

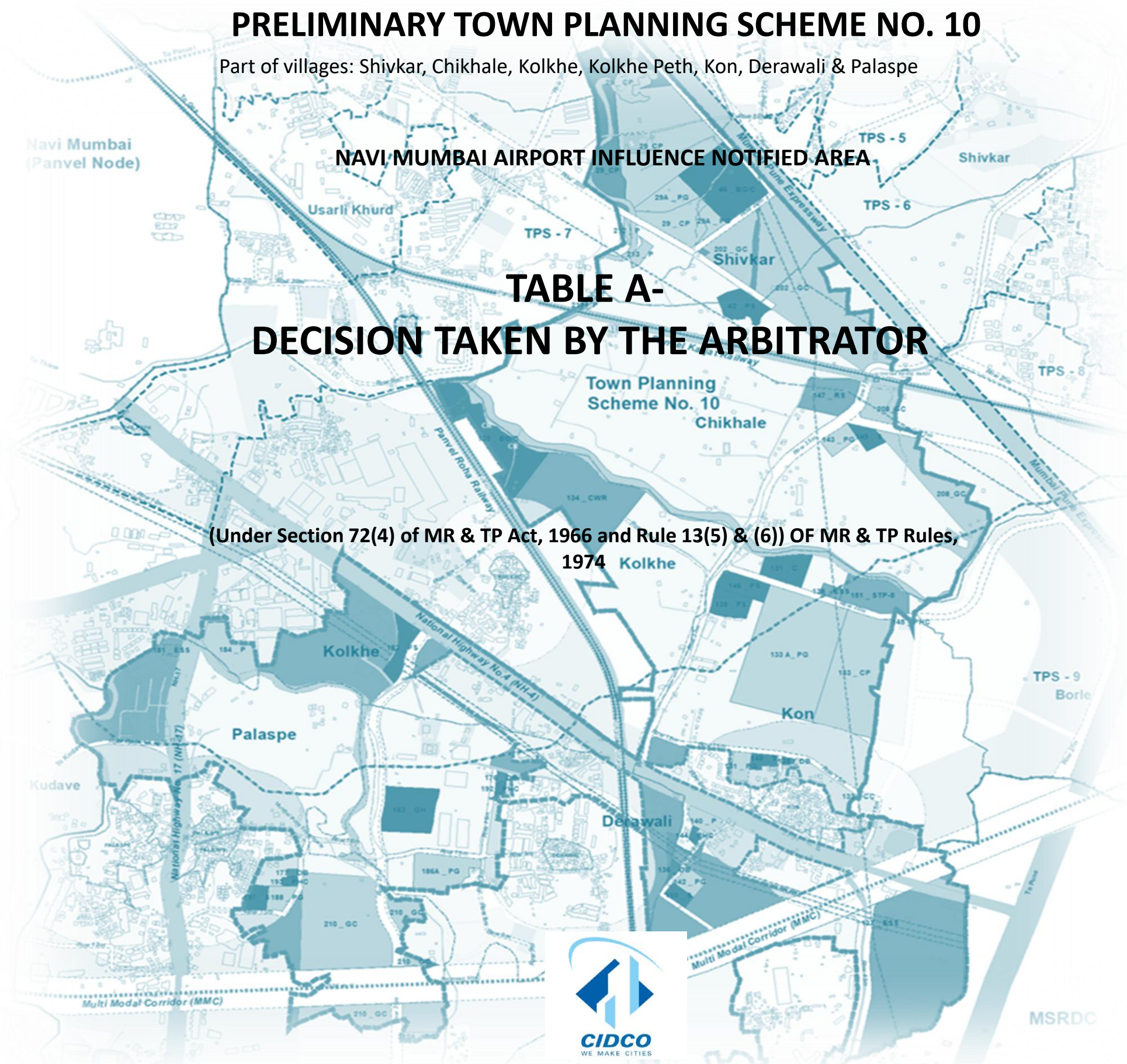
PRELIMINARY TOWN PLANNING SCHEME NO. 10

Part of villages: Shivkar, Chikhale, Kolkhe, Kolkhe Peth, Kon, Derawali & Palaspe

NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA

TABLE A- DECISION TAKEN BY THE ARBITRATOR

(Under Section 72(4) of MR & TP Act, 1966 and Rule 13(5) & (6)) OF MR & TP Rules, 1974



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

NAINA Town Planning Scheme No. 10

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

Preliminary Scheme

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

Table A

Original Plot wise Decisions of the Arbitrator

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
1	Protected Forest	Shivkar	168/1/A	Sarkar	1	135600	1,1A	43725	43725	As per Rule No. 13 of the Maharashtra Town Planning Scheme Rules, 1974, a special notice in form 4 was sent to the Forest Dept and hearing was organised on 29/04/2025, but they didn't attend the hearing. Therefore, the details of the forest lands and corresponding final plots proposed for it in the sanctioned Draft TPS-10 was forwarded to the Forest Department wide letter No. ARB/TPS-10/Hearing/2025/692 dated 25/06/2025 addressed to the Dy Conservator of Forest, Alibaug & Asssistant Conservator Forest, Panvel and hearing in this respect was organised on 30/06/2025. From the forest department, Forest officer, Shri Gajanan Panpattorest Dept. attended the hearing on 30/06/2025. The final plots proposed for the forest lands in the sanctioned Draft TPS was shown to him on the TPS plan. He assured that they will submit the report, but no reply was received from the Forest Department.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 1. Total area of Gut No. 168/1/A = 135600 sq. mt. 2. Area under Expressway = 21589.23 sq. mt. 3. Area in TPS 5. = 61725 sq. mt. 4. Area in TPS 10. = 52285.77 sq. mt. 5. Area under water channel. = 16254.72.sq. mt. 6.Area under 12m proposed road = 758.85 sq. mt. 7. Area under 20m proposed road. = 5611.02 sq. mt. 8. Area remaining = 29661.78 sq. mt. 9. Area of granted Final Plot Nos. 1, 1A = 35909 Sqm Due to widening of the width of the water channel, the net area of forest is reduced to 29661.78 sq. mt. Accordingly, the layout of the scheme is revised and the reconstituted final plot no. 1 , 1A, 1B, & 1C have been allotted at the location of the original land. As per sanctioned IDP, this area is under City Park reservation (29_CP) as Joint Forest Management. Final Plot No. 1, 1A, 1B, & 1C as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
2	Shri Ganapati Dev Vahitvatdar Chandar Dhau Patil Anant Dhondu Patil Gopal Hiru Patil Iaxman mangalya Kambale Tukaram Ragho Topale Dharma kathor Tupe Anesh ganu Dhavale Ananta Rama Patil Prakash Padu Popeta Maharashtra State PWD Works Dept.	Shivkar	183	Class-I	2	55188	4	22075	22075	They neither attended the hearing nor submitted any representation	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. As per the 7/12 extract of Gut No. 183, an area of 4860 sq. mt. is recorded under the PWD, whereas the remaining area of 66900 sq. mt. is owned by the respective landowners. Out of the owners land, 11,712 sq. mt. falls within TPS-5, while the balance area of 55,188 sq. mt. is part of TPS-10. 3. As per the old 7/12 extract of Gut No. 183, the said land was Gurucharan land. As per the recent 7/12 extract, the occupants are "Shree Ganpati Dev Vahivatdar". Therefore, the FP for the said land shall be included in Public-semi public zone. The sanctioned draft scheme proposal is confirmed, subject to change in the zone and the separation of the areas belonging to the landowners and the PWD. Final Plot No. 4, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
3	Forest	Shivkar	168/1/C	Sarkar	3	3050	6, 36	1225	1225	As per Rule No. 13 of the Maharashtra Town Planning Scheme Rules, 1974, a special notice in form 4 was sent to the Forest Dept and hearing was organised on 29/04/2025, but they didn't attend the hearing. Therefore, the details of the forest lands and corresponding final plots proposed for it in the sanctioned Draft TPS-10 was forwarded to the Forest Department wide letter No. ARB/TPS-10/Hearing/2025/692 dated 25/06/2025 addressed to the Dy Conservator of Forest, Alibaug & Asssistant CONservator Forest, Panvel and hearing in this respect was organised on 30/06/2025.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 1. Total area of Gut No. 168/1/C = 3050 sq. mt. 2. Area as per Base map = 2235 Sqm 3. Area under water channel. = 364 sq. mt. 4. Area under 12m proposed road = 587 sq. mt. 5. Area remaining = 2099 sq. mt. 6. Area granted Final Plot Nos.6 & 36 = 2914 Sqm The sanctioned draft scheme proposal is confirmed. Final Plot No. 36 as delineated in plan No. 4, is

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										From the forest department, Forest officer, Shri Gajanan Panpattorest Dept. attended the hearing on 30/06/2025. The final plots proposed for the forest lands in the sanctioned Draft TPS was shown to him on the TPS plan. He assured that they will submit the report, but no reply was received from the Forest Department.	hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table
4	Prasad Mahadev Kamalakar, Banty Ramrao Rathod	Chikhale	119/3/A	Class-I	4	1140	14	456	2164	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per the 7/12 extract of Gut No. 119/3/A, an area of 530 sq. mt. is recorded under Karjat Railway, whereas the remaining area of 1140 sq. mt. is owned by the landowners. Similiarly as per the 7/12 extract of Gut No. 120/1/A/1, an area of 2180 sq. mt. is recorded under Karjat Railway, whereas the remaining area of 3790 sq. mt. is owned by the landowners. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the Railway. Final Plot No. 14, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
5	Prasad Mahadev Kamalakar, Banty Ramrao Rathod	Chikhale	119/3/B	Class-I	5	480		192			
6	Prasad Mahadev Kamalakar, Banty Ramrao Rathod	Chikhale	120/1/A/1	Class-I	6	3790		1516			
7	Smita Shekar Vani, M/s. Valuable Properties Pvt. Ltd - Director Narendra Hete Maharashtra State Public Works Dept	Shivkar	88	Class-I	7	3360	16	1344	1344	Adv. Sachin Misal attended the hearing on 02/07/2025 and also submitted a representation dated 09/05/2025 on behalf of Valuable Properties Private Limited. Submission: 1. They acquired contiguous land at village Shivkar along the expressway. This land was affected by Growth Centre reservation and therefore the company gave undertaking to relocate the said lands and allot the final plot along the main road and at one single location. 2. The applicant requested to allot	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per the 7/12 extract of Gut No. 88, an area of 1420 sq. mt. is recorded under the PWD, whereas the remaining area of 3360 sq. mt. is owned by the landowners. 3. As per the request, Final Plot Nos. 16, 17, 18, 85, 86 in sanctioned draft scheme are placed together and final plot number 18, 19, 20, 12+13 area granted adjoining to each other Accordingly the layout of the scheme has been revised and revised reconstituted Final Plot No.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										all Valuable Properties Pvt Ltd entitlement (final plot) adjacent to Final Plot-85 & 86 3. The survey no 83/2 (FP 129) was purchased by them and currently ownership is also with them as per 7/12 submitted and requested to allot FP adjoining to FP 85 & 86.	18, as delineated in plan No. 4, are hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
8	A.Pa.K Aai Chandrabhaga Maruti Patil Chandrabhaga Maruti Patil Gajanan Maruti Patil Vijay Maruti Patil Dilip Maruti Patil Naresh Maruti Patil Shyam Maruti Patil Sughanda Maruti Patil M/s. Valuable Properties Pvt. Ltd - Director Narendra Hete Maharashtra State Public Works Dept	Shivkar	89/3	Class-I	8	1870	17	748	748	4. Survey number 88 and 89/3, (FP 16 and 17) was purchased by VPPL having combine / joint ownership and thus requested to allot the plot adjoining FP 85 /FP 86. 5. Survey number 82/3 and 84/2 (FP 261 and 99) are purchased by VPPL, but the matter is subjudice and ownership in the name of opponent. Still the applicant requested to allot the plot adjoining FP 85 /FP 86. 6. No final plot is allotted against Survey No. 85 at village Shivkar. Requested to provide one single final plot along the main road for VPPL. 7. The applicant was informed regarding the complaint received from Ms Falguni Patel regarding legal matter on FP 18 (S. No. 85). In regard to this, the applicant said that VPPL purchased the said land though registered sale deed and ownership documents are in the name of VPPL.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per the 7/12 extract of Gut No. 89/3, an area of 530 sq. mt. is recorded under the PWD, whereas the remaining area of 1870 sq. mt. is owned by the landowners. . As per the request, Final Plot Nos. 16, 17, 18, 85, 86 in sanctioned draft scheme are placed together and final plot number 18, 19, 20, 12+13 area granted adjoining to each other Accordingly the layout of the scheme has been revised and revised reconstituted Final Plot No. 19, as delineated in plan No. 4, are hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
9	M/s. Valuable Properties Pvt. Ltd through Director Narendra Hete Anuj Mahendra Banthiya Tanuj Mahendra Banthiya Akash Mahendra Banthiya	Shivkar	85	Class-I	9	1920	18	768	768	Shri. Anup Patel, POA holder of Falguni Sandeep Jaiswal, submitted representation dated 20/03/2025 & 15/07/2025.. Submission- 1. The land bearing Gut No. 85 was originally owned by Shri. Arjun K. Patil & other three. They agreed to sale the said land to Falguni Sandeep Jaiswal vide	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. As per the submission of M/s Rehab Housing Pvt. Ltd, the Regular Civil Suit No. 491/2007 is pending and there are no interim order of the Hon. court. 3. As per Section 71 of the MR & TP Act, if a civil

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										Promisory Note dated 23/02/2006 and certain amont of compensation was paid to them . However due to non-performanance of the said note, they filed suit No. 491/2007. In this regard, Notice of LIS Pendense was also registered wide deed dated 6777/2007. 2. However, Shri. Arjun Patil & other 3 illegally sold 960 sq. mt of the said land to M/s Valuable Properties Pvt Ltd and remaining 960 sq. mt. land to shri. Mahendra Banthia. M/s Valuable Properties Pvt Ltd has been added as Respondent No. 5 in the suit and the process of inclusion of the heairs of Mahendra Banthia in the suit is pending. 3. In the sanctioned Draft TPS-10, FP NO. 18 has been jointly proposed to M/s Valuable Properties Pvt Ltd and the heirs of Mahendra Banthia. 4. Accordingly, they requested to stay or cancel the illegal allotment of the plot to the concerned farmers/so-called landowners/ heirs in the scheme. The authorised signatory of M/s Valuable Properties Pvt Ltd submitted a reply dated 30/07/2025 to the above representation. Submission- 1. The company purchased 960 sq. mt. land of Gut No. 85 from Jankibai Patil & other 4 wide registerd deed and the remaining 960 sq. mt. was purchased by Shri. Mahendra Banthia. 2. In suit No. 491/2007, Hon. Court has not granted any stay/ Status Quo order.	court passes any decree in a disputed claim of the ownership at any time and even after a final scheme has been sanctioned by the State Govt., then such final scheme shall be deemed to have been suitably corrected/varied because of such decree. Therefore the ownership of the final plot is maintained as per 7/12 extract of the original lands subject to the final decision in the Suit No. 491/2007. As per the request, Final Plot Nos. 16, 17, 18, 85, 86 in sanctioned draft scheme are placed together and final plot number 18, 19, 20, 12+13 area granted adjoining to each other Accordingly the layout of the scheme has been revised and revised reconstituted Final Plot No. 20, as delineated in plan No. 4, arehereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
10	Govind Hiru Patil Bhagavan Hiru Patil Baban Hiru Patil Vithabai Chandar Patil	Shivkar	155	Class-II	10	2000	19	800	800	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to necessary corrections in the names of the landowners, as per the updated entries in the 7/12 extract. Final Plot No. 16, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
11	Govind Hiru Patil Bhagavan Hiru Patil Baban Hiru Patil Vithabai Chandar Patil	Shivkar	159	Class-I	11	2020	20	808	808	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 17, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
12	Vijay. P. Patil	Shivkar	160	Class-I	12	2530	21	1012	1012	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to necessary corrections in the names of the landowners, as per the updated entries in the 7/12 extract. Final Plot No. 21, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
13	Dharma Padu Patil Govind Hiru Patil Bhagavan Hiru Patil Baban Hiru Patil Vithabai Chandar Patil	Shivkar	158	Class-I	13	5340	22	2136	2136	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 22, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
14	Ananta Vitthal Patil Namdev Vitthal Patil	Shivkar	162/2	Class-II	14	4150	23	1660	1660	Shri Mahendra Anant Patil attended the hearing on	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Tukaram Vitthal Patil Bharti Dharma Patil prema Dharma Patil jana Ganu Bhalekar Tara Balaram Gharat Gulab Dasharath Patil Suman Nthuram Gaykar Parvati Vitthal Patil Vranda Bhalchandra Patil Janhavi Bhalchandra Patil									03/04/2025 and submitted say on behalf of all the owners as under. Submission- 1) They are not agreed to the location of the proposed final plot no 23 and requested to grant final plot on more than 20 mt. wide road and specifically requested to grant at the corner of final plot no. 28. 2) They requested to grant the final plot of a minimum of 50% area of their original land. 3) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4) Roads shall be developed and the possession of the Final plot shall be immediately handed over. 5)The contribution amount as per form no. 1 is not accepted and shall be waived. 6) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	MR & TP Act, 1966. 2. The final plot has been proposed on the original land. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 50% of the original land can not be considered. 3. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. For concession in the marginal spaces, a new regulation has been proposed. The sanctioned draft scheme proposal is confirmed. Final Plot No. 23, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
15	Marg Paya Ohol	Shivkar	170	Class-I	15	3260	119A	1304	1584	They neither attended the hearing nor submitted any representation	It is a drain line. Therefore the final plot no. 119A, proposed for it in the sanctioned Draft Scheme, is hereby cancelled.
16	Marg Paya Ohol	Shivkar	181	Class-I	16	700		280			
17	Eknath Kamlu Bhagat Balaram Kamlu Bhagat	Shivkar	163	Class-I	17	4270	26	1708	1708	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to necessary corrections in the names of the landowners, as per the updated entries in the 7/12 extract. Final Plot No. 26, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
18	Nirmala Maruti Bhagat Ganesh Maruti Bhagat Ramesh Maruti Bhagat Sindhu Maruti Bhagat Indu Maruti Bhagat	Shivka r	162/1	Class-I	18	4170	27	1668	1668	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 27, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
19	Nirabai Kisan Dhavale Maharashtra State PWD Works Dept.	Shivka r	185	Class-I	19	660	15	264	264	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per the 7/12 extract of Gut No. 185, an area of 650 sq. mt. is recorded under the PWD, whereas the remaining area of 660 sq. mt. is recorded as being owned by the landowners. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the PWD. Final Plot No. 15, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
20	Mamta Jayprakash Wagh Aravind Laxman Patil Bhavana Bhaskarrao Dhuri Chintamani Bhaskarrao Dhuri Dayanand Bhaskarrao Dhuri Minakshi Bhaskarrao Dhuri Ravindra Sadanand Desaie Vivek Sadanand Desaie Rajeshri Paresh Dakshini Suyash Muralidhar Chaini Animesh Muralidhar	Shivka r	168/1/B	Class-II	20	11700	29	4680	25900	They neither attended the hearing nor submitted any representation	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. In the hearing letter to the Forest Department dated 25/06/2025, the query was raised regarding the said land that as per 7/12 extract, Gut No. 168/1/A, 168/1/C belongs to the Forest department and Gut No. 168/1/B, 168/1/D are belongs to private land owners. However, as per the plan forwarded by the forest dept wide letter dated 13/08/2021, all gut nos. 168/A,B,C,D are shown as forest lands. Therefore it was requested them to check whether Gut No. 168/1A, 1B, 1C, 1D are same as 168A, B, C, D respectively and whether 168/1/B and 168/1/D falls under forest or not. However, they have not replied. The same query was asked to Land Record department. Dy. Superitendant, Land Record, wide letter dated 06/08/2025 addressed to the Chief

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Chaini Sonali Rajesh Walawalkar										Planner, NAINA, informed that as per their aakarband record, Gut No 168 admeasuring 20.34 Ha was under protected forest, but as per KJP No. 1/1975, Gut No 168 was modified as follows. They have submitted 7/12 extracts of all the 4 lands and the copy of KJP No. 1/1975. Gut No. 168 A- 13.56 Ha- Protect Forest Gut No. 168 B- 1.17 Ha - Shyamrao Patil Gut No. 168 C- 0.3050 Ha- Forest Gut No. 168 D- 5.3050 Ha- Shyamrao Patil Therefore the ownership of the final plot is maintained as per 7/12 extract of the original lands subject to reverification from the Forest Department. The sanctioned draft scheme proposal is confirmed. Final Plot No. 28 & 29, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B. It is subject to reverification of the the status of Protected Forest from the Forest department, before any development permission.
21	Mamta Jayprakash Wagh Aravind Laxman Patil Bhavana Bhaskarrao Dhuri Chintamani Bhaskarrao Dhuri Dayanand Bhaskarrao Dhuri Minakshi Bhaskarrao Dhuri Ravindra Sadanand Desaie Vivek Sadanand Desaie Rajeshri Paresh Dakshini Suyash Muralidhar Chaini Animesh Muralidhar Chaini Sonali Rajesh Walawalkar	Shivkar	168/1/D	Class-II	21	53050	28	21220			
22	Mahmand Ibrahim Shaikh Anavar Alimiya Shekh	Shivkar	167	Class-I	22	4730	30	1892	1892	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 30, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
23	Abdul Rehman Shekh Ali Shekh Abdul Karim Shekh Ali Shekh Dastagir Shekh Ali Shekh Yusuf Shekh Ali Shekh Hajira Shekh Ali Shekh	Shivkar	164	Class-II	23	5000	31	2000	2000	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 31, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Jabbunnisa Shekh Alli Shekh Amina Abbas Shekh Mojima Abbas Shekh hamida Abbas Shekh Roshan Samsuddhin Shekh Faimida Akabar Shekh										
24	Pratibha Ramesh Patel Pavani Ramesh Patel Agastya Ramesh Patel	Shivkar	82/1	Class-I	24	2250	32	900	4076	Shri. Anup Patel, POA holder of M/s Rehab Housing Pvt. Ltd, submitted representation dated 25/03/2025. Submission- 1. The land bearing Gut No. 82/1 was originally owned by Shri. Joma S. Patil. He agreed to sell the said land to M/s Rehab Housing Pvt. Ltd vide Promisory Note dated 11/05/2006 and the certain amount of the compensation was paid to them. However due to non-performanance of the said note, they filed suit No. 439/2007. The learned court dismissed the said suit and therefore they filed first Appeal No. 1584/2010 in the High Court. The said Appeal has been transferred to the District Court, Panvel and it has been numbered as 432/2019. It is still pending. 2. They issued the notice of LIS Pendense dated 14/12/2022 in Regular Civil Appeal No. 432/2019 that during the penency of the said Appeal the land bearing Gut No. 82/1 cannot be transferred or deal with any other party by any means except under the authority of such court. 3. In the sanctioned Draft TPS-10, FP no. 32 has been proposed for the original land no. 24. 4. Accordingly, they requested to	1. As per the submission of M/s Rehab Housing Pvt. Ltd, the Regular Civil Appeal No. 432/2019 is pending and there are no interim order of the Hon. court. 2. As per Section 71 of the MR & TP Act, if a civil court passes any decree in a disputed claim of the ownership at any time and even after a final scheme has been sanctioned by the State Govt., then such final scheme shall be deemed to have been suitably corrected/varied because of such decree. 3. Therefore the ownership of the final plot is maintained as per the 7/12 extract of the original lands , subject to the final decision in Regular Civil Appeal no. 432/2019 in the Hon. District Court, Raigad at Panvel in Special Civil Suit No. 439/2007, regarding land bearing Gut No. 82/1, Shivkar. 4. As per the 7/12 extract of Gut No. 182, an area of 400 sq. mt. is recorded under the PWD, whereas the remaining area of 3040 sq. mt. is owned by the respective landowners. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the PWD. Final Plot No. 32, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
25	Pratibha Ramesh Patel Pavani Ramesh Patel Agastya Ramesh Patel	Shivkar	173/2	Class-I	25	900		360			
26	Pratibha Ramesh Patel Pavani Ramesh Patel Agastya Ramesh Patel	Shivkar	174	Class-I	26	3090		1236			
27	Pratibha Ramesh Patel Pavani Ramesh Patel Agastya Ramesh Patel	Shivkar	180/2	Class-I	27	910		364			
28	Pratibha Ramesh Patel Pavani Ramesh Patel Agastya Ramesh Patel Maharashtra State Public Works Dept	Shivkar	182	Class-I	28	3040		1216			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										stay or cancel the illegal allotment of the plot to the concerned farmers/their heirs/land owners in the scheme, until the court order..	
29	Pratibha Ramesh Patel Pavani Ramesh Patel Agastya Ramesh Patel Nana Rama Patil	Shivkar	152	Class-I	29	7440	33	2976	2976	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 33, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
30	Pratibha Ramesh Patel Pavani Ramesh Patel Agastya Ramesh Patel Maharashtra State Public Work Dept. Govinda Dharamashi Ravariya Laxman Ramaji Patel	Shivkar	207	Class-II	30	897	34	359	359	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per the 7/12 extract of Gut No. 207, an area of 7400 sq. mt. is recorded under the PWD, whereas the remaining area of 15100 sq. mt. is owned by the landowners. Out of the owners land, 1442 sq. mt. falls within TPS-5 and 12781 sq. mt. falls within TPS-7, while the balance area of 877 sq. mt. is part of TPS-10. In the sanctioned draft scheme proposal area of OP and FP are corrected as 877 sq. mt and 351 sq. mt. respectively. It is subject to the separation of the areas belonging to the landowners and the PWD. Final Plot No. 34, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
31	Gurcharan	Shivkar	161	Sarkar	31	9130	40	3652	6220	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. It is Gurucharan land and therefore the Final Plot is allotted in the name of Govt of Maharashtra and it is placed in Public-Semipublic zone. Final Plot No. 40, as delineated in plan No. 4, is hereby allotted to Government of Maharashtra and area details are recorded in table B.
32	Gurcharan	Shivkar	165	Sarkar	32	800		320			
33	Gurcharan	Shivkar	169	Sarkar	33	2960		1184			
34	Gurcharan	Shivkar	171	Sarkar	34	1900		760			
35	Gurcharan	Shivkar	172	Sarkar	35	760		304			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
36	Lingori Jacob Jems Louis	Chikhale	103/2	Class-I	36	3700	42	1480	6048	Shri. Liguory Jacob Lewis attended the hearing on 03/03/2025. Submission in the hearing.- 1) They agreed to the location and shape of the proposed final plot no 42. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4) Roads shall be developed and the possession of the Final plot shall be immediately handed over. 5)The contribution amount as per form no. 1 is not accepted and shall be waived. 6) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. 3. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. For concession in the marginal spaces, a new regulation has been proposed. The sanctioned draft scheme proposal is confirmed. Final Plot No. 42, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
37	Lingori Jekab Jems Louis	Chikhale	104/1/B	Class-I	37	2380		952			
38	Lingori Jacob Jems Louis	Chikhale	105/4	Class-I	38	2200		880			
39	Lingori Jacob Jems Louis	Chikhale	105/5	Class-I	39	800		320			
40	Ligori Jacob Louis	Chikhale	112/1	Class-I	40	2300		920			
41	Lingori Jacob Jems Louis	Chikhale	0119/4/1	Class-I	41	1340		536			
42	Ligori Jacob Luis	Chikhale	124/4	Class-I	42	2400		960			
43	Lingori Jacob James Luis	Chikhale	111/1	Class-I	43A	17220	43	6888	107468	Shri. Liguory Jacob Lewis & Sabita Lewis attended the hearing on 03/03/2025. Submission in the hearing.- 1) They agreed to the location and shape of the proposed final plot no 43. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4) Roads shall be developed and the possession of the Final plot shall be immediately handed over.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. 3. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. For concession in the marginal spaces, a new regulation has been proposed. 6. In the sanctioned Draft scheme, the amalgamated area of all the final plots granted inlieu of Gut No.111/1 is mentioned. However amalgamated area of individual final plot shall be
	Sabita James Luis	Chikhale	111/1			4040		1616			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										5)The contribution amount as per form no. 1 is not accepted and shall be waived. 6) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	mentioned. The sanctioned draft scheme proposal is confirmed. Final Plot No. 43, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
	P. D. Thesia N. D. Thesia Mohan Bhai Nagji bhai Bhigani Bharat Kanji Shah	Chikhale	111/1		43B	4040	54	1616		They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 54, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
	Arvind Omprakash Agarwal	Chikhale	111/1		43C	50895	55	20358		1. Shri. Arvind Agarwal attended the hearing on 04/03/2025 and submitted their say as under- 1) They agreed to the location and shape of the proposed final plot no 55. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4) Roads shall be developed and the possession of the Final plot shall be immediately handed over. 5)The contribution amount as per form no. 1 is not accepted and shall be waived. 6) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	1. 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 vide Notification No. CIDCO/ NAINA/TPS-10/Draft Scheme/2024 dated 27th February 2024. The said Notification was published in the Maharashtra Government Gazette, Extraordinary; Part-II, dated 27th February 2024 The Government of Maharashtra, in the Urban Development Department, has appointed 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. The Arbitrator has not drawn the Preliminary Scheme 10 until the service of the Legal notice dated 15/04/2025 Therefore, the legal notice served on the Arbitrator and the Points Nos. I & II mentioned therein are irrelevant, and hence, it has been considered as an objection to the sanctioned Draft Scheme 10.
	Abhishek Arvind Agarwal Mother Shikha Arvind Agarwal	Chikhale	111/1			39925		15970			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										2. Advocate Paramvir Narula, on behalf of his client, Mr. Shrinivas Nayak, served a legal notice dated 15/04/2025 upon the Arbitrator, TPS-10, regarding the allotment of the proposed final plot no. 55 under NAINA TPS 10 in respect of Survey No. 111 of village Chikhale, Taluka Panvel, Dist. Raigad. The following points were mentioned. The Arbitrator and officials concerned had been contacted by his client to object to the allotment of the proposed FP no. 55, on 25/06/2024. The Arbitrators and officials concerned had turned a willful blind eye to the five special suits bearing the registered numbers SPL C.S 149/2015, 150/2015, 151/2015, 152/2015, 153/2015 lodged in the Hon. court of Civil Judge, Senior Division. at Panvel in respect of the property located at or the allotment of the proposed FP no. 55, which stands in the name of the respondents in the case, namely Arvind Agarwal and Abhishek Agarwal. It was advised to respond within 15 days and to stop the allotment of the proposed FP no.55. 3. Accordingly, a joint hearing of Advocate Narula, Shri. Shrinivas Nayak and Arvind & Abhishek Agarwal was arranged on 30/04/2025. Arvind Agarwal (Respondents) had submitted their reply dated 13/05/2025 and written submission dated 04/07/2025 as follows; They had lawfully purchased agricultural land bearing survey no. 111/0 located at village	2. It is revealed from the documents that Shri. Pramod Agarwal, Nagpur (plaintiff), filed Special Civil Suit No.609/2014 in the court of Civil Judge Senior Division, Nagpur, for recovery against Arvind Agarwal & Abhishek Agarwal (Defendant) and also applied claiming attachment before judgment over the immovable properties of defendants. On this, Hon. Civil Judge, Senior Division, Nagpur, vide order dated 12/08/2015, restrained the defendants temporarily from disposing of or creating any third-party interest or charge over the property of the defendant as mentioned in the application, during the pendency of the suit, till the final disposal. 3. The respondents have submitted copy of the registered deed of sale no. 4826 dated 05/08/2009 of the purchaser shri. Arvind Omprakash Agarwal, regarding 4.48.95 Ha out of Survey No. 111/0, Chikhale, Panvel & its mutation entry no. 2668. They also submitted registered deed of sale no. 2672 dated 06/03/2010 regarding 4.08 Ha of Survey No. 111/0, Chikhale, Panvel, & its mutation entry no. 2669. 4. The Disputant/Petitioner has submitted copies of the agreement of sale dated 01/03/1987, regarding plot no. 58A, measuring 4000 sq. mt out of survey no.111 of Chikhale village in favor of Shri. Ramdas Nayak, Srinivas Nayak, & smt. Jayashree Nayak and the agreement of sale dated 01/03/1987 regarding plot no. 61, measuring 4000 sq. mt out of survey no.111 of Chikhale village in favor of Smt. Jayashree Nayak and Mr. Shrinivas Nayak. Neither of these documents seems to be registered in the Sub-Registrar's office. 5. In the 7/12 extract of Gut No. 111/1 of village Chikhale, Tal Panvel, under Khate no. 415, Shri. Arvind Omprakash Agarwal is shown as the occupant of the 50895 sq. mt. out of Gut No. 111/1 of Chikhale village. Also, under Khate no. 747, Shri. Abhishek Arvind Agarwal is shown as the occupant of the 39925 sq. mt. out of Gut No. 111/1 of Chikhale village However, as per registered deed of sale no. 4826 dated 05/08/2009, shri. Arvind Omprakash

