SPECIAL DEVELOPMENT CONTROL REGULATIONS

PART C

12.DEVELOPMENT CONTROL AND PROMOTION REGULATION (DCPR)

In addition to DCPR-2019, which is made applicable to the 23 Revenue villages of NAINA under directives given by the Government vide no. TPS-1717/2750/ C.R.91/19/UD-12, dated 6/1/2020 under section 37(1AA) read with section 154 of the Maharashtra Regional and Town Planning Act, 1966, SPA-NAINA had proposed the Special Development and Promotion Regulations (Hereinafter referred to as “Special DCR”) for the development of any sort to be carried out in the final plots of the Town Planning Scheme, NAINA No.10. In case of any conflict between the regulations in DCPR-2019 and the special regulations arises, then the special regulations shall prevail.

The State Government had sanctioned the Preliminary Town Planning Scheme No. 1 to 7 along with Special DCR, under sub-section (1) of section 86 of the said Act.

Thereafter, SPA- NAINA organised a discussion with the Arbitrators of TPS-8 to 12 and submitted certain modifications in Special DCR. By considering the provisions of DCPR-2019, certain changes are made therein and the “Revised Special DCR” has been prepared for TPS-8 to 12 and submitted for approval, as below;

12.1 SPECIAL DEVELOPMENT CONTROL REGULATIONS FOR FINAL PLOTS OF PRELIMINARY TOWN PLANNING SCHEMES OF NAINA

| Reg, No, | Special Development Control Regulations for Final Plots of Preliminary Town Planning Schemes of NAINA |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>In addition to the Sanctioned Development Control and Promotion Regulations for NAINA in 2019, as amended and made applicable from time to time (hereinafter called “DCPRs for DP for NAINA”), the following Special Regulations shall apply to the development of any sort to be carried out in the final plots of the NAINA Town Planning Scheme. The rest of the provisions of prevailing DCPRs for DP for NAINA shall be applicable.</p> <p>In case of any conflict between the regulations in DCPRs for DP for NAINA and these special regulations prescribed below, then these Special regulations shall prevail.</p> |
| 1. | <p>The Final Plots allotted to the owners in lieu of their <u>Original Plots</u> shall be considered as included in the <u>Predominantly Residential Zone or mixed-use zone</u> of the sanctioned Interim Development Plan / Development Plan (hereinafter referred to as ‘IDP/DP’) and shall be eligible for development for uses prescribed in Regulation No. 31 of the DCPRs for DP for NAINA</p> <p>In the case of Sale plots, the activities permissible in the Growth Centre reservation, as prescribed in Regulation No. 31 of the DCPRs for DP for NAINA, shall be permissible.</p> |
| 2. | Boundaries of the Final Plots shall not be hereinafter changed, modified, or altered during any development. |
| 3. | <p>Amalgamation of two or more Final plots shall not be permitted to form a new Final Plot. However, integrated development in two or more adjoining Final Plots, within the scheme or of adjacent schemes, shall be permitted, considering the sum of their areas as one unit for development with proportionate permissible FSI of respective plots, subject to the following conditions</p> <p>i) final plots shall possess the same tenure</p> <p>ii) proposed development shall, as far as possible, be uniformly distributed in all the final plots</p> |
| 4. | Temporary/short-term development proposals on any ground shall not be permitted within the portions of original plots that are merged during the reconstitution to form Final Plots not allotted to the holders/ owners of such original plots. |
| 5. | Development Permission in a Final Plot shall be granted only after ascertaining that the amount mentioned in column 15 of Form No. 1 of the Final Scheme under Rule No. 6(v) of the Maharashtra Town Planning Schemes Rules, 1974 is fully recovered. However, the Special Planning Authority, NAINA (CIDCO) may allow such amounts to be recovered |

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| | in suitable installments within a period up to the issuance of Occupancy Certificate. This amount is in addition to the Development Charges prescribed under chapter VI-A of the Maharashtra Regional and Town planning Act, 1966. |
| 6. | Internal subdivision/ partition of a Final Plot shall be permissible subject to strictly adhering to the boundaries of the respective Final Plot and subject to DCPRs for DP for NAINA. |
| 7. | <p>Regulation No. 20.3.1 of the DCPRs for DP for NAINA shall not be enforced on the Final Plot, subject to notes at pt.9(i) &(ii))</p> <p><i>Explanation: The 10 % Recreational Open Space shall not be enforced considering that such Open Spaces are already provided in the form of playgrounds and open spaces in the scheme in addition to those reserved in the IDP/DP for which owners of the original plots have shared their lands.</i></p> |
| 8. | <p>Regulation No. 20.3.11 of the DCPRs for DP for NAINA shall not be enforced on the Final Plot, subject to notes pt.9 (i) &(ii))</p> <p><i>Explanation: The 5 % Amenity Space shall not be enforced in developing Final Plot admeasuring 2.00 ha or more considering that such Amenity spaces are provided separately in the scheme in addition to those reserved in the IDP/DP for which owners of the original plots have shared their lands.</i></p> |
| 9. | <p>Regulation No. 20.6 read with Annexure-4 of the DCPRs for DP for NAINA shall not be enforced on the Final Plot, subject to notes (i) &(ii))</p> <p><i>Explanation: The provision of 20 % plots/tenements for EWS / LIG as inclusive housing shall not be made applicable on the Final Plot as the Scheme provides EWS / LIG housing for which owners of the original plots have shared their lands.</i></p> <p>Notes:—</p> <ol style="list-style-type: none"> The regulations at serial number 7, 8 and 9 above shall not be applicable for Final Plots having area more than 50% of the original plots. For such plots the provisions of sanctioned DCPRs of NAINA in force shall be applicable. In cases wherein CC is already granted (before declaration of TPS), if the final plot is given by reducing land area under Recreational Open Space (RG), Amenity & layout road, then while processing Amended CC or OC of such final plots, Open Space, Amenity shall not be insisted upon. However, location & atleast land area of remaining Open Space & Amenity inside the final plot shall be maintained as per CC. |

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| 10. | <p>The base FSI applicable to the Final Plots allotted under the Town Planning Scheme shall be 1.00. However, if the owners of final plots opt compensation in the form of FSI as provided under section 100 of the Act, then the FSI permissible in a final plot shall be computed as below:</p> $\text{FSI of Final Plot} = \frac{\text{Area of O.P.}}{\text{Area of Respective F.P.}}$ <p>(Where, O.P. stands for Original Plot and F.P. stands for Final Plot)</p> <p>Provided that such FSI computed as above shall be permissible to those who have opted to avail the compensation in terms of FSI instead of monetary compensation worked out in Form No. 1 of the Final Scheme.</p> <p>The land parcel eligible of 1.00 FSI as per provisions of sanctioned DCPRs of NAINA (i.e. within 200 m of Gaothan), if included in TPS shall be permitted 25% additional incentive FSI in lieu of their land contribution to the project. The FSI of the final plot (whether anchored at its original location or otherwise) against such land parcels shall be increased in proportion to its area, irrespective of whether the final plot is a stand-alone plot or amalgamated with other land parcels.</p> $\text{FSI of Final Plot} = \frac{\text{Area of O.P.}}{\text{Area of Respective F.P.}} + \left[\frac{(\text{Area of O.P.} - \text{Area of respective F.P.})}{\text{Area of OP}} \times 0.25 \right] \times \left[\frac{\text{Area of OP}^*}{\text{Area of O.P.}} \right]$ <p>(*eligible for benefit within 200 M from Gaothan)</p> <p>(Where, O.P. stands for Original Plot and F.P. stands for Final Plot)</p> |
| 11. | <p>The permissible FSI in respect of Final Plots, whose owners accept monetary compensation as per the award in Form No. 1 of the Final Scheme prescribed under Rule No. 6(v) of the Maharashtra Town Planning Schemes Rules, 1974 shall be 1.00. Such Compensation partially in terms of 'FSI/TDR' and partially in 'monetary compensation' shall not be permissible.</p> |
| 12. | <p>If the FSI mentioned in the Special Regulation No.10 above permissible in a Final Plot becomes unable to be consumed for maintaining prescribed marginal distances / height restrictions / firefighting requirements or any such statutory restriction, in such cases, the balance FSI over and above FSI consumed may be permitted to be transferred as TDR to any Final Plot situated in Scheme subject to</p> <p>i) The provisions of Regulation No. 43 of the DCPRs for DP for NAINA shall be applicable.</p> <p><i>Explanation: Since Town Planning scheme is a land pooling mechanism and not a land acquisition, the entitlement for TDR/ DR as per table in regulation 43.4.1.1 shall not be</i></p> |

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| | <p><i>applicable.</i></p> <p>ii) Such transfer of development right from a Final Plot to another Final Plot situated in any sanctioned preliminary schemes in NAINA shall be permitted only once and only with prior approval of the Managing Director of the CIDCO</p> <p>iii) The maximum Permissible FSI in a receiving Final Plot shall not exceed 4.00.</p> <p>iv) The owner transferring the FSI as TDR shall not develop his Final Plot at any time to consume FSI more than that already consumed at the time of issuing the DRC.</p> <p>v) The Final Plot, after such transfer, shall not be eligible for any additional FSI / TDR in future.</p> <p>vi) The owner of such Final Plot shall not ask for monetary compensation for balance FSI if any, after partially transferring the FSI (received in lieu of monetary compensation) as TDR.</p> <p>vii) TDR shall not be generated from Layout / Scheme Amenity Plots, EWS/LIG Housing, and IDP/DP Reservations.</p> |
| 13. | The maximum permissible FSI in respect of Final Plots designated as Layout/Scheme Amenity Plots or following IDP/DP reservations - Educational, Medical, Fire Station, Police Station, and Community Centre shall be 2.5. |
| 14. | The maximum permissible FSI in respect of Final Plots designated / utilized towards Burial ground/ Crematorium, Daily Bazaar, Public Utilities shall be 1.0. |
| 15. | The permissible FSI in respect of Final Plots designated to EWS/LIG Housing or Housing of the Dispossessed Persons in this scheme shall be 4.0. |
| 16. | <p>a) The permissible FSI in respect of Final Plots designated as sale plots shall be 2.5.</p> <p>Provided that, the additional FSI of 1.5 over and above permissible FSI may be permitted on payment of FSI Linked premium (FLP) as prescribed in the sanctioned DCPRs of NAINA for every increase of FSI of 0.3.</p> <p>b) The permissible FSI in respect of Final Plots designated as Growth Centres shall be 4.0.</p> |
| 17. | The Final Plots designated as Open Spaces, Parks, City parks or Play-Grounds are permissible to built-up area equal to 15% of the respective final plot area subject to ground coverage up to 10 % of the respective final plot and structures shall be only of ground floor or ground plus one upper floor. Such structures shall be at one corner of respective final plot and shall be used for any use complementary to the designated use of such final plot. |

| | Provided that area of such plots shall not be less than 1000 sq. m. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 18. | <p>The set-backs from the roads and the side/ rear marginal distances from the boundary of the plot in respect of all structures shall be as follows:</p> <table><tr><th rowspan="2">Area of plot</th><th rowspan="2">Category of building</th><th rowspan="2">Maximum permissible height of the building</th><th colspan="2">Min Marginal Open Spaces (in M.)</th></tr><tr><th>Side</th><th>Rear</th></tr><tr><td rowspan="2">40 M² to less than 150 M² *Please refer Special Note</td><td>Row houses type</td><td>Upto 15 M</td><td>0.0</td><td>1.5</td></tr><tr><td>Semi-detached type</td><td>Upto 15 M</td><td>1.5</td><td>1.5</td></tr><tr><td colspan="5">*Special Note: Irrespective of the road width on which these plots abuts, the front margin shall be 3.00M.</td></tr><tr><td rowspan="4">150 M² to less than 450 M²</td><td>Semi-detached type</td><td>Upto 15 M</td><td>1.5</td><td>2.25</td></tr><tr><td rowspan="3">Detached type</td><td>Upto 15 M</td><td>2.25</td><td>2.25</td></tr><tr><td>Above 15 M upto 24.0 M</td><td>H/5</td><td>H/5</td></tr><tr><td>Above 24.0 M to 37.5 M</td><td>6.00</td><td>6.00</td></tr><tr><td rowspan="4">450 M² to the less than 1000 M²</td><td rowspan="4">Detached type</td><td>Upto 15 M</td><td>3.00</td><td>3.00</td></tr><tr><td>Above 15 M upto 24.0 M</td><td>H/5</td><td>H/5</td></tr><tr><td>Above 24.0M upto 37.5 M</td><td>6.00</td><td>6.00</td></tr><tr><td>Above 37.5 M upto 60.0 M</td><td>H/5 or 9.00m whichever is less</td><td>H/5 or 9.00m whichever is less</td></tr><tr><td rowspan="5">1000 M² and above</td><td rowspan="5">Detached type</td><td>Upto 15 M</td><td>3.00</td><td>3.00</td></tr><tr><td>Above 15 M upto 24.0 M</td><td>H/5</td><td>H/5</td></tr><tr><td>Above 24.0M upto 37.5 M</td><td>6.00</td><td>6.00</td></tr><tr><td>Above 37.5 M upto 60.0 M</td><td>H/5 or 9.00m whichever is less</td><td>H/5 or 9.00m whichever is less</td></tr><tr><td>Above 60.00 M</td><td>12.00</td><td>12.00</td></tr><tr><td colspan="5">a) Irrespective of height and length of the buildings, the marginal open spaces more than 12.0 M shall not be insisted upon. Long length factor for buildings above 40-meter length shall not be applicable.</td></tr><tr><td colspan="5">b) Regulation No. 23.8 of the DCPRs for DP for NAINA shall not be enforced on the Final Plot.</td></tr><tr><td colspan="5"></td></tr></table> | Area of plot | Category of building | Maximum permissible height of the building | Min Marginal Open Spaces (in M.) | | Side | Rear | 40 M ² to less than 150 M ² *Please refer Special Note | Row houses type | Upto 15 M | 0.0 | 1.5 | Semi-detached type | Upto 15 M | 1.5 | 1.5 | *Special Note: Irrespective of the road width on which these plots abuts, the front margin shall be 3.00M. | | | | | 150 M ² to less than 450 M ² | Semi-detached type | Upto 15 M | 1.5 | 2.25 | Detached type | Upto 15 M | 2.25 | 2.25 | Above 15 M upto 24.0 M | H/5 | H/5 | Above 24.0 M to 37.5 M | 6.00 | 6.00 | 450 M ² to the less than 1000 M ² | Detached type | Upto 15 M | 3.00 | 3.00 | Above 15 M upto 24.0 M | H/5 | H/5 | Above 24.0M upto 37.5 M | 6.00 | 6.00 | Above 37.5 M upto 60.0 M | H/5 or 9.00m whichever is less | H/5 or 9.00m whichever is less | 1000 M ² and above | Detached type | Upto 15 M | 3.00 | 3.00 | Above 15 M upto 24.0 M | H/5 | H/5 | Above 24.0M upto 37.5 M | 6.00 | 6.00 | Above 37.5 M upto 60.0 M | H/5 or 9.00m whichever is less | H/5 or 9.00m whichever is less | Above 60.00 M | 12.00 | 12.00 | a) Irrespective of height and length of the buildings, the marginal open spaces more than 12.0 M shall not be insisted upon. Long length factor for buildings above 40-meter length shall not be applicable. | | | | | b) Regulation No. 23.8 of the DCPRs for DP for NAINA shall not be enforced on the Final Plot. | | | | | | | | | |
| Area of plot | Category of building | | | | Maximum permissible height of the building | Min Marginal Open Spaces (in M.) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Side | Rear | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 40 M ² to less than 150 M ² *Please refer Special Note | Row houses type | Upto 15 M | 0.0 | 1.5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Semi-detached type | Upto 15 M | 1.5 | 1.5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| *Special Note: Irrespective of the road width on which these plots abuts, the front margin shall be 3.00M. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 150 M ² to less than 450 M ² | Semi-detached type | Upto 15 M | 1.5 | 2.25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Detached type | Upto 15 M | 2.25 | 2.25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Above 15 M upto 24.0 M | H/5 | H/5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Above 24.0 M to 37.5 M | 6.00 | 6.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 450 M ² to the less than 1000 M ² | Detached type | Upto 15 M | 3.00 | 3.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Above 15 M upto 24.0 M | H/5 | H/5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Above 24.0M upto 37.5 M | 6.00 | 6.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Above 37.5 M upto 60.0 M | H/5 or 9.00m whichever is less | H/5 or 9.00m whichever is less | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1000 M ² and above | Detached type | Upto 15 M | 3.00 | 3.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Above 15 M upto 24.0 M | H/5 | H/5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Above 24.0M upto 37.5 M | 6.00 | 6.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Above 37.5 M upto 60.0 M | H/5 or 9.00m whichever is less | H/5 or 9.00m whichever is less | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Above 60.00 M | 12.00 | 12.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| a) Irrespective of height and length of the buildings, the marginal open spaces more than 12.0 M shall not be insisted upon. Long length factor for buildings above 40-meter length shall not be applicable. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| b) Regulation No. 23.8 of the DCPRs for DP for NAINA shall not be enforced on the Final Plot. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 19. | <p>Mechanical/Hydraulic / Stack parking / multi storey parking with or without car lift may be allowed to meet the requirement.</p> <p>Parking height shall be increased from 4.5 to 6 m.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 20. | <p>If the basement is proposed flushing to average surrounding ground level, then such basement can be extended in side and rear margins upto 1.5 m. from the plot boundary and beyond the building lines at ground level subject to a clear minimum front margin of</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| | <p>4.5 m and further subject to non-habitable uses and provision for mechanical ventilation and all safety provisions and drainage. However, it is essential that the basement top slab below the external circulation at ground level should be designed for firefighting vehicular loads as per NBC 2016.</p> <p>Provided that the above provision shall be permissible after the clearance from the Chief Fire Officer, CIDCO.</p> |
| 21. | Every building or group of buildings together shall be either connected to a Drainage system or be provided with sub-soil dispersion system in the form of septic tank of suitable size and technical specifications, modern methods of disposals, shall be permitted at the discretion of the Authority. |
| 22. | <p>The service road of the State Highways, National Highways and Multi Modal Corridor (MMC) shall be considered for the access to the plot.</p> <p>Further, the plots along the other categorized roads such as Major District roads/ Village roads shall be directly accessible from these roads.</p> <p>In both the cases for final plots in Town Planning scheme Ribbon development rules shall not be applicable.</p> |
| 23. | <p>The distance between two main buildings in a final plot shall be that required to be provided for a taller building amongst them, subject to 12.0 m as maximum.</p> <p>This distance shall also be treated as means of access / driveway and no separate setback / marginal distances shall be insisted from such driveway, subject to minimum 6m driveway.</p> |

(Abhiraj Girkar)
Arbitrator

Town Planning Scheme, NAINA No. 10.

18th September, 2025

13. ANNEXURES

Annexure 1: Declaration of Intention of TPS 10

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महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, डिसेंबर २९, २०२२/पौष ८, शके १९४४

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

NOTICE

UNDER SECTION 60(2) OF THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

Town Planning Scheme No. 10

No. CIDCO/NAINA/CP/TPS-10/2022/597

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

And whereas, the Government of Maharashtra vide Notification No. TPS-1215/245/CR-332/2016/SM/UD-12, dated 27th April 2017 has Sanctioned the Interim Development Plan (IDP) for the 23 villages of NAINA, and also vide Notification No.TPS.1215/245/C.R.332/16/ EP/UD-12, dated 1st March 2019 has sanctioned the Excluded Parts of the IDP under sub-section (1) of Section 31 of the said Act ;

And whereas, the Government of Maharashtra vide Notification No. TPS-1717/ MIS-2750/ C.R.91/ 2019/ UD-12, dated 16th September 2019 has sanctioned the Development Plan (DP) for 151 villages of NAINA and also vide Notification No. TPS. 1221/1041/C.R.71/21/UD-12, dated 24th June 2022 has partly sanctioned the Excluded Parts of the DP under Section 31(I) of the said Act ;

And whereas, the Board of CIDCO vide Resolution No 12307, dated 3rd March 2020, had declared its intention under sub-section (1) of section 60 of the said Act, for making Town Planning Scheme No. 10 (hereinafter referred to as "TPS-10") at part villages of Shivkar, Chikhale, Kolkhe, Kon and Derawali of Taluka Panvel, District Raigad and a notice about declaration of making Scheme no.10 has been published in the Extraordinary Maharashtra Government Official Gazette (part-II) dated 18th March 2020 as well as in the daily newspapers "The Free Press Journal" and "Aaple Mahanager" in English and Marathi dated 2nd April 2020 under sub-section (2) of section 60 of the said Act ;

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

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

And whereas, VC&MD, CIDCO in accordance with the powers delegated by CIDCO Board vide Resolution No. 12551, dated 2nd April 2022, had accorded approval for inclusion of additional area in declared TPS-10 under section 62 of the said Act and declared its intention for making Town Planning Scheme at additional area at part villages of Kolkhe, Kolkhe Peth, Kon, Derawali and Palaspe of Taluka Panvel, District Raigad under sub-section (1) of section 60 of the Act and published a notice about declaration of making TPS-10 with additional area in the Maharashtra Government official Gazette (part-II) dated 25th-31st August 2022 as well as in the daily newspapers "The Free Press Journal" and "Dainik Kille Raigad" in English and Marathi dated 2nd September 2022 under sub-section (2) of Section 60 of the said Act;

महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, डिसेंबर २९, २०२२/पौष ८, शके १९४४

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And whereas, all the orders that are currently in force for the imposition of restriction related to COVID-19 under Disaster Management Act, 2005 are withdrawn and no longer be in force from 1st April 2022 by order of Department of Revenue and Forest, Disaster Management, Relief and Rehabilitation dated 31st March 2022;

And whereas, both the declarations of intention published in *Maharashtra Government official gazette* vide No. CIDCO/NAINA/CP/TPS-10/2020, dated 18th March 2020 and vide CIDCO/NAINA/CP/TPS-10/2022/515, dated 25th-31st August 2022 to prepare TPS-10 have lapsed and any such lapse in declaration does not debar the Planning Authority from making fresh declaration any time in respect of the same area as per sub-section (2) of section 61 of the said Act.

Now therefore, Board of CIDCO acknowledge the insufficient time left to prepare Draft scheme and accorded approval for fresh declaration of Town Planning Scheme No. 10 with same scheme boundary under sub-section (2) of with section 61 of the said Act, vide Resolution No. 12629, dated 9th December 2022, and at the same time declared its intention for making Town Planning Scheme No.10 at part villages of Shivkar, Chikhale, Kolkhe, Kolkhe Peth, Kon, Derawali and Palaspe of Taluka Panvel, District Raigad under sub-section (1) of section 60 of the said Act.

Now therefore, in exercise of the powers conferred by sub-section (2) of the section 60 of the said Act, the Corporation hereby publishes its declaration of making Town Planning Scheme No. 10 at part area of all villages bounded by PINK border as shown on declaration plan, namely, Shivkar, Chikhale, Kolkhe, Kolkhe Peth, Kon, Derawali and Palaspe of Taluka Panvel, District Raigad.

Land owners who are having valid building permission obtained from Competent Authority, falling within the boundary of proposed TPS-10 (shown by PINK border on plan) of part villages Shivkar, Chikhale, Kolkhe, Kolkhe Peth, Kon, Derawali and Palaspe are requested to submit details of the same to NAINA office preferably within 15 days. Participants having land ownership jointly or severally willing to obtain a single final plot are requested to submit their consent under section 65 of the said Act for providing single plot preferably within 15 days.

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

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

The area included in the Town Planning Scheme No. 10 is bounded as stated below :—

- On the North— Mumbai-Pune expressway, boundary of scheme no. 7 and Old Mumbai Pune highway NH-48
- On the East— boundary of TP scheme No. 9
- On the South— boundary of village Kon and boundary of TP scheme No. 11.
- On the West— boundary of Panvel - Roha Railway line and boundary of village Kudave

By the order of Board of Directors of the Corporation,

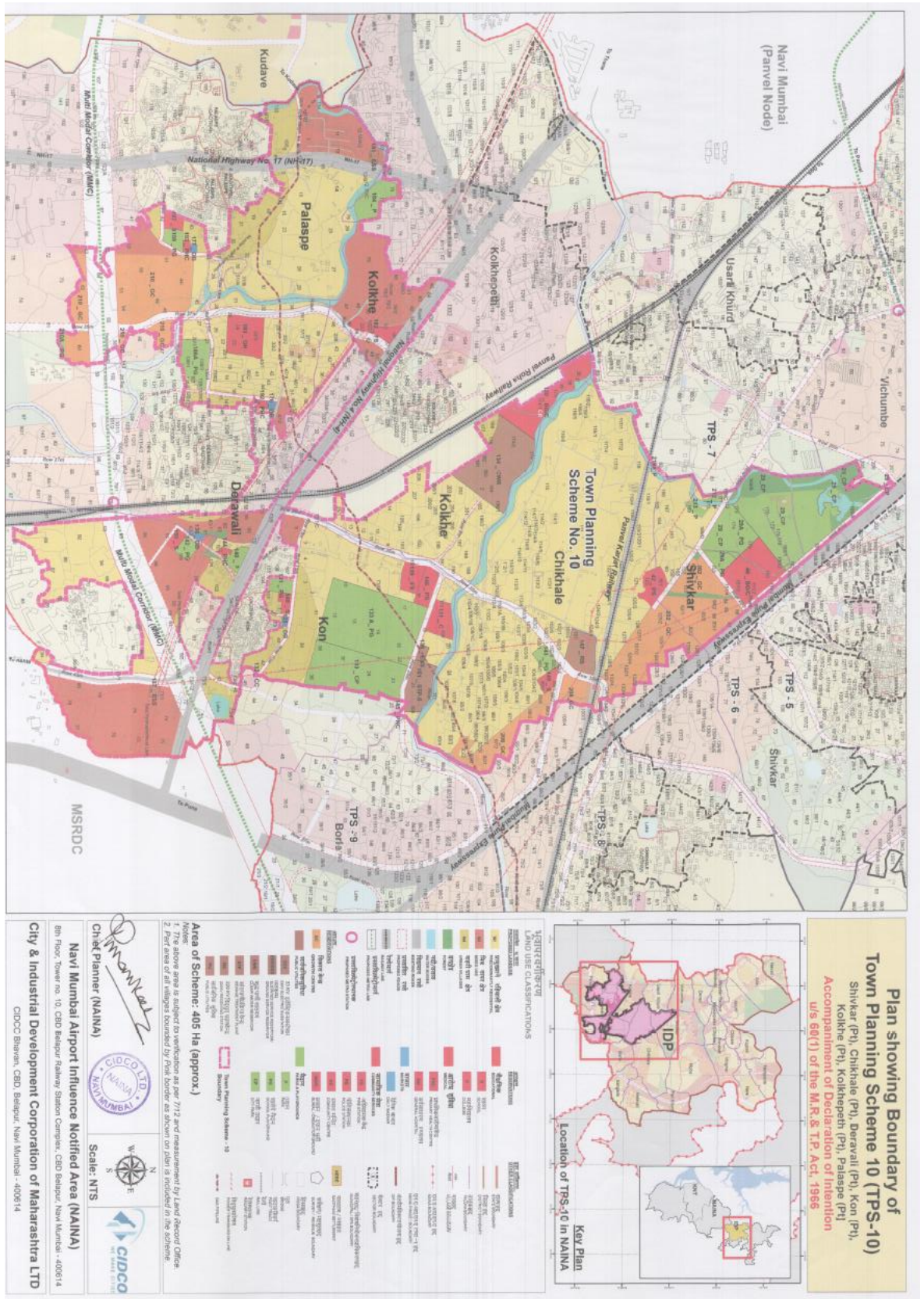
Regd. Office :

Nirmal, 2nd floor, Nariman point, Mumbai 400 021,
Dated the 29th December 2022.

RAVINDRAKUMAR M. MANKAR,
Chief Planner (NAINA).

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

Annexure 2: Declaration Plan of TPS 10



Annexure 4: Gazette regarding Publication of draft scheme

महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, सप्टेंबर ५, २०२३/भाद्रपद १४, शके १९४५

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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

Notice

[UNDER SECTION 61(I) OF THE MAHARASHTRA REGIONAL AND
TOWN PLANNING ACT, 1966]

TOWN PLANNING SCHEME No. 10

No. CIDCO/NAINA/TPS-10/2023/714

WHEREAS, the Government of Maharashtra in exercise of powers conferred under clause (b) of sub-section (I) of the section 40 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") declared by Notification, No. TPS -1712/ 476/ CR-98/ 12/ UD-12, dated 10th January 2013 and subsequent amendment (hereinafter referred to as "the said Notification") City and Industrial Development Corporation of Maharashtra Limited (being a company owned and controlled by the Government of Maharashtra) (hereinafter referred to as "the Corporation") as Special Planning Authority (hereinafter referred to as "the SPA") for Navi Mumbai Airport Influence Notified Area (NAINA) (hereinafter referred to as "said notified area") as specified therein ;

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

And whereas, the Government of Maharashtra vide Notification No. TPS-1717/ MIS-2750/ C.R.91/ 2019/ UD-12, dated 16th September 2019 has sanctioned the Development Plan (DP) for 151 villages of NAINA and also vide Notification No. TPS. 1221/1041/C.R.71/21/UD-12, dated 24th June 2022 has partly sanctioned the Excluded Parts of the DP under section 31(I) of the said Act ;

And whereas , as per sub-section (I) of section 60 of the said Act CIDCO's Board vide Resolution No 12629, dated 9th December 2022, had declared its intention for making of Town Planning Scheme No. 10 (TPS-10) at part villages of Shivkar, Chikhale, Kolkhe, Kolkhe Peth, Kon, Derawali and Palaspe of Taluka Panvel, District Raigad and a notice about declaration of making TPS-10 as per provision in section 60(2) of the Act, has been published in the Extraordinary official *Maharashtra Government Gazette* (part-II) dated 29th December 2022 as well as in the daily newspapers "Dainik Kille Raigad" and "Free Press Journal" dated 3rd January 2023 ;

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

And whereas, after conducting owners meet on 1st and 2nd February, 2023, as per Rule No. 4(1) of Maharashtra TPS Rules, 1974 by calling all the land owners for discussion and after incorporating suggestions received from the owners, consultation was sought vide submission dated 19th May 2023 from the Director of Town Planning, GoM, as per section 61 (I) of the said Act and as per rule No. 4 (2) of TPS Rules, 1974 ;

And whereas, the Director of Town Planning vide letter जा. क्र. नैना नरयो क्र. 10 / कलम 61 (1)/टिपीव्ही-3/ 4171, dated 22nd August 2023 had offered consultation on TPS-10 ;

And whereas, necessary changes suggested by Director of Town Planning in the consultation have been incorporated in the draft TPS-10.

Now, therefore, in accordance with provisions of section 61(I) of the said Act, it is hereby declared that the draft TPS-10 has been made and is hereby published.

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महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, सप्टेंबर ५, २०२३/भाद्रपद १४, शके १९४५

A copy of the draft TPS-10 plans along with corresponding Special Development Control Regulations are made available for inspection by the public during office hours on all working days in the office NAINA, 8th Floor, Tower No. 10, Belapur Railway Station Complex, CBD Belapur, Navi Mumbai 400 614. The same is uploaded on website of CIDCO i.e. <https://cidco.maharashtra.gov.in//naina>.

In accordance with the provisions of section 67 of the said Act, if within thirty days from the date of publication of this notice in the *Maharashtra Government Gazette* any person affected by the said TPS-10 communicates in writing any objections and/or suggestions relating to the said scheme to the Chief Planner, NAINA, shall consider the same and modify the said draft scheme as it thinks fit, before submitting the said draft scheme under section 68(I) of the said act, to the Government for sanction.

By the order of Board of Directors of the Corporation,

Navi Mumbai,
Dated 5th September 2023.
Regd. Office : Nirmal, 2nd Floor,
Nariman Point, Mumbai 400 021.

RAVINDRAKUMAR MANKAR,
Chief Planner (NAINA).

Annexure 5: Notice of Publication of Draft Scheme in newspaper

मंगळवार | १२ सप्टेंबर २०२३

वादळकारी

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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. NOTICE

[UNDER SECTION 61(1) OF THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966]
TOWN PLANNING SCHEME NO. 10
No. CIDCO/NAINA/TPS-10/2023/714

WHEREAS, the Government of Maharashtra in exercise of powers conferred under clause (b) of sub-section (1) of the section 40 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") declared by Notification, No. TPS-1712/475/CR-98/12/UD-12, dated 10.01.2013 and subsequent amendment (hereinafter referred to as "the said Notification") City and Industrial Development Corporation of Maharashtra Limited (being a company owned and controlled by the Government of Maharashtra) (hereinafter referred to as "the Corporation") as Special Planning Authority (hereinafter referred to as "the SPA") for Navi Mumbai Airport Influence Notified Area (NAINA) (hereinafter referred to as "said notified area") as specified therein;

And whereas, the Government of Maharashtra vide Notification No. TPS-1215/245/CR-332/2015/SM/UD-12, dated 27.04.2017 has sanctioned the Interim Development Plan (IDP) for the 23 villages of NAINA under Section 31(1) of the said Act, and vide Notification No. TPS. 1215/245/C.R.332/16/EP/UD-12, dated 01.03.2019 has sanctioned the Excluded Parts of the IDP.