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										Chikhale, Tal-Panvel, through registered sale deeds dated 05/08/2009 and 06/03/2010. The suits bearing S.C.S. 149, 150, 151, 152, and 153 of 2015 are based on purported agreements dated 1987. It is a well-settled legal principle that an agreement to sell does not create any title or interest in immovable property. In support of this, they submitted the judgment of the Hon. Supreme Court (AIR 1967 SC 744) They have preferred a Civil Revision Application before the Hon. Bombay High Court against the Civil Court order dated 03/07/2023. The S.C.S. No. 609/2014 has been filed by his brother, who has no legal right or title in the property. The Hon. Court at Nagpur had passed an interim order restraining from creation of third-party interests or encumbrances. They have not created any third-party rights or attempted to dispose of the said property. Hence, no illegality has been committed on their part. In support, they have submitted copies of 1. Registered Deed of Sale No.4826 dated 05/08/2009 and its mutation entry no. 2668 2. Registered Deed of Sale No. 2672 dated 06/03/2010 and its mutation entry No.2669. 4. Mr. Shrinivas Nayak (Disputant/Petitioner) has submitted their written statement/say dated 20/06/2025 as follows; The respondents have not revealed to the Arbitrator that the original sale deeds of the survey no 111, Chikhale (suit property)	Agarwal purchased 4.48.95 Ha out of survey No. 111/0, Chikhale, Panvel and 7/12 extract shows the area of 50895 sq. mt. Therefore the said issue shall be checked from the Collector, Raigad and in case of any discrepancy in the area of 7/12 extract, the scheme shall be varied to that extent. 6. As per Section 71 of the MR & TP Act, if a civil court passes any decree in a disputed claim of the ownership at any time, and even after a final scheme has been sanctioned by the State Govt., then such final scheme shall be deemed to have been suitably corrected/varied because of such decree. Therefore, the ownership of the final plots shall be maintained as per the 7/12 extract of the original lands, subject to the final decision in Special Civil Suit No.609/2014 in the Hon. court of Civil Judge Senior Division, Nagpur and SPL C.S 149/2015, 150/2015, 151/2015, 152/2015, 153/2015 in the Hon. court of Civil Judge, Senior Division. at Panvel. The sanctioned draft scheme proposal is confirmed, subject to the above mentioned two conditions. Final Plot No. 55, as delineated in plan No. 4, are hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
										are enmeshed in a legal imbroglio, namely the Special Civil Suit 609/2014 lodged before court of Senior division at Nagpur and the Hon. court had ordered a stay/interim order in respect of the disposal/transfer/assignment of the suit property. There are four registered documents bearing registration no. 2289/2025, 2290/2005, 2291/2005, and 2292/2005, registered with the sub registrar of Assurances at Panvel-3, dated 12/07/2005, in respect of the suit property. Accordingly, they prayed that the transfer/assignment/sale of the property located at survey no. 111, village Chikhale/ proposed final plot no. 55 under NAINA TPS 10 be stopped until the honourable courts at Nagpur have given their final verdict. In support, they submitted copies of 1. Stay order of Civil Judge, Senior Division at Nagpur/order to deposit original title sale deeds of the suit property	
	Harbanssingh Khanduja	Chikhale	111/1		43D	4040	59	1616		Shri. Gautam Khanduja attended the hearing and submitted their representation dated 09/05/2025. Submission- 60% of the land be reallocated after the development, along with 2.5 times FSI in accordance with the prevailing policies or framework. - Monetary compensation of Rs. 4.5 crore shall be granted for the portion of the land acquired.	- Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. - Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. - Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10. - The objection regarding the contribution amount will be decided in the final scheme. The sanctioned draft scheme proposal is confirmed. Final Plot No. 59, as delineated in plan No. 4, is hereby allotted to the respective landowners, in

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
											accordance with the ownership and area details recorded in table B.
	Swati Rajivkumar Singh	Chikhale	111/1		43E	4000	60	1600		Smt. Swati Singh attended the hearing on 04/03/2015 and submitted their representation dated 03/03/2025 & 26/03/2025 Submission- 1) They requested to grant the final plot of a minimum of 60% area of their original land. 2) Permissible FSI shall be more than 1.00 Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3)The contribution amount as per form no. 1 is not accepted and shall be waived. 4) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. 5) She and her sister Dr. Vaishali Thakur having their original lands adjacent to each other, however allotted final plots no. 60 & 78 are apart from each other. Therefore requested to allot the adjacent plots to both of them.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. 3. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. For concession in the marginal spaces, a new regulation has been proposed. As per the request, FP NO 60 & 78 are place adjacent to each other and reconstituted as Fp NO. 60 and 61. The sanctioned draft scheme proposal is confirmed. Final Plot No. 60, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
	Sesilia Fransis Roudrigs	Chikhale	111/1		43F	4040	61	1616		They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 78, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
	Muneera Abdul Majid Penwala	Chikhale	111/1		43G	4040	62	1616		Shri. Munira Abdul Penwala attended the hearing on 04/03/2025 and submitted their say as under- 1) They agreed to the location and shape of the proposed final plot no	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										62. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4) Roads shall be developed and the possession of the Final plot shall be immediately handed over. 5)The contribution amount as per form no. 1 is not accepted and shall be waived. 6) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	minimum of 60% of the original land can not be considered. 3. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10. 4. The objection regarding the contribution amount will be decided in the final scheme. The sanctioned draft scheme proposal is confirmed. Final Plot No. 62, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
	Rajaram Babasaheb Dighe	Chikhale	111/1		43H	1640	63	656		They did not attend the hearing but Shri. Rajaram B. Dighe submitted their representation. Submission- They agreed to the proposed final plot no 63 and requested to not to change its location.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. By considering reallignment of water channeland existing structure on the land, the layout of the scheme has been revised and reconstituted, Final Plot No.63, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
	Shrikant Avinash Tambe, Sachin Shahaji Patil, Sonia Shrikant Tambe, Ajit Avinash Tambe	Chikhale	111/1		43I	2400	64	960		They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. From planning point of view, the location of final plot No. 64 is shifted and reconstituted Final Plot No. 65, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
	Usha Yogesh Jhawar	Chikhale	111/1		43J	4040	66	1616		They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Yogesh Natwarlal Zaver										MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 66, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
	Sanjeev Haridas Agarwal	Chikhale	111/1		43K	4040	70	1616		Shri. Sanjiv H. Aggarawal attended the hearing on 04/03/2025 and submitted their say as under- 1) They agreed to the location and shape of the proposed final plot no 70. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4) Roads shall be developed and the possession of the Final plot shall be immediately handed over. 5)The contribution amount as per form no. 1 is not accepted and shall be waived. 6) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. 3. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10. 4. The objection regarding the contribution amount will be decided in the final scheme. The sanctioned draft scheme proposal is confirmed. Final Plot No. 70, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
	Bhavan Natha Vaid Dharamshi Parvat Patel Lalji Keshavji Ravaria	Chikhale	111/1		43L	2020	72	808		They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 72, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	A. S. Dicunha E. B. Dicunha	Chikhale	111/1		43M	4040	73	1616		Shri. Jagan Bodkhe, on behalf of Mr. Terence Dcunha and Mr. Aubrey Dcunha, attended the hearing on 04/03/2025 and submitted their representation dated 17/03/2025.- 1) They are not agreed to the location of the proposed final plot no 73 and requested to allot 2 separate plots with proper location and size.. 2) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4) Roads should not be placed untill and unless his acceptance on revised offer of separate plots. 5)The contribution amount as per form no. 1 is not accepted and shall be waived. 6) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. 3. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10. 4. The objection regarding the contribution amount will be decided in the final scheme. By considering the request, the layout of the scheme has been revised and revised reconstituted Final Plots no. 73A & 73B , as delineated in plan No. 4, are hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
	Terence V. Dicunha Edna Benita Dicunha Aubrey Steven Dicunha	Chikhale	111/1			4040		1616			
	Pinky Jitendra Gadia	Chikhale	111/1		43N	4040	74	1616		They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 74, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
	Kishor Vardichand Jain Parasmal Champalal Bamboli Sanjeev Kumar Vijay Kumar Agarwal	Chikhale	111/1		43O	4040	75	1616		They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 75, as delineated in plan No. 4, is hereby allotted to the respective landowners, in

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
											accordance with the ownership and area details recorded in table B.
	Vasant Kumar Gajanan Badgamia	Chikhale	111/1		43P	8080	76	3232		They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 76, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
	Vaishali Manojkumar Thakur	Chikhale	111/1		43Q	4000	78	1600		Smt. Vaishali Thakur attended the hearing on 04/03/2025 and submitted their representation dated 26/03/2025 Submission- 1) They requested to grant the final plot of a minimum of 60% area of their original land. 2) Permissible FSI shall be more than 1.00 Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3)The contribution amount as per form no. 1 is not accepted and shall be waived. 4) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. 5) She and her sister Mrs Swati Singh having their original lands adjacent to each other, however allotted final plots no. 60 & 78 are apart from each other. Therefore requested to allot the adjacent plots to both of them.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. 3. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. For concession in the marginal spaces, a new regulation has been proposed. 6. As per the request, FP NO 60 & 78 are place adjacent to each other and reconstituted as Fp NO. 60 and 61. Reconstituted Final Plot No. 61 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
	Ernest Joseph Remedios	Chikhale	111/1		43R	4040	79	1616		Mr Yuvraj Raghunath Gome attended the hearing and submitted their representation dated 12/06/2025. Submission- 1. Around 11 authorised structures	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. By considering the request, the layout of the scheme has been revised and reconstituted Final

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
										were constructed by the applicant in the said land and they are paying Property tax and Assessment tax for the said land. 2. FP No 79 is allotted to them but their actual structures are located on FP No. 80. 3. Thus, the applicant has requested to shift the location of FP 79 at FP 80. 4. The applicant has also requested for the compensation for the affected structures and tress within his original plot.	Plots no. 79 , as delineated in plan No. 4, are hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
	Sameer Anil Nerurkar, Anil Madhav Nerurkar	Chikhale	111/1		43S	4040	80	1616		Mr Anil Madhav Nerurkar, Sameer Anil Nerurkar and Rahul Anil Nerurkar attended the hearing on 22/04/2025 and submitted their representation on 30/04/2025: Submission- 1. Plot No. 21, 22 and 23 belonged to them and combined 40% plot FP 80 has been allotted to them. 2. They requested to provide 3 different plots on 3 different names. 3. M/s Cityopia Ventures Pvt Ltd vide letter dtd 16.09.2025 has submitted ammended consent for giving, common plot as per section 60(1) of Mr&TP Act, 1966 for considering the original land parcels owned by them severally or in joint ownership to provide as single final plot in the name of Cityopis Ventures Pvt Ltd. Under this, Mr Anil Madhav Nerurkar, Mr Mihir Anil Nerurkar and Mr Rahul Anil Nerurkar has given notarised consent to include their land in Gat No. 111/1 , Chikhale admeasuring 8080 Sqm (4040+4040 Sqm) with M/S Cityopia Ventures Pvt Ltd to provide as a single final plot.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. By considering the request, for the remaining area of FP No. 80 in the sanctioned draft scheme admeasuring 4040 Sqm the separate reconstituted final plot No. 82 admeasuring 1616 Sqm. has been granted Accordingly, revised reconstituted Final Plots no. 82, as delineated in plan No. 4, are hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
	Anil Madhav Nerurkar					4040		1616			
	Mihir Anil Nerurkar					4040		1616			
	Anil Madhav Nerurkar Rahul Anil Nerurkar										

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Vijay Naval Patil	Chikhale	111/1		43T	4000	81	1600		They did not attend the hearing but Advocate shri. Vijay Patil submitted the representation for FP NO. 81 & 138. Submission- 1) They agreed to the location and shape of the proposed final plot no 81. 2) They requested to grant the final plot of a minimum of 50% area of their original land. 3) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4) Roads shall be developed and the possession of the Final plot shall be immediately handed over. 5)The contribution amount as per form no. 1 is not accepted and shall be waived. 6) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. 7) FP No. 138 shall be granted, adjacent to FP No. 81.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. As per the request, Final plots no. 81 & 138 in the sanctioned draft scheme, are placed adjacent to each other and reconstituted as FP No. 81 and 80 respectively. The sanctioned draft scheme proposal is confirmed. Final Plot No. 81, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
	Kishor Murli Hosangadi Murli Ramdev Honsangadi	Chikhale	111/1		43U	4000	82	1600		They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. From planning point of view, the location has been shifted nearby and reconstituted Final Plot No. 84, at the corner 20m wide road as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
	Prabhavati Subhash Sonwane Pravin Sahebrao Ghadge Meena Shankar Patil	Chikhale	111/1		43V	2040	88	816		Shri. Pravin Ghadge attended the hearing and Smt. Rohini Patil submitted the representation dated 14/05/2025. Submission- 1. In Gut No. 111/1, account no.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. By considering the request existing structures on the land, the layout of the scheme has been

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Anandrao Mahadev Bhosale Swati Rajendra Khade Rajshree Amarjit Kharade	Chikhale	111/1			2000		800		822 and 823 are separate and their sale deeds are also different. 1. However, in the TPS-10, joint final plot no. 88 has been granted for above 2 accounts and therefore they requested to grant separate plots for each account.	revised and revised reconstituted Final Plots no. 87 & 88 , as delineated in plan No. 4, are hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
	Sachin Vasantrao Desai Rohini Praveen Patil										
	Rajendra Dagdulal Surana				43W	12120	93	4848			
										Shri. Rajendra Surana & shri. Sanjiv H. Aggarwal attended the hearing on 04/03/2025 and submitted their representation dated 03/03/2025. Submission- 1) They agreed to the location and shape of the proposed final plot no 93. 2) They jointly purchased the original land admeasuring 12,100 sq. mt. out of Gut No. 111/1 from shri. Vikas Koli & 3 others. As per mutation entry No. 2899 dated 30/05/2013, their both names were included in the 7/12 extract. However during computerisation of 7/12, the name of only shri. Rajendra Surana was included in 7/12 extract. In this regard, they submitted the application to Tahasildar, Panvel. They submitted that they will submit the revised 7/12 extract and accordingly the ownership of FP shall be finalised. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4) Roads shall be developed and the possession of the Final plot shall be immediately handed over.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. As per updated 7/12 extract of Gut No. 111/1, the name of only Rajendra Surana is existed against Khate No.443 with an area of 12040 sq. mt. The sanctioned draft scheme proposal is confirmed. Final Plot No. 93, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										5)The contribution amount as per form no. 1 is not accepted and shall be waived. 6) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	
	Naveen Kumar Jugalkishore Agarwal	Chikhale	111/1		43X	4040	94	1616		They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 94, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
	Afsarjahan Tahirali Ansari Ashfagali Tahirali Ansari Afaq Tahirali Ansari	Chikhale	111/1		43Y	4040	97	1616		Shri. Ashfaq Tahir Ali Ansari & shri. Shri. Zakir Ali Ansari attended the hearing on 04/03/2025 and also submitted their representation dated 04/02/2025. Submission- 1) As per 7/12 extract and the survey no details, their plot in survey no. 111/1 is owned by Afsar Ansari, Asfaq Ansari, Afaq Ansari with an area of 4000 sq. mt. Additionally another plot, with separate 7/12 extract, is owned by Zakir Ansari with an area of 4040 sq. mt. Previously they had provided consent for the collective allotment of plot No. 97. Now they requested that this consent be cancelled and a separate sub-division be allotted to them for plot No.97 with an equal distribution of the plot between them and Zakir Ali Ansari. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) Permissible 1.00 FSI of the	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. 3. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. For concession in the marginal spaces, a new regulation has been proposed. 6. As per the request of the applicant in the application dated 12.08.2025, the ownership is updated in Table B. By considering the request, the layout of the scheme has been revised and revised reconstituted Final Plots no. 97 & 97A , as delineated in plan No. 4, are hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
	Zakri Ali Ansari					4040		1616			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
										original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4) Roads shall be developed and the possession of the Final plot shall be immediately handed over. 5)The contribution amount as per form no. 1 is not accepted and shall be waived. 6) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. Also, as per the application received to this office on 12.08.2025, applicant Mr Applicant Mithun J Sagare and Rajeshwari M Sagare, requested to change the ownership as per the the updated 7/12 submitted by them.	
	Suvarna Dhananjay Vathodkar Uday Vinayakrao Vathodkar Varsha Uday Vathodkar	Chikhale	111/1		43Z	12040	106	4816		Shri. Dhananjay Vathodkar attended the hearing on behalf of all the land owners and submitted their say as under. Submission- 1) They agreed to the location and shape of the proposed final plot no 106. However, they submitted that FP No. 131 has been proposed for their families land bearing Gut No. 124/1 and requested to propose it adjoining to FP No. 106. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4) Roads shall be developed and	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. As per the request, Final Plot Nos 131 & 106 in the sanctioned draft scheme, are placed adjacent to each other and renumbered as 106, 106A The sanctioned draft scheme proposal is confirmed. Final Plot No. 106, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
	Uday Vinayakrao Vathodkar Varsha Uday Vathodkar Dhananjay Vinayakrao Vathodkar Suvarna Dhananjay Vathodkar					13450		5380			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
										the possession of the Final plot shall be immediately handed over. 5) The contribution amount as per form no. 1 is not accepted and shall be waived. 6) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	
	Yakum Asgar Ali Bohari Kuresh Yakub Contractor Bohari	Chikhale	111/1		43AA	8080	107	3232		They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 107, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
	Pradipkumar D. Thesia Nandkumar D. Thesia	Chikhale	111/1		43AB	4040	108	1616		They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 108, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
	Fransis Albert Saldhana	Chikhale	111/1		43AC	4000	109	1600		They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 109, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
44	Balibai Datu Ghatе, Nathuram Maruti Madhavi, Ananta Maruti Madhavi, Balkrushna Maruti	Chikhale	0119/2/1	Class-I	44	9990	44	3996	3996	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
	Madhavi, Shevantibai Anant Patil, Gangabai Baburao Surte, Sunanda Keshav Chimane, Madhukar Damu Bhagat, Keshav Damu Bhagat, Gita Chintaman Patil, Jaymala Hanuman Ghate, Alka Pandurang Patil, Jyoti Kiran Bhoir, Mathurabai Damu Bhagat, Tulsabai Kisan Bhagat , Pandurang Kisan Bhagat , Housabai Kashinath Bhagat, Tushar Kashinath Bhagat, Tejas Kashinath Bhagat, Randhir Kashinath Bhagat, Chandrabai Vaman Mundakar, Lata, Prabhakar Govari, Bharati Jagdish Bhagat, Sagar Jagdish Bhagat, Sayali Jagdish Bhagat, Sani Jagdish Bhagat , Shanivar Govind Bhoir										As per the 7/12 extract of Gut No. 119/2/1, an area of 1360 sq. mt. falls under the jurisdiction of the Railway, whereas the remaining area of 9990 sq. mt. is owned by the landowners. The sanctioned draft scheme proposal is confirmed. Final Plot No. 44, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
45	Vijay Naroatham Agrawal Madhu Vijay Agrawal	Shivka r	176/1	Class-I	45	3290	45	1316	5364	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 45, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
46	Vijay Naroatham Agrawal Madhu Vijay Agrawal	Shivka r	177	Class-I	46	2830		1132			
47	Vijay Naroatham Agrawal Madhu Vijay Agrawal	Shivka r	179	Class-I	47	2330		932			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
48	Vijay Naroatham Agrawal Madhu Vijay Agrawal	Shivkar	180/1	Class-I	48	4960		1984			
49	Vinay Vijay Agrawal Vjay narottam Agrawal	Shivkar	153/C	Class-I	49	3330	46	1332	1332	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 46, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
50	Vijay Narothamdas Agrawal	Shivkar	176/2	Class-I	50	4580	47	1832	3540	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 47, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
51	Vijay Naroatham Agrawal	Shivkar	178	Class-I	51	4270		1708			
52	Albida Abdul Rahiman Shekh , Kulsoom Abdullah Shekh , Kharunnisa Rauf Shekh , Zohra Ismail Shekh , Akbar Ismail Shekh , Arifa Ramzan Shekh , Arina Chef Shekh , Anisha Ismail Shekh , Anish Ismail Shekh , Razia hanik Shekh , Sufiyan Haneef Shekh , Hasarad Khannif Shekh , Bismillah Ashraf Shekh , Afroz Haneef Shekh , Mumtaz Habib Shekh , Syed Habib Shekh, Aslam Habib Shekh , Khalil Habib Shekh , Basima	Shivkar	151/3	Class-II	52	2150	48	860	1996	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No.48, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
	Sinkar Shekh , Salma Aslam Shekh , Nagma Habib Shekh										
53	Albida Abdul Rahiman Shekh , Kulsoom Abdullah Shekh , Kharunnisa Rauf Shekh , Zohra Ismail Shekh , Akbar Ismail Shekh , Arifa Ramzan Shekh , Arina Chef Shekh , Anisha Ismail Shekh , Anish Ismail Shekh , Razia hanik Shekh , Sufiyan Haneef Shekh , Hasarad Khannif Shekh , Bismillah Ashraf Shekh , Afroz Haneef Shekh , Mumtaz Habib Shekh , Syed Habib Shekh, Aslam Habib Shekh , Khalil Habib Shekh , Basima Sinkar Shekh , Salma Aslam Shekh , Nagma Habib Shekh	Shivka r	151/4	Class-II	53	2840		1136			
54	Devkibai Changa Dhavale, Maribai Changa Dhavale, Indubai Shankar Patil, Gomibai Dinkar Gavand, Anandi Ganya Dhavale, Ani Dhaya Dhavale, Avinash Dhaya Dhavale, Umesh Dhaya Dhavale, Rekha Ramchandra Bhagat, Mai Prakash Shelake, Mahadev Kamalu Dhavale,	Shivka r	154	Class-II	54	3890	49	1556	1556	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to necessary corrections in the names of the landowners, as per the updated entries in the 7/12 extract. Final Plot No. 49, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Dattatraya Kamalu Dhavale, Damodar Kamalu Dhavale , Ganesh Kamalu Dhavale, Anil Kamalu Dhavale, Haushi Parshuram Mhatre, Ganga Kamalu Dhavale										
55	Shanivar Govind Bhoir , Balibai Dattu Ghate, Nathuram Maruti Madhavi, Ananta Maruti Madhavi, Balkrushna Maruti Madhavi, Gangabai Baburao Surate, Sunanda Keshav Chimane, Madhukar Damu Bhagat, Keshav Damu Bhagat, Gita Chintaman Patil, Jaymala Hanuman Ghate, Alaka Pandurang Patil, Jyoti Kiran Bhoir, Mathurabai Damu Bhagat, Shevantibai Anant Patil, Tulsabai Kisan Bhagat, Pandurang Kisan Bhagat, Housabai Kashinatha Bhagat, Tushar Kashinatha Bhagat, Tejas Kashinatha Bhagat, Randhir Kashinatha Bhagat, Chandrabai Vaman Mundakar, Lata Prabhakar Govari, Bharti Jagdhish Bhagat,Sagar Jagdhish Bhagat, Sayali Jagdhish	Chikhale	117/2/A	Class-II	55	3400	51	1360	1360	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to necessary corrections in the names of the landowners, as per the updated entries in the 7/12 extract. Final Plot No. 51, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Bhagat, Sani Jagdhish Bhagat										
56	Harishchndra Yashwant Bhagat Bhalchandra Yashwant Bhagat Subhash Yashwant Bhagat Joma Yashwant Bhagat Shantabai Anant Fadake Jayanti Chandrakant Mhatre Janabai Kamalakar Patil Gangubai Yashwant Bhagat	Chikhale	117/2/B	Class-II	56	3400	52	1360	1360	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to necessary corrections in the names of the landowners, as per the updated entries in the 7/12 extract. Final Plot No. 52, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
57	Harishchndra Yashwant Bhagat Bhalchandra Yashwant Bhagat Subhash Yashwant Bhagat Joma Yashwant Bhagat Shantabai Anant Fadake Jayanti Chandrakant Mhatre Janabai Kamalakar Patil Gangubai Yashwant Bhagat	Chikhale	117/3	Class-II	57	8000	52A	3200	3352	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to necessary corrections in the names of the landowners, as per the updated entries in the 7/12 extract. Final Plot No. 52A, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
58	Bhalchandra Yashwant Bhagat Subhash Yashwant Bhagat Joma Yashwant Bhagat Shantabai Anant Fadake Jayanti Chandrakant Mhatre Janabai Kamalakar Patil Gangubai Yashwant	Chikhale	118/1	Class-II	58	380		152			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Bhagat Harishchndra Yashwant Bhagat										
59	Vaman Dharma Bhagat , Vishnu Dharma Bhagat , Ajay Balaram Bhagat , Sanjay Balaram Bhagat , Ganpat Balaram Bhagat , Manik Chandar Patil, Radhabai Balaram Bhagat , Chaya Balaram Bhagat	Chikhale	117/2/C	Class-II	59	3400	53	1360	2240	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to necessary corrections in the names of the landowners, as per the updated entries in the 7/12 extract. Final Plot No. 53, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
60	Vaman Dharma Bhagat , Vishnu Dharma Bhagat , Ajay Balaram Bhagat , Sanjay Balaram Bhagat , Ganpat Balaram Bhagat , Manik Chandar Patil, Radhabai Balaram Bhagat , Chaya Balaram Bhagat	Chikhale	117/4	Class-II	60	2200		880		They neither attended the hearing nor submitted any representation	
61	Harshika Arvind Agrawal A.P.K. Aai shikha Arvind Agrawal	Chikhale	116/1	Class-I	61	10700	56	4280	7840	Shri. Arvind Agrawal attended the hearing on 04/03/2025. They also submitted representation wide letter dated 20/02/2025. Their submission is as under- 1) They agreed to the location of the proposed final plot no 56, but objected to the grant of Final plot no 57 to other land owner at one of the corner of the said plot. They requested to shift the said Final Plot No. 57 to diagonally opposite side corner or adjoining to Final Plot No. 54 and to grant them regular shaped plot at the corner of 20.0 mt wide road. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) Permissible 1.00 FSI of the	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. 3. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. For concession in the marginal spaces, a new regulation has been proposed. By considering the request, the layout of the scheme has been revised and revised reconstituted Final Plot No. 56, as delineated in plan No. 4, is hereby allotted to the respective
62	Abhishek Arvind Agrawal A.P.K. Aai shikha Arvind Agrawal	Chikhale	116/3	Class-I	62	1500		600			
63	Harshika Arvind Agrawal A.P.K. Aai shikha Arvind Agrawal	Chikhale	116/6	Class-I	63	2200		880			
64	Arvind Omprakash Agrawal	Chikhale	0124/2/1	Class-I	64	5200		2080			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4) Roads shall be developed and the possession of the Final plot shall be immediately handed over. 5)The contribution amount as per form no. 1 is not accepted and shall be waived. 6) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	landowners, in accordance with the ownership and area details recorded in table B.
65	Babu Ambu Bhoir	Chikhale	116/2	Class-II	65	1100	57	440	640	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. From planning point of view, the final plot in the sanctioned draft scheme has been shifted nearby and reconstituted Final Plot No. 57, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
66	Babu Ambu Bhoir	Chikhale	116/4	Class-II	66	500		200			
67	Shanivari Govind Bhoir , Anandi Dattu Ghate, Nathuram Maruti Madhavi, Ananta Maruti Madhavi, Balkrushna Maruti Madhavi, Shevantibai Anant Patil, Gangabai Baburao Surate, Sunanda Keshav Chimane, Madhukar Damu Bhagat, Keshav Damu Bhagat, Gita Chintaman Patil, Jaymala Hanuman Ghate, Alaka Pandurang Patil, Jyoti Kiran Bhoir,	Chikhale	115	Class-II	67	11000	58	4400	4400	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to necessary corrections in the names of the landowners, as per the updated entries in the 7/12 extract. Final Plot No. 58, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Mathurabai Damu Bhagat, Tulsabai Kisan Bhagat, Pandurang Kisan Bhagat, Housabai Kashinatha Bhagat, Tushar Kashinatha Bhagat, Tejas Kashinatha Bhagat, Randhir Kashinatha Bhagat, Chandrabai Vaman Mundakar, Lata Prabhakar Govari, Bharti Jagdhish Bhagat, Sagar Jagdhish Bhagat, Sayali Jagdhish Bhagat, Sani Jagdhish Bhagat										
68	Amit Ashok Takechandani Komal Amit Takechandani	Chikhale	132/1/A	Class-I	68	2700	67	1080	2880	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per the 7/12 extract of Gut No. 132/1/B, an area of 340 sq. mt. falls under the jurisdiction of the Railway, whereas the remaining area of 3460 sq. mt. is owned by the landowners. Also as per the 7/12 extract of Gut No. 132/3/1, an area of 340 sq. mt. falls under the jurisdiction of the Railway, whereas the remaining area of 1040 sq. mt. is owned by the landowners. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and Railway. Final Plot No. 67, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
69	Amit Ashok Takechandani Komal Amit Takechandani Central Railway Panvel - Karjat Suburban Railway	Chikhale	132/1/B	Class-I	69	3460		1384			
70	Amit Ashok Takechandani Komal Amit Takechandani Central Railway Panvel - Karjat Suburban Railway	Chikhale	132 /3/1	Class-I	70	1040		416			
71	Baghiti Namdev Kondkar Shobhana Chandar Dhotre Sudha Bhargav Pawar Swapna Laxman	Shivkar	156	Class-I	71	5770	68	2308	2308	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to necessary corrections in the names of the landowners, as per the updated