And whereas, the Government of Maharashtra vide Notification No. TPS-1717/MIS-2750/C.R.91/2019/UD-12, dated 16.09.2019 has sanctioned the Development Plan (DP) for 151 villages of NAINA and also vide Notification No. TPS. 1221/1041/C.R.71/21/UD-12, dated 24.06.2022 has partly sanctioned the Excluded Parts of the DP under Section 31(1) of the said Act;

And whereas, as per sub-section (1) of section 60 of the said Act CIDCO's Board vide Resolution No 12629, dated 09.12.2022, had declared its intention for making of Town Planning Scheme No. 10 (TPS-10) at part villages of Shivkar, Chikhale, Kolkhe, Kolkhe Peth, Kon, Derawali and Palaspe of Taluka Panvel, District Raigad and a notice about declaration of making TPS-10 as per provision in section 60(2) of the Act, has been published in the Extraordinary official Maharashtra Government Gazette (part-II) dated 29.12.2022 as well as in the daily newspapers "Dainik Kille Raigad" and "Free Press Journal" dated 03.01.2023;

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

And whereas, after conducting owners meet on 1st and 2nd February, 2023, as per Rule No 4(1) of Maharashtra TPS Rules 1974 by calling all the land owners for discussion and after incorporating suggestions received from the owners, consultation was sought vide submission dated 19.05.2023 from the Director of Town Planning, GoM, as per section 61 (1) of the said Act and as per Rule No. 4 (2) of TPS Rules 1974.

And whereas, the Director of Town Planning vide letter जा. क्र. नैना नरो क्र. 10/कलम 61 (1)/टीपीसी-3/4171 dated 22.08.2023 had offered consultation on TPS-10;

And whereas, necessary changes suggested by Director of Town Planning in the consultation have been incorporated in the draft TPS-10.

Now, therefore, in accordance with provisions of section 61(1) of the said Act, it is hereby declared that the draft TPS-10 has been made and is hereby published.

A copy of the draft TPS-10 plans along with corresponding Special Development Control Regulations are made available for inspection by the public during office hours on all working days in the office NAINA, 8th floor, Tower No. 10, Belapur Railway Station Complex, CBD Belapur, Navi Mumbai 400614. The same is uploaded on website of CIDCO i.e. <https://cidco.maharashtra.gov.in/naina>.

In accordance with the provisions of section 67 of the said Act, if within thirty days from the date of publication of this notice in the Maharashtra Government Gazette any person affected by the said TPS-10 communicates in writing any objections and/or suggestions relating to the said scheme to the Chief Planner, NAINA, shall consider the same and modify the said draft scheme as it thinks fit, before submitting the said draft scheme under section 68(1) of the said Act, to the Government for sanction.

Navi Mumbai
Dated 5th September 2023.
Regd. Office: Nirmal, 2nd Floor,
Nariman Point, Mumbai-400 021.

By the order of Board of Directors of the Corporation,

RAVINDRAKUMAR MANKAR
Chief Planner (NAINA)

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

शहर आणि औद्योगिक विकास महामंडळ, महाराष्ट्र मर्यादित सूचना

[महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ च्या कलम ६१ च्या उप-कलम (१) नुसार]

नगर रचना परियोजना क्रमांक १०
क्र. सिडको / नैना / टीपीएस-१० / २०२३ / ७१४

ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन आणि नगररचना अधिनियम १९६६ (महा. अधिनियम XXXVII, १९६६) (येथून पुढे उक्त अधिनियम असे निर्दिष्ट करण्यात येईल), च्या कलम ४० च्या उप-कलम (१) मधील खंड (ब) द्वारे प्रदान करण्यात आलेल्या अधिकारांचा वापर करून महाराष्ट्र शासनाच्या नगरविकास विभाग (नविबि) ने अधिसूचना क्रमांक टीपीएस-१७१२/४७५/प्र.क्र.-९८/१२/नवि-१२, दिनांक १०.०१.२०१३ व वेळोवेळी झालेल्या सुधारणा अन्वये त्यात नमूद केल्याप्रमाणे, नवी मुंबई विमानतळ प्रभावित अधिसूचित क्षेत्र (नैना), (येथून पुढे उक्त क्षेत्र असे निर्दिष्ट करण्यात येईल) साठी शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित (महाराष्ट्र शासनाच्या मालकीची व निबंधनाखालील कंपनी) (येथून पुढे महामंडळ असे निर्दिष्ट करण्यात येईल) म्हणजे सिडकोची विशेष नियोजन प्राधिकरण (येथून पुढे वि.नि.प्रा. असे निर्दिष्ट करण्यात येईल) म्हणून नेमणूक केली आहे;

आणि ज्याअर्थी महाराष्ट्र शासनाने अधिसूचना क्र. टीपीएस-१२१५/२४५/सीआर-३३२/२०१५/एस.एम./वूडी-१२, दिनांक २७.०४.२०१७ नुसार अधिनियमाच्या कलम ३१(१) नुसार नैनातील २३ गावांसाठी अंतरिम विकास आराखडा मंजूर केला आहे आणि अधिसूचना क्र. टीपीएस. १२१५/२४५/प्र.क्र. ३३२/१६/ई.पी./नवि-१२ दिनांक ०१.०३.२०१९ अन्वये अंतरिम विकास आराखड्याचा वाळलेले भाग मंजूर केले आहे;

आणि ज्याअर्थी महाराष्ट्र शासनाने अधिसूचना क्र. टीपीएस-१७७१/एसआयएस-२७५०/सीआर-९१/२०१९/वूडी-१२, दिनांक १६.०९.२०१९ नुसार नैनातील १५१ गावांसाठी विकास आराखडा मंजूर केला आहे आणि अधिसूचना क्र. टीपीएस. १२२१/१०४१/प्र.क्र. ७१/२१/नवि-१२ दिनांक २४.०६.२०२२ अन्वये अधिनियमाच्या कलम ३१ च्या उपकलम (१) नुसार विकास आराखड्याचा वाळलेले भाग अंशतः मंजूर केले आहे;

आणि ज्याअर्थी, अधिनियमातील कलम ६० च्या उप-कलम (१) नुसार सिडकोच्या संचालक मंडळाने दिनांक ०९ डिसेंबर २०१९ रोजीचा ठराव क्र. १२६२९ अन्वये मौजे शिवकर (भाग), चिखले(भाग), कोळखे(भाग), कोळखे पेठ(भाग), कोन(भाग), डेरवाली (भाग) आणि पळस्ये (भाग) तालुका पन्वेल, जिल्हा रायगड येथे नगर रचना परियोजना क्रमांक १० (टीपीएस-१०) करण्याकरिता त्याचा उद्देश घोषित केला आहे आणि उक्त अधिनियमाच्या कलम ६०(२) मध्ये नमूद तरतुदीनुसार टीपीएस-१० करण्याच्या उद्देशाशी घोषणा दिनांक २९.१२.२०२२ रोजीच्या असाधारण अधिकृत महाराष्ट्र शासकीय राजपत्रात (भाग-२) आणि दिनांक ०३.०१.२०२३ रोजीच्या स्थानिक वृत्तपत्रे दैनिक किङ्गे रायगड आणि फ्री प्रेस जर्नल (Free Press Journal) यात प्रकाशित करण्यात आली आहे.

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

आणि ज्याअर्थी महाराष्ट्र न. र. प. नियम १९७४ च्या नियम क्र. ४(१) नुसार दिनांक १ आणि २ फेब्रुवारी २०२३ रोजी संबोधित जमीन मालकांची सभा आयोजित करून आणि जमीन मालकांकडून मिळालेल्या सूचनांचा समावेश केल्यानंतर दि. १९.०५.२०२३ रोजीच्या प्रस्तावनांवर टीपीएस-१० चा कच्चा मसुदा उक्त अधिनियमाच्या कलम ६१(१) नुसार आणि महाराष्ट्र टीपीएस नियम १९७४ च्या नियम क्रमांक ४(२) नुसार संचालक, नगर रचना, महाराष्ट्र राज्य यांच्याकडे कलम ५९(२) अन्वये मान्यता व कलम ६१ (१) प्रसिद्धीपूर्वी सल्ला मसलतीसाठी पाठविण्यात आला.

आणि ज्याअर्थी, संचालक, नगर रचना, महाराष्ट्र राज्य यांनी दि. २२.०८.२०२३ रोजीच्या पत्र जा. क्र.१० / कलम ६१ (१) / टीपीसी-३/४१७१ अन्वये टीपीएस-१० बाबत सल्लामसलत दिली आहे.

आणि ज्याअर्थी, संचालक, नगर रचना यांनी सल्लामसलतीत सुचविण्याप्रमाणे आवश्यक ते बदल टीपीएस-१० मध्ये करण्यात आलेले आहेत.

आता, म्हणून उक्त अधिनियमातील कलम ६१(१) च्या तरतुदीनुसार, याद्वारे प्राकृत नगररचना परियोजना क्रमांक १० तयार करण्यात आली आहे असे जाहीर केले जाते आहे आणि ती याद्वारे प्रकाशित करण्यात येत आहे.

प्राकृत टीपीएस-१० योजनेची प्रत संबंधित विशेष निबंधन नियमावलीसह नैना कार्यालय, ८ वा मजला, टॉवर नं. ०१, बेलापूर रेल्वे स्टेशन संकुल, सीबीडी बेलापूर, नवी मुंबई ४००६१४ येथे कार्यालयीन कामकाजाच्या सर्व दिवशी नागरिकांच्या अवलोकनासाठी खुली ठेवण्यात आली आहे. तसेच प्राकृत टीपीएस-१० सिडकोचे संकेतस्थळ <https://cidco.maharashtra.gov.in/naina> येथे सुद्धा उपलब्ध केली आहे.

तरी आता, वरील सूचना महाराष्ट्र शासनाचे राजपत्रात प्रसिद्ध झाल्याच्या दिनांकापासून ३० दिवसांच्या आत, उक्त प्रसिद्ध केलेली टीपीएस-१० योजनेमुळे बाधा पोहचलेल्या कोणत्याही इमामने उक्त योजनेसंबंधी कोणताही तहोती आक्षेप दस्तऐवजांसह मुख्य नियोजनकार, नैना, यांच्या नावे कार्यालयात सादर करावेत, म्हणजे उक्त योजना महामंडळातर्फे उक्त अधिनियमाच्या कलम ६८(१) च्या तरतुदीनुसार शासनसम मंजूरीसाठी सादर करण्यापूर्वी, उक्त अधिनियमाच्या कलम ६७ अनुसार योग्य त्याप्रमाणे त्यांचा विचार करण्यात येईल व आवश्यक तर योजनेत फेरफार करण्यात येईल. याची कृपया नागरिकांनी नोंद घेऊन, सहकार्य करावे.

नवी मुंबई,

दिनांक:- ०५ सप्टेंबर २०२३

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

संचालक मंडळाच्या आदेशानुसार,

रवींद्रकुमार मानकर

मुख्य नियोजनकार (नैना)

सिडको/जनसंपर्क/३०३/२०२३-२४

6 Tuesday, 12 September 2023

contact@newsband.in www.newsband.in

Newsband



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

NOTICE

[UNDER SECTION 61(1) OF THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966]
TOWN PLANNING SCHEME NO. 10
No. CIDCO/NAINA/TPS-10/2023/714

WHEREAS, the Government of Maharashtra in exercise of powers conferred under clause (b) of sub-section (1) of the section 40 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") declared by Notification, No. TPS-1712/475/CR-98/12/UD-12, dated 10.01.2013 and subsequent amendment (hereinafter referred to as "the said Notification") City and Industrial Development Corporation of Maharashtra Limited (being a company owned and controlled by the Government of Maharashtra) (hereinafter referred to as "the Corporation") as Special Planning Authority (hereinafter referred to as "the SPA") for Navi Mumbai Airport Influence Notified Area (NAINA) (hereinafter referred to as "said notified area") as specified therein;

And whereas, the Government of Maharashtra vide Notification No. TPS-1215/ 245/ CR-332/ 2015/SM/ UD-12, dated 27.04.2017 has sanctioned the Interim Development Plan (IDP) for the 23 villages of NAINA under Section 31(1) of the said Act, and vide Notification No. TPS. 1215/ 245/ C.R.332/ 16/ EP/ UD-12, dated 01.03.2019 has sanctioned the Excluded Parts of the IDP.

And whereas, the Government of Maharashtra vide Notification No. TPS-1717/ MIS-2750/ C.R.91/ 2019/ UD-12, dated 16.09.2019 has sanctioned the Development Plan (DP) for 151 villages of NAINA and also vide Notification No. TPS. 1221/1041/C.R.71/21/UD-12, dated 24.06.2022 has partly sanctioned the Excluded Parts of the DP under Section 31(1) of the said Act;

And whereas, as per sub-section (1) of section 60 of the said Act CIDCO's Board vide Resolution No. 12629, dated 09.12.2022, had declared its intention for making of Town Planning Scheme No. 10 (TPS-10) at part villages of Shivkar, Chikhale, Kolkhe, Kolkhe Peith, Kon, Derawali and Palaspe of Taluka Panvel, District Raigad and a notice about declaration of making TPS-10 as per provision in section 60(2) of the Act, has been published in the Extraordinary official Maharashtra Government Gazette (part-II) dated 29.12.2022 as well as in the daily newspapers "Dainik Kille Raigad" and "Free Press Journal" dated 03.01.2023;

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

And whereas, after conducting owners meet on 1st and 2nd February, 2023, as per Rule No. 4(1) of Maharashtra TPS Rules 1974 by calling all the land owners for discussion and after incorporating suggestions received from the owners, consultation was sought vide submission dated 19.05.2023 from the Director of Town Planning, GoM, as per section 61 (1) of the said Act and as per rule No. 4 (2) of TPS Rules 1974.

And whereas, the Director of Town Planning vide letter जा. क्र. नैना नरको क्र. 10 / कलम 61 (1) / टीपीसी-3/4171 dated 22.08.2023 had offered consultation on TPS-10;

And whereas, necessary changes suggested by Director of Town Planning in the consultation have been incorporated in the draft TPS-10.

Now, therefore, in accordance with provisions of section 61(1) of the said Act, it is hereby declared that the draft TPS-10 has been made and is hereby published.

A copy of the draft TPS-10 plans along with corresponding Special Development Control Regulations are made available for inspection by the public during office hours on all working days in the office NAINA, 8th floor, Tower No. 10, Belapur Railway Station Complex, CBD Belapur, Navi Mumbai 400614. The same is uploaded on website of CIDCO i.e. <https://cidco.maharashtra.gov.in/naina>.

In accordance with the provisions of section 67 of the said Act, if within thirty days from the date of publication of this notice in the Maharashtra Government Gazette any person affected by the said TPS-10 communicates in writing any objections and/or suggestions relating to the said scheme to the Chief Planner, NAINA, shall consider the same and modify the said draft scheme as it thinks fit, before submitting the said draft scheme under section 68(1) of the said act, to the Government for sanction.

Navi Mumbai
Dated 5th September 2023.
Regd. Office: Nirmal, 2nd Floor,
Nariman Point, Mumbai-400 021.

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

By the order of Board of Directors of the Corporation,

RAVINDRAKUMAR MANKAR
Chief Planner (NAINA)

शहर आणि औद्योगिक विकास महामंडळ, महाराष्ट्र मर्यादित सूचना

[महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ च्या कलम ६१ च्या उप-कलम (१) नुसार]
नगर रचना परीयोजना क्रमांक १०

क्र. सिडको / नैना / टीपीएस-१०/ २०२३/ ७१४

ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन आणि नगररचना अधिनियम १९६६ (महा. अधिनियम XXXVIII, १९६६) (येथून पुढे उक्त अधिनियम असे निर्देशित करण्यात येईल), च्या कलम ४० च्या उप-कलम (१) मधील खंड (ब) द्वारे प्रदान करण्यात आलेल्या अधिकारांचा वापर करून महाराष्ट्र शासनाच्या नगरविकास विभाग (नविबि) ने अधिसूचना क्रमांक टीपीएस-१७१२/४७५/प्र.क्र.-९८/१२/नवि-१२, दिनांक १०.०१.२०१३ व वेळोवेळी झालेल्या सुधारणा अन्वये त्यात नमूद केव्याप्रमाणे, नवी मुंबई विमानतळ प्रभावित अधिसूचित क्षेत्र (नैना), (येथून पुढे उक्त क्षेत्र असे निर्देशित करण्यात येईल) साठी शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित (महाराष्ट्र शासनाच्या मालकीची व निवजणाऱ्यातील कंपनी) (येथून पुढे महामंडळ असे निर्देशित करण्यात येईल) म्हणजे सिडकोची विशेष नियोजन प्राधिकरण (येथून पुढे वि. नि. प्रा. असे निर्देशित करण्यात येईल) म्हणून नेमणूक केली आहे;

आणि ज्याअर्थी महाराष्ट्र शासनाने अधिसूचना क्र. टीपीएस-१२१५/२४५/सीआर-३३२/२०१५/एस.एम./बुडी-१२, दिनांक २०.०४.२०१७ नुसार अधिनियमाच्या कलम ३१(१) नुसार नैनातील २३ गावांसाठी अंतिम विकास आराखडा मंजूर केला आहे आणि अधिसूचना क्र. टीपीएस. १२१५/ २४५/ प्र.क्र. ३३२/ १६/ ई.सी./ नवि-१२ दिनांक ०१.०३.२०१९ अन्वये अंतिम विकास आराखडाच्या बाबतले भाग अंस्त: मंजूर केले आहे;

आणि ज्याअर्थी महाराष्ट्र शासनाने अधिसूचना क्र. टीपीएस-१७१७/एमआयएस-२७५०/ सीआर-९१ / २०१९/ बुडी-१२, दिनांक १६.०९.२०१९ नुसार नैनातील १५१ गावांसाठी विकास आराखडा मंजूर केला आहे आणि अधिसूचना क्र. टीपीएस. १२२१/ १०४४/ प्र.क्र. ७१/ २१/ नवि-१२ दिनांक २४.०६.२०२२ अन्वये अधिनियमाच्या कलम ३१ च्या उपकलम (१) नुसार विकास आराखडाच्या बाबतले भाग अंस्त: मंजूर केले आहे;

आणि ज्याअर्थी, अधिनियमातील कलम ६० च्या उप-कलम (१) नुसार सिडकोच्या संचालक मंडळाने दिनांक ०९ डिसेंबर २०१९ रोजीच्या ठराव क्र. १२६२९ अन्वये मौजे शिवकर (भाग), चिखले (भाग), कोळखे (भाग), कोळखे पेठ (भाग), कोत (भाग), डेरवाली (भाग) आणि पळसपे (भाग) तालुका पन्वेल, जिल्हा रायगड येथे नगर रचना परीयोजना क्रमांक १० (टीपीएस-१०) करण्याकरीता त्याचा उद्देश घोषित केला आहे आणि उक्त अधिनियमाच्या कलम ६०(२) मध्ये नमूद तरतुदीनुसार टीपीएस-१० करण्याच्या उद्देशाने घोषणा दिनांक २९.१२.२०२२ रोजीच्या असाधारण अधिकृत महाराष्ट्र शासकीय राजपत्रात (भाग-२) आणि दिनांक ०३.०१.२०२३ रोजीच्या स्थानिक वृत्तपत्रे दैनिक किड्डे रायगड आणि फ्री प्रेस जर्नल (Free Press Journal) यात प्रकाशित करण्यात आली आहे.

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

आणि ज्याअर्थी महाराष्ट्र व. र. प. नियम १९७४ च्या नियम क्र. ४(१) नुसार दिनांक १ आणि २ फेब्रुवारी २०२३ रोजी संबंधित जमीन मालकांची सभा आयोजित करून आणि जमीन मालकांकडून मिळालेल्या सूचनांचा समावेश केव्याप्रमाणे दि. १९.०५. २०२३ रोजीच्या प्रस्तावान्वये टीपीएस-१० चा कच्चा मसुदा उक्त अधिनियमाच्या कलम ६१(१) नुसार आणि महाराष्ट्र टीपीएस नियम १९७४ च्या नियम क्रमांक ४(२) नुसार संचालक, नगर रचना, महाराष्ट्र राज्य यांच्याकडे कलम ५९(२) अन्वये मान्यता व कलम ६१ (१) प्रसिद्धीपूर्वी सल्ला मसलतीसाठी पाठविण्यात आला.

आणि ज्याअर्थी, संचालक, नगर रचना, महाराष्ट्र राज्य यांनी दि. २२.०८.२०२३ रोजीच्या पत्र जा. क्र.१० / कलम ६१ (१) / टीपीसी-३/ ४१७९ अन्वये टीपीएस-१० बाबत सल्लामसलत दिली आहे.

आणि ज्याअर्थी, संचालक, नगर रचना यांनी सल्लामसलतीत सुचविल्याप्रमाणे आवश्यक ते बदल टीपीएस-१० मध्ये करण्यात आलेले आहेत.

आता, म्हणून उक्त अधिनियमातील कलम ६१(१) च्या तरतुदीनुसार, वाढीचे प्राकृत नगररचना परीयोजना क्रमांक १० तयार करण्यात आली आहे असे जाहीर केले जाते आहे आणि ती वाढीचे प्रकाशित करण्यात येत आहे.

प्राकृत टीपीएस-१० योजनेची प्रत संबंधित विशेष निवजण नियमावलीसह नैना कार्यालय, ८ चा मजला, टॉवर नं. १०, बेलापूर रेल्वे स्टेशन संकुल, सीबीडी बेलापूर, नवी मुंबई ४००६१४ येथे कार्यालयीन कामकाजाच्या सर्व दिवशी नागरिकांच्या अवलोकनार्थ खुली ठेवण्यात आली आहे. तसेच प्राकृत टीपीएस-१० सिडकोचे संकेतस्थळ <https://cidco.maharashtra.gov.in/naina> येथे सुद्धा उपलब्ध केली आहे.

सही आता, वरील सूचना महाराष्ट्र शासनाचे राजपत्रात प्रसिद्ध झाल्याच्या दिनांकापासून ३० दिवसांच्या आत, उक्त प्रसिद्ध केलेली टीपीएस-१० योजनेमुळे बाधा पोहचलेल्या कोणत्याही इमपाने उक्त योजनेसंबंधी कोणताही लेखी आक्षेप दर्शविण्यासह मुख्य निवजणकार, नैना, यांच्या नावे कार्यालयात सादर करावेत, म्हणजे उक्त योजना महामंडळातर्फे उक्त अधिनियमाच्या कलम ६८(१) च्या तरतुदीनुसार शासनाने मंजुरीसाठी सादर करण्यापूर्वी, उक्त अधिनियमाच्या कलम ६७ अनुसार योग्य त्याप्रमाणे त्यांचा विचार करण्यात येईल व आवश्यक तर योजनेत फेरफार करण्यात येईल. याची कृपया नागरिकांनी नोंद घेऊन, सहकार्य करावे.

नवी मुंबई,

दिनांक:- ०५ सप्टेंबर २०२३

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

संचालक मंडळाच्या आदेशानुसार,

रवींद्रकुमार मानकर

मुख्य निवजणकार (नैना)

सिडको/नससंपर्क/३०३/२०२३-२४

Annexure 6: Gazette regarding sanction of Draft Scheme

RNI No. MAHBIL /2012/46121



महाराष्ट्र शासन राजपत्र असाधारण भाग दोन

वर्ष १०, अंक १५(२)]

मंगळवार, फेब्रुवारी २७, २०२४/फाल्गुन ८, शके १९४५

[पृष्ठ ८, किंमत : रुपये १२.००

असाधारण क्रमांक २१

प्राधिकृत प्रकाशन

शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित

अधिसूचना

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

नगररचना परियोजना क्रमांक १० (टीपीएस - १०)

क्र. सिडको/नैना/ न.र.यो. १०/ प्रा.यो./ २०२४.—ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन आणि नगररचना अधिनियम, १९६६ (महा.अधिनियम XXXVII, १९६६) (येथून पुढे उक्त अधिनियम असे निर्देशित करण्यात येईल), च्या कलम ४० च्या उप कलम (१) मधील खंड (ब) द्वारा प्रदान करण्यात आलेल्या अधिकारांचा वापर करून महाराष्ट्र शासनाच्या नगरविकास विभाग (नविा) ने अधिसूचना क्रमांक टीपीएस-१७१२/४७५/प्र.क्र.-९८/१२/नवि-१२, दिनांक १० जानेवारी २०१३ व वेळोवेळी झालेल्या सुधारणा अन्वये त्यात नमूद केल्याप्रमाणे, नवी मुंबई विमानतळ प्रभावित अधिसूचित क्षेत्र (नैना), (येथून पुढे उक्त क्षेत्र असे निर्देशित करण्यात येईल) साठी शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित (महाराष्ट्र शासनाच्या मालकीची व नियंत्रणाखालील कंपनी) म्हणजे सिडकोची विशेष नियोजन प्राधिकरण (येथून पुढे वि.नि.प्रा.असे निर्देशित करण्यात येईल) म्हणून नेमणूक केली आहे ;

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

आणि ज्याअर्थी, महाराष्ट्र शासनाने अधिसूचना क्र. टीपीएस -१७१७/ एमआयएस २७५०/सीआर - ९१/२०१९/यूडी -१२, दिनांक १६ सप्टेंबर २०१९ नुसार नैनातील १५१ गावांसाठी विकास आराखडा मंजूर केला आहे ;

आणि ज्याअर्थी, अधिनियमातील कलम ६० च्या उप-कलम (१) नुसार सिडकोच्या संचालक मंडळाने दिनांक ९ डिसेंबर २०१९ रोजीच्या ठराव क्र. १२६२९ अन्वये मौजे शिवकर (भाग), चिखले (भाग), कोळखे (भाग), कोळखे पेट (भाग), कोन (भाग), डेरवली (भाग) आणि पळस्पे (भाग), तालुका पनवेल, जिल्हा रायगड येथे नगररचना परियोजना क्रमांक १० (टीपीएस - १०) करण्याकरिता त्याचा उद्देश घोषित केला आहे ;

(१)

भाग दोन-२१-१

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महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, फेब्रुवारी २७, २०२४/फाल्गुन ८, शके १९४५

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ६० च्या उप-कलम (२) मध्ये नमूद तरतुदीनुसार टीपीएस - १० करण्याच्या उद्देशाची घोषणा दिनांक २९ डिसेंबर २०२२ रोजीच्या महाराष्ट्र शासन राजपत्र असाधारण (भाग - २) मध्ये आणि दिनांक ३ जानेवारी, २०२३ रोजीच्या स्थानिक वृत्तपत्रे "दैनिक किल्ले रायगड" आणि "फ्री प्रेस जर्नल" (Free Press Journal) यात प्रकाशित करण्यात आली आहे;

आणि ज्याअर्थी, संचालक, नगररचना, महाराष्ट्र राज्य यांनी दिनांक २२ ऑगस्ट २०२३ रोजीच्या पत्र जा. क्र. वि. यो. नैना/नरयो क्र. १० / कलम ६८ (१) / टीपीव्ही-३/१२७९ अन्वये टीपीएस - १० बाबत सल्लामसलत दिली आहे. तसेच प्रा.न.र.यो.क्र १० वनवताना मंजूर विकास योजनेच्या प्रस्तावांमध्ये झालेल्या बदलांना उक्त अधिनियमाच्या कलम ५९(२) अन्वये मंजुरी दिलेली आहे;

आणि ज्याअर्थी, महाराष्ट्र शासनाने उक्त अधिनियमाच्या कलम १५१ च्या उप-कलम (१) नुसार प्रदान करण्यात आलेल्या अधिकारांचा वापर करून दिनांक १३ सप्टेंबर २०१७ रोजीच्या अधिसूचना क्रमांक टीपीएस - १८१७/९७३ / सीआर-१०३/१७/ यूडी-१३ अन्वये त्यांच्यातर्फे कलम ६८(२) अंतर्गत वापरण्यात येणारे अधिकार सिडकोचे उपाध्यक्ष व व्यवस्थापकीय संचालक, यांना प्रदान केलेले आहेत;

आणि ज्याअर्थी, प्राप्त झालेल्या सूचनांप्रमाणे आवश्यक बदल समाविष्ट केल्यानंतर, प्रारूप योजना उपाध्यक्ष व व्यवस्थापकीय संचालक यांना उक्त अधिनियमाच्या कलम ६८(१) नुसार दिनांक २९ नोव्हेंबर २०२३ रोजी मंजुरीसाठी सादर करण्यात आली;

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

आणि ज्याअर्थी, उपा व व्य सं. यांनी दिनांक ४ डिसेंबर २०२३ रोजी उक्त अधिनियमाच्या कलम ६८ च्या उप-कलम (२) नुसार, प्रारूप योजना मंजूर करण्यापूर्वी संचालक, नगररचना, महाराष्ट्र राज्य यांची सल्लामसलत मागितली आहे;

आणि ज्याअर्थी, संचालक, नगररचना महाराष्ट्र राज्य यांनी दिनांक २३ फेब्रुवारी २०२४ रोजीचे पत्र जा. क्र. नरयो क्र. १० (प्रा.) नैना/कलम ६८(१)/प्र.क्र / २४/टीपीव्ही-३/१२७९ अन्वये प्रारूप योजनेच्या मंजुरीसाठी सल्ला दिला आहे.

म्हणून, आता या अधिसूचनेद्वारे, दिनांक १३ सप्टेंबर २०१७ च्या अधिसूचने अन्वये राज्य सरकारद्वारे मला प्रदान केलेल्या अधिकारांचा वापर करून पनवेल तालुक्यातील रायगड जिल्ह्यातील अन्वये मौजे शिवकर (भाग), चिखले (भाग), कोळखे (भाग), कोळखे पेठ (भाग), कोन (भाग), डेरवली (भाग) आणि पळस्पे (भाग) येथे एकसंलग्न अशा प्रारूप नगररचना परियोजना क्रमांक १० (टीपीएस - १०) त्यासोबतच्या विशेष विकास नियंत्रण नियमावलीसह उक्त अधिनियमाच्या कलम ६८ च्या पोट-कलम (२) अन्वये मंजूर करण्यात येत आहे.

उक्त अधिनियमाच्या कलम ६८ च्या उप कलम (३) नुसार मंजूर प्रारूप टीपीएस - १० योजनेची प्रत संबंधित विशेष नियंत्रण नियमावलीसह नैना कार्यालय, ८ वा मजला, टॉवर नं. १०, बेलापूर रेल्वे स्टेशन संकुल, सीवीडी बेलापूर, नवी मुंबई ४०० ६१४ येथे कार्यालयीन कामकाजाच्या सर्व दिवशी नागरिकांच्या अवलोकनार्थ खुली ठेवण्यात आली आहे. तसेच प्रारूप टीपीएस - १० सिडकोचे संकेतस्थळ <https://cidco.maharashtra.gov.in/naina> येथे सुद्धा अपलोड केली गेली आहे आणि विहित शुल्क भरल्यानंतर देखील मिळू शकते.

नवी मुंबई,
दिनांक २७ फेब्रुवारी २०२४.

विजय सिंघल,
उपाध्यक्ष व व्यवस्थापकीय संचालक,
सिडको.

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

Annexure 7: Draft Sanction - Newspaper Notification

Newsband

Friday, 8 March 2024



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA Ltd.

शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित

NOTIFICATION

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

Town Planning Scheme No. 10 (TPS-10)

No. CIDCO/NAINA/TPS-10/Draft Scheme/2024

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

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

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

And whereas, as per sub-section (1) of Section 60 of the said Act, CIDCO's Board vide Resolution No. 12629, dated 09.12.2022, had declared its intention for making of Town Planning Scheme No. 10 (TPS-10) at part villages of Shivkar, Chikhale, Kolkhe, Kolkhe Peth, Kon, Derawali and Palaspe of Taluka Panvel, District Raigad;

And whereas, a notice about declaration of making TPS-10 as per provision in Section 60(2) of the Act, has been published in the Extraordinary official Maharashtra Government Gazette (part-II) dated 29.12.2022 as well as in the daily newspapers "Dainik Kille Raigad" and "Free Press Journal" dated 03.01.2023;

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

And whereas, the Director of Town Planning vide letter No. क्र. नै.नो.क्र. 10/कलम 61 (1)/दिनांक-3/4171 dated 22.08.2023 had offered consultation on TPS-10 also accorded approval for suitable amendment in the sanctioned IDP reservation while making provisions in a draft TPS-10 as per provisions of section 59(2) of the said Act;

And whereas, necessary changes suggested by Director of Town Planning in the consultation have been incorporated in the draft TPS-10;

And whereas, in accordance with provisions of section 61(1) of the said Act, a Notice of making draft TPS-10 had been published in extraordinary official Maharashtra Government Gazette (part-II) dated 05.09.2023 and in local newspapers for inviting suggestions/objections within one month of notice in accordance with the provisions of section 67 of the said Act;

And whereas, the Government of Maharashtra in exercise of powers conferred by sub-section (1) of section 151 of the said Act, vide Notification No. TPS-1817/973/CR-103/17/UD-13 dated 13th September 2017 had delegated the powers exercisable by it under section 68(2) of the said Act to Managing Director, CIDCO (hereinafter will be referred to as "VC&MD");

And whereas, after incorporating necessary changes as per suggestions received, the draft scheme has been submitted to VC&MD for sanction in accordance with section 68(1) of the said Act on 29th November 2023;

And whereas, the Government of Maharashtra vide Notification No. टीपीएस-१२११/१८२४/५.क्र.६५/११/नवि १२ दिनांक ३०/१२/२०१९ has sanctioned the suspension of certain regulations of Development Control and Promotion Regulations of Interim Development Plan of NAINA corresponding to proposed special DCR of TPS-10 in accordance with section 59(1)(b)(iii) of the Act for the proper carrying out of the scheme;

And whereas, in accordance with sub-section (2) of section 68 of the said Act, VC&MD has sought consultation of Director of Town Planning, Maharashtra State dated on 04.12.2023 prior to sanction of Draft Scheme;

And whereas, the Director of Town Planning vide letter No. क्र. नवो.क्र. १०(प्र.)नै.नो./कलम ६८(१)/५.क्र./२४/टीपीसी-३/१२०९, dated 23.02.2024 has given his consultation for sanction of Draft TPS-10;

Therefore, now in accordance with the powers delegated to me by the State Government vide Notification dated 13th September 2017, the Draft Town Planning Scheme No. 10 (TPS-10) at part villages of Shivkar, Chikhale, Kolkhe, Kolkhe Peth, Kon, Derawali and Palaspe of Taluka Panvel, District Raigad is hereby sanctioned under section 68(2) of the MR&TP Act, 1966 along with corresponding Special Development Control Regulations.