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Gaykavad Shailja Namdev Kondkar Sushma Namdev Kondkar										entries in the 7/12 extract. Final Plot No. 68, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
72	Pratibha Ramesh Patel Pavani Ramesh Patel Agastya Ramesh Patel	Shivkar	175	Class-II	72	31080	69	12432	12432	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 69, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
73	Pratibha Ramesh Patel Pavani Ramesh Patel Agastya Ramesh Patel Maharashtra State Public Works Dept	Shivkar	150	Class-II	73	11000	69A	4400	4400	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per the 7/12 extract of Gut No. 150, an area of 1900 sq. mt. is recorded under the PWD, whereas the remaining area of 11000 sq. mt. is owned by the landowner. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the PWD. Final Plot No. 69A, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
74	Sanjay Gajanan Patkar Raghunath Chandar Gharat	Chikhale	120/1/B	Class-I	74	1080	77	432	8640	They neither attended the hearing nor submitted any representation	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. M/s Rehab Housing Pvt. Ltd has filed Special Suit No. 113/2010 with respect to Gut No. 127/1, village Chikhale, Panvel. In this regard, there are no interim order of the Hon. court. 3. As per Section 71 of the MR & TP Act, if a civil court passes any decree in a disputed claim of the ownership at any time and even after a final scheme has been sanctioned by the State Govt., then such final scheme shall be deemed to have
75	Raghunath Chandar Gharat Sharad Mahadev Dhope(AH.U.AF Behalf) Sanjay Gajanan Patkar Central Railway (Panvel-Karjat Suburban Railway)	Chikhale	0120/2/1	Class-I	75	2210		884			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
76	Raghunath Chandar Gharat Sharad Mahadev Dhope (AH.U.AF Behalf) Sanjay Gajanan Patkar, Panvel Karjat Railway line	Chikhale	121/2	Class-I	76	3890		1556			been suitably corrected/varied because of such decree. 4. Therefore the ownership of the final plot is maintained as per updated 7/12 extract of the original lands, subject to the final decision in Special Suit no. 113/2010 in the Hon. Civil Court, Panvel regarding land bearing Gut No. 127/1, Chikhale. As per the 7/12 extract, the total area under Railway double line acquisition in Gut No. 120/2/1 is 1290 sq. mt., in Gut No. 121/2 is 1620 sq. mt. and in Gut No. 125/4/1 is 2260 sq. mt.
77	Sanjay Gajanan Patkar Raghunath Chandar Gharat Sharad Mahadev Dhope	Chikhale	0125/4/1	Class-I	77	3920		1568			
78	Raghunath Chandar Gharat Sharad Mahadev Dhope Sanjay Gajanan Patkar	Chikhale	127/1	Class-I	78	6000		2400			
										Shri. Anup Patel, POA holder of M/s Rehab Housing Pvt. Ltd has submitted representation dated 25/03/2025. Submission- 1. The land bearing Gut No. 127/1 was originally owned by Shri. Tukaram Chorghe. He agreed to sale 1600 sq. mt. out of the said land to M/s Rehab Housing Pvt. Ltd vide Promisory Note dated 21/02/2006. However due to non-performanance of the said agreement, they filed Special suit No. 113/2010. 2. However, in spite of submission of the above suit, the said land was sold to shri. Sanjay Patkar, Shri. Sharad Dhope & Shri. Raghunath Gharat, wide registered sale deed dated 03/10/2012. Therefore, the purchasers were also included as the respondents no. 3 to 5 in the special suit. 3. Thereafter the said land was accomodated in TPS-10 and included in OP NO. 78 & FP No. 77 in the name of the purchasers. Therefore the applicant has filed the application in the court to include the Chief Planner, NAINA as respondent No. 6 in the said	The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the Railway. Final Plot No. 77, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										suit. 4. Accordingly, they requested to stay or cancel the illegal allotment of the plot to the concerned farmers/their heirs/land owners in the scheme.	
79	Sanjay Gajanan Patkar Sharad Mahadev Dhope Raghunath Chandar Gharat	Chikhale	128/2A/2C	Class-I	79	2500		1000		They neither attended the hearing nor submitted any representation	
80	Raghunath Chandar Gharat Sharad Mahadev Dhope Sanjay Gajanan Patkar	Chikhale	128/2/D	Class-I	80	2000		800			
81	Sanjaykumar Ramchandra Gavande	Chikhale	114/1	Class-I	81	900	83	360	7352	Shri. Sanjay Gawande attended the hearing and submitted the representation dated 05/05/2025. Submission- 1) They agreed to the location and shape of the proposed final plot. 2) They requested to grant the final plot of a minimum of 50% area of their original land. 3) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4) Roads shall be developed and the possession of the Final plot shall be immediately handed over. 5)The contribution amount as per form no. 1 is not accepted and shall be waived. 6) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. 3. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. For concession in the marginal spaces, a new regulation has been proposed. The sanctioned draft scheme proposal is confirmed. Final Plot No.83, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
82	Sanjaykumar Ramchandra Gavande	Chikhale	114/2	Class-I	82	3100		1240			
83	Sanjaykumar Ramchandra Gavande	Chikhale	114/3	Class-I	83	2000		800			
84	Sanjaykumar Ramchandra Gavande	Chikhale	114/4	Class-I	84	3100		1240			
85	Sanjaykumar Ramchandra Gavande	Chikhale	114/5	Class-I	85	2200		880			
86	Sanjaykumar Ramchandra Gavande	Chikhale	114/7	Class-I	86	1780		712			
87	Sanjaykumar Ramchandra Gavande	Chikhale	114/8	Class-I	87	600		240			
88	Sanjaykumar Ramchandra Gavande	Chikhale	114/9	Class-I	88	2200		880			
89	Sanjaykumar Ramchandra Gavande	Chikhale	114/12	Class-I	89	2500		1000			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
90	M/s. Valuable Properties Pvt. Ltd - Director Narendra Hete	Shivkar	82/4	Class-I	90	3030	85	1212	1225	Adv. Sachin Misal attended the hearing on 02/07/2025 and also submitted a representation dated 02/07/2025 on behalf of Valuable Properties Private Limited. Submission: 1. They acquired contiguous land at village Shivkar along the expressway. This land was affected by Growth Centre reservation and therefore the company gave undertaking to relocate the said land and allot the final plot along the main road and at one single location. 2. The applicant requested to allot all Valuable Properties Pvt Ltd entitlement (final plot) adjacent to Final Plot-85 & 86 3. The survey no 83/2 (FP 129) is purchased by them and currently ownership is also with them as per 7/12 submitted and requested to allot FP adjoining to FP 85 & 86. 4. Survey number 85, 88 and 89/3, (FP 18, 16 and 17) is purchased by VPPL having combine / joint ownership and thus requested to allot the plot adjoining FP 85 /FP 86. 5. Survey number 82/3 and 84/2 (FP 261 and 99) are purchased by VPPL, but the matter is subjudice and ownership in the name of opponent. Still the applicant requested to allot the plot adjoining FP 85 /FP 86. 6. The applicant was informed regarding the complaint received from Ms Falguni Patel regarding legal matter on FP 18 (S. No. 85). In regard to this, the applicant said that VPPL purchased the said land though registered sale deed and ownership documents are in the name of VPPL.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. As per the 7/12 extract of Gut No. 89/2, an area of 2500 sq. mt. is recorded under the PWD, whereas the remaining area of 490 sq. mt. is owned by the landowners. Out of the owners land, 458 sq. mt. falls within TPS-5, while the balance area of 32 sq. mt. is part of TPS-10. 3. As per the request, Final Plot Nos. 16, 17, 18, 85, 86 in sanctioned draft scheme are placed together and final plot number 18, 19, 20, 12+13 area granted adjoining to each other By considering the request, the layout of the scheme has been revised and revised reconstituted Final Plot No. 12+13, as delineated in plan No. 4, are hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
91	M/s. Valuable Properties Pvt. Ltd through Director Narendra Hete Maharashtra State Public Works Dept	Shivkar	89/2	Class-I	91	32		13			
92	Hari Muka Patil Vithabai Raghu Chorghe Hausabai Baburao Patil	Shivkar	82/2	Class-I	92	11430	86	4572	4572		

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
93	Ananta Balaram Dhavle Parshuram Balaram Dhavle Suresh Balaram Dhavle Endubai Jagan Patil Padhmabai Bhagavan Phadke Bhuri Balaram Dhavle Lata Murlidhar Mhatre	Shivkar	153/D	Class-I	93	2780	87	1112	1112	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. By considering the change in alignment and widening of water channel along Kirki river, FP No. 87 has been shifted to the northward side and reconstituted Final Plot No. 129, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
94	Manahor Padu Dhavle Hanuman Padu Dhavle	Shivkar	173/1	Class-I	94	3420	89	1368	1368	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 89, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
95	Shalik Kamlya Davle Hirabai Ram Khutarkar Vilas Kamlya Davle Ranjna Sudhakar Gharat Kamal Vinayak Shelake Manjula Tukaram Mundhe Santosh Kamlya Davle	Shivkar	153/B	Class-I	95	3100	90	1240	1240	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 90, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
96	Namdev Dharma Dhavle Tukaram Dharma Dhavle Vaman Dharma Dhavle	Shivkar	153/A	Class-I	96	4400	91	1760	1760	Shri. Anil Dhavale attended the hearing on 20/03/2025 and submitted their say on behalf of his father shri. Namdev Dhavale... Submission- 1. He was not informed about the declaration of intention of the Town Planning Scheme. 2. Regarding the ownership of the land, 7/12 extract were directly taken without his consent and verification.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Government of Maharashtra, under section 40 of the said Act, declared CIDCO as the Special Planning Authority for an area notified as Navi Mumbai Airport Influence Notified Area (NAINA) and thereafter sanctioned the IDP/DP of the said area. As per the provision of Section 60(2) of the said Act, the public notice about the declaration of making TPS-10 was published in the Extraordinary

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										3. The planning authority has prepared the scheme without doing authentic measurement and therefore the said scheme shall be taken back under the provisions of MR & TP Act. 4. Their original occupation is farming, and their livelihood depends on the cultivation of the said land. Therefore 100% of the land should be retained for them and their future generations. 5. The said project will lead to the destruction of hills, vegetation, wells and the surrounding environment of the area and therefore it shall be taken back. 6. The distribution of 40:60 is not accepted to them. 7. NAINA project will disrupt the social structure of the farmers and will have tremendous social consequences.	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 3. NAINA Authority obtained cerified copies of the 7/12 extracts for all the concerned lands and susequently ensured their updatation. 4. The report of the scheme states that, based on the Sanctioned Development Plan, Physical survey provided by the appointed agency and details of revenue records such as village maps, Phalani map, 7/12 & 8A, extracts of sanctioned layouts, measurement plan, GIS based Town Planning Scheme maps were prepared. Accordingly, the geo co-ordinates of the proposed final plots are incorporated in the notices sent to all land parcels and their respective owners. 5. The scheme ensures the preservation of environmentally sensitive areas such as forests, water bodies, hills and open spaces. 6. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. The sanctioned draft scheme proposal is confirmed. Final Plot No. 91, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
97	Anjana Baburao Popeta , Jagdish Baburao Popeta , Sunita Baburao Popeta , Anita Baburao Popeta , Nathu Padu Popeta , Bebi Chandar Popeta , Chandabai Vitthal Popeta, Darshana Rajesh	Chikhale	125/1	Class-I	97	14200	95	5680	5680	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 95, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Bhoir, Atul Mohanrao Pawar, Rahul Mohanrao Pawar, Shobha Mohanrao Pawar										
98	Yamuna Dagdu Patil, Suman Baburao Patil , Tai Vithhal Patil, Mai Dagdu Patil, Alka Dagdu Patil,	Shivkar	83/1	Class-II	98	2380	96	952	2016	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per the 7/12 extract of Gut No. 87, an area of 2970 sq. mt. is recorded under the PWD, whereas the remaining area of 2270 sq. mt. is owned by the landowner. Also as per the 7/12 extract of Gut No. 151/1, an area of 870 sq. mt. is recorded under the PWD, whereas the remaining area of 390 sq. mt. is owned by the landowner. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the MSRDC. Final Plot No. 96, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
99	Yamuna Dagdu Patil, Suman Baburao Patil , Tai Vithhal Patil, Mai Dagdu Patil, Alka Dagdu Patil, Maharashtra State Public Works Dept	Shivkar	87	Class-II	99	2270		908			
100	Yamuna Dagdu Patil, Suman Baburao Patil , Tai Vithhal Patil, Mai Dagdu Patil, Alka Dagdu Patil, Maharashtra State Public Works Dept	Shivkar	151/1	Class-II	100	390		156			
101	Pyrite Traning & Consultancy Pvt. Ltd	Shivkar	84/2	Class-II	101	2150	99	860	860	Adv. Sachin Misal attended the hearing on 02/07/2025 and also submitted a representation dated 09/05/2025 on behalf of Valuable Properties Private Limited. Submission: 1. They acquired contiguous land at village Shivkar along the expressway. This land was affected by Growth Centre reservation and therefore the company gave undertaking to relocate the said land and allot the final plot along the main road and at one single location. 2. The applicant requested to allot all Valuable Properties Pvt Ltd entitlement (final plot) adjacent to Final Plot-85 & 86	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. From planning point of view, the final plot is slightly shifted towards west side and reconstituted Final Plot No. 99, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
										3. The survey no 83/2 (FP 129) is purchased by them and currently ownership is also with them as per 7/12 submitted and requested to allot FP adjoining to FP 85 & 86. 4. Survey number 88 and 89/3, (FP 16 and 17) is purchased by VPPL having combine / joint ownership and thus requested to allot the plot adjoining FP 85 /FP 86. 5. Survey number 82/3 and 84/2 (FP 261 and 99) are purchased by VPPL, but the matter is subjudice and ownership in the name of opponent. Still the applicant requested to allot the plot adjoining FP 85 /FP 86. 6. No final plot is allotted against Survey No. 85 at village SHivkar. Requestedto provide one single final plot along the main road for VPPL. 7. The applicant was informed regarding the complaint received from Ms Falguni Patel regarding legal matter on FP 18 (S. No. 85). In regard to this, the applicant said that VPPL purchased the said land though registered sale deed and ownership documents are in the name of VPPL.	
102	Baliram Hiru Gaikar	Chikhale	0122/1/1	Class-I	102	2330	100	932	932	Shri. Raju Baliram Gaikar attended the hearing on 08/05/2025 and submitted say. Submission- 1. The said TPS project is not accepted to them. 2. They are not willing to include in TPS-10. Shri. Baliram Hiru Gaikar submitted a presentation dated 09/05/2025 1. He was not informed about the declaration of intention of the Town Planning Scheme.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per the Joint Measurement Extract of Panvel-Karjat Railway line, out of Gut No. 122/1/1, an area of 170 sq. mt. falls under the jurisdiction of the Railway, whereas the remaining area of 2330 sq. mt. is owned by the landowners. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the Railway. Final Plot No. 100, as delineated in plan No. 4, is hereby allotted to the respective landowners, in

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										2. Regarding the ownership of the land, 7/12 extract were directly taken without his consent and verification. 3. The planning authority has prepared the scheme without doing authentic measurement and therefore the said scheme shall be taken back under the provisions of MR & TP Act. 4. Their original occupation is farming, and their livelihood depends on the cultivation of the said land. Therefore 100% of the land should be retained for them and their future generations. 5. The said project will lead to the destruction of hills, vegetation, wells and the surrounding environment of the area and therefore it shall be taken back. 6. The distribution of 40:60 is not accepted to them. 7. NAINA project will disrupt the social structure of the farmers and will have tremendous social consequences.	accordance with the ownership and area details recorded in table B.
103	Group Grampanchayat Chikhale	Chikhale	93/1	Sarkar	103	8000	103	3200	9208	They neither attended the hearing nor submitted any representation	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. As per Joint Measurement Extract of Panvel-Karjat Railway line, an area under the jurisdiction of the Railway from Gut No. 123 is 530 sq. mt. and from Gut No. 126 is 350 sq. mt. As per the PWD's Notification, 100 sq. mt of land from Gut No. 93/1 has been notified for acquisition for the purpose of the Multimodal Corridor (MMC). 3. As the tenure of the original lands is Govt., the final plots are placed in Public-semipublic zone. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the Railway/land under acquisition for MMC. Final Plot No. 103, as delineated in plan No. 4, is
104	Group Grampanchayat Chikhale, Maharashtra Shasan	Chikhale	123	Sarkar	104	13170		5268			
105	Group Grampanchayat Chikhale	Chikhale	126	Sarkar	105	1850		740			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
											hereby allotted to the Govt. of Maharashtra- Group Grampanchayat Chikhale, in accordance with the ownership and area details recorded in table B.
106	Pratik Milind Korde	Chikhale	122/3	Class-I	106	700	104	280	280	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. Reconstituted Final Plot No. 105, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
107	Pinki Jitendra Gadiya	Chikhale	0122/2/1	Class-I	107	7380	105	2952	2952	Shri Jitendra Gadia attended the hearing on 26/03/2025 and submitted say on behalf of smt. Pinki Gadia as under. Submission- 1) They agreed to the location of the proposed final plot no 105. 2) The area of their original Gut No. 122/2 was 10,100 sq. mt. and out of that 1320 sq. mt. was acquired for railway and therefore requested to grant final plot for their net land admeasuring 8700 sq. mt. 3) They requested to grant the final plot of a minimum of 60% area of their original land. 4) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 5) Roads shall be developed and the possession of the Final plot shall be immediately handed over. 6)The contribution amount as per form no. 1 is not accepted and shall be waived. 7) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. 3. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. For concession in the marginal spaces, a new regulation has been proposed. 6. As per the 7/12 extract of Gut No. 122/2/1, the total area owned by the landowners in the said Gut is 8700 sq. mt. and Gut No. 122/2/2 admeasuring 1320 Sqm. area is under jurisdiction of Karjat Railway. Accordingly OP and FP areas has been changed as 8700 Sq M and 3480 Sqm. In view of the above & their request, the layout of the scheme has been revised and revised reconstituted Final Plot No. 104, as delineated in plan No. 4, are hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										In this regard, smt. Pinky Gadia also submitted representation dated 15/04/2025 and submitted copy of Pherphar document.	
108	Sudhir Rasiklal Mehta Executive Engineer , Mumbai Road Developemt Dept.-1	Chikhale	0101/1/1	Class-I	108	36920	110	14768	14768	Shri. Sudhir Mehta did not attend the hearing but submitted a representation dated 10/07/2025. Submission- 1. His original land lies directly on the existing Chikhale main road and benefits from valuable road frontage and strategic access. 2. In Draft TPS-10, he has been allotted FP NO. 110, which is not on main Chikhale road and is instead located along a narrower internal road, limiting both visibility and accessibility. The shift in location negates the intent of his investment and causes serious financial and developmental disadvantage. 3. He requested to allot a plot that retains the original road facing orientation and provides adequate frontage and access.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per the 7/12 extract of Gut No. 101/1/1, an area of 30 sq. mt. falls under the jurisdiction of the Railway and 80 sq. mt. is recorded under the PWD. The remaining area of 36920 sq. mt. is owned by the landowners. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the Railway/PWD. Final Plot No. 110, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
109	Executive Engg, Mumbai , Road Development Dept. No.1 Central Railway Panvel Karjat railway line Suresh Gopal Phadke	Chikhale	134/1/1/.	Class-I	109	460	112	184	184	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per the 7/12 extract of Gut No. 134/1/1, an area of 1720 sq. mt. falls under the jurisdiction of the Railway and 550 sq. mt. is recorded under the MSRDC. The remaining area of 460 sq. mt. is owned by the landowners. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the Railway/MSRDC. Final Plot No. 112, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
110	Arun Sitaram Patil Sunanda Dattatreya Patil	Shivkar	0188/9/1	Class-II	110	872	113	349	349	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Mahadibai Ambaji Thakur Padma Joma Patil Chetan Joma Patil Daivik Joma Patil Tejaswi Bhanudas Patil										As per the 7/12 extract of Gut No. 188/9/1 & 188/9/2, the total area of 188/9 is 4550 sq. mt. Out of that, an area of 325 sq. mt. falls under TPS-5 and 3353 Sqm falls in Mumbai Pune Expressway and remaining 872 sq. mt. falls in TPS-10. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the Railway/PWD. Final Plot No. 113, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
111	Pratibha Ramesh Patel Pavani Ramesh Patel Agastya Ramesh Patel	Shivkar	0188/9/2	Class-I	111						
112	Banya Shiva Chavhan Maharashtra State PWD Works Dept.	Shivkar	186	Class-I	112	660	114	264	264	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per the 7/12 extract of Gut No. 186, an area of 2500 sq. mt. is recorded under the PWD, whereas the remaining area of 660 sq. mt. is owned by the landowners. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and PWD. Final Plot No. 114, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
113	Bharat Govind Bhoir Gunabai Narayan Bhagat Nirmala Changa Keni Ushabai Haribhau Ghate Hirabai Minnath Keni Suman Govind Bhoir	Chikhale	116/5	Class-II	113	600	115	240	240	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 115, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
114	Narayan Balaram Patil Naresh Balaram Patil	Chikhale	102/2	Class-II	114	800	116	320	2960	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Naresh Apak Bhau Narayan Patil										The sanctioned draft scheme proposal is confirmed. Final Plot No. 116, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
115	Narayan Balaram Patil Naresh Balaram Patil Naresh Apak Bhau Narayan Patil	Chikhale	102/3	Class-II	115	4000		1600			
116	Narayan Balaram Patil Naresh Balaram Patil Naresh Apak Bhau Narayan Patil	Chikhale	102/8	Class-II	116	2600		1040			
117	Kushalpratap Dighvijay Sinha Krishnakumar Dighvijay Sinha Mira Dighvijay Sinha	Chikhale	102/1/A	Class-I	117	2500	117	1000	1000	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 117, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
717	Shankar Vitthal Patil	Shivkar	86	Class-I	699	2450	118	980	980	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 118, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
118	Namdev Hari Mhatre Janardhan Hari Mhatre Panvel Karjat Railway line	Chikhale	0125/3/1	Class-I	118	3140	120	1256	1256	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per the 7/12 extract of Gut No. 125/3/1, an area of 1860 sq. mt. falls under the jurisdiction of the Railway, whereas the remaining area of 3140 sq. mt. is owned by the landowners. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the Railway.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
											Final Plot No. 120, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
119	Sitaram Dharma Chaudhari Govind Dharma Chaudhari Janardhan Dharma Chaudhari Laxman Dharma Chaudhari Parvti Nathu Patil Sitabai Rama Hatamode Anandi Vasant Kadav	Chikhale	129/3	Class-II	119	250	121	100	100	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per 7/12 extract , MMC Notification and as per the TPS plan, Gat No 129/3 is not affected by MMC. Therefore in the sanctioned draft scheme proposal, OP and FP areas are corrected as 1600 Sqm and 640 Sqm respectively. Accordingly the layout of the scheme has been revised and reconstituted Final Plot No. 99A, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
120	Nevandram Aildas Karira Panvel Karjat Suburban Railway	Chikhale	127/3/C	Class-I	120	1270	122	508	508	Mr Nevandram Aildas Karira has submitted representation dated 18/06/2025. Submission- 1. The plan that the applicant had received previously is different and the plot No. is also different as 122 and plot 121 is marked inside frontage of his plot 122 which was previously in the adjacent bigger plot. 2. Since the frontage allotted to him is less and now in that the plot No 121 of 100 sqm is put in reducing the frontage of his plot, this narrow frontage is not acceptable by him. 3. The applicant has requested to revert the changes and keep as it was previously.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per the 7/12 extract of Gut No. 127/3/C, an area of 3130 sq. mt. falls under the jurisdiction of the Railway, whereas the remaining area of 1270 sq. mt. is owned by the landowners. By considering the request, the layout of the scheme has been revised and reconstituted Final Plot No. 122, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B. It is subject to the separation of the areas belonging to the landowners and the Railway.
121	Namdev Hasha Patil Ramchandra Gharu Patil Kashinath Gharu Patil Pandurang Gharu Patil	Chikhale	133/4/A	Class-II	121	1800	123	720	720	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 123, as delineated in plan No. 4, is