Copy of sanctioned draft TPS-10 along with corresponding special DCRs are made available for inspection by the public during office hours on all working days in the office NAINA, 8th floor, Tower No. 10, Belapur Railway Station Complex, CBD Belapur, Navi Mumbai 400614 in accordance with sub-section (3) of section 68 of the said Act. The same is also uploaded on website of CIDCO i.e. <https://cidco.maharashtra.gov.in/naina> and further can be obtained on payment of prescribed fees.

Place: Navi Mumbai

Date: 27/02/2024

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

Vijay Singhal

Vice Chairman & Managing Director,
CIDCO

CIN - U99999 MH 1970 SGC-014574

www.cidco.maharashtra.gov.in

अधिसूचना

महाराष्ट्र प्रादेशिक नियोजन आणि नगररचना अधिनियम १९६६ (बहा. अधिनियम XXXVII, 1966) (वेब्टू पुढे उक्त अधिनियम असे निर्देशित करण्यात येईल), च्या कलम ४० च्या उपकलम (१) मधील खंड (ब) द्वारे प्रदान करण्यात आलेल्या अधिकारांचा वापर करून महाराष्ट्र शासनाच्या शहर विकास विभाग (नविन) ने अधिसूचना क्रमांक टीपीएस-१७१२/४७५/५.क्र.-९८/१२/नवि-१२, दिनांक १० जानेवारी, २०१३ व वेळेवेळी झालेल्या सुधारणा अन्वये त्यात नवी मुंबई विमानतळ प्रभावित अधिसूचित क्षेत्र (नै.नो.), (वेब्टू पुढे उक्त क्षेत्र असे निर्देशित करण्यात येईल) सटी शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित (महाराष्ट्र शासनाच्या मालकीची व नियंत्रणाखालील कंपनी) म्हणजे सिडकोची विशेष नियोजन प्राधिकरण (वेब्टू पुढे वि.नि.प्र.असे निर्देशित करण्यात येईल) म्हणून नेमणूक केली आहे.

आणि ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन आणि नगररचना अधिनियम १९६६ (बहा. अधिनियम XXXVII, 1966) (वेब्टू पुढे उक्त अधिनियम असे निर्देशित करण्यात येईल), च्या कलम ४० च्या उपकलम (१) मधील खंड (ब) द्वारे प्रदान करण्यात आलेल्या अधिकारांचा वापर करून महाराष्ट्र शासनाच्या शहर विकास विभाग (नविन) ने अधिसूचना क्रमांक टीपीएस-१७१२/४७५/५.क्र.-९८/१२/नवि-१२, दिनांक १० जानेवारी, २०१३ व वेळेवेळी झालेल्या सुधारणा अन्वये त्यात नवी मुंबई विमानतळ प्रभावित अधिसूचित क्षेत्र (नै.नो.), (वेब्टू पुढे उक्त क्षेत्र असे निर्देशित करण्यात येईल) सटी शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित (महाराष्ट्र शासनाच्या मालकीची व नियंत्रणाखालील कंपनी) म्हणजे सिडकोची विशेष नियोजन प्राधिकरण (वेब्टू पुढे वि.नि.प्र.असे निर्देशित करण्यात येईल) म्हणून नेमणूक केली आहे.

आणि ज्याअर्थी महाराष्ट्र शासनाने अधिसूचना क्र. टीपीएस-१२१५/२४५/सीआर-३३२/२०१५/एस.एम./बुटी-१२, दिनांक २७ एप्रिल २०१७ नुसार नैनातील २३ गावांसाठी अंतिम विकास आराखडा मंजूर केला आहे. आणि अधिसूचना क्र. टीपीएस-१२१५/२४५/५.क्र. २३२/१६/६.सी./नवि-१२ दिनांक १ मार्च २०१९ अन्वये अधिनियमाच्या कलम ३१ च्या उपकलम (१) नुसार अंतिम विकास आराखड्याचा कायदोने भाग मंजूर केले आहेत.

आणि ज्याअर्थी महाराष्ट्र शासनाने अधिसूचना क्र. टीपीएस-१७१७/एसएमएस २७५०/सीआर-११/२०१९/बुटी-१२, दिनांक १६ सप्टेंबर, २०१९ नुसार नैनातील १५१ गावांसाठी विकास आराखडा मंजूर केला आहे.

आणि ज्याअर्थी, अधिनियमातील कलम ६० च्या उप-कलम (१) नुसार सिडकोच्या संचालक मंडळाने दिनांक ०९ डिसेंबर २०१९ रोजीच्या ठराव क्र. १२६२९ अन्वये मीजे शिवकर (भाग), चिखले(भाग), कोळखे(भाग), कोळखे पेठ(भाग), कोन(भाग), डेरवली (भाग) आणि पडस्ये (भाग), तालुका पनवेल, जिह्वा रागाड येथे नगररचना प्रयोजन क्रमांक १० (टीपीएस-१०) करण्याकालीन त्याचा उद्देश घोषित केला आहे.

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ६० च्या उप-कलम (२) मध्ये नमूद तरतुदीनुसार टीपीएस-१० करण्याकालीन उद्देशाची घोषणा दिनांक २९.१२.२०२२ रोजीच्या महाराष्ट्र शासन राजपत्र असाधारण (भाग-२) मध्ये आणि दिनांक ०३.०१.२०२३ रोजीच्या स्थानिक वृत्तपत्रे दैनिक "फ्री प्रेस जर्नल" आणि "फ्री प्रेस जर्नल" (Free Press Journal) वार प्रकाशित करण्यात आली आहे.

आणि ज्याअर्थी, संचालक, नगर रचना, महाराष्ट्र राज्य यांनी दिनांक २२.०८.२०२३ रोजीच्या पत्र जा. क्र. वि. सो. नै.नो./नवो.क्र. १०/कलम ६८(१)/टीपीसी-३/१२०९ अन्वये टीपीएस-१० बाबत सद्भावसलत दिली आहे. तसेच पत्र जा.न.नो.क्र. १० बसवताना मंजूर विकास योजनांच्या प्रस्तावांमध्ये झालेल्या बदलांना उक्त अधिनियमाच्या कलम ५९(२) अन्वये मंजुरी दिलेली आहे.

आणि ज्याअर्थी महाराष्ट्र शासनाने उक्त अधिनियमाच्या कलम ५९१ च्या उप-कलम (१) नुसार प्रदान करण्यात आलेल्या अधिकारांचा वापर करून दिनांक १३ सप्टेंबर २०१७ रोजीच्या अधिसूचना क्रमांक टीपीएस-१८१७/९७३/सीआर-१०३/१७/बुटी-१३ अन्वये त्यांच्यातर्फे कलम ६८(२) अंतर्गत शासनात वगैरे अधिकार सिडकोचे उपाध्यक्ष व व्यवस्थापकीय संचालक, बॉना प्रदान केलेले आहेत.

आणि ज्याअर्थी, प्राप्त झालेल्या सुचनांप्रमाणे आवश्यक बदल समाविष्ट केव्यानंतर, प्राकल्प योजना उपाध्यक्ष व व्यवस्थापकीय संचालक यांना उक्त अधिनियमाच्या कलम ६८(१) नुसार दि. २९.११.२०२३ रोजी संतुष्टीसाठी सादर करण्यात आली.

आणि ज्याअर्थी, परीक्षेनेच्या प्रभावी अंमलबजावणीसाठी उक्त अधिनियमाच्या कलम ५९(१)(ख)(iii) अन्वये महाराष्ट्र शासनाने अधिसूचना क्र. टीपीएस-१२१९/२३८२/५.क्र.१६६/११/नवि-१२ दिनांक ३०/१२/२०१९ अन्वये मंजूर अंतिम विकास योजनांच्या विकास नियंत्रण व प्रोत्साहन नियमावलीच्या काही तरतुदींच्या तहकुशीला मंजुरी दिलेली आहे.

आणि ज्याअर्थी उपा व व्.सं. यांनी दि. ०४.१२.२०२३ रोजी उक्त अधिनियमाच्या कलम ६८ च्या उप-कलम (२) नुसार, प्राकल्प योजना मंजूर करण्यापूर्वी संचालक, नगर रचना महाराष्ट्र राज्य यांची सद्भावसलत मागितली आहे.

आणि ज्याअर्थी संचालक, नगर रचना महाराष्ट्र राज्य यांनी दि. २३ फेब्रुवारी २०२३ रोजीचे पत्र जा. क्र. नवो.क्र. १० (प्र.)नै.नो./कलम ६८(१)/५.क्र./२४/टीपीसी-३/१२०९ अन्वये प्राकल्प योजनांच्या संतुष्टीसाठी सद्दा दिली आहे.

म्हणून, आता या अधिसूचनेद्वारे, दि. १३ सप्टेंबर २०१७ च्या अधिसूचने अन्वये राज्य सरकारद्वारे मला प्रदान केलेल्या अधिकारांचा वापर करून पनवेल तालुक्यातील रागाड जिह्वाद्वारे अन्वये मीजे शिवकर (भाग), चिखले(भाग), कोळखे(भाग), कोळखे पेठ(भाग), कोन(भाग), डेरवली (भाग) आणि पडस्ये (भाग) येथे एकसंलग्न अशा प्राकल्प नगररचना प्रयोजन क्रमांक १० (टीपीएस-१०) त्यासाठीच्या विशेष विकास नियंत्रण नियमावलीसह उक्त अधिनियमाच्या कलम ६८ च्या उपकलम (२) अन्वये मंजूर करण्यात येत आहे.

उक्त अधिनियमाच्या कलम ६८ च्या उपकलम (३) नुसार मंजूर प्राकल्प टीपीएस-१० योजनांची प्रारंभिक विशेष नियंत्रण नियमावलीसह नैना कार्यालय, ८ वा मजला, टॉवर नं. १०, बेलापुर रेल्वे स्टेशन संकुल, सीबीडी बेलापुर, नवी मुंबई ४००६१४ येथे कार्यालयीन कामकाजाच्या सर्व दिवशी नागरिकांच्या अवतंकाचार खली उघडण्यात आली आहे. तसेच प्राकल्प टीपीएस-१० सिडकोचे संकेतस्थळ <https://cidco.maharashtra.gov.in/naina> येथेमुद्रा अपलोड केली गेली आहे आणि विहित शुल्क भरल्यानंतर देखील मिळू शकते.

स्थळ : नवी मुंबई

दिनांक : २७/०२/२०२४

नॉटोफिकेशन क्रमांक: निमल, २ व मजला, नरीमन पॉइंट, मुंबई ४०००२१

विषय: निषेध

उपाध्यक्ष तथा व्यवस्थापकीय संचालक,
सिडको

CIDCO/PR/664/2023-24

रायगड नगर

शुक्रवार दि. ८ मार्च २०२४



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA Ltd.

शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित

NOTIFICATION

अधिसूचना

UNDER SECTION 68(2) OF THE MAHARASHTRA
REGIONAL AND TOWN PLANNING ACT, 1966
Town Planning Scheme No. 10 (TPS-10)
No. CIDCO/NAINA/TPS-10/Draft Scheme/2024

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

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

And whereas, the Government of Maharashtra vide Notification No. TPS-1717/MIS-2750/C.R. 51/2019/UD-12, dated 16th September, 2019 has sanctioned the Development Plan (DP) for 151 villages of NAINA under 31(1) of the MR & TP Act, 1966;

And whereas, as per sub-section (1) of Section 60 of the said Act, CIDCO's Board vide Resolution No. 12629, dated 03.12.2022, had declared its intention for making of Town Planning Scheme No. 10 (TPS-10) at part villages of Shivkar, Chikhale, Kolke, Kolke Peth, Kon, Derawali and Palaspe of Taluka Panvel, District Raigad;

And whereas, a notice about declaration of making TPS-10 as per provision in Section 60(2) of the Act, has been published in the Extraordinary official Maharashtra Government Gazette (part-II) dated 29.12.2022 as well as in the daily newspapers "Dainik Kille Raigad" and "Free Press Journal" dated 03.01.2023;

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

And whereas, the Director of Town Planning vide letter या. क्र. नै.नो.क्र. 10 / कलम 61 (1) दि. 01/01/2023 dated 22.03.2023 had offered consultation on TPS-10 also accorded approval for suitable amendment in the sanctioned IDP reservation while making provisions in a draft TPS-10 as per provisions of section 59(2) of the said Act;

And whereas, necessary changes suggested by Director of Town Planning in the consultation have been incorporated in the draft TPS-10;

And whereas, in accordance with provisions of section 61(1) of the said Act, a Notice of making draft TPS-10 had been published in the Extraordinary official Maharashtra Government Gazette (part-II) dated 05.03.2023 and in local newspapers for inviting suggestions/objections within one month of notice in accordance with the provisions of section 67 of the said Act;

And whereas, the Government of Maharashtra in exercise of powers conferred by sub-section (1) of section 151 of the said Act, vide Notification No. TPS-1817/973/CR-103/17/UD-13 dated 13th September 2017 had delegated the powers exercisable by it under section 68(2) of the said Act to Managing Director, CIDCO (hereinafter will be referred to as "VC&MD");

And whereas, after incorporating necessary changes as per suggestions received, the draft scheme has been submitted to VC&MD for sanction in accordance with section 68(1) of the said Act on 29th November 2023;

And whereas, the Government of Maharashtra vide Notification No. टीपीएस-१२१६/१८२४/प्र.क्र.६८/१९/नवि १२ दिनांक २०/१२/२०१९ has sanctioned the suspension of certain regulations of Development Control and Promotion Regulations of Interim Development Plan of NAINA corresponding to proposed special DCR of TPS-10 in accordance with section 59(1)(b)(iii) of the Act for the proper carrying out of the scheme;

And whereas, in accordance with sub-section (2) of section 68 of the said Act, VC&MD has sought consultation of Director of Town Planning, Maharashtra State dated on 04.12.2023 prior to sanction of Draft Scheme;

And whereas, the Director of Town Planning vide letter No. या. क्र. नवो.क्र. १०/प्र.नै.नो.क्र. ६८(१)/प्र.क्र./२४/टीपीसी-३/१२०९, dated 23.02.2024 has given his consultation for sanction of Draft TPS-10;

Therefore, now in accordance with the powers delegated to me by the State Government vide Notification dated 13th September 2017, the Draft Town Planning Scheme No. 10 (TPS-10) at part villages of Shivkar, Chikhale, Kolke, Kolke Peth, Kon, Derawali and Palaspe of Taluka Panvel, District Raigad is hereby sanctioned under section 68(2) of the MR & TP Act, 1966 along with corresponding Special Development Control Regulations.

Copy of sanctioned draft TPS-10 along with corresponding special DCRs are made available for inspection by the public during office hours on all working days in the office NAINA, 8th floor, Tower No. 10, Belapur Railway Station Complex, CBD Belapur, Navi Mumbai 400614 in accordance with sub-section (3) of section 68 of the said Act. The same is also uploaded on website of CIDCO i.e. <https://cidco.maharashtra.gov.in/naina> and further can be obtained on payment of prescribed fees.

Place: Navi Mumbai

Date: 27/02/2024

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

Vijay Singhal
Vice Chairman & Managing Director,
CIDCO

CIN - U99999 MH 1970 SGC-014574

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महाराष्ट्र प्रादेशिक नियोजन आणि नगररचना अधिनियम १९६६ (यहा अधिनियम XXXVII, 1966) (वेबपुट पुढे उक्त अधिनियम असे निर्दिष्ट करण्यात येईल), च्या कलम ५० च्या उपकलम (१) मधील खंड (ब) द्वारा प्रदान करण्यात आलेल्या अधिकारांचा वापर करून महाराष्ट्र शासनाच्या नगर विकास विभाग (नविन) ने अधिसूचना क्रमांक टीपीएस-१०२४/४७५/प्र.क्र.-१८/१२/नवि-१२, दिनांक १० जानेवारी, २०१३ व रेव्होपेकी झालेल्या सुधारणा अन्वये त्यात नमूद केलेल्याप्रमाणे, नवी मुंबई विमानतळ प्रसारित अधिसूचित क्षेत्र (नैना), (वेबपुट पुढे उक्त क्षेत्र असे निर्दिष्ट करण्यात येईल) साठी शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित (महाराष्ट्र शासनाच्या मालकीची व नियंत्रणखालील कंपनी) म्हणून निवडकोची विशेष नियोजन प्राधिकरण (वेबपुट पुढे वि.नि.प्र.असे निर्दिष्ट करण्यात येईल) म्हणून नेमणूक केली आहे.