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Indu Ramkrushna Kharke										hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
122	Jagjeet Palsingh pratasingh Alwariya	Chikhale	0128/5/1	Class-I	122	120	124	48	48	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 124, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
123	Abhijeet Pravin Shikhare	Chikhale	133/4/B	Class-I	123	1930	125	772	772	They did not attend the hearing but shri. Abhijeet Shikhare submitted a representation dated 07/05/2025 Submission- 1. He owns the land bearing Gut No. 133/1/A(P) and 133/4/B in Chikhale village and has been granted FP No. 98 in TPS-9 and FP No. 125 in TPS-10. Therefore he requested to grant adjoining final plots in one scheme. 2. They requested to grant the final plot of a minimum of 80% area of their original land. 3. Permissible 1.00 FSI shall be increased to 2.5. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4. Roads shall be developed and the possession of the Final plot shall be immediately handed over. 5. The contribution amount as per form no. 1 is not accepted and shall be waived. 6. By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. 7. The ownership of FP No. 98 in	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Final plot for the original land in any TPS can not be granted in other TPS. Therefore applicants request no. 1 can not be considered. 3. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 80% of the original land can not be considered. 4. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10. 5. The objection regarding the contribution amount will be decided in the final scheme. 6. For concession in the marginal spaces, a new regulation has been proposed. 7. As per the 7/12 extract of Gut No. 133/4/B, an area of 70 sq. mt. falls under the jurisdiction of the Railway, whereas the remaining area of 1930 sq. mt. is owned by the landowners. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the Railway and necessary corrections in the names of the landowners, as per the updated entries in the 7/12 extract. Final Plot No. 125, as delineated in plan No. 4, is hereby allotted to the respective landowners, in

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										TPS-9 shall be changed to Mr. Abhijeet Praveen Shikhare.	accordance with the ownership and area details recorded in table B.
124	Mahadi Janu Bhagat Shankar Janu Bhagat Aruna Janu Bhagat Sandip Janu Bhagat Sundarabai Datta Patil Sitabai Chahya Bhagat	Chikhale	117/1	Class-II	124	3200	126	1280	1280	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 126, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
125	Nirmalabai Krishna Mhatre Dharmibai Krishna Mhatre Shevantabai Krishna Mhatre Subhash Krishna Mhatre Ananta Krishna Mhatre Kamla Krishna Mhatre Dipti Urfa Surekha Dattatray Patil Fashi Ramesh Badhe Mai Suresh Patil Indu Maruti Jadhav Santosh Janu Mhatre Susmita Sunil Tambe Reshma Ramesh Bhagat Radhabai Krishna Mhatre	Chikhale	0124/3/1	Class-II	125	3600	127	1440	1440	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 127, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
126	Sanjay Ramchandra Gavande	Chikhale	114/6	Class-I	126	2500	128	1000	1000	Shri. Sanjay Gawande attended the hearing and submitted the representation dated 05/05/2025. Submission- 1) They agreed to the location and shape of the proposed final plot. 2) They requested to grant the final plot of a minimum of 50% area of their original land.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 50% of the original land can not be considered. 3. Regarding FSI and TDR provisions, the

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										3) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4) Roads shall be developed and the possession of the Final plot shall be immediately handed over. 5) The contribution amount as per form no. 1 is not accepted and shall be waived. 6) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	regulations are already proposed in SDCR for TPS-10. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. For concession in the marginal spaces, a new regulation has been proposed. The sanctioned draft scheme proposal is confirmed. Final Plot No. 128, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
127	Tukaram Dhau Patil	Shivkar	83/2	Class-II	127	4950	129	1980	1980	Adv. Sachin Misal attended the hearing on 02/07/2025 and also submitted a representation dated 09/05/2025 on behalf of Valuable Properties Private Limited. Submission: 1. They acquired contiguous land at village Shivkar along the expressway. This land was affected by Growth Centre reservation and therefore the company gave undertaking to relocate the said land and allot the final plot along the main road and at one single location. 2. The applicant requested to allot all Valuable Properties Pvt Ltd entitlement (final plot) adjacent to Final Plot-85 & 86 3. The survey no 83/2 (FP 129) is purchased by them and currently ownership is also with them as per 7/12 submitted and requested to allot FP adjoining to FP 85 & 86. 4. Survey number 88 and 89/3, (FP 16 and 17) is purchased by VPPL having combine / joint ownership and thus requested to allot the plot adjoining FP 85 /FP	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. As per the request, Final Plot Nos. 16, 17, 18, 85, 86 in sanctioned draft scheme are placed together and final plot number 18, 19, 20, 12+13 area granted adjoining to each other. From planning point of view FP No. 129 in the sanctioned draft scheme has been shifted on FP No. 85 and reconstituted as FP No. 85. Reconstituted Final Plot No. 85, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										86. 5. Survey number 82/3 and 84/2 (FP 261 and 99) are purchased by VPPL, but the matter is subjudice and ownership in the name of opponent. Still the applicant requested to allot the plot adjoining FP 85 /FP 86. 6. No final plot is allotted against Survey No. 85 at village SHivkar. Requested to provide one single final plot along the main road for VPPL. 7. The applicant was informed regarding the complaint received from Ms Falguni Patel regarding legal matter on FP 18 (S. No. 85). In regard to this, the applicant said that VPPL purchased the said land though registered sale deed and ownership documents are in the name of VPPL.	
128	Suryaprakash Gopiram Agrawal	Chikhale	114/10	Class-I	128	2800	130	1120	1120	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 130, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
129	Varsha Uday Vatodkar Suvarna Dhananjay Vatodkar Uday Vinayak Vatodkar	Chikhale	124/1	Class-I	129	2550	131	1020	1020	Shri. Dhananjay Vathodkar attended the hearing on behalf of all the land owners and submitted their say as under. Submission- 1) They agreed to the location and shape of the proposed final plot no 106. However, they submitted that FP No. 131 has been proposed for their families land bearing Gut No. 124/1 and requested to propose it adjoining to FP No. 106. 2) They requested to grant the final plot of a minimum of 60% area of their original land.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. 3. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. For concession in the marginal spaces, a new regulation has been proposed.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										3) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4) Roads shall be developed and the possession of the Final plot shall be immediately handed over. 5)The contribution amount as per form no. 1 is not accepted and shall be waived. 6) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	6. As per the request, Final Plot Nos 131 & 106 in the sanctioned draft scheme, are placed adjacent to each other and renumbered as 106, 106A Accordingly, reconstituted, Final Plot No. 106A, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
130	Datta Shankar Gaykar , Vishnu Shankar Gaykar , Housabai Shivaji Gaykar , Suman Shivaji Virale, Ranjana Tukaram Tupe, Anajna sharad Gharat, Vandna Bharat gharat, Narayan Balaram Patil, Naresh Balaram Patil, Manisha Subhash Patil, Jani Swami Bandival, Aanandibai, Shankar Gaykar , Anata Shankar Gaykar	Chikhale	124/1/B	Class-I	130	230	132	92	92	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The layout of the scheme has been revised from planning point of view and reconstituted Final Plot No. 134, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
131	Barakubai Dattu Gharat	Kon	17/3	Class-II	131	5160	133	2064	2064	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The layout of the scheme has been revised from planning point of view and reconstituted Final Plot No. 131, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
132	Anil Vasant Thakekar Sarika Anil Thakekar	Chikhale	132/2	Class-I	132	5100	134	2040	2040	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The layout of the scheme has been revised from planning point of view and reconstituted Final Plot No. 132, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
133	Tanaji Bhaurav Survanshi Shankar Annarao Trimukhe Dadabhau Tukaram Pavde	Chikhale	112/5	Class-I	133	1500	136	600	600	They attended the hearing on 03/04/2025 and submitted their say as under. Submission- 1) They agreed to the location of the proposed final plot no 136. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 4) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 5) Roads shall be immediately developed and the possession of the Final plot shall be handed over at the earliest. 6)The contribution amount as per form no. 1 is not accepted and shall be waived. 7) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. 3. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. For concession in the marginal spaces, a new regulation has been proposed. The layout of the scheme has been revised from planning point of view and reconstituted Final Plot No. 133, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
134	Bandu Parshuram Chaudhari Vishnu Parshuram Chaudhari Sushila Ramchandra Mundhe Vishwananth	Chikhale	125/2	Class-II	134	6600	137	2640	2640	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 138, as delineated in plan No. 4, is hereby allotted to the respective landowners, in

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
	Hasuram Patil Rupesh Hasuram Patil										accordance with the ownership and area details recorded in table B.
135	Vijay Naval Patil	Chikhale	114/13	Class-I	135	600	138	240	240	They did not attend the hearing but Advocate shri. Vijay Patil submitted the representation for FP NO. 81 & 138. Submission- 1) They agreed to the location and shape of the proposed final plot no 138. 2) They requested to grant the final plot of a minimum of 50% area of their original land. 3) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4) Roads shall be developed and the possession of the Final plot shall be immediately handed over. 5) The contribution amount as per form no. 1 is not accepted and shall be waived. 6) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. 7) FP No. 138 shall be granted, adjacent to FP No. 81.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 50% of the original land can not be considered. 3. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. For concession in the marginal spaces, a new regulation has been proposed. 6. As per the request, Final plots no. 81 & 138 in the sanctioned draft scheme, are placed adjacent to each other and reconstituted as FP No. 81 and 80 respectively. Reconstituted Final Plot No. 80, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
136	Kamlakar Sitaram Chorghe Tarabai Sudam Patil Gulab Dattatrya Patil Laxman Sitaram Patil	Chikhale	127/3/A	Class-II	136	930	139	372	2372	They neither attended the hearing nor submitted any representation. However, Shri. Anup Patel, POA holder of Falguni Jaiswal, submitted representation dated 20/03/2025. Submission- 1. The land bearing Gut No. 128/4/1 was originally owned by Shri. Laxman Chorghe & other 5. They agreed to sell the said land to Falguni Jaiswal vide Promissory	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per the submission of M/s Rehab Housing Pvt. Ltd, the Regular Civil Suit No. 92/2007 is pending. Hon. court wide order dated 10/01/2020, directed the respondents to maintain status-quo in the order below exh.5 of suit no. 92/2007 dated 23/09/2013 till final hearing of Exh. 5 in this matter. As per Section 71 of the MR & TP Act, if a civil
137	Kamlakar Sitaram Chorghe Tarabai Sudam Patil Gulab Dattatrya Patil	Chikhale	127/3/B	Class-II	137	2400		960			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
	Laxman Sitaram Patil									note dated 10/02/2006 and the certain amount of the compensation was paid to them. However due to non-performanance of the said note, they filed suit No. 92/2007. The learned court decided the said suit and therefore they filed Appeal No. 02/2020 in the District Court, Panvel. Hon. court wide order dated 10/01/2020, directed the respondents to maintain status-quo granted in the order below exh.5 of suit no. 92/2007 dated 23/09/2013 till final hearing of Exh. 5 in this matter.. 2. As per the court order in Appeal No. 02/2020, the remark has been mentioned in other Right column of the 7/12 extract that until the suit is finally decided, the subjected land can not be transferred and no construction shall be done on the plot. 3. In the sanctioned Draft TPS-10, FP no. 139 has been proposed for the original plot no. 139. 4. Accordingly, they requested to stay or cancel the illegal allotment of the plot to the concerned farmers/their heirs/land owners in the scheme, until the court order..	court passes any decree in a disputed claim of the ownership at any time and even after a final scheme has been sanctioned by the State Govt., then such final scheme shall be deemed to have been suitably corrected/varied because of such decree. Therefore the ownership of the final plot is maintained as per 7/12 extract of the original lands subject to the final decision in the Appeal No. 02/2020 in the District court. As per the 7/12 extract of Gut No. 127/3/A, an area of 1720 sq. mt. falls under the jurisdiction of the Railway, whereas the remaining area of 930 sq. mt. is owned by the landowners. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the Railway. Final Plot No. 139, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
138	Kamlakar Sitaram Chorghe Tarabai Sudam Patil Gulab Dattatrya Patil Laxman Sitaram Patil	Chikhale	128/2/B	Class-II	138	1200		480			
139	Kamlakar Sitaram Chorghe Tarabai Sudam Patil Gulab Dattatrya Patil Laxman Sitaram Patil	Chikhale	0128/4/1	Class-I	139	1400		560			
140	Upaadhyaksha Mr Vijay Naval Patil on behalf of Rukhmani Pratishtan	Chikhale	113/2	Class-I	140	3900	140	1560	3120	They did not attend the hearing but Shri. Vijay Patil, Rukminibai Pratishtan, Mumbai submitted a representation dated 24/04/2025 & 29/07/2025. Submission- 1) They agreed to the shape and location location of the proposed final plots. 2) They requested to grant the final plot of a minimum of 50% area of their original land. 4) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also,	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 50% of the original land can not be considered. 3. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. For concession in the marginal spaces, a new regulation has been proposed.
141	Upaadhyaksha Mr Vijay Naval Patil on behalf of Rukhmani Pratishtan	Chikhale	114/11	Class-I	141	3900		1560			
142	Adhyaksha Shilatai Vijay Patil on behalf of Rukhmini Pratishtan	Chikhale	113/1/B	Class-I	142	1860	141	744	744		

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 5) Roads shall be immediately developed and the possession of the Final plot shall be handed over at the earliest. 6)The contribution amount as per form no. 1 is not accepted and shall be waived. 7) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. 8) They want to do construction on FP NO. 140 & 141 and therefore it shall not be reserved for school.	6. In Form I of sanctioned draft scheme, for original gat No 113/2 and 114/11 , totally admeasuring 7800 sqm , final plot No. 140 admeasuring 3120 sqm (40%) was proposed, however on TP scheme plan the area of FP No. 140 was more than 3120 Sqm. It is seen that the structures are existing on plot No.114/11 and 113/2. By considering these existing structures on the plan, the reconstituted final plot No. 140 admeasuring 4680 Sqm (60% of the original land) and final plot No 141 admeasuring 744 Sqm (40% of the original land) have been granted Accordingly , reconstituted Final Plot No. 140 & 141, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
143	Vandana Vitthal Barve Nisha Nagesh Tenbhe Bhimabai Damu Mhatre Ramchandra Dehu Mhatre Vishnu Dehu Mhatre Anandi Dehu Mhatre Yogita Shankar Mhatre Shailendra Shankar Mhatre Amar Shankar Mhatre Aparna Rajendra Mhatre	Kon	19/6	Class-I	143	4550	142	1820	1820	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 142, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
144	Laxman Vitthal Tathe	Chikhale	113/1/A	Class-I	144	3840	143	1536	1536	They neither attended the hearing nor submitted any representation. However, Shri. Vijay Patil, Rukminibai Pratishtan, Mumbai wide letter dated 26/04/2025 informed that their trust shall purchase the original land bearing Gut No. 113/1A, plot No. 143. The	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 143, as delineated in plan No. 4, is hereby allotted to the respective landowners, in

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										transaction of the land is under litigation and therefore requested to not to take any decision regarding the said land.	accordance with the ownership and area details recorded in table B.
145	Madu Balya Gharat Ramchandra Balya Gharat Dilip Pandurang Gharat Asha Pandurang Gharat Mangesh Pandurang Gharat	Kon	19/1/A	Class-II	145	4460	144	1784	1784	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 144, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
146	Narayan Namdev Mhatre Ananta Namdev Mhatre Natha Namdev Mhatre Jijabai Mahadev Patil Jaya Kanha Baikar Geeta Dhyaneshwar Konkabe Meenakshi Lahu Patil	Kon	22/6	Class-II	146	4010	145	1604	1604	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 145, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
147	Mathura Rama Mhatre , Shevanti Ganesh Mhatre, Mahendra Ganesh Mhatre, Dharmendra Ganesh Mhatre, Sachin Ganesh Mhatre, Vimal Harichandra Kolanbe, Sushila Arun Kadu, Pratimaa Santosh Mhatre, Bhagyshri Vishwanath Mhatre, Vishakha Vishwanath Mhatre, A. Pa. K kaka Arjun Vitthal Mhatre, Arjun Vitthal Mhatre,	Kon	42/5	Class-II	147	1500	146	600	600	Shri. Dharmendra Mhatre submitted their representation dated 11/03/2025. Submission- 1. As per EIA 2006 Notification, prior environmental clearance is mandatory for Township and Area Development Projects covering more than 50 Ha of land. However such Environmental clearance was not obtained prior to the preparation of the IDP and TPS-10. 2. In the said scheme, the land retention to surrender ratio has been altered from 60:40 to 40:60 and FSI has been increased from 1.7 to 2.5. This change was made	1. A Town Planning Scheme is essentially a statutory land-use planning mechanism, intended for land pooling, reconstitution, and infrastruture planning. It involves preparing a detailed layout for future development and does not itself implement development project. However, individual development projects within a TPS may require environmental clearance if they meet the threshold criteria of the EI Notification, 2006. 2. Considering the area of reservations and amenities in TPS-10, the request to grant the final plot of a minimum of 60% of the original land can not be considered. 3. The report of the scheme states that, based on the Sanctioned Development Plan, Physical survey provided by the appointed agency and details of revenue records such as village maps,

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Minnath Vitthal Mhatre, Namrata Namdev Shelke, Rajshri Ramchandra Mhatre, Suraj Ramchandra Mhatre, Shivatej Ramchandra Mhatre, Ashwini Ashok Tandel									unilaterally by CIDCO without conducting a public hearing. 3. The land owners within the scheme are predominantly farmers, and their cultivated lands have been included in the scheme. 4. Dy SLR has not conducted a joint survey of the lands included in the scheme. 5. GAIL gas pipe line passes through TPS-10 area, and it's receiving station is located in the village of Borle. Therefore, implementing the scheme in this area is inappropriate and dangerous. 6. The contribution amount mentioned in Form 1 is exorbitant. Accordingly they requested to withdraw TPS-10, under section 87 of MR & TP Act 1966.	Phalani map, 7/12 & 8A, extracts of sanctioned layouts, measurement plan, GIS based Town Planning Scheme maps were prepared. Accordingly, the geo co-ordinates of the proposed final plots are incorporated in the notices and sent to all land parcels and their respective owners. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. As per the GAIL guidelines, 30m wide Right of User (ROU) has been designated as a buffer zone along the gas pipe line. The sanctioned draft scheme proposal is confirmed. Final Plot No. 146, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
148	Mathura Rama Mhatre , Shevanti Ganesh Mhatre, Mahendra Ganesh Mhatre, Dharmendra Ganesh Mhatre, Sachin Ganesh Mhatre, Vimal Harichandra Kolanbe, Sushila Arun Kadu, Pratimaa Santosh Mhatre, Bhagyshri Vishwanath Mhatre, Vishakha Vishwanath Mhatre, A. Pa. K kaka Arjun Vitthal Mhatre, Arjun Vitthal Mhatre, Minnath Vitthal Mhatre, Namrata	Kon	15/1/B/2	Class-I	148	5830	146A	2332	2332	Shri. Dharmendra Mhatre submitted their representation dated 11/03/2025. Submission- 1. As per EIA 2006 Notification, prior environmental clearance is mandatory for Township and Area Development Projects covering more than 50 Ha of land. However such Environmental clearance was not obtained prior to the preparation of the IDP and TPS-10. 2. In the said scheme, the land retention to surrender ratio has been altered from 60:40 to 40:60 and FSI has been increased from 1.7 to 2.5. This change was made unilaterally by CIDCO without conducting a public hearing.	1. A Town Planning Scheme is essentially a statutory land-use planning mechanism, intended for land pooling, reconstitution, and infrastructure planning. It involves preparing a detailed layout for future development and does not itself implement development project. However, individual development projects within a TPS may require environmental clearance if they meet the threshold criteria of the EI Notification, 2006. 2. Considering the area of reservations and amenities in TPS-10, the request to grant the final plot of a minimum of 60% of the original land can not be considered. 3. The report of the scheme states that, based on the Sanctioned Development Plan, Physical survey provided by the appointed agency and details of revenue records such as village maps, Phalani map, 7/12 & 8A, extracts of sanctioned layouts, measurement plan, GIS based Town

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Namdev Shelke, Rajshri Ramchandra Mhatre, Suraj Ramchandra Mhatre, Shivatej Ramchandra Mhatre, Ashwini Ashok Tandel									3. The land owners within the scheme are predominantly farmers, and their cultivated lands have been included in the scheme. 4. Dy SLR has not conducted a joint survey of the lands included in the scheme. 5. GAIL gas pipe line passes through TPS-10 area, and it's receiving station is located in the village of Borle. Therefore, implementing the scheme in this area is inappropriate and dangerous. 6. The contribution amount mentioned in Form 1 is exorbitant. Accordingly they requested to withdraw TPS-10, under section 87 of MR & TP Act 1966.	Planning Scheme maps were prepared. Accordingly, the geo co-ordinates of the proposed final plots are incorporated in the notices and sent to all land parcels and their respective owners. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. As per the GAIL guidelines, 30m wide Right of User (ROU) has been designated as a buffer zone along the gas pipe line. The sanctioned draft scheme proposal is confirmed. Final Plot No. 146A, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
149	Sadu Bapu Gaikar Mathurabai Bapu Gayakar Gunabai Bapu Gayakar Shantabai Bapu Gayakar Anusya Bapu Gayakar Phashi Ambaji Dhavale Tai Krushna Patil Ravindra Bapu Gayakar	Chikhale	105/6	Class-I	149	1100	147	440	5440	Shri. Sadu Gaikar and Ravindra Gaikar did not attend the hearing but submitted their representation dated 28/03/2025 Submission- 1. He was not informed about the declaration of intention of the Town Planning Scheme. 2. Regarding the ownership of the land, 7/12 extract were directly taken without his consent and verification. 3. The planning authority has prepared the scheme without doing authentic measurement and therefore the said scheme shall be taken back under the provisions of MR & TP Act.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Government of Maharashtra, under section 40 of the said Act, declared CIDCO as the Special Planning Authority for an area notified as Navi Mumbai Airport Influence Notified Area (NAINA) and thereafter sanctioned the IDP/DP of the said area. As per the provision of Section 60(2) of the said Act, the public notice about the declaration of making TPS-10 was 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
150	Sadu Bapu Gaikar Mathurabai Bapu Gayakar Gunabai Bapu Gayakar Shantabai Bapu Gayakar Anusya Bapu Gayakar	Chikhale	113/3	Class-I	150	12500		5000		4. Their original occupation is farming and their livelihood is depend upon the cultivation from the said land. Therefore 100% land shall be kept for the farming	3. NAINA Authority obtained cerified copies of the 7/12 extracts for all the concerned lands and susequently ensured their updation. 4. The report of the scheme states that, based on the Sanctioned Development Plan, Physical

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Phashi Ambaji Dhavale Tai Krushna Patil Ravindra Bapu Gayakar									for them and their future generation. 5. The said project will destroy hills, plants, wells and the environment of the area and therefore it shall be taken back. 6. The distribution of 40:60 is not accepted to them. 7. NAINA project will desrtoy social system of the farmers and will have tremendous social effect.	survey provided by the appointed agency and details of revenue records such as village maps, Phalani map, 7/12 & 8A, extracts of sanctioned layouts, measurement plan, GIS based Town Planning Scheme maps were prepared. Accordingly, the geo co-ordinates of the proposed final plots are incorporated in the notices sent to all land parcels and their respective owners. 5. The scheme ensures the preservation of environmentally sensitive areas such as forests, water bodies, hills and open spaces. 6. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. 7. By considerintthat the owner shhip of gat No. 105/6 has been changed, separate final plot No. 147 and 147A has been granted to gat No. 105/6 and 113/3 respectively. Accordingly reconstituted Final Plot No. 147 ,147A as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
151	Bhagwan Ganu Mhatre	Kon	21/2	Class-I	151	150	148	60	60	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. By considering the change in the alignment and width of the water channel, the layout of the scheme has been revised and reconstituted Final Plot No. 154, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
152	Bhagwan Ganu Mhatre	Kon	21/1	Class-II	152	960	148A	384	1592	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. By considering the change in the alignment and width of the water channel, the layout of the scheme has been revised and reconstituted Final Plot No. 154A as delineated in plan No. 4, is hereby allotted to the respective landowners, in
153	Bhagwan Ganu Mhatre	Kon	22/5	Class-II	153	3020		1208			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
											accordance with the ownership and area details recorded in table B.
154	Vasant Bapu Gaikar Ravindra Bapu Gaikar	Chikha le	112/2	Class-II	154	5800	149	2320	2320	Shri. Vasant Gaikar and Ravindra Gaikar did not attend the hearing but submitted their representation dated 28/03/2025 Submission- 1. He was not informed about the declaration of intention of the Town Planning Scheme. 2. Regarding the ownership of the land, 7/12 extract were directly taken without his consent and verification. 3. The planning authority has prepared the scheme without doing authentic measurement and therefore the said scheme shall be taken back under the provisions of MR & TP Act. 4. Their original occupation is farming and their livelihood is depend upon the cultivation from the said land. Therefore 100% land shall be kept for the farming for them and their future generation. 5. The said project will destroy hills, plants, wells and the environment of the area and therefore it shall be taken back. 6. The distribution of 40:60 is not accepted to them. 7. NAINA project will desrtoy social system of the farmers and will have tremendous social effect.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Government of Maharashtra, under section 40 of the said Act, declared CIDCO as the Special Planning Authority for an area notified as Navi Mumbai Airport Influence Notified Area (NAINA) and thereafter sanctioned the IDP/DP of the said area. As per the provision of Section 60(2) of the said Act, the public notice about the declaration of making TPS-10 was 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 3. NAINA Authority obtained cerified copies of the 7/12 extracts for all the concerned lands and susequently ensured their updatation. 4. The report of the scheme states that, based on the Sanctioned Development Plan, Physical survey provided by the appointed agency and details of revenue records such as village maps, Phalani map, 7/12 & 8A, extracts of sanctioned layouts, measurement plan, GIS based Town Planning Scheme maps were prepared. Accordingly, the geo co-ordinates of the proposed final plots are incorporated in the notices sent to all land parcels and their respective owners. 5. The scheme ensures the preservation of environmentally sensitive areas such as forests, water bodies, hills and open spaces. 6. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. The sanctioned draft scheme proposal is confirmed. Final Plot No. 149, as delineated in plan No. 4, is