आणि ज्याअर्शी महाराष्ट्र शासनाने अधिसूचना क्र. टीपीएस-१२१५/२४५/सीआर-३३२/२०१५/एस.एस./बुटी-१२, दिनांक २७ एप्रिल २०१७ नुसार नैनातील २३ गावांसाठी अंतीम विकास आराखडा मंजूर केला आहे. आणि अधिसूचना क्र. टीपीएस. १२१५/२४५/प्र.क्र. ३३२/१६/टी.पी./नवि-१२ दिनांक १ मार्च २०१९ अन्वये अधिनियमाच्या कलम ३१ च्या उपकलम (१) नुसार अंतीम विकास आराखड्याचा काळखले भाग मंजूर केले आहेत.

आणि ज्याअर्शी महाराष्ट्र शासनाने अधिसूचना क्र. टीपीएस-१७१७/एसएसएस २७५०/सीआर-११/२०१९/बुटी-१२, दिनांक १६ सप्टेंबर, २०१९ नुसार नैनातील १५१ गावांसाठी विकास आराखडा मंजूर केला आहे.

आणि ज्याअर्शी, अधिनियमातील कलम ६० च्या उप-कलम (१) नुसार निवडकोच्या संचालक मंडळाने दिनांक ०९ डिसेंबर २०१९ रोजीच्या ठाव क्र. १२६१९ अन्वये मोठे शिवकर (भाग), चिखले(भाग), कोळखे(भाग), कोळखे पेठ(भाग), कोन(भाग), डेरवली (भाग) आणि पळसे (भाग), सातुका रवेल, झिहा रायगड येथे नगररचना परियोजना क्रमांक १० (टीपीएस-१०) करण्यासाठी त्याचा उद्देश घोषित केला आहे.

आणि ज्याअर्शी, उक्त अधिनियमाच्या कलम ६० च्या उप-कलम (२) मध्ये नमूद तरतुदीनुसार टीपीएस-१० करण्याच्या उद्देशासाठी घोषणा दिनांक २९.१२.२०२२ रोजीच्या महाराष्ट्र शासन राजपत्र असाधारण (भाग-२) मध्ये आणि दिनांक ०३.०१.२०२३ रोजीच्या स्थानिक वृत्तपत्र "फ्री प्रेस जर्नल" आणि "फ्री प्रेस जर्नल" (Free Press Journal) वार प्रकाशित करण्यात आली आहे.

आणि ज्याअर्शी, संचालक, नगर रचना, महाराष्ट्र राज्य यांनी दिनांक २२.०८.२०२३ रोजीच्या पत्र या. क्र. वि. नो. नैना/नवो.क्र. १० / कलम ६८ (१) / टीपीसी-३/१२०९ अन्वये टीपीएस-१० बाबत सल्लागार दिली आहे. तसेच प्र.न.प्र.नो.क्र. १० बनवताना मंजूर विकास योजनांच्या प्रस्तावांमध्ये झालेल्या बदलांना उक्त अधिनियमाच्या कलम ५९(२) अन्वये मंजुरी दिलेली आहे.

आणि ज्याअर्शी महाराष्ट्र शासनाने उक्त अधिनियमाच्या कलम १५१ च्या उप-कलम (१) नुसार प्रदान करण्यात आलेल्या अधिकारांचा वापर करून दिनांक १३ सप्टेंबर २०१७ रोजीच्या अधिसूचना क्रमांक टीपीएस-१८१७/४७३ / सीआर-१०३/१७/बुटी-१३ अन्वये त्यांचाच.कलम ६८(२) अंतर्गत वापरण्यात येणारे अधिकार निवडकोचे उपाध्यक्ष व व्यवस्थापकीय संचालक, बांदा प्रदान केलेले आहेत.

आणि ज्याअर्शी, प्राप्त झालेल्या सुधारणांप्रमाणे आवश्यक बदल समाविष्ट करण्यातून, प्राकल्प उपाध्यक्ष व व्यवस्थापकीय संचालक यांना उक्त अधिनियमाच्या कलम ६८(१) नुसार दि. २९.११.२०२३ रोजी मंजुरीसाठी सादर करवात आली.

आणि ज्याअर्शी, परीक्षेच्या प्रभावी अंमलबजावणीसाठी उक्त अधिनियमाच्या कलम ५९(१)(ख)(iii) अन्वये महाराष्ट्र शासनाने अधिसूचना क्र. टीपीएस-१२१६/२४८२/प्र.क्र.१८६/१९/नवि-१२ दिनांक ३०/१२/२०१९ अन्वये मंजूर अंतीम विकास योजनांच्या विकास निबंधन व प्रस्तावना नियमावलीच्या काही तरतुदींच्या तहकुशीला मंजुरी दिलेली आहे.

आणि ज्याअर्शी उक्त व ख. सं. यांनी दि. ०४.१२.२०२३ रोजी उक्त अधिनियमाच्या कलम ६८ च्या उप-कलम (२) नुसार, प्राकल्प योजना मंजूर करण्यासाठी संचालक, नगर रचना महाराष्ट्र राज्य यांची सल्लागारता मागिलेली आहे.

आणि ज्याअर्शी, महाराष्ट्र राज्य यांनी दि. २३ फेब्रुवारी २०२४ रोजीचे पत्र. या. क्र. नवो.क्र. १० (प्र.) नैना / कलम ६८(१)/प्र.क्र./२४/टीपीसी-३/१२०९ अन्वये प्राकल्प योजनांच्या मंजुरीसाठी सल्ला दिला आहे.

म्हणून, आता वा अधिसूचनेद्वारे, दि १३ सप्टेंबर २०१७ च्या अधिसूचने अन्वये राज्य सरकारद्वारे मला प्रदान केलेल्या अधिकारांचा वापर करून पसलेत तालुक्यातील रायगड जिह्यातील अन्वये मोठे शिवकर (भाग), चिखले(भाग), कोळखे(भाग), कोळखे पेठ(भाग), कोन(भाग), डेरवली (भाग) आणि पळसे (भाग) येथे एकसंख्य अशा प्राकल्प नगररचना परियोजना क्रमांक १० (टीपीएस-१०) त्यासोबतच्या विशेष विकास निबंधन नियमावलीसह उक्त अधिनियमाच्या कलम ६८ च्या उपकलम (२) अन्वये मंजूर करण्यात येत आहे.

उक्त अधिनियमाच्या कलम ६८ च्या उपकलम (३) नुसार मंजूर प्राकल्प टीपीएस-१० योजनांची प्रत संबंधित विशेष नियोजन नियमावलीसह नैना कार्यालय, ८ वा मजला, टॉवर नं. १०, बेलापूर रेल्वे स्टेशन संकुल, सीबीडी बेलापूर, नवी मुंबई ४००६१४ येथे कार्यालयीन कामकाजाच्या सर्व दिवशी नागरीकांच्या अवतीकनाथ खुली ठेवण्यात आली आहे. तसेच प्राकल्प टीपीएस-१० निवडकोचे संकेतस्थळ <https://cidco.maharashtra.gov.in/naina> वेबपुटद्वारे अपलोड केली गेली आहे आणि विहित शुल्क भरल्यानंतर देखील मिळू शकते.

स्थळ : नवी मुंबई

दिनांक : २७/०२/२०२४

मोदीकृत कार्यालय: निमल, २ वा मजला, नरिमन पॉइंट, मुंबई ४०००२१

विजय सिंगल
उपाध्यक्ष तथा व्यवस्थापकीय संचालक,
निवडको

CIDCO/PR/664/2023-24

Annexure 8: Gazette- Appointment of Arbitrator

महाराष्ट्र शासन राजपत्र भाग एक—कोकण विभागीय पुरवणी, गुरुवार ते बुधवार, ऑगस्ट ८-१४, २०२४/श्रावण १७-२३, शके १९४६ १५

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, 4th Floor, Main Building, Mumbai 400 032, dated 12th July 2024.

NOTIFICATION

No. TPS-1224/821/C.R.58/24/UD-12.— Whereas, the Draft Town Planning Scheme No. 10 of villages Shivkar (pt), Chikhale (pt), Kolkhe (pt), Kolkhe Peth (pt), Kon (pt), Derawali (pt) and Palaspe (pt), Taluka Panvel, Dist. Raigad has been sanctioned by the Vice Chairman and Managing Director, CIDCO vide Notification No. CIDCO/ NAINA/TPS-10/Draft Scheme/2024, dated the 27th February 2024, under sub-section (2) of the section 68 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as " the said Act ") as per the powers delegated under section 151(1) by the Government in Urban Development Department vide Notification No. TPS-1817/973 /C.R.103/17/UD-13, dated 13th September 2017 of the said Act and has published in *Government Gazette* dated 27th February 2024 (hereinafter referred to as " the said Draft Scheme ");

And whereas, as per the provisions of section 72(1) of the said Act, it is necessary to appoint an Arbitrator, within one month from the date on which the said Draft Scheme is published in the *Government Gazette* excluding the period as per section 148-A of the said Act ;

And whereas, Shri Abhiraj Girkar, Retired Joint Director of Town Planning has given his consent to act as an Arbitrator for the said Draft Scheme.

Now therefore, in exercise of the powers conferred by sub-section (1) of section 72 of the said Act, read with Rule No.11 of the Maharashtra Town Planning Scheme Rules, 1974, the Government of Maharashtra hereby, appoints Shri Abhiraj Girkar, Retired Joint Director of Town Planning as an Arbitrator for the said Draft Scheme with immediate effect. His salary and allowances will be as per the Government order No. MISC-2715/C.R.100/13, dated 17th December 2016 and further directs the CIDCO to extend all reasonable assistance to the Arbitrator and also provide him with an independent office and other necessary perks to carry out duties cast upon him in the time bound manner and bear the cost on such items.

By order and in the name of the Governor of Maharashtra,

SANDEEP JOSHI,
Section Officer.

Annexure 8: Commencement of duty by the Arbitrator

महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, सप्टेंबर २६, २०२४/आश्विन ४, शके १९४६

३

THE ARBITRATOR, TOWN PLANNING SCHEME, NAINA NO. 10

[Shivkar (pt), Chikhale(pt), Kolkhe (pt), Kolkhe Peth (pt), Kon (pt), Derawali (pt) and Palaspe (pt)]
Public Notice

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

No. ARB/TPS-10/GEN/2024/01

The draft Town Planning Scheme No.10 of NAINA at village (Shivkar (pt), Chikhale (pt), Kolkhe (pt), Kolkhe Peth (pt), Kon (pt), Derawali (pt) and Palaspe (pt) of Taluka Panvel, District Raigad has been sanctioned by the Vice, Chairman and Managing Director, CIDCO under sub-section (2) of section 68 of the Maharashtra Regional and Town Planning Act, 1966 (hereafter referred to as "the said Act") vide Notification No. CIDCO/NAINA/TPS10/Draft Scheme/2024 dated 27th February, 2024, in exercise of the powers delegated to him by Urban Development Department vide Notification No.TPS-1817/973/C.R.103/17/UD-13, dated 13th September, 2017. The said Notification is published in *Maharashtra Government Gazette*, Extraordinary, Part-II dated 27th February, 2024.

The Government of Maharashtra in Urban Development Department has appointed Shri Abhiraj Girkar, Retired Joint Director of Town Planning as the Arbitrator for the said sanctioned Draft Scheme vide Notification No. TPS-1224/821/C.R.58/24/UD-12 dated 12th July 2024 under sub-section (1) of Section 72 of the said Act. This Notification has been appeared in the *Maharashtra Government Gazette*, Konkan Division supplement, Part -I, dated 8-14 August 2024.

I, the undersigned therefore in accordance with Rule No.13 of Maharashtra Town Planning Schemes Rules 1974, declare by this Notice that, I have commenced the duties as Arbitrator for Town Planning Scheme No. 10 of NAINA at village [Shivkar (pt), Chikhale (pt), Kolkhe (pt), Kolkhe Peth (pt), Kon (pt), Derawali (pt) and Palaspe (pt) from 5th September, 2024.

All the owners of the lands included in this Town Planning Scheme will be served with special notice in form No.4 to submit their suggestions or objections in respect of proposals of the sanctioned draft Town Planning Scheme in due course.

Those owners or interested persons of the lands included in the Town Planning Scheme No.10, who have been injuriously affected by making of this scheme are hereby informed that they shall be entitled to make a claim of compensation as per Section 102 of the Maharashtra Regional & Town Planning Act, 1966, before the undersigned within a period of 60 days from the date of appearing this Notice in the *Maharashtra Government Gazette*.

It is hereby declared that the said draft Town Planning Scheme No.10 shall be sub-divided in to a preliminary scheme and final scheme as per the provision under Section 72 of the said act and processed further.

ABHIRAJ GIRKAR,

ARBITRATOR,

Town Planning Scheme No. 10 NAINA,
Shivkar (pt), Chikhale (pt), Kolkhe (pt), Kolkhe Peth (pt),
Kon (pt), Derawali (pt) and Palaspe (pt).

Place : NAINA Office, 7th floor, Tower No. 10,
Belapur Railway Station Complex,
C.B.D. Belapur- 400 614,
Dated 5th September 2024.

Annexure 9: Newspaper Notice of Commencement of duty by the Arbitrator

Newsband

NAVI MUMBAI, THANE, URAN, PANVEL, RAIGAD

Thursday, 3 October 2024

5



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA Ltd.

शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित

PUBLIC NOTICE

जाहीर सूचना

THE ARBITRATOR, TOWN PLANNING SCHEME, NAINA NO. 10

(Shivkar (pt), Chikhale (pt), Kolke (pt), Kolke Peth (pt), Kon (pt), Derawali (pt) and Palaspe (pt))

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

No. ARB/TPS-10/GEN/2024/01

The draft Town Planning Scheme No. 10 of NAINA at village (Shivkar (pt), Chikhale (pt), Kolke (pt), Kolke Peth (pt), Kon (pt), Derawali (pt) and Palaspe (pt)) of Taluka - Panvel, District - Raigad has been sanctioned by the Vice Chairman & Managing Director, CIDCO under sub Section (2) of section 86 of the Maharashtra Regional & Town Planning Act, 1966 (hereafter referred to as "the said Act") vide Notification No. CIDCO/NAINA/TPS10/Draft Scheme/2024 dated 27th February, 2024, in exercise of the powers delegated to him by Urban Development Department vide Notification No. TPS-1817/973/C.R. 103/17/UD-13, dated 13th September, 2017. The said Notification is published in Maharashtra Government Gazette, Extraordinary, Part-I, dated 27th February, 2024.

The Government of Maharashtra in Urban Development Department has appointed Shri. Ashiraj Girkar, Retired Joint Director of Town Planning as the Arbitrator for the said sanctioned Draft Scheme vide Notification No. TPS-1224/821/C.R.58/24/UD-12 dated 12th July 2024 under sub-section (1) of Section 72 of the said Act. This Notification has been appeared in the Maharashtra Government Gazette, Konkani Division supplement, Part-I, dated 8-14 August 2024.

I, the undersigned therefore in accordance with Rule No. 13 of Maharashtra Town Planning Schemes Rules 1974, declare by this Notice that I have commenced the duties as Arbitrator for Town Planning Scheme No. 10 of NAINA at village (Shivkar (pt), Chikhale (pt), Kolke (pt), Kolke Peth (pt), Kon (pt), Derawali (pt) and Palaspe (pt)) from 5th September, 2024.

All the owners of the lands included in this Town Planning Scheme will be served with special notice in form No. 4 to submit their suggestions or objections in respect of proposals of the sanctioned draft Town Planning Scheme in due course.

Those owners or interested persons of the lands included in the Town Planning Scheme No. 10, who have been injuriously affected by making of this scheme are hereby informed that they shall be entitled to make a claim of compensation as per Section 102 of the Maharashtra Regional & Town Planning Act, 1966, before the undersigned within a period of 60 days from the date of appearing this Notice in the Maharashtra Government Gazette.

It is hereby declared that the said draft Town Planning Scheme No. 10 shall be sub-divided in to a preliminary scheme and final scheme as per the provision under Section 72 of the said act and processed further.

Date : 5th September 2024.

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

ABHIRAJ GIRKAR,
ARBITRATOR.

Town Planning Scheme No. 10 NAINA
Shivkar (pt), Chikhale (pt), Kolke (pt),
Kolke Peth (pt), Kon (pt), Derawali (pt)
and Palaspe (pt).