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
											hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
155	Vasant Bapu Gaikar Ravindra Bapu Gaikar	Chikhale	112/3	Class-I	155	1300	149B	520	520	Shri. Ravindra Gaikar did not attended the hearing but submitted their representation dated 28/03/2025 Submission- 1. He was not informed about the declaration of intention of the Town Planning Scheme. 2. Regarding the ownership of the land, 7/12 extract were directly taken without his consent and verification. 3. The planning authority has prepared the scheme without doing authentic measurement and therefore the said scheme shall be taken back under the provisions of MR & TP Act. 4. Their original occupation is farming and their livelihood is depend upon the cultivation from the said land. Therefore 100% land shall be kept for the farming for them and their future generation. 5. The said project will destroy hills, plants, wells and the environment of the area and therefore it shall be taken back. 6. The distribution of 40:60 is not accepted to them. 7. NAINA project will desrtoy social system of the farmers and will have tremendous social effect.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Government of Maharashtra, under section 40 of the said Act, declared CIDCO as the Special Planning Authority for an area notified as Navi Mumbai Airport Influence Notified Area (NAINA) and thereafter sanctioned the IDP/DP of the said area. As per the provision of Section 60(2) of the said Act, the public notice about the declaration of making TPS-10 was 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 3. NAINA Authority obtained cerified copies of the 7/12 extracts for all the concerned lands and susequently ensured their updation. 4. The report of the scheme states that, based on the Sanctioned Development Plan, Physical survey provided by the appointed agency and details of revenue records such as village maps, Phalani map, 7/12 & 8A, extracts of sanctioned layouts, measurement plan, GIS based Town Planning Scheme maps were prepared. Accordingly, the geo co-ordinates of the proposed final plots are incorporated in the notices sent to all land parcels and their respective owners. 5. The scheme ensures the preservation of environmentally sensitive areas such as forests, water bodies, hills and open spaces. 6. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. The reconstituted Final Plot No. 149A, as

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
											delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
156	Vatsala Navnat Tathe Hemant Navnath Tathe` Anant Vitthal Tathe Deepali Sainath Kolhe	Chikhale	110/1/A	Class-II	156	4660	150	1864	2104	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 150, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
157	Vatsala Navnat Tathe Hemant Navnath Tathe Anant Vitthal Tathe Deepali Sainath Kolhe	Chikhale	112/4	Class-II	157	600		240			
158	Chaya Baghuji Jhore on behalf of M/s. Divine Homes Partnership Firm	Chikhale	113/4/B	Class-I	158	1900	151	760	760	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. Reconstituted Final Plot No. 151, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
159	Felix Joseph Desoza Grace Mari Desouza	Chikhale	113/4/A	Class-I	159	1900	152	760	760	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. Reconstituted Final Plot No. 152, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
160	Anita Ambaji Phadke Tai Bhau Gharat	Kon	19/5	Class-II	160	2760	153	1104	1104	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 153, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
161	Sanjay Gajanan Patkar	Chikhale	129/1/A	Class-I	161	2255	155	902	902	They neither attended the hearing nor submitted any representation	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
	Sharad Mahadev Dhope Raghunath Chandra Gharat										MR & TP Act, 1966. 2. The sub-division of Gut No. 129/1/A and 129/A1/B is not available. Gut No. 129/1 is affected by Mumbai-Pune Expressway and it's remaining area in the scheme as per plan is 2255 sq. mt. Therefore the request to separate the original plots no 161 & 162 is not possible. The sanctioned draft scheme proposal is confirmed. Final Plot No. 155, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
162	Falguni Bhagwandas Patel	Chikhale	129/1/B	Class-I	162					Shri. Anup Patel, POA of Smt. Falguni Patel submitted their representation dated 27/03/2025. Submission- Their original Plot No. 162 has been clubbed with original plot No. 161 of other person and in lieu of that Final Plot No. 155 has been proposed. It is not accepted to them. They requested to club their original plot No. 162 with their other Final Plot No 229.	
163	Manisha Namdeo Gatade, Shanta Tukaram Medhekar, Sushma Yashwant Patil, Ranjana Balaram Patil, Jayashree Rajan Mhatre, Shreekrushna Tukaram Medhekar, Sarita Gajanan Mokal	Chikhale	103/1	Class-I	163	6700	156	2680	2680	They did not appear for the hearing but submitted their representation dated 21/04/2025 Submission- 1. They were not informed about the declaration of intention of the Town Planning Scheme. 2. Regarding the ownership of the land, 7/12 extract were directly taken without their consent and verification. 3. The planning authority has prepared the scheme without doing authentic measurement and therefore the said scheme shall be taken back under the provisions of MR & TP Act. 4. Their original occupation is farming and their livelihood is depend upon the cultivation from the said land. Therefore 100% land shall be kept for the farming for them and their future generation. 5. The said project will destroy hills, plants, wells and the environment of the area and therefore it shall be taken back. 6. The distribution of 40:60 is not accepted to them.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Government of Maharashtra, under section 40 of the said Act, declared CIDCO as the Special Planning Authority for an area notified as Navi Mumbai Airport Influence Notified Area (NAINA) and thereafter sanctioned the IDP/DP of the said area. As per the provision of Section 60(2) of the said Act, the public notice about the declaration of making TPS-10 was 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 3. NAINA Authority obtained cerified copies of the 7/12 extracts for all the concerned lands and susequently ensured their updation. 4. The report of the scheme states that, based on the Sanctioned Development Plan, Physical survey provided by the appointed agency and details of revenue records such as village maps, Phalani map, 7/12 & 8A, extracts of sanctioned layouts, measurement plan, GIS based Town Planning Scheme maps were prepared. Accordingly, the geo co-ordinates of the proposed final plots are incorporated in the notices sent to all

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
											land parcels and their respective owners. 5. The scheme ensures the preservation of environmentally sensitive areas such as forests, water bodies, hills and open spaces. 6. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. The sanctioned draft scheme proposal is confirmed. Final Plot No. 156, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
164	Hiramal Bama Patil, Dattatrey Ragho Patil, Vidya Balkrushna Patil, Omkar Balkrushna Patil, Pravin Balkrushna Patil, Pramila Pankaj Fadake, Santosh Ragho Patil, Gulab Vishwanath Gharat, Jayashree Dattatrey Thakare	Chikhale	103/3	Class-I	164	2800	157	1120	1120	They did not attend the hearing but submitted their representation dated 02/04/2025 Submission- 1. They were not informed about the declaration of intention of the Town Planning Scheme. 2. Regarding the ownership of the land, 7/12 extract were directly taken without their consent and verification. 3. The planning authority has prepared the scheme without doing authentic measurement and therefore the said scheme shall be taken back under the provisions of MR & TP Act. 4. Their original occupation is farming and their livelihood is depend upon the cultivation from the said land. Therefore 100% land shall be kept for the farming for them and their future generation. 5. The said project will destroy hills, plants, wells and the environment of the area and therefore it shall be taken back. 6. The distribution of 40:60 is not	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Government of Maharashtra, under section 40 of the said Act, declared CIDCO as the Special Planning Authority for an area notified as Navi Mumbai Airport Influence Notified Area (NAINA) and thereafter sanctioned the IDP/DP of the said area. As per the provision of Section 60(2) of the said Act, the public notice about the declaration of making TPS-10 was 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 3. NAINA Authority obtained cerified copies of the 7/12 extracts for all the concerned lands and susequently ensured their updation. 4. The report of the scheme states that, based on the Sanctioned Development Plan, Physical survey provided by the appointed agency and details of revenue records such as village maps, Phalani map, 7/12 & 8A, extracts of sanctioned layouts, measurement plan, GIS based Town Planning Scheme maps were prepared. Accordingly, the geo co-ordinates of the proposed

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
										accepted to them. 7. NAINA project will desrtoy social system of the farmers and will have tremendous social effect.	final plots are incorporated in the notices sent to all land parcels and their respective owners. 5. The scheme ensures the preservation of environmentally sensitive areas such as forests, water bodies, hills and open spaces. 6. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. The sanctioned draft scheme proposal is confirmed. Final Plot No. 157, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
165	Sujata Namdev Mhatre .Rajesh Namdev Mhatre, Sumitra Anil Patil, Samrudhdi Sachin Kadav, Harishchandra Rambhau Mhatre, Sharda Bhaga Kadav, Ananta Rambhau Mhatre, Raghunath Ganu Mhatre, Chandrakant Ganu Mhatre, Dattu Ganu Mhatre, Bhagwan Ganu Mhatre	Kon	22/4	Class-I	165	4300	158	1720	1720	They did not attend the hearing but submitted their representation dated 11/03/2025. Submission- 1. As per EIA 2006 Notification, prior environmental clearance is mandatory for Township and Area Development Projects covering more than 50 Ha of land. However such Environmental clearance was not obtained prior to the preparation of the IDP and TPS-10. 2. In the said scheme, the land retention to surrender ratio has been altered from 60:40 to 40:60 and FSI has been increased from 1.7 to 2.5. This change was made unilaterally by CIDCO without conducting a public hearing. 3. The land owners within the scheme are predominantly farmers, and their cultivated lands have been included in the scheme.	1. A Town Planning Scheme is essentially a statutory land-use planning mechanism, intended for land pooling, reconstitution, and infrastruture planning. It involves preparing a detailed layout for future development and does not itself implement development project. However, individual development projects within a TPS may require environmental clearance if they meet the threshold criteria of the EI Notification, 2006. 2. Considering the area of reservations and amenities in TPS-10, the request to grant the final plot of a minimum of 60% of the original land can not be considered. 3. The report of the scheme states that, based on the Sanctioned Development Plan, Physical survey provided by the appointed agency and details of revenue records such as village maps, Phalani map, 7/12 & 8A, extracts of sanctioned layouts, measurement plan, GIS based Town Planning Scheme maps were prepared. Accordingly, the geo co-ordinates of the proposed final plots are incorporated in the notices and sent to all land parcels and their respective owners. 4. The objection regarding the contribution amount will be decided in the final scheme.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										4. Dy SLR has not conducted a joint survey of the lands included in the scheme. 5. GAIL gas pipe line passes through TPS-10 area, and it's receiving station is located in the village of Borle. Therefore, implementing the scheme in this area is inappropriate and dangerous. 6. The contribution amount mentioned in Form 1 is exorbitant. Accordingly they requested to withdraw TPS-10, under section 87 of MR & TP Act 1966.	5. As per the GAIL guidelines, 30m wide Right of User (ROU) has been designated as a buffer zone along the gas pipe line. The sanctioned draft scheme proposal is confirmed. Final Plot No. 158, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
166	Vishal Ranjhit Sachdev Shailesh Ranjhit Sachdev	Chikhale	103/7/A	Class-I	166	2880	160	1152	1152	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 160, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
167	Gurudatt Sakharam Patil Gulab Janardhan Patil Asha Arun Patil Draupadi Pandurang More Bhagarathi bama Medekar Mohammad Mehbub Shekh	Chikhale	103/6	Class-I	167	1770	161	708	708	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 161, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
168	Tukaram Hiru Medekar Balaram Hiru Medekar Sulochana Shankar Udre	Chikhale	102/7	Class-I	168	800	162	320	1360	They did not attend the hearing but Shri. Santosh Medhekar submitted their representation dated 27/03/2025 Submission- 1. He was not informed about the declaration of intention of the Town Planning Scheme. 2. Regarding the ownership of the	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Government of Maharashtra, under section 40 of the said Act, declared CIDCO as the Special Planning Authority for an area notified as Navi Mumbai Airport Influence Notified Area (NAINA) and thereafter sanctioned the IDP/DP of the said
169	Tukaram Hiru Medekar	Chikhale	103/4	Class-II	169	2600		1040			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Balaram Hiru Medekar Sulochana Shankar Udre									land, 7/12 extract were directly taken without his consent and verification. 3. The planning authority has prepared the scheme without doing authentic measurement and therefore the said scheme shall be taken back under the provisions of MR & TP Act. 4. Their original occupation is farming and their livelihood is depend upon the cultivation from the said land. Therefore 100% land shall be kept for the farming for them and their future generation. 5. The said project will destroy hills, plants, wells and the environment of the area and therefore it shall be taken back. 6. The distribution of 40:60 is not accepted to them. 7. NAINA project will destrtoy social system of the farmers and will have tremendous social effect.	area. As per the provision of Section 60(2) of the said Act, the public notice about the declaration of making TPS-10 was 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 3. NAINA Authority obtained cerified copies of the 7/12 extracts for all the concerned lands and susequently ensured their updatation. 4. The report of the scheme states that, based on the Sanctioned Development Plan, Physical survey provided by the appointed agency and details of revenue records such as village maps, Phalani map, 7/12 & 8A, extracts of sanctioned layouts, measurement plan, GIS based Town Planning Scheme maps were prepared. Accordingly, the geo co-ordinates of the proposed final plots are incorporated in the notices sent to all land parcels and their respective owners. 5. The scheme ensures the preservation of environmentally sensitive areas such as forests, water bodies, hills and open spaces. 6. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. The sanctioned draft scheme proposal is confirmed. Final Plot No. 162, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
170	Janardhan Shravan Patil Gajanan Shravan Patil	Chikhale	103/5	Class-II	170	3400	163	1360	1360	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 163, as delineated in plan No. 4, is hereby allotted to the respective landowners, in

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
											accordance with the ownership and area details recorded in table B.
171	Amit Arvind Divekar Shirish Vinayak Gharpure Anita Abhay Deshpande Vivek Shrinivas Patankar Rajashri Vinayak Bhanu	Chikhale	110/3	Class-I	171	3400	165	1360	1360	Shri. Ramkrishna Deokar attended the hearing on 14/05/2025 and submitted their say as under. Submission- 1) They agreed to the location of the proposed final plot. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 4) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 5) Roads shall be immediately developed and the possession of the Final plot shall be handed over at the earliest. 6)The contribution amount as per form no. 1 is not accepted and shall be waived. 7) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. Also as per their letter dated 27/01/2025,Ramkrishna Deokar submitted that they purchased Gut NO 110/3 and therefore FP NO 165 shall be placed in their name. They have submitted updated 7/12 extract of 110/3.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 50% of the original land can not be considered. 3. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. For concession in the marginal spaces, a new regulation has been proposed. The sanctioned draft scheme proposal is confirmed,subject to change in the name of the owners as per updated 7/12 extract. Final Plot No. 165, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
172	Dattu Narayan Mali Gorakhnath Namdev Mala Urf Tathe	Chikhale	110/2	Class-I	172	3600	166	1440	1440	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 166, as delineated in plan No. 4, is hereby allotted to the respective landowners, in

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
											accordance with the ownership and area details recorded in table B.
173	Bandopant Bhagwan Shinde	Chikhale	110/1/B	Class-I	173	7440	168	2976	2976	Mr Bandopant Shinde and Smt. Megha Shinde, submitted a representation dated 27/11/2024. Submission: 1) The Final Plot provided is of rectangular shape and its frontage is not accordance to the size of plot.. Therefore, its buildability has been reduced. Hence, the applicant has requested to allot square final plot to increase its buildability.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 168, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
174	M/s. BPK Builders & Developers	Kolkhe	10	Class-I	174	3690	167	1476	1476	They did not attend the hearing, but Shri. Babasaheb Bhosale Partner, M/s BPG Developers, has submitted a representation dated 07/04/2025, on behalf of all the owners. Submission. 1. They contributed the following lands for TPS-10 in NAINA office and in lieu of that, it was decided to allot combined Final plot no. 168. Village Kolkhe- Gut Nos. 10, 164(209) Village Kon - Gut Nos. 10/10, 22/2, 17/1, 24/5, 108/1 Village Chikhale- Gut No. 105/1, 92/2, 106/4, 105/3, 96/1/B, 96/4 2. Thereafter they requested to delete survey no. 110/1/B from Final Plot No.168. However NAINA authority has allotted different final plots for all the lands. 3. Therefore, as decided earlier, they requested to grant combined final plot no. 168 in lieu of all the above mentioned lands. They have submitted consent of all the land owners for considering the original land parcels owned by them severally or in joint	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. As per their request, for their original lands village Kolkhe- gat No. 10, village Kon- gat No. 10/10, 22/2, 17/1, 24/5 , village Chikhale- gat No. 106/4, 105/3, 96/4, total admeasuring 21980 Sqm, combined final plot No. 171 admeasuring 8792 Sqm has been granted. Accordingly, reconstituted Final Plot No. 171, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
175	Balaram Padmaji Kudake	Kon	10-10	Class-I	175	940	169	376	376		
176	Sunil Khandu Mhatre	Kon	22/2	Class-II	176	5050	170	2020	2020		
177	Ram Ambho Shisave Kavita Ambho Shisave Nitu Ambho Shisave Jomibai Ambho Shisave	Kon	17/1	Class-I	177	3970	171	1588	1588		