CIN - U89989 MH 1970 SGC-014574
www.cidco.maharashtra.gov.in

लवाड, नगर रचना परि योजना क्र. १०
शिवकर (भागा), चिखले (भागा), कोळखे पेठ (भागा), कोन (भागा), डेरवाली (भागा)
आणि पळसे (भागा) यांचे कार्यालय

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

क्रमांक: लवाड /नस्यो-१०/साधारण/२०२४/०१

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ (सम १९६६ चा महाराष्ट्र अधिनियम क्र. ३७ च्या कलम ६८ (२) मधील तरतुदीनुसार) ग्राम नगर रचना योजना सिडको नैना क्र. १० ही योजना उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको, यांचेकडील अधिष्ठाता क्रमांक सिडको/नैना/टीपीएस-१०/ग्रा. यो./ २०२४ दिनांक २७ फेब्रुवारी २०२४ प्रमाणे मंजूर केली आहे. उक्त अधिष्ठाता ही महाराष्ट्र शासन राजधानी अधिष्ठाता भागा-२ मध्ये दिनांक २७ नोव्हेंबर २०२४ रोजी प्रसिद्ध झालेली आहे.

अधिनियम नगर रचना योजनेतील सर्व संबंधितांना या सूचनेद्वारे जाहीर करण्यात येते की, कलम ७२ मधील तरतुदीप्रमाणे, ग्राम नगर रचना योजना नैना क्र. १० ला अंतिम स्वरूप देण्यासाठी निम्नस्वाक्षरीकार यांची लवाद म्हणून नगर विकास विभाग, महाराष्ट्र शासन यांचेकडील कलम ७२(१) खालील अधिष्ठाता क्र.टीपीएस-१२२४/८२१/प्र.क्र. ५८/२४/नवि -१२ दिनांक १२ जुलै २०२४ अन्वये निवृत्ती केली असून सदर अधिष्ठाता दिनांक ८-१४ ऑगस्ट २०२४ रोजी महाराष्ट्र शासन राजधानी विभाग पुण्या, यावर प्रसिद्ध झालेली आहे.

तसेच सर्व हितसंबंधितांना, महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ च्या कलम ७२ मधील तरतुदीनुसार आणि त्या अंतर्गत केलेल्या महाराष्ट्र नगर रचना योजना नियम, १९७४ च्या नियम १३ नुसार, या सूचनेद्वारे जाहीर कळविण्यात येते की, आज दिनांक ०५/०९/२०२४ रोजी निवृत्तीक वार यांनी वरील योजने संदर्भात लवादिय कामकाज सुरुवात केली आहे आणि या योजनेमुळे बाधित झालेल्या जमीन धारकांना प्रत्यक्ष हस्त राहून आपले म्हणणे मांडण्यासाठी यथावकाश फार्म क्र. ४ मधील लेखी सूचनेद्वारे त्यांचेकडून कळविण्यात येणार आहे.

वरील प्रमाणे योजना तयार केल्यामुळे, ज्या जमीन धारकांच्या कोणत्याही मिल्कती बाधित (Injurious Affected) होतील आणि त्यामुळे कलम १०२ प्रमाणे याचद्वारे मोबदला देणे असेल त्यांनी निम्नस्वाक्षरीकार यांचेकडे, सदर नोटीस महाराष्ट्र शासन राजधानी प्रसिद्ध झाल्याच्या ताखेनुसार ६० दिवसांच्या आत, त्यांची मागणी दाखल करणे आवश्यक राहील.

तसेच याद्वारे जाहीर करण्यात येते की, वरील शासन मंजूर प्रमाणे योजना अंतिम करण्यासंदर्भात, अधिनियमाच्या कलम ७२ मधील तरतुदीप्रमाणे कार्यवाही करताना, या योजनेची प्रगती: प्राथमिक न.१. यो आणि अंतिम न.२. यो याप्रमाणे उर्वारभागी कलम तदन्तर्गत पुढील वैधानिक कार्यवाही करण्यात येणार आहे.

(अभिभावक मिळकर)

लवाद

दिनांक- ०५ सप्टेंबर २०२४

पत्ता : नैना कार्यालय, टॉवर नं. १०,

सातवा मजला, बेलापूर रेल्वे स्टेशन संकुल,

सीवीडी बेलपूर - नवी मुंबई - ४००६१४

नगर रचना परि योजना क्र. १० (नैना)
शिवकर (भागा), चिखले (भागा), कोळखे (भागा),
कोन (भागा), डेरवाली (भागा) आणि
पळसे (भागा)

CIDCO/PR/267/2024-25



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA Ltd.

शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित

PUBLIC NOTICE

THE ARBITRATOR, TOWN PLANNING SCHEME, NAINA NO. 10

(Shivkar (pt), Chikhale (pt), Kolkhe (pt), Kolkhe Petli (pt), Kon (pt), Derawali (pt) and Palasppe (pt))

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

No. ARB/TPS-10/GEN/2024/01

The draft Town Planning Scheme No. 10 of NAINA at village (Shivkar (pt), Chikhale (pt), Kolkhe (pt), Kolkhe Petli (pt), Kon (pt), Derawali (pt) and Palasppe (pt) of Taluka - Parvati, District - Raigad has been sanctioned by the Vice Chairman & Managing Director, CIDCO under sub Section (2) of section 88 of the Maharashtra Regional & Town Planning Act, 1966 (hereafter referred to as "the said Act") vide Notification No. CIDCO/NAINA/TPS10/Draft Scheme/2024 dated 27th February, 2024, in exercise of the powers delegated to him by Urban Development Department vide Notification No. TPS-18/17/93/C.R. 103/17/UD-13, dated 13th September, 2017. The said Notification is published in Maharashtra Government Gazette, Extraordinary, Part-I, dated 27th February, 2024.

The Government of Maharashtra in Urban Development Department has appointed Shri. Abhiraj Girkar, Retired Joint Director of Town Planning as the Arbitrator for the said sanctioned Draft Scheme vide Notification No. TPS-1224/821/C.R.58/24/UD-12 dated 12th July 2024 under sub-section (1) of Section 72 of the said Act. This Notification has been appeared in the Maharashtra Government Gazette, Konkani Division supplement, Part-I, dated 8-14 August 2024.

I, the undersigned therefore in accordance with Rule No. 13 of Maharashtra Town Planning Schemes Rules, 1974, declare by this Notice that I have commenced the duties as Arbitrator for Town Planning Scheme No. 10 of NAINA at village (Shivkar (pt), Chikhale (pt), Kolkhe (pt), Kolkhe Petli (pt), Kon (pt), Derawali (pt) and Palasppe (pt) from 5th September, 2024.

All the owners of the lands included in this Town Planning Scheme will be served with special notice in form No. 4 to submit their suggestions or objections in respect of proposals of the sanctioned draft Town Planning Scheme in due course.

Those owners or interested persons of the lands included in the Town Planning Scheme No. 10, who have been injuriously affected by making of this scheme are hereby informed that they shall be entitled to make a claim of compensation as per Section 102 of the Maharashtra Regional & Town Planning Act, 1966, before the undersigned within a period of 60 days from the date of appearing this Notice in the Maharashtra Government Gazette.

It is hereby declared that the said draft Town Planning Scheme No. 10 shall be sub-divided in to a preliminary scheme and final scheme as per the provision under Section 72 of the said act and processed further.

Date : 5th September 2024.

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

ABHIRAJ GIRKAR,

ARBITRATOR,

Town Planning Scheme No. 10 NAINA
Shivkar (pt), Chikhale (pt), Kolkhe (pt),
Kolke Petli (pt), Kon (pt), Derawali (pt)
and Palasppe (pt).

CIN - U99999 MH 1970 SGC-014574

www.cidco.maharashtra.gov.in

जाहीर सूचना

लवाड, नगर रचना परिगोजना क्र. १०
शिवकर (भाग), चिखले (भाग), कोळखे पेठ (भाग), कोन (भाग), डेरवाली (भाग)
आणि पळस्प (भाग) याचे कार्यालय

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

क्रमांक: लवाड /सस्यो-१०/साधारण/२०२४/०१

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ (सं. १९६६ चा महाराष्ट्र अधिनियम क्र. ३७ च्या कलम ६८ (२) मधील तरतुदीनुसार प्रसार नगर रचना योजना (सिडको नैना क्र. १० ही योजना उपग्रह व व्यवस्थापकीय संचालक, सिडको, यांचेकडील अधिपत्या क्रमांक सिडको/नैना/टीपीएस-१०/या. क्र. / २०२४ दिनांक २७ फेब्रुवारी २०२४ प्रमाणे मंजूर केली आहे. उक्त अधिसूचना ही महाराष्ट्र शासन राज्यघरात असाधारण भाग- २ मध्ये दिनांक २७ नोव्हेंबर २०२४ रोजी प्रसिद्ध झालेली आहे.

अतिरिष्ट नगर रचना योजनेतील सर्व संबंधितांना या सूचनेद्वारे जाहीर करण्यात येते की, कलम ७२ मधील तरतुदीप्रमाणे, प्रसार नगर रचना योजना नैना क्र. १० च्या अंतिम स्वरूप देण्यासाठी निम्नस्वाक्षरीकर याची लवाड म्हणून नगर विकास विभाग, महाराष्ट्र शासन यांचेकडील काम क्र. १० खालील अधिसूचना क्र. टीपीएस-१२२४/८२१/या. क्र. ५८/२४/नवि -१२ दिनांक १२ जुलै २०२४ अन्वये निवृत्ती केली असून सदर अधिसूचना दिनांक ८-१४ ऑगस्ट २०२४ रोजीच महाराष्ट्र शासन राज्यघरात कोणता विभाग पुढणी, यावर प्रसिद्ध झालेली आहे.

तसेच सर्व हितसंबंधितांना, महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ च्या कलम ७२ मधील तरतुदीनुसार आणि त्याअंतर्गत केलेल्या महाराष्ट्र नगर रचना योजना नियम, १९७४ च्या नियम १३ नुसार, या सूचनेद्वारे जाहीर कळविण्यात येते की, आठ दिनांक ०५/०९/२०२४ रोजी निवृत्तीलवाड याची वरील योजना सदरनेत लवाडीय कामकाजस सुरुवात केली आहे आणि या योजनेमुळे बाधित झालेल्या जमीन धारकांना प्रत्यक्ष हजर राहून आपले म्हणणे मांडण्यासाठी यथावकाश फॉर्म क्र. ४ मधील लेखी सूचनेद्वारे त्यांचेकडून कळविण्यात येणार आहे.

वरील प्रमाणे योजना तयार केल्यामुळे, त्या जमीन धारकांच्या कोणत्याही मिल्कती बाधित (Injurious Affected) होतिल आणि त्यामुळे कलम १०२ प्रमाणे वास्तव्यीत मोबदला देय असेल त्यांनी निम्नस्वाक्षरीकर यांचेकडे, सदर नोटीस महाराष्ट्र शासन राज्यघरात प्रसिद्ध झाल्याच्या तारखेप्रमाणे ६० दिवसांच्या आत, त्यांची मागणी दाखल करणे आवश्यक राहिल.

तसेच याद्वारे जाहीर करण्यात येते की, वरील शासन मंजूर प्रसार योजना अंतिम कार्यावास्तवीन, अधिनियमाच्या कलम ७२ मधील तरतुदीप्रमाणे कारवाही करताना, या योजनेची प्रथमतः प्रारंभिक न.२. यो आणि अंतिम न.२. यो याप्रमाणे उपविभागीय करून तदन्तर्गत वृद्धित वैधानिक कारवाही करण्यात येणार आहे.

दिनांक- ०५ सप्टेंबर २०२४

पला : नैना कार्यालय, टॉवर नं. १०,

सातवा मजला, बेलपूर रेल्वे स्टेशन संकुल,
सीबीडी बेलपूर - नवी मुंबई - ४००६१४

(अभिजात शिर्कर)

लवाड

नगर रचना परिगोजना क्र. १० (नैना)
शिवकर (भाग), चिखले (भाग), कोळखे (भाग),
कोळखे पेठ (भाग), कोन (भाग), डेरवाली (भाग) आणि
पळस्प (भाग)

CIDCO/PR/267/2024-25

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Annexure 12: Newspaper notification of third hearing

गुरुवार, ५ जून २०२५ **लोकसत्ता****‘नैना’च्या लवाद सुनावणीला मुदतवाढ****लोकसत्ता प्रतिनिधी**

नवी मुंबई: नवी मुंबई आंतरराष्ट्रीय विमानतळाच्या प्रभाव क्षेत्रात राबविण्यात येणाऱ्या नैना प्रकल्पातील नगररचना योजना क्रमांक ८ ते १२ साठीच्या लवाद सुनावणीची अंतिम मुदत ३० जून पर्यंत वाढवण्यात आली आहे. सिडको मंडळाने ही मुदतवाढ जाहीर करताना सर्व संबंधित जमीनधारक, नागरिक व हितधारकांना सक्रिय सहभागासाठी आवाहन केले आहे.

सिडकोची विशेष नियोजन प्राधिकरण म्हणून शासनामार्फत १० जानेवारी २०१३ रोजी नियुक्ती करण्यात आली होती. या नियोजन

अखेरची संधी

सिडकोने स्पष्ट केले आहे की, ही अंतिम मुदत असून, त्यानंतर सुनावणीसाठी कोणतीही अतिरिक्त संधी उपलब्ध होणार नाही. त्यामुळे सर्व संबंधितांनी ही संधी साधून आपली मते, हरकती व प्रस्ताव सादर करण्याचे आवाहन करण्यात आले आहे.

प्रक्रियेत सध्या नैना क्षेत्रात एकूण १२ नगररचना योजना राबविण्यात येत आहेत. यातील योजना क्र. ८, ९, १०, ११ व १२ या टप्प्यातील लवाद सुनावणी अंतिम टप्प्यात आली आहे.

पूर्वी निश्चित केलेल्या सुनावणीमध्ये काही भूधारक सहभागी होऊ शकले नव्हते, म्हणून त्यांना अंतिम संधी म्हणून आधी ३० मे पर्यंत मुदतवाढ देण्यात आली होती. आता काही राजकीय पक्षांचे प्रतिनिधी आणि लोकप्रतिनिधींच्या विनंतीनुसार ही मुदतवाढ देण्यात आली आहे.

सुनावणीसाठी आवश्यक कागदपत्रांसह सीबीडी बेलापूर येथील रेल्वे स्थानक संकुलातील सिडको नैना कार्यालय, टॉवर क्रमांक १०, ७ वा मजला येथे सकाळी ११ ते संध्याकाळी ५ या वेळेत संपर्क साधावा, असे आवाहन सिडको प्रशासनाने केले आहे.

Annexure 13: Subdivision of the Scheme u/s 72 (3)

OFFICE OF THE ARBITRATOR**TOWN PLANNING SCHEME NO. 10, NAINA**

(at part villages of Shivkar, Chikhale, Kolkhe, Kolkhe Peth, Kon, Derawali and Palaspe)

No. ARB/TPS-10/GEN/2025/ 686

29.04.2025

The Maharashtra Regional & Town Planning Act, 1966

(Under sub-section (3) of section 72)

ORDER

The draft Town Planning Scheme, NAINA No. 10 (Shivkar, Chikhale, Kolkhe, Kolkhe Peth, Kon, Derawali and Palaspe) has been sanctioned under section 68(2) of the Maharashtra Regional and Town Planning Act, 1966 vide Notification CIDCO/NAINA/TPS10/Draft Scheme/2024 dated 27th February, 2024, by the Vice Chairman and Managing Director, CIDCO under the powers conferred on him vide Urban Development Department Notification No. TPS/1817/973/CR-103/17/UD-13 dated 13th September, 2017.

Further, the undersigned has been appointed under section 72(1) of the said Act as the Arbitrator for carrying out the duties in respect of the said sanctioned draft Town Planning Scheme vide Urban Development Department Notification No. TPS-1224/821/C.R.58/24/UD-12 dated 12th July 2024.

Accordingly, the undersigned has commenced the duties in respect of the said Town Planning Scheme w.e.f. 5th September, 2024 and has served special notices in the prescribed Form No. 4 upon all the land owners and has given hearing and recorded minutes as required under rule 13 of the Maharashtra Town Planning Schemes Rules, 1974.

Now, I, the undersigned as Arbitrator, has subdivided the sanctioned draft Town Planning Scheme, NAINA No. 10 (Shivkar, Chikhale, Kolkhe, Kolkhe Peth, Kon, Derawali and Palaspe) into Preliminary Scheme and Final Scheme as provided under sub-section (3) of section 72 of the Maharashtra Regional and Town Planning Act, 1966 on 29th April, 2025.



(Abhiraj Girkar)

Arbitrator,

NAINA, Town Planning Scheme No. 10

(Shivkar, Chikhale, Kolkhe, Kolkhe Peth,
Kon, Derawali and Palaspe)

CIDCO, NAINA Office, 7th floor, Tower No. 10, Belapur Railway Station Complex, C.B.D. Belapur,
Navi Mumbai - 400614.