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										ownership to provide them a single final plot.	
178	Shailesh Ranjit Sachdev	Chikhale	103/7/B	Class-I	178	350	172	140	140	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. Reconstituted Final Plot No. 173A, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
179	Naresh Chandrakant Birajdar Ramesh Chandrakant Birajdar Suresh Chandrakant Birajdar	Kon	14/3	Class-I	179	1520	173	608	608	Shri Naresh Birajdar attended the hearing on 24/03/2025 and submitted their say as under. Submission- 1) They agreed to the location and shape of the proposed final plot no 173. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4) Roads shall be developed and the possession of the Final plot shall be immediately handed over. 5)The contribution amount as per form no. 1 is not accepted and shall be waived. 6) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. Also, as per the application received to this office on 28.07.2025, applicant Mr Applicant Anil Taware, Abhijeet Kharade and Mr Jairaj Laad, requested to change the ownership as per the the updated 7/12 submitted by them.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. 3. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. For concession in the marginal spaces, a new regulation has been proposed. 6. As per the request of the applicant in the application dated 28.07.2025, the ownership is updated in Table B. The sanctioned draft scheme proposal is confirmed. Final Plot No. 173, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
180	Sagar Sachin Agrawal	Chikhale	93/2	Class-II	180	1100	175	440	2396	They did not attend the hearing, but Mr Sagar Agarwal, has submitted a representation dated 14/06/2025. Submission. 1. They have accepted the location and size of their plot and requested to keep as it was in the draft scheme. 2. They requested to grant the final plot of a minimum of 60% area of their original land. 3. They requested to permit full FSI of 1 offered on original plot in their final plot. If they are not able to use FSI due to any reason, the remaining FSI should be used as TDR on other plot. The same request is being made under the provision of section 100. 4. They requested that the roads should be constructed immediately and possession of their final plot should be handed over promptly.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. 3. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10. 4. As per the 7/12 extract of Gut No. 119/1/1, an area of 1290 sq. mt. falls under the jurisdiction of the Railway, whereas the remaining area of 1890 sq. mt. is owned by the landowners. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the Railway and necessary corrections in the names of the landowners, as per the updated entries in the 7/12 extract. Final Plot No. 175, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
181	Sagar Sachin Agrawal	Chikhale	104/3	Class-II	181	3000		1200			
182	Sagar Sachin Agrawal Central Railway (Panvel-Karjat Suburban Railway)	Chikhale	0119/1/1	Class-I	182	1890		756			
183	M/s.Vindhyachal Buildwell Ltd.	Chikhale	99/1	Class-I	183	1500	176	600	7332	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per the PWD Notification, an area of 1960 sq. mt. has been notified for acquisition for the purpose of the Multimodal Corridor (MMC) in Gut No. 99/6A & 6B and the balance area of 1740 sq. mt. shall remain with the landowners. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and PWD. Final Plot No. 176, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
184	M/s.Vindhyachal Buildwell Ltd.	Chikhale	99/6/A	Class-I	184	1740		696			
185	M/s.Vindhyachal Buildwell Ltd.	Chikhale	99/6/B	Class-I	185						
186	M/s.Vindhyachal Buildwell Ltd.	Chikhale	102/6	Class-I	186	2900		1160			
187	M/s.Vindhyachal Buildwell Ltd.	Chikhale	104/1/A	Class-I	187	2420		968			
188	Kapil Singh on behalf of M/s. Vindhyachal Buildwell Ltd.	Chikhale	102/1/B	Class-I	188	2600		1040			
189	Kapil Singh on behalf of M/s. Vindhyachal Buildwell Ltd.	Chikhale	102/5	Class-I	189	2200		880			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
190	Kapil Singh on behalf of M/s. Vindhyachal Buildwell Ltd.	Chikhale	104/2/A	Class-I	190	2570		1028			
191	Kapil Singh on behalf of M/s. Vindhyachal Buildwell Ltd.	Chikhale	102/4/B	Class-I	191	2400		960			
192	Pandurang Kanu Patil Namdev Kanu Patil Yogesh Kanu Patil Uma Ambo Mhatre Barki Gana Chaudhari Janabai Ramchandra Gaikar Kanta Lahu Kondilkar Dwarka Kashinath Chaudhari Vandana Ladku Patil Raju Ladku Patil Tulshiram Ladku Patil Manisha Hemant Patil	Chikhale	104/2/B/.	Class-I	192	2980	178A	1192	1192	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to necessary corrections in the names of the landowners, as per the updated entries in the 7/12 extract. Final Plot No. 178A, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
193	Pandurang Kanu Patil Namdev Kanu Patil Yogesh Kanu Patil Uma Ambo Mhatre Barki Gana Chaudhari Janabai Ramchandra Gaikar Kanta Lahu Kondilkar Dhakali Kanu Patil Dwarka Kashinath Chaudhari Vandana Ladku Patil Sanjay Ladku Patil Raju Ladku Patil Tulshiram Ladku	Chikhale	107/3	Class-II	193	1200	178	480	480	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to necessary corrections in the names of the landowners, as per the updated entries in the 7/12 extract. Final Plot No. 178, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
	Patil Manisha Hemant Patil										
194	Kanchan Krishna Patil	Chikhale	104/5	Class-II	194	2000	179	800	800	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 179, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
195	Nilesh Becherbhai Patel	Chikhale	104/4	Class-I	195	2700	180	1080	1080	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 180, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
196	Kurian Zakaria Pramila Lakshman Salunke Raji Kurian Lakshman Salunke	Chikhale	105/1	Class-I	196	1800	181	720	812	They did not appear for the hearing, but Shri. Babasaheb Bhosale Partner, M/s BPG Developers, has submitted a representation dated 07/04/2025, on behalf of all the owners. Submission. 1. They submitted the following lands for TPS-10 in NAINA office and in lieu of that, it was decided to allot combined Final plot no. 168. Village Kolkhe- Gut Nos. 10, 164(209) Village Kon - Gut Nos. 10/10, 22/2, 17/1, 24/5, 108/1 Village Chikhale- Gut No. 105/1, 92/2, 106/4, 105/3, 96/1/B, 96/4 2. Thereafter they requested to delete survey no. 110/1/B from Final Plot No.168. However NAINA authority has allotted different final plots for all the lands.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. As per the PWD Notification, an area of 870 sq. mt. has been notified for acquisition for the purpose of the Multimodal Corridor (MMC) in Gut No. 92/2 and the balance area of 230 sq. mt. shall remain with the landowners. As per the proposal of M/s Citopia Ventures Pvt Ltd, Gut No. 105/1 and 92/2 are included in Final plot No. 529. Accoedingly, Final Plot No. 529(pt), as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
197	Kurian Zakaria Pramila Lakshman Salunke Raji Kurian Lakshman Salunke	Chikhale	92/2	Class-I	197	230		92			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										3. Therefore, as decided earlier, they requested to grant combined final plot no. 168 in lieu of all the above mentioned lands. They have submitted consent letter of all the land owners. M/s Cityopia Ventures Pvt Ltd vide letter dtd 16.09.2025 has submitted ammended consent for giving, common plot as per section 60(1) of MR &TP Act, 1966 for considering the original land parcels owned by them severally or in joint ownership to provide as single final plot in the name of Cityopia Ventures Pvt Ltd. In this they have submitted the notarised consent on stamp paper of the landowners of the following lands, totally admeasuring 648.96 Gunthas; 1. village Palspe- Gut No. 60/1, 54, 55/1/A/1, 56, 51/4, 2. village Kolkhe- Gut No. 123/1/B(168/1/B), 137/1(182/1), 166/2(211/2), 140, 160, 149(194) 3. Village Shivkar- Gut No. 184, 157, 151/2, 4. Village Kon- 19/1/B,23/2, 22/7, 23/1, 24/4, 14/2, 10/6,. 5. Village Chikhale- 105/1, 92/2, 111/1, 111/1	
198	Namdev Gosavi Gaiykar	Chikhale	109/2/A	Class-I	198	4000	182	1600	1600	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 182, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
199	Tarabai Maya Mali	Chikhale	109/2/B	Class-II	199	2800	183	1120	1120	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
											The sanctioned draft scheme proposal is confirmed. Final Plot No. 183, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
200	Rishikesh Raghunath Ghorpade Raghunath Akaram Ghorpade Sachin Chandrakant Rajmane Anandrao Mahdev Bhosale	Kon	24/5	Class-I	200	3030	184	1212	1212	They did not attend the hearing, but Shri. Babasaheb Bhosale Partner, M/s BPG Developers, has submitted a representation dated 07/04/2025, on behalf of all the owners. Submission. 1. They submitted the following lands for TPS-10 in NAINA office and in lieu of that, it was decided to allot combined Final plot no. 168. Village Kolkhe- Gut Nos. 10, 164(209) Village Kon - Gut Nos. 10/10, 22/2, 17/1, 24/5, 108/1 Village Chikhale- Gut No. 105/1, 92/2, 106/4, 105/3, 96/1/B, 96/4 2. Thereafter they requested to delete survey no. 110/1/B from Final Plot No.168. However NAINA authority has allotted different final plots for all the lands. 3. Therefore, as decided earlier, they requested to grant combined final plot no. 168 in lieu of all the above mentioned lands. They have submitted consent letter of all the land owners.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. As per their request, for their original lands village Kolkhe- gat No. 10, village Kon- gat No. 10/10, 22/2, 17/1, 24/5 , village Chikhale- gat No. 106/4, 105/3, 96/4, total admeasuring 21980 Sqm, combined final plot No. 171 admeasuring 8792 Sqm has been granted. Accordingly, reconstituted Final Plot No. 171, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
201	Gorakhnath Namdev Tathe Anita Ashok Jadhav Laxmibai Namdev Tathe	Chikhale	109/1	Class-I	201	5100	185	2040	2680	Shri Sunny Jadhav, son of smt. Anita Jadhav attended the hearing on 12/03/2025 and submitted their say as under. Submission- 1) They have not agreed to the location of the proposed final plot no. In the owners meet, they had been shown the final plot on 45 mt. wide road and therefore they requested to grant the final plot on	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. 3. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10.
202	Gorakhnath Namdev Tathe Anita Ashok Jadhav Laxmibai Namdev Tathe	Chikhale	110/4	Class-I	202	1600		640			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										45 mt. wide road. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4) Roads shall be developed and the possession of the Final plot shall be immediately handed over. 5)The contribution amount as per form no. 1 is not accepted and shall be waived. 6) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. Also shri. Gorakhnath Tathe submitted a representation dated 21/03/2025. Submission- They requested to grant separate plot No. 166A for their original land bearing Gut No. 110/4.	4. The objection regarding the contribution amount will be decided in the final scheme. 5. For concession in the marginal spaces, a new regulation has been proposed. The sanctioned draft scheme proposal is confirmed. Final Plot No. 185, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
203	Rajan Laxman Urf Manohar Thalkar Jayashree Vasant Patil Dilip Laxman urfa Manohar Thalkar Rajshri Suryakant Vitavkar Vanitha urfa Kanchan Kashinath Patil Ravi Laxman urfa Manohar Thalkar	Chikhale	108/1/C/1	Class-I	203	1900	186	760	760	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 186, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
204	Arun Sudam Patil Uttan Sudam Patil Prathamesh Urf Barkya Sudam Patil	Chikhale	108/1/A/1/B	Class-II	204	3100	187	1240	1240	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
											The sanctioned draft scheme proposal is confirmed. Final Plot No. 187, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
205	Hanuman Joma Bhoir Anandrao Mahadev Bhosale Omprakash Tukaram Babar Dilip Eknath Chavan Pandurang Shankar Mane Vivek Vitthal Gaikwad Sachin Machindra Hipparkar	Kolkhe	164/0 (Old Sn 209/0, K)	Class-I	205	570	187A	228	228	They did not attend the hearing, but Shri. Babasaheb Bhosale Partner, M/s BPG Developers, has submitted a representation dated 07/04/2025, on behalf of all the owners. Submission. 1. They submitted the following lands for TPS-10 in NAINA office and in lieu of that, it was decided to allot combined Final plot no. 168. Village Kolkhe- Gut Nos. 10, 164(209) Village Kon - Gut Nos. 10/10, 22/2, 17/1, 24/5, 108/1 Village Chikhale- Gut No. 105/1, 92/2, 106/4, 105/3, 96/1/B, 96/4 2. Thereafter they requested to delete survey no. 110/1/B from Final Plot No.168. However NAINA authority has allotted different final plots for all the lands. 3. Therefore, as decided earlier, they requested to grant combined final plot no. 168 in lieu of all the above mentioned lands. They have submitted consent letter of all the land owners.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. As per the 7/12 extract of Gut No. 164, an area of 5500 sq. mt. falls under the jurisdiction of the Railway, whereas the remaining area of 570 sq. mt. is owned by the landowners. 3. All the land owner of gat No. 164 has not given consent to allot combined final plot and therefore the request of BPG developered has not been considered. The sanctioned draft scheme proposal is confirmed. Final Plot No. 187A, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
206	Kantilal Aaba Jadhav Laxmi Kantilal Jadhav Motiram jagannath Gade	Kolkhe	9-4	Class-I	206	3300	187B	1320	2016	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 187B, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
207	Kantilal Aaba Jadhav Laxmi Kantilal Jadhav	Kolkhe	11	Class-I	207	1740		696			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Motiram jagannath Gade										
208	M/s. Deep jyot Enterprises Bhagidar sanstha	Chikhale	92/1A	Class-I	208	1670	189	668	668	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per the PWD Notification, an area of 3430 sq. mt. from the total landholding of 5100 sq. mt. of Gut No. 92/1 has been notified for acquisition for the purpose of the Multimodal Corridor (MMC) and the balance area of 1670 sq. mt. shall remain with the landowners. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the area under the acquisition for MMC. Final Plot No.189, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
209	Dnyaneshwar Budhaji Patil	Chikhale	92/1B	Class-I	209						
210	Arun Narayan Mekudale	Chikhale	96/5	Class-I	210	1400	190	560	560	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 190, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
211	Eknath Savalaram Goje Suvarna Eknath Goje	Chikhale	99/5	Class-I	211	900	191	360	360	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 191, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
212	Kamli Datu Mhatre urf Radhabai Datatraya Mhatre	Chikhale	106/6	Class-I	212	1300	192	520	520	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
											confirmed. Final Plot No. 192, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
213	(Deul) Dwarkanath Hari Patankar	Chikhale	109/3	Class-I	213	4900	193	1960	1960	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 193, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
214	Vanita Chandrakanth Mhatre	Chikhale	106/4	Class-II	214	2800	194	1120	1120	They did not attend the hearing, but Shri. Babasaheb Bhosale Partner, M/s BPG Developers, has submitted a representation dated 07/04/2025, on behalf of all the owners. Submission. 1. They submitted the following lands for TPS-10 in NAINA office and in lieu of that, it was decided to allot combined Final plot no. 168. Village Kolkhe- Gut Nos. 10, 164(209) Village Kon - Gut Nos. 10/10, 22/2, 17/1, 24/5, 108/1 Village Chikhale- Gut No. 105/1, 92/2, 106/4, 105/3, 96/1/B, 96/4 2. Thereafter they requested to delete survey no. 110/1/B from Final Plot No.168. However NAINA authority has allotted different final plots for all the lands. 3. Therefore, as decided earlier, they requested to grant combined final plot no. 168 in lieu of all the above mentioned lands. They have submitted consent letter of all the land owners.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. As per their request, for their original lands village Kolkhe- gat No. 10, village Kon- gat No. 10/10, 22/2, 17/1, 24/5 , village Chikhale- gat No. 106/4, 105/3, 96/4, total admeasuring 21980 Sqm, combined final plot No. 171 admeasuring 8792 Sqm has been granted. Accordingly, reconstituted Final Plot No. 171, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
215	Sameer Ramdas Shivnekar	Chikhale	106/2/A	Class-I	215	320	195	128	1440	Shri Sameer Shivaneekar attended the hearing on 12/03/2025 and	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
216	Sameer Ramdas Shivnekar	Chikhale	106/2/B	Class-I	216	3280		1312		submitted their say as under. Submission- 1) They agreed to the location and shape of the proposed final plot no 173. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4) Roads shall be developed and the possession of the Final plot shall be immediately handed over. 5)The contribution amount as per form no. 1 is not accepted and shall be waived. 6) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to change in FPno. Final Plot No. 196, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
217	Dattatrey Ragho Patil, Vidya Balkrushna Patil, Omkar Balkrushna Patil, Pravin Balkrushna Patil, Pramila Pankaj Fadake, Santosh Ragho Patil, Gulab Vishwanath Gharat, Jayashree Dattatrey Thakare	Chikhale	102/4/A	Class-II	217	2000	196	800	1160	They did not attend the hearing but Shri. Dattatray Ragho Patil submitted their representation dated 02/04/2025 Submission- 1. He was not informed about the declaration of intention of the Town Planning Scheme. 2. Regarding the ownership of the land, 7/12 extract were directly taken without his consent and verification. 3. The planning authority has prepared the scheme without doing authentic measurement and therefore the said scheme shall be taken back under the provisions of MR & TP Act. 4. Their original occupation is farming and their livelihood is depend upon the cultivation from	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Government of Maharashtra, under section 40 of the said Act, declared CIDCO as the Special Planning Authority for an area notified as Navi Mumbai Airport Influence Notified Area (NAINA) and thereafter sanctioned the IDP/DP of the said area. As per the provision of Section 60(2) of the said Act, the public notice about the declaration of making TPS-10 was 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 3. NAINA Authority obtained cerified copies of the 7/12 extracts for all the concerned lands and susequently ensured their updation.
218	Dattatrey Ragho Patil, Vidya Balkrushna Patil, Omkar Balkrushna Patil, Pravin Balkrushna Patil, Pramila Pankaj Fadake, Santosh Ragho Patil, Gulab	Chikhale	106/1	Class-II	218	900		360			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Vishwanath Gharat, Jayashree Dattatrey Thakare									the said land. Therefore 100% land shall be kept for the farming for them and their future generation. 5. The said project will destroy hills, plants, wells and the environment of the area and therefore it shall be taken back. 6. The distribution of 40:60 is not accepted to them. 7. NAINA project will desrtoy social system of the farmers and will have tremendous social effect.	4. The report of the scheme states that, based on the Sanctioned Development Plan, Physical survey provided by the appointed agency and details of revenue records such as village maps, Phalani map, 7/12 & 8A, extracts of sanctioned layouts, measurement plan, GIS based Town Planning Scheme maps were prepared. Accordingly, the geo co-ordinates of the proposed final plots are incorporated in the notices sent to all land parcels and their respective owners. 5. The scheme ensures the preservation of environmentally sensitive areas such as forests, water bodies, hills and open spaces. 6. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. The sanctioned draft scheme proposal is confirmed, subject to change in FP no. Final Plot No. 195, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
219	Chindhu Dharma Patil Goma Dharma Patil Indu Dharma Patil Bhagi Dharma Patil Yamutai Dharma Patil	Chikhale	105/3	Class-II	219	1000	198	400	400	They did not attend the hearing, but Shri. Babasaheb Bhosale Partner, M/s BPG Developers, has submitted a representation dated 07/04/2025, on behalf of all the owners. Submission. 1. They submitted the following lands for TPS-10 in NAINA office and in lieu of that, it was decided to allot combined Final plot no. 168. Village Kolkhe- Gut Nos. 10, 164(209) Village Kon - Gut Nos. 10/10, 22/2, 17/1, 24/5, 108/1 Village Chikhale- Gut No. 105/1, 92/2, 106/4, 105/3, 96/1/B, 96/4 2. Thereafter they requested to delete survey no. 110/1/B from	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. As per the submission of M/s Rehab Housing Pvt. Ltd, Appeal No. 16/2021 in Suit No. 613/2007 is pending in the District Court, Panvel and there are no interim order of the Hon. court. 3. As per Section 71 of the MR & TP Act, if a civil court passes any decree in a disputed claim of the ownership at any time and even after a final scheme has been sanctioned by the State Govt., then such final scheme shall be deemed to have been suitably corrected/varied because of such decree. Therefore the ownership of the final plot is maintained as per 7/12 extract of the original lands subject to the final decision in the Appeal No. 16/2021 in Suit No. 613/2007.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										Final Plot No.168. However NAINA authority has allotted different final plots for all the lands. 3. Therefore, as decided earlier, they requested to grant combined final plot no. 168 in lieu of all the above mentioned lands. They have submitted consent letter of all the land owners. Shri. Anup Patel, POA holder of M/s Rehab Housing Pvt. Ltd, submitted representation dated 20/03/2025. Submission- 1. The land bearing Gut No. 105/3 was originally owned by Shri. Chindhu D. Patil & other 4. They agreed to sale the said land to them vide Promissory Note dated 21/02/2006 and certain ampoint of compensation was paid to them . However due to non-performanance of the said note, they filed suit No. 613/2007. On the decision dated 21/02/2018 of the said suit, they filed appeal No. 16/2021 in District Court, Panvel. 2. In the sanctioned Draft TPS-10, FP No. 198 has been proposed for Original plot No. 219. 3. Accordingly, they requested to stay or cancel the allotment of the plot to the concerned farmers/their heirs/land owners in the scheme.	4. As per their request, for their original lands village Kolkhe- gat No. 10, village Kon- gat No. 10/10, 22/2, 17/1, 24/5 , village Chikhale- gat No. 106/4, 105/3, 96/4, total admeasuring 21980 Sqm, combined final plot No. 171 admeasuring 8792 Sqm has been granted. Accordingly, reconstituted Final Plot No. 171, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
220	Kisan Ambo Patil	Chikhale	104/6	Class-II	220	1040	199	416	416	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per the PWD Notification, an area of 1360 sq. mt. from the total landholding of 2400 sq. mt. of Gut No. 104/6 has been notified for acquisition for the purpose of the Multimodal Corridor (MMC) and the balance area of 1040 sq. mt. shall remain with the landowners.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
											The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the area under the acquisition for MMC. Final Plot No.199, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
221	Samastha Inamdar Vahivatdar Dattaraya Damodar Patankar and 22	Chikhale	106/3	Class-I	221	5780	200	2312	2312	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per the PWD Notification, an area of 320 sq. mt. from the total landholding of 6100 sq. mt. of Gut No. 106/3 has been notified for acquisition for the purpose of the Multimodal Corridor (MMC) and the balance area of 5780 sq. mt. shall remain with the landowners. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the area under the acquisition for MMC. Final Plot No.200, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
222	Vijay Ramchandra Lokhande Central Railway (Panvel-Karjat Suburban Railway)	Chikhale	0127/4/1	Class-I	222	1070	201	428	2712	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per the 7/12 extract of Gut No. 127/4/1, an area of 580 sq. mt. falls under the jurisdiction of the Railway, whereas the remaining area of 1070 sq. mt. is recorded as being owned by the landowners. Also as per the 7/12 extract of Gut No. 128/3, an area of 1590 sq. mt. falls under the jurisdiction of the Railway, whereas the remaining area of 5710 sq. mt. is recorded as being owned by the landowners. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the Railway. Final Plot No. 201, as delineated in plan No. 4, is hereby allotted to the respective landowners, in
223	Vijay Ramchandra Lokhande Central Railway (Panvel-Karjat Suburban Railway)	Chikhale	128/3	Class-I	223	5710		2284			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
											accordance with the ownership and area details recorded in table B.
224	Sunanda Vijay Patil Darshana Rajesh Bhoir	Chikhale	127/2	Class-I	224	3700	202	1480	1480	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 202, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
225	Maruti Mahadu Patil Executive Engineer Mumbai Central Railway (Panvel-Karjat Suburban Railway)	Chikhale	0132/4/1	Class-I	225	170	203	68	68	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per the 7/12 extract of Gut No. 132/4/1, an area of 1650 sq. mt. falls under the jurisdiction of the Railway and 230 sq. mt. is recorded under the PWD. The remaining area of 170 sq. mt. is recorded as being owned by the landowners. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the Railway/MSRDC. Final Plot No. 203, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
226	Pundalik Urf Kundlik Gosavi Gaikar Janabai Shantaram Gaikar Sunita Balaram Patil Sunil shantaram Gaikar Vitthal Gosavi Gaikar	Chikhale	108/2	Class-I	226	8300	204	3320	3320	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 204, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
227	Raghunath Yashwant Fake	Chikhale	94/1/A	Class-I	227	4670	205	1868	2588	Shri Raghunath Fake attended the hearing on 12/03/2025 and submitted their say as under. Submission- 1) They agreed to the location and shape of the proposed final plot no	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a
228	Raghunath Yashwant Fake	Chikhale	108/1/C/2	Class-I	228	1800		720			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										173. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4) Roads shall be developed and the possession of the Final plot shall be immediately handed over. 5)The contribution amount as per form no. 1 is not accepted and shall be waived. 6) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	minimum of 60% of the original land can not be considered. 3. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. For concession in the marginal spaces, a new regulation has been proposed. The sanctioned draft scheme proposal is confirmed. Final Plot No. 205, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
229	Raghunath Yashwant Fake Sameer Ramdas Shivnekar Santosh Manohar Lad	Chikhale	108/4	Class-I	229	1900	206	760	760	Shri Sameer Shivnekar attended the hearing on 12/03/2025 and submitted their say as under. Submission- 1) They agreed to the location and shape of the proposed final plot . 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4) Roads shall be developed and the possession of the Final plot shall be immediately handed over. 5)The contribution amount as per form no. 1 is not accepted and shall be waived. 6) By considering the development of the High Rise Building, concession in the marginal space shall be granted	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. 3. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. For concession in the marginal spaces, a new regulation has been proposed. The sanctioned draft scheme proposal is confirmed. Final Plot No. 206, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
										and for that, the premium shall not be charged.	
230	Dhau Padu Patil Nama Padu Patil	Chikha le	94/2	Class-II	230	5700	207	2280	2280	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 207, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
231	Dhau Padu Patil Nama Padu Patil	Chikha le	96/3	Class-I	231	1600	207A	640	1680	They neither attended the hearing nor submitted any representation	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. The ownership of Gut No.96/3 was changed. Therefore the layout of the scheme has been changed and reconstituted Final plot nos 207A & 207B, as delineated in plan No. 4, are hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
232	Dhau Padu Patil Nama Padu Patil	Chikha le	107/7/B	Class-I	232	2600		1040			
233	Dattraya Mahadu Gaikar Subash Mahadu Gaikar	Chikha le	107/5	Class-I	233	2500	208	1000	1000	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 208, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
234	Manmohan Gopiram Agrawal Mamta Abhay Deshpande Dnyanoba Sitaram Nikam	Chikha le	107/6	Class-I	234	2200	209	880	880	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 209, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
235	Manmohan Gopiram Agrawal	Chikha le	99/2	Class-I	235	1910	210	764	764	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
											MR & TP Act, 1966. As per the PWD Notification, an area of 390 sq. mt. from the total landholding of 2300 sq. mt. of Gut No. 99/2 has been notified for acquisition for the purpose of the Multimodal Corridor (MMC) and the balance area of 1910 sq. mt. shall remain with the landowners. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the area under the acquisition for MMC. Final Plot No.210, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
236	Hiraman Bama Patil	Chikhale	107/1	Class-II	236	1990	211	796	796	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 211, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
237	Arvind Laxman Patil Patankar Mohammad Iqbal Aafak Aarti Dinesh Nayak	Chikhale	94/3	Class-I	237	820	212	328	1496	Shri. Ramkrishna Deokar attended the hearing on 14/05/2025 and submitted their say as under. Submission- 1) They agreed to the location of the proposed final plot.. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 4) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 5) Roads shall be immediately developed and the possession of the Final plot shall be handed over at the earliest. 6)The contribution amount as per	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to change in the name of the owners as per updated 7/12 extract. Final Plot No. 212, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
238	Arvind Laxman Patil Patankar Mohammad Iqbal Aafak Aarti Dinesh Nayak	Chikhale	106/5	Class-I	238	1420		568			
239	Arvind Laxman Patil Patankar Mohammad Iqbal Aafak Aarti Dinesh Nayak	Chikhale	107/2	Class-I	239	1500		600			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										form no. 1 is not accepted and shall be waived. 7) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. Also as per their letter dated 27/01/2025, Ramkrishna Deokar submitted that they purchased Gut No 107/2, 106/5 & 94/3 and therefore FP NO 165 shall be placed in their name. They have submitted updated 7/12 extract of 107/2, 106/5 & 94/3.	
240	Vaibhav Eknath Dudhe	Chikhale	96/1/A	Class-I	240	1860	213	744	744	They did not attend the hearing, but Shri. Babasaheb Bhosale Partner, M/s BPG Developers, has submitted a representation dated 07/04/2025, on behalf of all the owners. Submission. 1. They submitted the following lands for TPS-10 in NAINA office and in lieu of that, it was decided to allot combined Final plot no. 168. Village Kolkhe- Gut Nos. 10, 164(209) Village Kon - Gut Nos. 10/10, 22/2, 17/1, 24/5, 108/1 Village Chikhale- Gut No. 105/1, 92/2, 106/4, 105/3, 96/1/B, 96/4 2. Thereafter they requested to delete survey no. 110/1/B from Final Plot No.168. However NAINA authority has allotted different final plots for all the lands. 3. Therefore, as decided earlier, they requested to grant combined final plot no. 168 in lieu of all the above mentioned lands. They have submitted consent letter of all the land owners.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. As per the PWD Notification, an area of 2640 sq. mt. from the total landholding of 4500 sq. mt. of Gut No. 96/1 has been notified for acquisition for the purpose of the Multimodal Corridor (MMC) and the balance area of 1860 sq. mt. shall remain with the landowners. 3. As per the PWD notification, the area of 2640 Sqm has been combinely notified for acquisition in gat No 96/1 and therefore, 96/1/A and 96/1/B cannot be seperated for the final plot. Therefore, the request by BPG developers cannot be accepted. The sanctioned draft scheme proposal is confirmed. Final Plot No. 213, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
241	Ashatai Vijaykumar Mohitey Aishwarya Randhirsingh Bhosle Ganesh Dilip Karne Jagannath Harishchandra Nalavade Dattatreya Hanmant Yadav Bhuvnath Rampal Sharma Prakash Dattatreya Waghmare Mahesh Sambhaji Mohitey Miradevi Gulab Patil Munali Ganesh Karne Vijay Mahadev Bosale Shivaji Mahadev Umale satyajeet Shankar Patil Sadashiv Bhagwan Mane Sunil Vasant Shinde	Chikhale	96/1/B	Class-II	241						

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Sonali Pravin Patil Sanjay Gyanova Mandale										
242	Navprit sing son of Manjitsing Manjitsing son of RaghvirSing	Chikhale	92/4	Class-I	242	1600	214	640	640	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 214, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
243	T.N. Hariharan Shri Tommy Mathyue	Chikhale	96/4	Class-I	243	1500	215	600	600	They did not attend the hearing, but Shri. Babasaheb Bhosale Partner, M/s BPG Developers, has submitted a representation dated 07/04/2025, on behalf of all the owners. Submission. 1. They submitted the following lands for TPS-10 in NAINA office and in lieu of that, it was decided to allot combined Final plot no. 168. Village Kolkhe- Gut Nos. 10, 164(209) Village Kon - Gut Nos. 10/10, 22/2, 17/1, 24/5, 108/1 Village Chikhale- Gut No. 105/1, 92/2, 106/4, 105/3, 96/1/B, 96/4 2. Thereafter they requested to delete survey no. 110/1/B from Final Plot No.168. However NAINA authority has allotted different final plots for all the lands. 3. Therefore, as decided earlier, they requested to grant combined final plot no. 168 in lieu of all the above mentioned lands. They have submitted consent letter of all the land owners.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per their request, for their original lands village Kolkhe- gat No. 10, village Kon- gat No. 10/10, 22/2, 17/1, 24/5 , village Chikhale- gat No. 106/4, 105/3, 96/4, total admeasuring 21980 Sqm, combined final plot No. 171 admeasuring 8792 Sqm has been granted. Accordingly, reconstituted Final Plot No. 171, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
244	Ramchandra Dharya Patil	Chikhale	95/1/A	Class-I	244	4800	216	1920	1920	They did not attend the hearing but shri. Ramchandra Gharu Patil submitted a representation dated 13/03/2025.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										Submission- He is not interested in the proposal and therefore completely refused it.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 216, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
245	Kundalik Kamlu Patil Parashuram Kamalu Patil Hashubai Posha mhatre Phashibai Gana Dhawale Vithabai Ramesh Bhoir	Chikhale	95/2	Class-I	245	5200	217	2080	2080	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 217, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
246	Sunil Mohandas Makhija Sandip Mohandas Makhija	Chikhale	94/1/D	Class-I	246	4670	218	1868	4708	Shri. Sunil Makhija attended the hearing on 13/05/2025 and submitted their say as under. Submission- 1) They are not agreed to the location of the proposed final plot. Their original lands bearing Gut No. 94/1/D, 107/7/A, 108/3 are fronting on 20 mt. wide road and for that they will immediately submit Gut Book or measurement plan. Accordingly they requested to grant final plot on 20 mt. wide road. They also requested to check whether FP no. 207 has been given on the original land. . 2) They requested to grant the final plot of a minimum of 60% area of their original land. 4) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 5) Roads shall be immediately developed and the possession of the Final plot shall be handed over at the earliest. 6)The contribution amount as per form no. 1 is not accepted and	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. In the sanctioned Draft Scheme, FP NO. 218 has been proposed on their original land bearing Gut No. 107/8. 3. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. 4. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10. 5. The objection regarding the contribution amount will be decided in the final scheme. 6. For concession in the marginal spaces, a new regulation has been proposed. The sanctioned draft scheme proposal is confirmed. Final Plot No. 218, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
247	Sunil Mohandas Makhija Sandeep Mohandas Makhija	Chikhale	107/7/A	Class-I	247	2600		1040			
248	Sunil Mohandas Makhija Sandip Mohandas Makhija	Chikhale	107/8	Class-I	248	2700		1080			
249	Sunil Mohandas Makhija Sandip Mohandas Makhija	Chikhale	108/3	Class-I	249	1800		720			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
										shall be waived. 7) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	
250	Namdev Gopal Patil Laxman Joma Medhekar Kashinath Gopal Medhekar Vitha Kisan Waghmare YamunaBai Joma Medhekar	Chikhale	97/1	Class-II	250	100	222	40	40	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per the PWD Notification, an area of 9400 sq. mt. from the total landholding of 9500 sq. mt. of Gut No. 97/1 has been notified for acquisition for the purpose of the Multimodal Corridor (MMC) and the balance area of 100 sq. mt. shall remain with the landowners. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the area under the acquisition for MMC. Final Plot No.222, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
251	Narayan sadashiv patankar	Chikhale	92/5	Class-I	251	200	223	80	80	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 223, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
252	Santosh Maruti Patil	Chikhale	98/1	Class-I	252	900	225	360	360	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per the PWD Notification, an area of 2800 sq. mt. from the total landholding of 3600 sq. mt. of Gut No. 98/1 has been notified for acquisition for the purpose of the Multimodal Corridor (MMC) and the balance area of 800 sq. mt. shall remain with the landowners.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
											In the sanctioned draft scheme proposal, the area of OP and FP are corrected as 800 sq. mt and 320 sq. mt respectively. It is subject to the separation of the areas belonging to the landowners and the area under the acquisition for MMC. Accordingly, reconstituted Final Plot No.225, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
253	Shantaram Poshan Mhatre Yamuna Gangaram Phadke Gangubai Joma Phadke Manda Yashwant Patil Vanita Shankar Dhumal Hasubai Posha mhatre Sapana laxman Mhatre Vishal Laxman Mhatre A.N. 8&9 A.P.K. aai Sapana	Chikhale	95/1/B	Class-II	253	1200	226	480	480	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 226, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
254	Vaibhav Eknath Dudhe	Chikhale	95/3	Class-I	254	3000	227	1200	1200	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 227, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
255	Falguni BhagvandasPatel , Maharashtra State Public Work Dept.	Shivkar	81	Class-I	255	4680	229	1872	8704	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per the 7/12 extract of Gut No. 81, an area of 4840 sq. mt. is recorded under the PWD, area of 2320 sq. mt. falls under the TPS-6. Accordingly, area of 4680 sq. mt. remains with the landowners.
256	M/s. Rehab housing Pvt.ltd.	Shivkar	84/1	Class-I	256	1390		556			
257	M/s.Rehab Housing Pvt. Ltd	Chikhale	93/3	Class-I	257	4800		1920			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
258	M/s.Rehab Housing Pvt. Ltd	Chikhale	96/2	Class-I	258	1130		452			As per the 7/12 extract of Gut No. 121/1/1, an area of 1260 sq. mt. falls under the jurisdiction of the Railway, whereas the remaining area of 2610 sq. mt. is recorded as being owned by the landowners. As per the PWD Notification, an area of 1570 sq. mt. from the total landholding of 2700 sq. mt. of Gut No. 96/2 has been notified for acquisition for the purpose of the Multimodal Corridor (MMC) and the balance area of 1130 sq. mt. shall remain with the landowners. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the area under the Railway/PWD/acquisition for MMC. Final Plot No.229, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
259	M/s.Rehab Housing Pvt. Ltd	Chikhale	109/4	Class-I	259	1400		560			
260	Falguni Bhagwandas Patel Central Railway (Panvel-Karjat Suburban Railway)	Chikhale	0121/1/1	Class-I	260	2610		1044			
261	M/s.Rehab Housing Pvt. Ltd	Shivkar	82/3	Class-I	261	3950		1580			
262	Rehab housing Pvt.ltd.	Chikhale	105/2	Class-I	262	1800		720			
263	Mohamad Iqubal Aafak khan	Chikhale	93/4	Class-I	263	2600	230	1040	1040	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 230, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
264	Harichandra Changa Patil Baruk Changa Patil Jana Changa Patil Nitin Balaram Patil Aruna Vilas Kharutkar Archana Balaram Patil Shankuntala Balaram Patil Sachin Balaram Patil Alka Rajendra Mhatre	Chikhale	95/5	Class-II	264	800	231	320	800	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 231, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
265	Harichandra Changa Patil Baruk Changa Patil	Chikhale	107/4	Class-II	265	1200		480			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Jana Changa Patil Nitin Balaram Patil Aruna Vilas Kharutkar Archana Balaram Patil Shankuntala Balaram Patil Sachin Balaram Patil Alka Rajendra Mhatre										
266	Harichandra Changa Patil Baruk Changa Patil Jana Changa Patil Nitin Balaram Patil Aruna Vilas Kharutkar Archana Balaram Patil Shankuntala Balaram Patil Sachin Balaram Patil Alka Rajendra Mhatre	Chikhale	94/4	Class-I	266	6000	231A	2400	2400	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 231A, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
267	Kisheen Nanumal Talreja	Chikhale	94/1/B	Class-I	267	4670	232	1868	3736	Shri. Kishin Talreja attended the hearing on 17/03/2025 and submitted their say as under. Submission- 1) They agreed to the shape and location of the proposed final plot. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 4) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 5) Roads shall be immediately developed and the possession of the Final plot shall be handed over at the earliest. 6)The contribution amount as per	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. 3. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. For concession in the marginal spaces, a new regulation has been proposed. The sanctioned draft scheme proposal is confirmed. Final Plot No. 232, as delineated in plan No. 4, is hereby allotted to the respective landowners, in
268	Kisheen Nanumal Talreja	Chikhale	94/1/C	Class-I	268	4670		1868			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										form no. 1 is not accepted and shall be waived. 7) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	accordance with the ownership and area details recorded in table B.
269	Gurudath Sakharam Medhekar Gulab Janardan Patil Asha Arun Patil	Chikhale	95/4	Class-II	269	2300	233	920	920	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 233, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
270	Harishkumar Maneklal Mal Vinodkumar Maneklal Mal Premchand Maneklal Mal Kirit Keshvji Shah	Kon	15/5	Class-I	270	510	241	204	10096	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 241, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
271	Vinodkumar Maneklal Mal Premchand Maneklal Mal Harishkumar Maneklal Mal Prakash Jethalal Raja	Kon	19/2	Class-I	271	3570		1428			
272	Nathubhai Moraraji Patel Chhimabhai Sanabhai Patel Jagadish Nathubhai Patel Jasaman Chimabhai Patel	Kon	110/3	Class-I	272	2300		920			
273	Nathubhai Moraraji Patel Kirit Keshavji Shah Harishkumar Maniklal Mal	Kon	110/4	Class-I	273	2600		1040			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Premchand Maniklal Mal Vinodkumar Maniklal Mal										
274	Harishkumar Maneklal Mal Premchand Maneklal Mal Vinodkumar Maneklal Mal	Kon	16	Class-I	274	1370		548			
275	Nathubai Moraji Patel Chhimabhai Sanabhai Patel Kirit Keshavji Shah Jenil Kirit Shah	Kon	20/2	Class-I	275	2600		1040			
276	Kirit Keshavji Shah Nathubhai Moraji Patel Harish Maniklal Mal	Kon	20/3	Class-I	276	1200		480			
277	Nathubhai Moraraji Patel Kirit Keshavji Shah Harishkumar Maniklal Mal Premchand Maniklal Mal Vinodkumar Maniklal Mal	Kon	17/4	Class-I	277	2280		912			
278	Chhimabhai Sanabai Patel Nathubhai Morarji Patel Hansaben Vinodkumar Mal Ushaben Harishkumar Mal Pragatiben Premchand Mal	Kon	19/3	Class-I	278	510		204			
279	Nathubai Morarji Patel Chhimabhai Sanabhai Patel Kirit Keshavji Shah Jenil Kirit Shah	Kon	20/1	Class-I	279	1100		440			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
280	Nathubhai Moraraji Patel Chhimabhai Sanabhai Patel Jagadish Nathubhai Patel Jasaman Chimabhai Patel	Kon	109	Class-I	280	1570		628			
281	Nathubhai Moraraji Patel Chhimabhai Sanabhai Patel Hansaben Vinodkumar Mal Ushaben Harishkumar Mal Pragatiben Premchand Mal	Kon	110/2	Class-I	281	3200		1280			
282	Hirabai Hari Shisave Balaram Changa Gharat Indubai shankar Gharat Raju shankar Gharat Sunanda Dhanaji Khutle Nanda Ramdas Mali Gurunath Chandar Gharat Sanjay Chnadar Gharat Sushila Balaram Phadke	Kon	19/7	Class-II	282	2430		972			
283	Baliram Janu Mhatre Dharmi Dharma Patil Thaki Shankar Gharat Nami Ladakya Gaykar Tulashibai Mahadu Mhatre Tukaram Mahadu Mhatre Janabai Joma Popeta	Kon	110/5	Class-I	283	3000	243	1200	1200	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 243, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
	Sanjay Namdev Mhatre Barakubai Dattu Gharat										
284	Madhu Balya Gharat	Kon	19/4/A	Class-II	284	1100	244	440	1016	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 244, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
285	Madhu Balya Gharat	Kon	108/5	Class-II	285	1440		576			
286	Ramdas Namdev Mhatre	Kon	15/3/4	Class-II	286	1640	245	656	656	Shri Nivrutti Ramdas Mhatre attended the hearing on 26/03/2025 and submitted their say as under. Submission- 1) They are agreed to the location and shape of the proposed final plot no 441. 2) They requested to grant the final plot of a minimum of 70% area of their original land. 3) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4) Roads shall be immediately developed and the possession of the Final plot shall be handed over at the earliest. 5)The contribution amount as per form no. 1 is not accepted and shall be waived. 6) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. 3. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. For concession in the marginal spaces, a new regulation has been proposed. The sanctioned draft scheme proposal is confirmed. Final Plot No. 245, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
287	Chandrakant Muralidhar Erande Suresh Muralidhar	Kon	110/1	Class-I	287	4200	246	1680	1680	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
	Erande Pralhad Muralidhar Erande Vijaykumar Muralidhar Erande Hirabai Sitaram Pokharkar										The sanctioned draft scheme proposal is confirmed. Final Plot No. 246, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
288	M/s. Proviso Builders and Developers tarfe Bhagidar Kashish Gupta	Kolkhe	144/0 (Old Sn 189/0, K)	Class-I	288	7275	247	7275	7275	During scrutiny of the scheme it was observed that the development permission was granted in Gut No. 144/0, village Kolkhe, but, no development was seen in the said land. Therefore, wide letter dated 03/09/2025, a query was raised to the landowner that whether the sanctioned permission was executed on the site or the revalidation for the said permission was obtained. In this reard, a hearing was arranged on 08/09/2025 and the landowner was requested to attend the hearing with their architect and all the relevant documents. Senior Plannner (BP-NAINA) was also requested to attend the hearing with sanctioned building permission and its status at present. Partner and authorised signatory of M/s Proviso Builders and Developers attended the hearing and also submitted their presentations dated 08/09/2025 and 15/09/2025. Submission in their presentation:- 1. They received the commencement certificate No. CIDCO/NAINA/Panvel/Kolkhe/BP-00512/ CC/2020/0065 dated 07/12/2020 for developing 75 nos residential sale component units admeasuring 3689.43 sq. mt. and 13 EWS component admeasuring 740.72 sq. mt. The total BUA admeasures 4430.15 sq. mt.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. CIDCO, wide order No. CIDCO/NAINA/Panvel/Kolkhe/BP-00512/ CC/2020/0065 dated 07/12/2020 granted CC for development permission in the original land bearing Gut No. 144 of Kolkhe village. The total area of the land, as per 7/12 extract, is 8720 sq. mt. and the considered area as per measurement is 8460.71 sq. mt. After deducting the area under existing road, the net area was 7522.10 sq. mt. The permissible FSI was 0.5 and accordingly 3761.05 sq. mt. BUA was permissible and the sanctioned BUA was 3689.43 sq. mt. 2. 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 accomodation to the members of economically weaker section and upto 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.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
										2. They made a total payment of Rs 87,37,141/- towards development charges and premiums besides Rs. 1,460,00/ towards security deposit and 14,13,280 towards labour cesss. 3. The CC was received by them shortly after the completion of COVID lockdown. Thereafter there have been 3rd party rights created in this proposal. 4. Till date there has been no infrastructure development nor has the then proposed 35 mt. wide road has been developed. Therefore they kept postponing the construction and the full fledged launch. 5. They submitted a letter to Sr. Planner, NAINA stating that the subject proposal now comes under the NAINA approved layout 10 and therefore they should be permitted to have amended CC with 1 FSI instead of earlier granted CC with 0.5 FSI. They akso requested that the CC issued should remain valid till the amended CC is issued to them. 6. They again requested to permit them to develop the plot with 1 FSI and not 0.5 FSI and if required, they should be given relaxation in the marginal open spaces. Smt. Pranjali Kene, Senior Planner(BP) and Shri. Abhijeet Pawar, Associate Planner attended the hearing and thereafter ACP(NAINA) submitted their report wide note dated 08/09/2025/ 1. In the said land bearing Survey No. 189/0(new 144), village Kolkhe, CC/ACC was issued in BP	3. 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 structure of valid permissions are kept intact. c. Land owners to get 40% of the original land holding as net final plot. 4. Accordingly, in the sanctioned draft scheme, the structure sanctioned with an FSI of 0.5 should have been retained and the land contribution for the scheme should have been from the remaining portion of the plot. However, the entire area under the sanctioned permission was proposed as final plot, without any deduction or contribution of land towards the TPS. 5. As per section 48 of the said Act, Every permission for development granted or deemed to be granted under section 45 or granted under section 47 shall remain in force for a period of one year from the date of receipt of such grant, and thereafter it shall lapse, provided that, the Planning Authority may, on application made to it extend such period from year to year; but such extended period shall in no case exceed three years. Provided further that, if the development is not completed upto plinth level or where there is no plinth, upto upper level of basement or stilt, as the case may be, within the period of one year or extended period, under the first proviso, it shall be necessary for the applicant to make application for fresh permission. 6. Accordingly, ACP(NAINA) submitted the report that the Commencement Certificate/Amended Commencement for the said land was issued under BP 512 on 07/12/2020 and has now lapsed. 7. Therefore, it is necessary to obtain a proportionate contribution of land from the said original holding towards TPS 10. In this regard, it has been considered that the development permission has been granted earlier, and the

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										512 on 07/12/2020. The said BP 512 CC is lapsed.	developer had accordingly paid the requisite development charges. Consequently, the authority had proposed 100% of the final plot area in the sanctioned Draft Scheme. Hence, such cases stands on a different footing as compared to the general cases In accordance with the provisions of MR & TP Act, it has been decided that 50% of the original land holding shall be taken as contribution towards the amenities and infrastructure of the scheme, and the remaining 50% of the original land shall be allotted as the final plot. Accordingly, reconstituted Final Plot No. 247, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
289	Sanjay Kishankumar Kedia Vinayak Subhash Sonawane	Kolkhe	143/0 (Old Sn 188/0, K)	Class-I	289	6100	248	16681	16681	During scrutiny of the scheme it was observed that the development permission was granted on Gut No. 143/0, 145, and 142 of village Kolkhe, but, no development was seen in the said land. Therefore, wide letter dated 03/09/2025, a query was raised to the landowner that whether the sanctioned permission was executed on the site or the revalidation for the said permission was obtained. In this reard, a hearing was arranged on 08/09/2025 and the landowner was requested to attend the hearing with their architect and all the relevant documents. Senior Plannner (BP-NAINA) was also requested to attend the hearing with sanctioned building permission and its status at present. The landowner did not attend the hearing. Smt. Pranjali Kene, Senior Planner(BP) and Shri. Abhijeet Pawar, Associate Planner	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. CIDCO, wide order No. CIDCO/NAINA/Panvel/BP-527/ CC/2022/171 dated 16/03/2022 granted CC for development permission in the original land bearing Gut No. 142, 143, & 145 of Kolkhe village. It was the rental housing scheme. The total area of the land, as per 7/12 extract, is 18320 sq. mt. and the considered area as per measurement is 17372 sq. mt. After deducting the area under road widening and the required amenity space of 808 sq. mt, the net area was 15340.05 sq. mt. The permissible FSI was 3.00 for free sale and 1.00 for Rental Housing and accordingly 46020.14 sq. mt. BUA was permissible for sale and 15340.05 sq. mt for Rental Housing. The sanctioned BUA was 5229.0 sq. mt for sale and 7113 sq. mt for Rental Housing. 3. As. per the report of ACP(NAINA), the revalidation is approved till 15/03/2026 and it was the Rental Housing Scheme with 4.00 FSI. Therefore, the sanctioned amenity area has been taken under the TPS 10. Accordingly, reconstituted Final Plot No. 248, as delineated in plan No. 4, is hereby allotted to the
290	Sanjay Kishankumar Kedia Vinayak Subhash Sonawane	Kolkhe	145/0 (Old Sn 190/0, K)	Class-I	290	2230					
291	Sanjay Kishankumar Kedia Vinayak Subhash Sonawane	Kolkhe	187/0	Class-I	291	9990					

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										attended the hearing and thereafter ACP(NAINA) submitted their report wide note dated 08/09/2025 1. In the said land bearing Survey No. 142, 143, & 145 of village Kolkhe, CC/ACC was issued in BP 527 on 16/03/2022. The revalidation is approved till 15/03/2026.	respective landowners, in accordance with the ownership and area details recorded in table B.
292	Chandrashekhar Bhalchandra Mhatre Swarup Chandrashekhar Mhatre	Kolkhe	141/2B (Old Sn 186, K)	Class-I	292	4030	249	1612	4652	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 249, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
293	Chandrashekhar Bhalchandra Mhatre Swarup Chandrashekhar Mhatre	Kolkhe	156/1/A (Old Sn 201/1/A, K)	Class-I	293	5130		2052			
294	Chandrashekhar Bhalchandra Mhatre Swarup Chandrashekhar Mhatre	Kolkhe	156/2/A (Old Sn 201/2/A, K)	Class-I	294	2470		988			
295	Taranath Radhakrushna Kamat	Kolkhe	129/2/B (Old Sn 174/2/B, K)	Class-I	295	4000	250	1600	3644	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 250, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
296	Taranath Radhakrushna Kamat	Kolkhe	141/1 (Old Sn 186/1, K)	Class-I	296	5110		2044			
297	Govind Krushna Jadhav	Kolkhe	158/0 (Old Sn 203/0, K)	Class-I	297	8070	253	3228	3228	They did not attend the hearing but Shri. Ravindra Jadhav submitted representation dated 17/03/2025. Submission- 1. They stated that they discussed the issues with NAINA officials in October 2018 and subsequently submitted their following demands in writing; however these demands have not been taken into	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. As per the provisions of the said Act, the sanctioned Draft scheme allocates land for roads, open spaces, social infrastucture facilities and public utilities. These amenities will be developed in a phased manner. 3. Considering the area of reservations and amenities in TPS-10, the request to grant the final plot of a minimum of 60% of the original land can

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										consideration. a. Inform facilities to be given to the farmers b. Grant 60% of the developed plot with a FSI of 2.5 in areas located beyond 200 mt from the gaothan and 80% of the developed plot with a FSI of 3.0 in areas within 200 mt from the gaothan. c. No Development charges or Betterment charges. d. Grant job priority and waive college tution fees for students from project-affected families. e. Compensation for trees. f. Exclude the lands occupied by existing houses. g. To include the entire area of the concerned gut no in the scheme. h. Issue Farmer certificates to individuals who will rendered landless due to the project. 2. They have not granted consent to the scheme and therefore the scheme shall be cancelled.	not be considered. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. Existing authorised structures are generally retained and protected under the scheme. 6. The issues related to the provisions of facilities for project Affected Persons do not fall within the scope of the TPS and may be addressed separately by CIDCO. As per the 7/12 extract of Gut No. 158, an area of 600 sq. mt. falls under the jurisdiction of the Railway, whereas the remaining area of 8070 sq. mt. is recorded as being owned by the landowners. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the Railway. Final Plot No. 253, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
298	Aanandi Bhr. Gomaji Gaykar	Kolkhe	137/2/A (Old Sn 182/2/A; K)	Class-I	298	1440	254	576	576	They did not attend the hearing but Shri. Prakash H. Patil submitted representation dated 04/04/2025. Submission- 1. They stated that they discussed the issues with NAINA officials in October 2018 and subsequently submitted their following demands in writing; however these demands have not been taken into consideration. a. Inform facilities to be given to the farmers b. Grant 60% of the developed plot with a FSI of 2.5 in areas located beyond 200 mt from the gaothan and 80% of the developed plot with a FSI of 3.0 in areas within 200 mt from the gaothan.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. As per the provisions of the said Act, the sanctioned Draft scheme allocates land for roads, open spaces, social infrastucture facilities and public utilities. These amenities will be developed in a phased manner. 3. Considering the area of reservations and amenities in TPS-10, the request to grant the final plot of a minimum of 60% of the original land can not be considered. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. Existing authorised structures are generally retained and protected under the scheme. 6. The issues related to the provisions of facilities for project Affected Persons do not fall within the scope of the TPS and may be addressed separately by CIDCO.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										c. No Development charges or Betterment charges. d. Grant job priority and waive college tution fees for students from project-affected families. e. Compensation for trees. f. Exclude the lands occupied by existing houses. g. To include the entire area of the concerned gut no in the scheme. h. Issue Farmer certificates to individuals who will rendered landless due to the project. 2. They have not granted consent to the scheme and therefore the scheme shall be cancelled.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 254, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
299	Ajit Shivilal Rathod	Kolkhe	131/0 (Ols Sn 176/0, K)	Class-I	299	1550	255	620	620	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per the 7/12 extract of Gut No. 131, an area of 300 sq. mt. falls under the jurisdiction of the Railway, whereas the remaining area of 1550 sq. mt. is recorded as being owned by the landowners. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the Railway. Final Plot No. 255, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
300	Renuka Balaram Mundhe Anusaya Balaram Mundhe Indira Dharma Mhatre Sanjay Balaram Mundhe Manda Ram Mhatre Kailas Balaram Mundhe Vinayak Balaram Mundhe Lakshmi Jayaram Mundhe	Kolkhe	157 (Old Sn 202/0, K)	Class-I	300	4730	256	1892	1892	They did not attend the hearing but shri. Dinkar Mundhe submitted a representation dated 12/03/2025. Submission- 1. According to the 7/12 extract, only 4 of the original 16 landowners remain, therefore the notices shall be sent to remaining landowners only.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 256, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Rasika Krishna Patil Sugandha Anil Naik Suvidha Mahadev Pawar Reshma Umesh Kadu Samadhan Jayaram Mundhe Lakshmibai Budhaji Mundhe Dinkar Budhaji Mundhe Shubhangi Vinayak Vaskar										
301	Rukmini Lilya Mhatre Nirabai Lilya Mhatre Tara Lilya Mhatre Surekha Lilya Mhatre	Kolkhe	140/0 (Old Sn 185/0, K)	Class-II	301	4120	257	1648	1648	Director, Cityopia Venture Pvt Ltd, attended the hearing on 02/04/2025 and submitted their presentation dated 02/04/2025. Submission in Presentation- 1. NAINA Authority had granted them development permission wide permission/commencement certificate dated 01/12/2020 and revised commencement certificate dated 04/09/2023 on their original lands bearing Gut No. 69, 70/1, 71/1/A, 71/1/B, 71/2, admeasuring 446.40 Gunthas. 2. Accordingly they started the development, but thereafter NAINA wide letter dated 20/03/2024 informed them that the boundaries of their original lands are changed in TPS. Therefore the distance between their boundary in TPS and their building is reduced. 3. Therefore they requested to correct their land boundary as per the sanctioned building permission. Also they requested that the difference of 8 gunthas between the plot area and their 7/12 extract shall be corrected as per their 7/12 extract. Wide another representation	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. NAINA Authority had granted them development permission wide permission/commencement certificate dated 01/12/2020 and revised commencement certificate dated 04/09/2023 on their original lands bearing Gut No. 69, 70/1, 71/1/A, 71/1/B, 71/2, admeasuring 446.40 Gunthas. 3. Thereafter, they have submitted the notarised consent on stamp paper of the landowners of the following lands, totally admeasuring 648.96 Gunthas; 1. village Palspe- Gut No. 60/1, 54, 55/1/A/1, 56, 51/4, 2. village Kolkhe- Gut No. 123/1/B(168/1/B), 137/1(182/1), 166/2(211/2), 140, 160, 149(194) 3. Village Shivkar- Gut No. 184, 157, 151/2, 4. Village Kon- 19/1/B,23/2, 22/7, 23/1, 24/4, 14/2, 10/6,. 5. Village Chikhale- 105/1, 92/2, 111/1, 111/1 4. Out of above lands, area under different acquisition is as follows; Gut No. Area. Rly. MMC. Road Remain 137/1. 4110. 2100. 2010 54. 1300 380 920 55/1/A/1 2900 2330 570 56. 4000 1410 2590

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator																								
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area																										
										dated 02/04/2025, they submitted that their project lands are Gut No. 69, 70/1, 71/1/A, 71/1/B, 71/2, admeasuring 446.40 Gunthas and their Handover lands are Gut No. 58, 123/1/B, 137/1, 56, 59/1, 60/1, 62/1, 64/1, 54, 55/1/A/1, 55/6, 58/1, 90/1, 90/2, admeasuring 670 Gunthas. The said Handover lands will be handed over to NAINA and for that they started the procedure of land purchase and MOU. Therefore they requested to grant some time to finalise the procedure of land purchase. M/s Cityopia Ventures Pvt Ltd vide letter dtd 16.09.2025 has submitted ammended consent for giving, common plot as per section 60(1) of MR &TP Act, 1966 for considering the original land parcels owned by them severally or in joint ownership to provide as single final plot in the name of Cityopia Ventures Pvt Ltd. In this they have submitted the notarised consent on stamp paper of the landowners of the following lands, totally admeasuring 648.96 Gunthas; 1. village Palspe- Gut No. 60/1, 54, 55/1/A/1, 56, 51/4, 2. village Kolkhe- Gut No. 123/1/B(168/1/B), 137/1(182/1), 166/2(211/2), 140, 160, 149(194) 3. Village Shivkar- Gut No. 184, 157, 151/2, 4. Village Kon- 19/1/B,23/2, 22/7, 23/1, 24/4, 14/2, 10/6,. 5. Village Chikhale- 105/1, 92/2, 111/1, 111/1	<table><tr><td>60/1.</td><td>9080</td><td>4980</td><td>4100</td></tr><tr><td>62/1</td><td>3510</td><td>1595</td><td>1915</td></tr><tr><td>151/2.</td><td>4930</td><td>70</td><td>4860</td></tr><tr><td>92/3.</td><td>2200</td><td>680</td><td>1520</td></tr><tr><td>166/2.</td><td>12060</td><td>10200</td><td>1860</td></tr><tr><td>92/2.</td><td>1100</td><td>870.</td><td>230</td></tr></table> Accordingly, reconstituted Final Plot No. 529, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.	60/1.	9080	4980	4100	62/1	3510	1595	1915	151/2.	4930	70	4860	92/3.	2200	680	1520	166/2.	12060	10200	1860	92/2.	1100	870.	230
60/1.	9080	4980	4100																																
62/1	3510	1595	1915																																
151/2.	4930	70	4860																																
92/3.	2200	680	1520																																
166/2.	12060	10200	1860																																
92/2.	1100	870.	230																																
302	Damodar Rambhau Jitekar Manohar Rambhau Jitekar	Kolkhe	132/0 (Old Sn 177/0, K)	Class-I	302	2870	258	1148	1148	They did not attend the hearing but Shri. Nilesh Jitekar submitted representation dated 17/03/2025. Submission-	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. As per the provisions of the said Act, the																								

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
	Vithabai Kashinath Patil Tarabai Nana Jitekar Pushpa Bhagwan Ulvekar Josna Vijay Mhatre Nita Harishchanda Duddar Ramakant Nana Jitekar Nitesh Dattatrey Jitekar Nilesh Dattatrey Jitekar Nilima Dattatrey Jitekar Sunita Dattatrey Jitekar									1. They stated that they discussed the issues with NAINA officials in October 2018 and subsequently submitted their following demands in writing; however these demands have not been taken into consideration. a. Inform facilities to be given to the farmers b. Grant 60% of the developed plot with a FSI of 2.5 in areas located beyond 200 mt from the gaothan and 80% of the developed plot with a FSI of 3.0 in areas within 200 mt from the gaothan. c. No Development charges or Betterment charges. d. Grant job priority and waive college tution fees for students from project-affected families. e. Compensation for trees. f. Exclude the lands occupied by existing houses. g. To include the entire area of the concerned gut no in the scheme. h. Issue Farmer certificates to individuals who will rendered landless due to the project. 2. They have not granted consent to the scheme and therefore the scheme shall be cancelled.	sanctioned Draft scheme allocates land for roads, open spaces, social infrastucture facilities and public utilities. These amenities will be developed in a phased manner. 3. Considering the area of reservations and amenities in TPS-10, the request to grant the final plot of a minimum of 60% of the original land can not be considered. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. Existing authorised structures are generally retained and protected under the scheme. 6. The issues related to the provisions of facilities for project Affected Persons do not fall within the scope of the TPS and may be addressed separately by CIDCO. 7. As per the 7/12 extract of Gut No. 132, an area of 650 sq. mt. falls under the jurisdiction of the Railway, whereas the remaining area of 2870 sq. mt. is recorded as being owned by the landowners. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the Railway. Final Plot No. 259, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
303	Shriram Maruti Dev Kolkhe vahivatdar Prakash Harishchnadra Patil Rajesh Harishchnadra Patil Gulab Harishchnadra Gayakwad Sunita Anant Patil Mira Vijay Mhatre Anusaya Harishchnadra Patil Baburao Laxman	Kolkhe	159/0 (Old Sn 204/0, K)	Class-I	303	3970	260	1588	1588	They did not attend the hearing but Shri. Prakash H. Patil submitted representation dated 17/03/2025. Submission- 1. They stated that they discussed the issues with NAINA officials in October 2018 and subsequently submitted their following demands in writing; however these demands have not been taken into consideration. a. Inform facilities to be given to the farmers b. Grant 60% of the developed	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. As per the provisions of the said Act, the sanctioned Draft scheme allocates land for roads, open spaces, social infrastucture facilities and public utilities. These amenities will be developed in a phased manner. 3. Considering the area of reservations and amenities in TPS-10, the request to grant the final plot of a minimum of 60% of the original land can not be considered. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. Existing authorised structures are generally

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
	Patil Vithabai Amrut Patil Nirmala Dattatreya Choraghe									plot with a FSI of 2.5 in areas located beyond 200 mt from the gaothan and 80% of the developed plot with a FSI of 3.0 in areas within 200 mt from the gaothan. c. No Development charges or Betterment charges. d. Grant job priority and waive college tuition fees for students from project-affected families. e. Compensation for trees. f. Exclude the lands occupied by existing houses. g. To include the entire area of the concerned gut no in the scheme. h. Issue Farmer certificates to individuals who will rendered landless due to the project. 2. They have not granted consent to the scheme and therefore the scheme shall be cancelled.	retained and protected under the scheme. 6. The issues related to the provisions of facilities for project Affected Persons do not fall within the scope of the TPS and may be addressed separately by CIDCO. The sanctioned draft scheme proposal is confirmed. Final Plot No. 260, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
304	Anusaya Kamalakar Dundrekar Padma Maya Surate Anabai Namdev Daki Mai Vaman Govari Padibai Balu Keni Tulshiram Namdev daki Manohar Namdev Daki Shantabai Chandrakant Bhagat Naresh Chaho Daki Bharati chandrakant Daki Jaynath Chandrakant Daki Mahesh Chandrakant Daki Reshma Meegnath Keni Suraj Chandrakant Daki	Kolkhe	129/1 (Old Sn 174/1, K)	Class-II	304	7850	261	3140	3140	They did not attend the hearing but shri. Manohar Daki submitted a representation dated 12/03/2025. Submission- 1. NAINA authority is not accepted to them and the said project shall be cancelled. 2. He has not given the written consent for the project and therefore has strong objection to the notice regarding betterment charges. 3. Govt shall regularise all the structures in Gaothan and outside of Gaothan area and shall acquire the land under the provisions of Land Acquisition Act, 2013.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per the 7/12 extract of Gut No. 129/1 and Mutation entry No. 1121 in Village extract No 6 of old Gut No. 174/1, an area of 700 sq. mt. falls under the jurisdiction of the Railway, whereas the remaining area of 7850 sq. mt. is recorded as being owned by the landowners. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the Railway. Final Plot No. 261, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Taibai Balaram Patil Fatma Mahmmad Ebib Sididiki Jayvanti Baskar Keni										
305	Vanita Anant Jitekar Dipak Anant Jitekar	Kolkhe	160/0 (Old Sn 205/0, K)	Class-I	305	1820	262	728	728	Director, Cityopia Venture Pvt Ltd, attended the hearing on 02/04/2025 and submitted their presentation dated 02/04/2025. Submission in Presentation- 1. NAINA Authority had granted them development permission wide permission/commencement certificate dated 01/12/2020 and revised commencement certificate dated 04/09/2023 on their original lands bearing Gut No. 69, 70/1, 71/1/A, 71/1/B, 71/2, admeasuring 446.40 Gunthas. 2. Accordingly they started the development, but thereafter NAINA wide letter dated 20/03/2024 informed them that the boundaries of their original lands are changed in TPS. Therefore the distance between their boundary in TPS and their building is reduced. 3. Therefore they requested to correct their land boundary as per the sanctioned building permission. Also they requested that the difference of 8 gunthas between the plot area and their 7/12 extract shall be corrected as per their 7/12 extract. Wide another representation dated 02/04/2025, they submitted that their project lands are Gut No. 69, 70/1, 71/1/A, 71/1/B, 71/2, admeasuring 446.40 Gunthas and their Handover lands are Gut No. 58, 123/1/B, 137/1, 56, 59/1, 60/1, 62/1, 64/1, 54, 55/1/A/1, 55/6, 58/1, 90/1, 90/2, admeasuring 670 Gunthas. The said Handover	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. NAINA Authority had granted them development permission wide permission/commencement certificate dated 01/12/2020 and revised commencement certificate dated 04/09/2023 on their original lands bearing Gut No. 69, 70/1, 71/1/A, 71/1/B, 71/2, admeasuring 446.40 Gunthas. 3. Thereafter, they have submitted the notarised consent on stamp paper of the landowners of the following lands, totally admeasuring 648.96 Gunthas; 1. village Palspe- Gut No. 60/1, 54, 55/1/A/1, 56, 51/4, 2. village Kolkhe- Gut No. 123/1/B(168/1/B), 137/1(182/1), 166/2(211/2), 140, 160, 149(194) 3. Village Shivkar- Gut No. 184, 157, 151/2, 4. Village Kon- 19/1/B,23/2, 22/7, 23/1, 24/4, 14/2, 10/6,. 5. Village Chikhale- 105/1, 92/2, 111/1, 111/1 4. Out of above lands, area under different acquisition is as follows; Gut No. Area. Rly. MMC. Road Remain 137/1. 4110. 2100. 2010 54. 1300 380 920 55/1/A/1 2900 2330 570 56. 4000 1410 2590 60/1. 9080 4980 4100 62/1 3510 1595 1915 151/2. 4930 70 4860 92/3. 2200 680 1520 166/2. 12060 10200 1860 92/2. 1100 870. 230 Accordingly, reconstituted Final Plot No. 529, as delineated in plan No. 4, is hereby allotted to the