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

RNI No. MAHBIL /2012/46121



महाराष्ट्र शासन राजपत्र

असाधारण भाग दोन

वर्ष ११, अंक ६८(२)]

गुरुवार, सप्टेंबर १८, २०२५/भाद्रपद २७, शके १९४७

[पृष्ठे ४, किंमत : रुपये १२.००

असाधारण क्रमांक १३३

प्राधिकृत प्रकाशन

लवाद, नैना-नगररचना परियोजना क्र. १०

जाहीर सूचना

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

प्रारंभिक नगररचना परियोजना नैना क्र. १०,

शिवकर (भाग), चिखले (भाग), कोळखे (भाग), कोळखे पेठ (भाग), कोन (भाग), डेरवली (भाग) आणि पळसपे (भाग)

क्रमांक लवाद/नरयो- १०/ नैना /प्रारंभिक/ निवाडा/२०२५/७०६

ज्याअर्थी, प्रारूप नगररचना परियोजना नैना क्र. १०, शिवकर (भाग), चिखले (भाग), कोळखे (भाग), कोळखे पेठ (भाग), कोन (भाग), डेरवली (भाग) आणि पळसपे (भाग), ही उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको, यांनी नगरविकास विभाग, अधिसूचना क्र. टीपीएस/१८१७/९७३/प्र.क्र. १०३/१७/नवि-१३, दि. १३ सप्टेंबर २०१७ अन्वये त्यांना प्राप्त झालेल्या अधिकाराचा वापर करून महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ च्या कलम ६८च्या पोट-कलम (२) अन्वये त्यांची अधिसूचना क्रमांक सिडको/नैना/टीपीएस-१०/प्रा. यो./ २०२४ दिनांक २७ फेब्रुवारी २०२४ प्रमाणे मंजूर केली आहे. उक्त अधिसूचना ही महाराष्ट्र शासन राजपत्रात असाधारण भाग-२ मध्ये २७ फेब्रुवारी २०२४ रोजी प्रसिद्ध झालेली आहे ;

आणि ज्याअर्थी, शासनाच्या नगरविकास विभागाने श्री. अभिराज गिरकर, निवृत्त सह संचालक, नगररचना यांची नेमणूक उक्त अधिनियमाच्या पोट-कलम (१) कलम ७२ प्रमाणे उक्त मंजूर प्रारूप परियोजनेसाठी लवाद म्हणून अधिसूचना क्र. टीपीएस-१२२४/८२१/प्र.क्र.५८/२४/नवि-१२, दि. १२ जुलै २०२४ अन्वये केली आहे व सदर अधिसूचना ही महाराष्ट्र शासन राजपत्र भाग १ मध्ये दि. ०८-१४ ऑगस्ट २०२४ रोजी प्रसिद्ध केली आहे ;

आणि ज्याअर्थी, महाराष्ट्र नगररचना परियोजना नियम क्र. १९७४ च्या नियम क्र. १३ (१) अन्वये दि. ५ सप्टेंबर २०२४ रोजी सूचना प्रसिद्ध करून नगररचना परियोजना नैना क्र. १०, [शिवकर (भाग), चिखले (भाग), कोळखे (भाग), कोळखे पेठ (भाग), कोन (भाग), डेरवली (भाग) आणि पळसपे (भाग)] करीता लवाद म्हणून कर्तव्ये पार पाडण्याचे काम दि. ५ सप्टेंबर २०२४ पासून सुरू करण्यात आले आहे ;

भाग दोन-१३३-१

(१)

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महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, सप्टेंबर १८, २०२५/भाद्रपद २७, शके १९४७

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

आणि ज्याअर्थी, नगररचना परियोजना नैना क्र. १० , [भाग शिवकर (भाग), चिखले (भाग), कोळखे (भाग), कोळखे पेठ (भाग), कोन (भाग), डेरवली (भाग) आणि पळस्ये (भाग)] हिची उक्त अधिनियमांच्या पोट-कलम (३) कलम ७२ नुसार दि. २९ एप्रिल २०२५ रोजी नोटीस क्र. ARB/TPS-10/GEN/2025/686 अन्वये प्रारंभिक योजना व अंतिम योजना अशी उपविभागणी करण्यात आलेली आहे.

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

त्याअर्थी, निम्नस्वाक्षरीकार नगररचना परियोजना नैना क्र. १० , शिवकर (भाग), चिखले (भाग), कोळखे (भाग), कोळखे पेठ (भाग), कोन (भाग), डेरवली (भाग) आणि पळस्ये (भाग) या योजनेचे लवाद म्हणून उक्त अधिनियमांच्या कलम ७२ च्या पोट-कलम (७) प्रमाणे तसेच उक्त नियमांचा नियम क्र. १३ (९) प्रमाणे ही परियोजना दि. १८ सप्टेंबर २०२५ रोजी तयार करण्यात आली आहे असे जाहीर करीत आहेत.

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

अभिराज गिरकर,

नगररचना परियोजना, नैना क्र. १०,

[भाग शिवकर (भाग), चिखले (भाग), कोळखे

(भाग), कोळखे पेठ (भाग), कोन (भाग),

डेरवली (भाग) आणि पळस्ये (भाग)].

पत्ता : नैना कार्यालय, टॉवर नं. १०,

आठवा मजला, बेलापूर रेल्वे स्टेशन,

सी.बी.डी. बेलापूर,

नवी मुंबई ४०० ६१४.

दिनांक: १८ सप्टेंबर, २०२५.

महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, सप्टेंबर १८, २०२५/भाद्रपद २७, शके १९४७

३

OFFICE OF THE ARBITRATOR
NAINA-TOWN PLANNING SCHEME NO. 10

PUBLIC NOTICE

[Under Section 72(7) of the Maharashtra Regional and Town Planning Act, 1966]

[Read with Rule 13(9) of the Maharashtra Town Planning Schemes Rules, 1974]

PRELIMINARY NAINA TOWN PLANNING SCHEME, NO. 10

(Part villages of Shivkar, Chikhale, Kolkhe, Kolkhe Peth, Kon, Derawali and Palaspe, Taluka Panvel, District Raigad)

No. ARB/TPS-10/Preliminary Award/2025/706

Whereas, the Draft Town Planning Scheme, No. 10 (TPS-10) (part villages of Shivkar, Chikhale, Kolkhe, Kolkhe Peth, Kon, Derawali and Palaspe of Taluka Panvel, District Raigad) was sanctioned by the Vice Chairman and Managing Director, CIDCO under sub-section (2) of section 68 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter, referred to as the 'said Act') *vide* Notification No. CIDCO/ NAINA/TPS-10/Draft Scheme/2024; dated 27th February 2024, in exercise of the powers delegated to him by the Urban Development Department *vide* its Notification No. TPS-1817/973/CR-103/17/UD-13, dated 13th September, 2017. The said Notification was published in the *Maharashtra Government Gazette*, Extraordinary; Part-II, dated 27th February 2024 ;

And whereas, the Government of Maharashtra in the Urban Development Department has appointed Shri Abhiraj Girkar, retired Joint Director of Town Planning, as the Arbitrator for the said sanctioned Draft Scheme *vide* Notification No. TPS-1224/821/C.R.58/24/UD-12 Dated 12th July 2024, which was published in *Maharashtra Government Gazette* Part – I, dated 8-14th August 2024 under sub-section (1) of Section 72 of the said Act ;

And whereas, the Arbitrator, in accordance with Rule No. 13 (1) of Maharashtra Town Planning Schemes Rules, 1974 (hereinafter referred to as the 'said Rules'), declared under his notice dated 5th September 2024 that he has commenced the duties as Arbitrator in respect of the NAINA Town Planning Scheme, No. 10, with effect from 5th September 2024 ;

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

And whereas, the NAINA Town Planning Scheme, No. 10, was subdivided by the Arbitrator under his notice bearing No. ARB/TPS-10/GEN/2025/686, dated 29th April 2025, into Preliminary Scheme and Final Scheme as provided under sub-section (3) of section 72 of the said Act ;

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

Now, therefore, the undersigned as Arbitrator hereby declares that the Preliminary NAINA Town Planning Scheme, No. 10 (part villages of Shivkar, Chikhale, Kolkhe, Kolkhe Peth, Kon, Derawali and Palaspe of Taluka Panvel, District Raigad) has been drawn up by him on 18th September, 2025, as provided under sub-section (7) of Section 72 of the said Act read with rule 13 (9) of the said Rules.

४

महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, सप्टेंबर १८, २०२५/भाद्रपद २७, शके १९४७

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

ABHIRAJ GIRKAR,

Arbitrator,

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

Date: 18th September, 2025.

Town Planning Scheme, NAINA No. 10.

(Part villages of Shivkar, Chikhale,

Kolkhe, Kolkhe Peth, Kon,

Derawali and Palaspe,

of Taluka Panvel, District Raigad).

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

Annexure 15: Preliminary Scheme drawn up by the Arbitrator Newspaper Notice

newsband Saturday, 11 October 2025

CIDCO
WE MAKE CITIES

PUBLIC NOTICE

(Under Section 72(7) of the Maharashtra Regional and Town Planning Act, 1966)
(Read with Rule 13(9) of the Maharashtra Town Planning Schemes Rules, 1974)

Preliminary NAINA Town Planning Scheme, No. 10
(Part villages of Shivkar, Chikhale, Kolkhe, Kolkhe Peth, Kon, Derawali and Palaspe, Taluka Panvel, District Raigad)

Whereas, the Draft Town Planning Scheme, No. 10 (TPS-10) (part villages of Shivkar, Chikhale, Kolkhe, Kolkhe Peth, Kon, Derawali and Palaspe of Taluka Panvel, District Raigad) was sanctioned by the Vice Chairman and Managing Director, CIDCO under sub-section (2) of section 68 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter, referred to as the 'said Act') vide Notification No. CIDCO/ NAINA/TPS-10/Draft Scheme/2024; dated 27th February 2024, in exercise of the powers delegated to him by the Urban Development Department vide its Notification No. TPS-1817/973/CR-103/17/UD-13, dated 13th September, 2017. The said Notification was published in the Maharashtra Government Gazette, Extraordinary; Part-II, dated 27th February 2024;

And whereas, the Government of Maharashtra in the Urban Development Department has appointed Shri Abhiraj Girkar, retired Joint Director of Town Planning, as the Arbitrator for the said sanctioned Draft Scheme vide Notification No. TPS-1224/821/C.R.58/24/UD-12 Dated 12th July 2024, which was published in Maharashtra Government Gazette Part - I, dated 8-14th August 2024 under sub-section (1) of Section 72 of the said Act;

And whereas, the Arbitrator, in accordance with Rule No. 13 (1) of Maharashtra Town Planning Schemes Rules, 1974 (hereinafter referred to as the 'said Rules'), declared under his notice dated 5th September 2024 that he has commenced the duties as Arbitrator in respect of the NAINA Town Planning Scheme, No. 10, with effect from 5th September 2024;

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

And whereas, the NAINA Town Planning Scheme, No. 10, was subdivided by the Arbitrator under his notice bearing No. ARB/TPS-10/GEN/2025/686, dated 29th April 2025, into Preliminary Scheme and Final Scheme as provided under sub-section (3) of section 72 of the said Act;

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

Now, therefore, the undersigned as Arbitrator hereby declares that the Preliminary NAINA Town Planning Scheme, No. 10 (part villages of Shivkar, Chikhale, Kolkhe, Kolkhe Peth, Kon, Derawali and Palaspe of Taluka Panvel, District Raigad) has been drawn up by him on 18th September, 2025, as provided under sub-section (7) of Section 72 of the said Act read with rule 13 (9) of the said Rules.

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

Place: NAINA, 7th Floor, Tower No. 10, CBD-Belapur, 400 614.
Date: 18th September, 2025

Abhiraj Girkar,
Arbitrator,
Town Planning Scheme, NAINA No. 10.
(Part villages of Shivkar, Chikhale, Kolkhe, Kolkhe Peth, Kon, Derawali and Palaspe, of Taluka Panvel, District Raigad)

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

सिडको
महाराष्ट्र विकास

जाहीर सूचना

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

प्रारंभिक नगर रचना परियोजना नैना क्र. १०
(शिवकर (भाग), चिखले (भाग), कोळखे पेठ (भाग), कोन (भाग), डेरवली (भाग) आणि पळस्ये (भाग))

ज्याअर्थी, 'प्राथमिक नगर रचना परियोजना नैना क्र. १०, शिवकर (भाग), चिखले (भाग), कोळखे (भाग), कोळखे पेठ (भाग), कोन (भाग), डेरवली (भाग) आणि पळस्ये (भाग), ही उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको, यांनी नगरविकास विभाग, अधिसूचना क्र. टीपीएस/१८१७/१७३/प्र.क्र. १०३/१७/नवि-१३, दि. १३ सप्टेंबर २०१७ अन्वये त्यांना प्राप्त झालेल्या अधिकाराचा वापर करून महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ च्या कलम ६८च्या पोट-कलम (२) अन्वये त्यांची अधिसूचना क्रमांक सिडको/नैना/टीपीएस-१०/प्र.यो./ २०२४ दिनांक २७ फेब्रुवारी २०२४ प्रमाणे मंजूर केली आहे. उक्त अधिसूचना ही महाराष्ट्र शासन राजपत्रात असाधारण भाग-२ मध्ये २७ फेब्रुवारी २०२४ रोजी प्रसिध्द झालेली आहे ;

आणि ज्याअर्थी, शासनाच्या नगरविकास विभागाने श्री. अभिराज गिरकर, निवृत्त सह संचालक, नगर रचना यांची नेमणूक उक्त अधिनियमाच्या पोट-कलम (१) कलम ७२ प्रमाणे उक्त मंजूर प्राथमिक परियोजनेसाठी लवाद म्हणून अधिसूचना क्र. टीपीएस-१२२४/८२१/ प्र.क्र.४८/२४/नवि-१२, दि. १२ जुलै २०२४ अन्वये केली आहे व सदर अधिसूचना ही महाराष्ट्र शासन राजपत्र भाग १ मध्ये दि. ०८-१४ ऑगस्ट २०२४ रोजी प्रसिध्द केली आहे;

आणि ज्याअर्थी, महाराष्ट्र नगर रचना परियोजना नियम क्र. १९७४ च्या नियम क्र. १३ (१) अन्वये दि. ५ सप्टेंबर २०२४ रोजी सूचना प्रसिध्द करून नगर रचना परियोजना नैना क्र. १० (शिवकर (भाग), चिखले (भाग), कोळखे (भाग), कोळखे पेठ (भाग), कोन (भाग), डेरवली (भाग) आणि पळस्ये (भाग)) क्रीता लवाद म्हणून कर्तव्ये पार पाडण्याचे काम दि. ५ सप्टेंबर २०२४ पासून सुरू करण्यात आले आहे ;

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

आणि ज्याअर्थी, नगर रचना परियोजना नैना क्र. १०, भाग शिवकर (भाग), चिखले (भाग), कोळखे (भाग), कोळखे पेठ (भाग), कोन (भाग), डेरवली (भाग) आणि पळस्ये (भाग)। हिची उक्त अधिनियमाच्या पोट-कलम (३) कलम ७२ नुसार दि. २९ एप्रिल २०२५ रोजी नोटीस क्र. ARB/TPS-10/GEN/2025/686 अन्वये प्रारंभिक योजना व अंतिम योजना अशी उपविभागणी करण्यात आलेली आहे.

आणि ज्याअर्थी, उक्त नियमांमधील नियम क्र.१३ प्रमाणे सर्व कार्यवाही पूर्ण करून उक्त अधिनियमाच्या कलम ७२ च्या पोट-कलम (४) मधील कर्तव्ये पार पाडण्यात आलेली आहेत.

त्याअर्थी, निम्नस्वाक्षरीकर नगर रचना परियोजना नैना क्र. १०, शिवकर (भाग), चिखले (भाग), कोळखे (भाग), कोळखे पेठ (भाग), कोन (भाग), डेरवली (भाग) आणि पळस्ये (भाग) या योजनेचे लवाद म्हणून उक्त अधिनियमाच्या कलम ७२ च्या पोट-कलम (५) प्रमाणे तसेच उक्त नियमांचा नियम क्र. १३(९) प्रमाणे ही परियोजना दि. १८ सप्टेंबर २०२५ रोजी तयार करण्यात आली आहे असे जाहीर करित आहेत.

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

दिनांक: १८ सप्टेंबर, २०२५
पत्ता : नैना कार्यालय, टॉवर नं. १०, आठवा मजला, बेलपूर रेल्वे स्टेशन, सी.बी.डी. बेलपूर-नवी मुंबई ४००६१४

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भाग शिवकर (भाग), चिखले (भाग), कोळखे (भाग), कोळखे पेठ (भाग), कोन (भाग), डेरवली (भाग) आणि पळस्ये (भाग)

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