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										lands will be handed over to NAINA and for that they started the procedure of land purchase and MOU. Therefore they requested to grant some time to finalise the procedure of land purchase. M/s Cityopia Ventures Pvt Ltd vide letter dtd 16.09.2025 has submitted ammended consent for giving, common plot as per section 60(1) of MR &TP Act, 1966 for considering the original land parcels owned by them severally or in joint ownership to provide as single final plot in the name of Cityopia Ventures Pvt Ltd. In this they have submitted the notarised consent on stamp paper of the landowners of the following lands, totally admeasuring 648.96 Gunthas; 1. village Palspe- Gut No. 60/1, 54, 55/1/A/1, 56, 51/4, 2. village Kolkhe- Gut No. 123/1/B(168/1/B), 137/1(182/1), 166/2(211/2), 140, 160, 149(194) 3. Village Shivkar- Gut No. 184, 157, 151/2, 4. Village Kon- 19/1/B,23/2, 22/7, 23/1, 24/4, 14/2, 10/6,. 5. Village Chikhale- 105/1, 92/2, 111/1, 111/1	respective landowners, in accordance with the ownership and area details recorded in table B.
306	Umesh Baban Hasabe Babanrav Ramchandra Hasabe Amar Ashok Patil Sanjay Jayram Shelar	Kolkhe	161/2 (Old Sn 206/2, K)	Class-I	306	1310	263	524	524	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 263, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
307	Somnath Mahadev Bhoir Vaibhav Mahadev	Kolkhe	161/1 (Old Sn 206/1, K)	Class-II	307	4630	264	1852	1852	They did not attend the hearing but Shri. Gulab Gaikwad submitted representation dated	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Bhoir Gulab Harishchandra Gayakwad Anant Ramchanrda Patil									17/03/2025. Submission- 1. They stated that they discussed the issues with NAINA officials in October 2018 and subsequently submitted their following demands in writing; however these demands have not been taken into consideration. a. Inform facilities to be given to the farmers b. Grant 60% of the developed plot with a FSI of 2.5 in areas located beyond 200 mt from the gaothan and 80% of the developed plot with a FSI of 3.0 in areas within 200 mt from the gaothan. c. No Development charges or Betterment charges. d. Grant job priority and waive college tution fees for students from project-affected families. e. Compensation for trees. f. Exclude the lands occupied by existing houses. g. To include the entire area of the concerned gut no in the scheme. h. Issue Farmer certificates to individuals who will rendered landless due to the project. 2. They have not granted consent to the scheme and therefore the scheme shall be cancelled.	2. As per the provisions of the said Act, the sanctioned Draft scheme allocates land for roads, open spaces, social infrastucture facilities and public utilities. These amenities will be developed in a phased manner. 3. Considering the area of reservations and amenities in TPS-10, the request to grant the final plot of a minimum of 60% of the original land can not be considered. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. Existing authorised structures are generally retained and protected under the scheme. 6. The issues related to the provisions of facilities for project Affected Persons do not fall within the scope of the TPS and may be addressed separately by CIDCO. As per the 7/12 extract and Mutation Entry No. 1121, out of Gut No. 161/1(Old 206/1), an area of 6930 sq. mt. falls under the jurisdiction of the Railway, whereas the remaining area of 4630 sq. mt. is recorded as being owned by the landowners. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the Railway. Accordingly reconstituted Final Plot No. 264, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
	Diva Panvel Aapata Railway	123	123/2 (Old Sn 168; K)	Kolkhe	1118	1490	266	1490	5810	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As these gat numbers are in ownership of Railways, they are allotted Government/Public-Semi-public land use in the Plan. The sanctioned draft scheme proposal is confirmed. Final Plot No. 266, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
	Diva Panvel Aapata Railway	136 (P)	136 (Old Sn 181; K)	Kolkhe	1119	4320		4320			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
308	Government of Maharashtra	Kolkhe	154/1 (Old Sn 199; K)	Class-I	308	2670	267	1068	1068	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 267, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
309	Taranath Radhakrushna Kamat Kalpana Taranath Kamat	Kolkhe	129/2/A (Old Sn 174/2/A, K)	Class-I	309	45170	270	18068	18068	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per the 7/12 extract of Gut No. 129/2/A, an area of 300 sq. mt. falls under the jurisdiction of the Railway, whereas the remaining area of 45170 sq. mt. is recorded as being owned by the landowners. Reconstituted Final Plot No. 270, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.It is subject to the separation of the areas belonging to the landowners and the Railway.
310	Pinhas Aabed Urf Abed Bamnolkar Plori Aabed Urf Abed Bamnolkar Dayna izikel Pezarkar	Kolkhe	152/1 (Old Sn 197/1, K)	Class-I	310	1160	271	464	464	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. Reconstituted Final Plot No. 271, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
311	Pinhas Aabed Urf Abed Bamnolkar Plori Aabed Urf Abed Bamnolkar Dayna izikel Pezarkar	Kolkhe	152/2 (Old Sn 197/2, K)	Class-I	311	4000	271A	1600	1600	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. Reconstituted Final Plot No. 271A, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
312	Ankita Johns Vikas Umesh Ramashankar Singh Sujata Madhukar	Kolkhe	151/0 (Old Sn 196/0, K)	Class-I	312	8150	272	3260	3260	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Dhawale Kritey Subhash Singh Santosh Subhash Singh Subhash Jugul Singh										Reconstituted Final Plot No. 272, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
313	Baburao Laxman Patil Prakash Harishchandra Patil Rajendra Harishchandra Patil Gulab Harishchandra Gayakawad Mira Vijay Mhatre Sunita Anant Patil	Kolkhe	139/0 (Old Sn 184/0, K)	Class-I	313	8400	273	3360	3360	They did not attend the hearing but Shri. Prakash H. Patil & Rajendra PATil submitted representation dated 17/03/2025. Submission- 1. They stated that they discussed the issues with NAINA officials in October 2018 and subsequently submitted their following demands in writing; however these demands have not been taken into consideration. a. Inform facilities to be given to the farmers b. Grant 60% of the developed plot with a FSI of 2.5 in areas located beyond 200 mt from the gaathan and 80% of the developed plot with a FSI of 3.0 in areas within 200 mt from the gaathan. c. No Development charges or Betterment charges. d. Grant job priority and waive college tution fees for students from project-affected families. e. Compensation for trees. f. Exclude the lands occupied by existing houses. g. To include the entire area of the concerned gut no in the scheme. h. Issue Farmer certificates to individuals who will rendered landless due to the project. 2. They have not granted consent to the scheme and therefore the scheme shall be cancelled.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. As per the provisions of the said Act, the sanctioned Draft scheme allocates land for roads, open spaces, social infrastucture facilities and public utilities. These amenities will be developed in a phased manner. 3. Considering the area of reservations and amenities in TPS-10, the request to grant the final plot of a minimum of 60% of the original land can not be considered. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. Existing authorised structures are generally retained and protected under the scheme. 6. The issues related to the provisions of facilities for project Affected Persons do not fall within the scope of the TPS and may be addressed separately by CIDCO. Reconstituted Final Plot No. 273, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
314	Indusingh Surendrasing	Kolkhe	162/0 (Old Sn 207/0, K)	Class-I	314	8100	274	3240	3240	Shri Surendra Pratap Singh attended the hearing on 01/04/2025 and also submitted	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Surendrasingh Paratapsing									presentation dated 14/08/2024.. Submission- 1) They are not agreed to the shape of the proposed final plot no 274. They submitted that the proposed FP No. 274 is of traingle shape and therefore requested to grant regular shaped final plot in their original land. 2) They requested to grant the final plot of a minimum of 50% area of their original land. 3) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4) Roads shall be developed and the possession of the Final plot shall be immediately handed over. 5)The contribution amount as per form no. 1 is not accepted and shall be waived. 6) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 50% of the original land can not be considered. 3. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. The roads will be constructed after the survey is done for villages falling in TPS 10. 6. For concession in the marginal spaces, a new regulation has been proposed. As per the 7/12 extract of Gut No. 162, an area of 800 sq. mt. falls under the jurisdiction of the Railway, whereas the remaining area of 8100 sq. mt. is recorded as being owned by the landowners. Reconstituted Final Plot No. 274, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.It is subject to the separation of the areas belonging to the landowners and the Railway.
315	Baburao Laxman Patil Prakash Harishchndra Patil Rajendra Harishchndra Patil Gulab Harishchndra Gaikwad Mira Vijay Mhatre Sunita Anant Patil	Kolkhe	7	Class-I	315	4320	275	1728	1728	They did not attend the hearing but Shri. Prakash H. Patil & Rajendra Patil submitted representation dated 17/03/2025. Submission- 1. They stated that they discussed the issues with NAINA officials in October 2018 and subsequently submitted their following demands in writing; however these demands have not been taken into consideration. a. Inform facilities to be given to the farmers b. Grant 60% of the developed plot with a FSI of 2.5 in areas located beyond 200 mt from the	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. As per the provisions of the said Act, the sanctioned Draft scheme allocates land for roads, open spaces, social infrastucture facilities and public utilities. These amenities will be developed in a phased manner. 3. Considering the area of reservations and amenities in TPS-10, the request to grant the final plot of a minimum of 60% of the original land can not be considered. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. Existing authorised structures are generally retained and protected under the scheme. 6. The issues related to the provisions of facilities

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										gaothan and 80% of the developed plot with a FSI of 3.0 in areas within 200 mt from the gaothan. c. No Development charges or Betterment charges. d. Grant job priority and waive college tution fees for students from project-affected families. e. Compensation for trees. f. Exclude the lands occupied by existing houses. g. To include the entire area of the concerned gut no in the scheme. h. Issue Farmer certificates to individuals who will rendered landless due to the project. 2. They have not granted consent to the scheme and therefore the scheme shall be cancelled.	for project Affected Persons do not fall within the scope of the TPS and may be addressed separately by CIDCO. 7. As per the 7/12 extract of Gut No. 7, an area of 12650 sq. mt. falls under the jurisdiction of the Railway, whereas the remaining area of 4320 sq. mt. is recorded as being owned by the landowners. Reconstituted Final Plot No. 275, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B. It is subject to the separation of the areas belonging to the landowners and the Railway.
316	Baburao Laxman Patil Prakash Harishchndra Patil Rajendra Harishchndra Patil Gulab Harishchndra Gaikawad Sunita Anant Patil Mira Vijay Mhatre Madan Dattatreya Patil	Kolkhe	163/0 (Old Sn 208/0, K)	Class-I	316	4150	276	1660	1660	They did not attend the hearing but Shri. Prakash H. Patil & Rajendra Patil submitted representation dated 17/03/2025. Submission- 1. They stated that they discussed the issues with NAINA officials in October 2018 and subsequently submitted their following demands in writing; however these demands have not been taken into consideration. a. Inform facilities to be given to the farmers b. Grant 60% of the developed plot with a FSI of 2.5 in areas located beyond 200 mt from the gaothan and 80% of the developed plot with a FSI of 3.0 in areas within 200 mt from the gaothan. c. No Development charges or Betterment charges. d. Grant job priority and waive college tution fees for students from project-affected families. e. Compensation for trees.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. As per the provisions of the said Act, the sanctioned Draft scheme allocates land for roads, open spaces, social infrastucture facilities and public utilities. These amenities will be developed in a phased manner. 3. Considering the area of reservations and amenities in TPS-10, the request to grant the final plot of a minimum of 60% of the original land can not be considered. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. Existing authorised structures are generally retained and protected under the scheme. 6. The issues related to the provisions of facilities for project Affected Persons do not fall within the scope of the TPS and may be addressed separately by CIDCO. Reconstituted Final Plot No. 276, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										f. Exclude the lands occupied by existing houses. g. To include the entire area of the concerned gut no in the scheme. h. Issue Farmer certificates to individuals who will rendered landless due to the project. 2. They have not granted consent to the scheme and therefore the scheme shall be cancelled.	
317	Kalpana Taranath Kamat	Kolkhe	129/2/C (Old Sn 174/2/C, K)	Class-I	317	4000	277	1600	1600	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 277, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
318	Trupti Ajit Shinde Madhuri Avinash Chavhan	Kolkhe	150/0 (Old Sn 195/0, K)	Class-I	318	2330	278	932	932	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 278, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
319	Laxmibai Budhaji Patil Kashinath Damodar Patil Anandi Ananta Gaykar Anusaya Arjun Tandel Bebitai Shankar Patil Ramakant Vishnu Patil Avinash Vishnu Patil Vaijayanti Rajesh Gaykar Nayana Rajesh	Kolkhe	14	Class-I	319	2050	279	820	820	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per the 7/12 extract of Gut No. 14, an area of 2600 sq. mt. falls under the jurisdiction of the Railway, whereas the remaining area of 2050 sq. mt. is recorded as being owned by the landowners. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the Railway. Final Plot No. 279, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Naik Vandana Vishnu Patil										
320	Durga Dattatrey Patil Subhash Dattatrey Patil Madan Dattatrey Patil Arun Dattatrey Patil	Kolkhe	9-2	Class-I	320	3400	280	1360	1360	They did not attend the hearing but Shri. Subhash D. Patil & Madan Patil submitted representation dated 17/03/2025. Submission- 1. They stated that they discussed the issues with NAINA officials in October 2018 and subsequently submitted their following demands in writing; however these demands have not been taken into consideration. a. Inform facilities to be given to the farmers b. Grant 60% of the developed plot with a FSI of 2.5 in areas located beyond 200 mt from the gaothan and 80% of the developed plot with a FSI of 3.0 in areas within 200 mt from the gaothan. c. No Development charges or Betterment charges. d. Grant job priority and waive college tution fees for students from project-affected families. e. Compensation for trees. f. Exclude the lands occupied by existing houses. g. To include the entire area of the concerned gut no in the scheme. h. Issue Farmer certificates to individuals who will rendered landless due to the project. 2. They have not granted consent to the scheme and therefore the scheme shall be cancelled.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. As per the provisions of the said Act, the sanctioned Draft scheme allocates land for roads, open spaces, social infrastucture facilities and public utilities. These amenities will be developed in a phased manner. 3. Considering the area of reservations and amenities in TPS-10, the request to grant the final plot of a minimum of 60% of the original land can not be considered. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. Existing authorised structures are generally retained and protected under the scheme. 6. The issues related to the provisions of facilities for project Affected Persons do not fall within the scope of the TPS and may be addressed separately by CIDCO. The sanctioned draft scheme proposal is confirmed. Final Plot No. 280, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
321	Suresh Namdev Mundhe Ananta Namdev Mundhe Vidya Namdev Mundhe	Kolkhe	137/2/B (Old Sn 182/2/B; K)	Class-II	321	400	281	160	1388	They did not attend the hearing but Shri. Suresh Mundhe submitted representation dated 04/04/2025. Submission- 1. They stated that they discussed	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. As per the provisions of the said Act, the sanctioned Draft scheme allocates land for roads, open spaces, social infrastucture facilities and

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Laxmibai Namdev Mundhe									the issues with NAINA officials in October 2018 and subsequently submitted their following demands in writing; however these demands have not been taken into consideration. a. Inform facilities to be given to the farmers b. Grant 60% of the developed plot with a FSI of 2.5 in areas located beyond 200 mt from the gaothan and 80% of the developed plot with a FSI of 3.0 in areas within 200 mt from the gaothan. c. No Development charges or Betterment charges. d. Grant job priority and waive college tuition fees for students from project-affected families. e. Compensation for trees. f. Exclude the lands occupied by existing houses. g. To include the entire area of the concerned gut no in the scheme. h. Issue Farmer certificates to individuals who will rendered landless due to the project. 2. They have not granted consent to the scheme and therefore the scheme shall be cancelled.	public utilities. These amenities will be developed in a phased manner. 3. Considering the area of reservations and amenities in TPS-10, the request to grant the final plot of a minimum of 60% of the original land can not be considered. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. Existing authorised structures are generally retained and protected under the scheme. 6. The issues related to the provisions of facilities for project Affected Persons do not fall within the scope of the TPS and may be addressed separately by CIDCO. The sanctioned draft scheme proposal is confirmed. Final Plot No. 281, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
322	Suresh Namdev Mundhe Ananta Namdev Mundhe Vidya Namdev Mundhe Laxmibai Namdev Mundhe	Kolkhe	141/2/A/1 (Old Sn 186/2/A/1, K)	Class-II	322	3070		1228			
323	Khandu Dagadu Mundhe, Pandurang Dagadu Mundhe, Chandrakant Dagadu Mundhe, Arun Dagadu Mundhe, Muktabai Sadanand Karnekar, Sunita Ganesh Thange, Rajeshri Rajaram Mundhe, Mital Rajaram Mundhe, Suraksha Rajaram Mundhe, Pranav Rajaram Mundhe, APK Aai	Kolkhe	12	Class-I	323	2200	282	880	880	Shri Arun Dagadu Mundhe did not appear for hearing but submitted their presentation dated 27/06/2025. Submission: 1. NAINA authority is not accepted to them and the said project shall be cancelled. 2. He has not given the written consent for the project and therefore has strong objection to the notice regarding betterment charges. 3. Govt shall regularise all the structures in Gaothan and ouside of Gaothan area and shall acquire	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. The objection regarding the contribution amount will be decided in the final scheme. The sanctioned draft scheme proposal is confirmed. Final Plot No. 282, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Rajeshri , Anita Namdev Mundhe, Puja Sadanand Gharat, Arati Sunil Mhatre , Darshana Namdev Mundhe, Dattatrey Undrya Mundhe, Banubai Hasuram Gharat									the land under the provisions of Land Acquisition Act, 2013.	
324	Anusaya KamalakarDundrekar, Padibai Balu Keni, Tulshiram Namdev Daki, Manohar Namdev Daki, Shantabai Chandrakant Bhagat, Mai Vaman Govari, Padma Maya Surate, Anabai Namdev Daki, Naresh Chaho Daki, Bharati chandrakant Daki, Jaynath Chandrakant Daki,, Mahesh Chandrakant Daki, Reshma Meegnath Keni, Suraj Chandrakant Daki, Taibai Balaram Patil, Fatma Mahmmad Ebib Sididiki, Jayvanti Baskar Keni	Kolkhe	123/1/A (Old Sn 168/1/A; K)	Class-II	324	330	283	132	132	They did not attend the hearing but shri. Manohar Daki submitted a representation dated 12/03/2025. Submission- 1. NAINA authority is not accepted to them and the said project shall be cancelled. 2. He has not given the written consent for the project and therefore has strong objection to the notice regarding betterment charges. 3. Govt shall regularise all the structures in Gaothan and ouside of Gaothan area and shall acquire the land under the provisions of Land Acquisition Act, 2013.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per the 7/12 extract of Gut No. 123/1/A, an area of 4150 sq. mt. falls under the jurisdiction of the Railway, whereas the remaining area of 330 sq. mt. is recorded as being owned by the landowners. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the Railway. Final Plot No. 283, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
325	Paramanand Purushottam Thakur	Kolkhe	15	Class-I	325	330	284	132	132	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per the 7/12 extract of Gut No. 15, an area of 2100 sq. mt. falls under the jurisdiction of the Railway, whereas the remaining area of 330 sq. mt. is recorded as being owned by the landowners. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the Railway. Final Plot No. 284, as delineated in plan No. 4, is

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
											hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
326	Aamarsing Ramsing Chouhan	Kolkhe	25/1	Class-I	326	4150	286	1660	1660	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per the 7/12 extract of Gut No. 25/1, an area of 750 sq. mt. falls under the jurisdiction of the Railway, whereas the remaining area of 4150 sq. mt. is recorded as being owned by the landowners. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the Railway. Final Plot No. 286, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
327	Soniya Anant Patil	Kolkhe	9-3	Class-I	327	2730	287	1092	2092	They did not attend the hearing but Shri. Anant R. Patil submitted representation dated 17/03/2025. Submission- 1. They stated that they discussed the issues with NAINA officials in October 2018 and subsequently submitted their following demands in writing; however these demands have not been taken into consideration. a. Inform facilities to be given to the farmers b. Grant 60% of the developed plot with a FSI of 2.5 in areas located beyond 200 mt from the gaothan and 80% of the developed plot with a FSI of 3.0 in areas within 200 mt from the gaothan. c. No Development charges or Betterment charges. d. Grant job priority and waive college tution fees for students from project-affected families. e. Compensation for trees. f. Exclude the lands occupied by existing houses.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. As per the provisions of the said Act, the sanctioned Draft scheme allocates land for roads, open spaces, social infrastucture facilities and public utilities. These amenities will be developed in a phased manner. 3. Considering the area of reservations and amenities in TPS-10, the request to grant the final plot of a minimum of 60% of the original land can not be considered. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. Existing authorised structures are generally retained and protected under the scheme. 6. The issues related to the provisions of facilities for project Affected Persons do not fall within the scope of the TPS and may be addressed separately by CIDCO. The sanctioned draft scheme proposal is confirmed. Final Plot No. 287, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
328	Anant Ramchandra Patil	Kolkhe	138/0 (Old Sn 183/0, K)	Class-I	328	2500		1000			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
										g. To include the entire area of the concerned gut no in the scheme. h. Issue Farmer certificates to individuals who will rendered landless due to the project. 2. They have not granted consent to the scheme and therefore the scheme shall be cancelled.	
329	Gulab Harishchnadra Gayakwad	Kolkhe	9-1	Class-I	329	2200	288	880	2012	They did not attend the hearing but Shri. Gulab Gaikwad submitted representation dated 17/03/2025. Submission- 1. They stated that they discussed the issues with NAINA officials in October 2018 and subsequently submitted their following demands in writing; however these demands have not been taken into consideration. a. Inform facilities to be given to the farmers b. Grant 60% of the developed plot with a FSI of 2.5 in areas located beyond 200 mt from the gaothan and 80% of the developed plot with a FSI of 3.0 in areas within 200 mt from the gaothan. c. No Development charges or Betterment charges. d. Grant job priority and waive college tution fees for students from project-affected families. e. Compensation for trees. f. Exclude the lands occupied by existing houses. g. To include the entire area of the concerned gut no in the scheme. h. Issue Farmer certificates to individuals who will rendered landless due to the project. 2. They have not granted consent to the scheme and therefore the scheme shall be cancelled.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. As per the provisions of the said Act, the sanctioned Draft scheme allocates land for roads, open spaces, social infrastucture facilities and public utilities. These amenities will be developed in a phased manner. 3. Considering the area of reservations and amenities in TPS-10, the request to grant the final plot of a minimum of 60% of the original land can not be considered. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. Existing authorised structures are generally retained and protected under the scheme. 6. The issues related to the provisions of facilities for project Affected Persons do not fall within the scope of the TPS and may be addressed separately by CIDCO. The sanctioned draft scheme proposal is confirmed. Final Plot No. 288, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
330	Gulab Harishchnadra Gayakwad	Kolkhe	137/2/C (Old Sn 182/2/C; K)	Class-I	330	2830		1132			
331	Anusaya Balaram Mundhe, Indira	Kolkhe	13/0	Class-I	331	5283	289	2113	2325	Shri Dinkar Budhaji Mundhe did not appear for hearing but	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Dharma Mhatre, Kailas Balaram Mundhe, Gangubai Tukaram Patil Urf Gangubai Balaram Gosavi, Chimi Sakharam Konkar, Sanjay Balaram Mundhe, Budhaji Vithu Mundha, Manda Ram Mhatre, Renuka Balaram Mundhe, Vinayak Balaram Mundhe, Jayram Vithu Mundha									submitted their presentation dated 20/01/2025. Submission: 1)FP 289 has been allotted to him on 12m road. 2)Since their original plot is located on 45m road (S. No. 13), the applicant has requested to provide him the final plot on 45m road.	MR & TP Act, 1966. As per the 7/12 extract of Gut No. 13, an area of 4377 sq. mt. falls under the jurisdiction of the Railway, whereas the remaining area of 5283 sq. mt. is recorded as being owned by the landowners. Also as per the 7/12 extract of Gut No. 165, an area of 6300 sq. mt. falls under the jurisdiction of the Railway, whereas the remaining area of 530 sq. mt. is recorded as being owned by the landowners. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the Railway. Final Plot No. 289, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
332	Sanjay Balaram Mundhe, Indira Dharma Mhatre, Kailash Balaram Mundhe, Gangubai Tukaram Patil alias Gangubai Balaram Gosavi, Chimi Sakharam Konkar , Manda Ram Mhatre, Renuka Balaram Mundhe, Vinayak Balaram Mundhe, Anusuya Balaram Mundhe, Lakshmi Jayaram Mundhe, Rasika Krushna Patil, Sugandha Anil Naik, Suvidha Mahadev Pawar, Reshma Umesh Kadu, Samadhan Jayram Mundhe, Lakshmibai Budhaji Mundhe, Dinkar Budhaji Mundhe, Shubhangi Vinakay Waskar	Kolkhe	165/0 (Old Sn 210/0, K)	Class-I	332	530		212			
333	Naresh Dattatreya Mhatre	Kolkhe	25/2	Class-I	333	660	290	264	264	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
											As per the 7/12 extract of Gut No. 25/2, an area of 4100 sq. mt. falls under the jurisdiction of the Railway, whereas the remaining area of 660 sq. mt. is recorded as being owned by the landowners. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the Railway. Final Plot No. 290, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
334	Goma Govind Jitekar, Revati Mahadev Patil, Aruna Ramdas Jitekar, Jitesh Ramdas Jitekar, Harshad Ramdas Jitekar, Kusum Raghunath Jitekar, Jaywant Raghunath Jitekar, Jayesh Raghunath Jitekar, Jagdeep Raghunath Jitekar	Kolkhe	21	Class-I	334	880	291	352	352	They did not attend the hearing but Shri. Goma G. Jitekar submitted representation dated 17/03/2025. Submission- 1. They stated that they discussed the issues with NAINA officials in October 2018 and subsequently submitted their following demands in writing; however these demands have not been taken into consideration. a. Inform facilities to be given to the farmers b. Grant 60% of the developed plot with a FSI of 2.5 in areas located beyond 200 mt from the gaathan and 80% of the developed plot with a FSI of 3.0 in areas within 200 mt from the gaathan. c. No Development charges or Betterment charges. d. Grant job priority and waive college tution fees for students from project-affected families. e. Compensation for trees. f. Exclude the lands occupied by existing houses. g. To include the entire area of the concerned gut no in the scheme. h. Issue Farmer certificates to individuals who will rendered landless due to the project.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. As per the provisions of the said Act, the sanctioned Draft scheme allocates land for roads, open spaces, social infrastucture facilities and public utilities. These amenities will be developed in a phased manner. 3. Considering the area of reservations and amenities in TPS-10, the request to grant the final plot of a minimum of 60% of the original land can not be considered. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. Existing authorised structures are generally retained and protected under the scheme. 6. The issues related to the provisions of facilities for project Affected Persons do not fall within the scope of the TPS and may be addressed separately by CIDCO. The sanctioned draft scheme proposal is confirmed. Final Plot No. 291, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										2. They have not granted consent to the scheme and therefore the scheme shall be cancelled.	
335	Chandrakant Sudam Jitekar, Anusuya Gopal Jitekar, Bharat Gopal Jitekar, Vanita Ananta Jitekar, Deepak Ananta Jitekar, Changuna Sudam Jitekar, Pushpa Prakash Patil, Mathura Kundlik Patil, Ranjana Anil Patil, Aruna Arun Patil, Ashwini Arun Patil, Malati Praveen Mhatre	Kolkhe	24	Class-I	335	1200	292	480	480	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per the 7/12 extract of Gut No. 24, an area of 1600 sq. mt. falls under the jurisdiction of the Railway, whereas the remaining area of 1200 sq. mt. is recorded as being owned by the landowners. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the Railway. Final Plot No. 292, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
336	Bharat Ambo Mhatre Kavita Balraj Linjile Shilpa Pramod Yenage Pramod Gorakhnath Yenage	Kolkhe	148/0 (Old Sn 193/0, K)	Class-I	336	2300	293	920	920	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 293, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
337	Arun Ramchandra Sheth	Kolkhe	147/0 (Old Sn 192/0, K)	Class-I	337	14970	294	5988	8776	Shri Arun R. Sheth did not attend the hearing but submitted their presentation dated 21/03/2025. Submission- 1) They are agreed to the location and shape of the proposed final plot no 294. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4) Roads shall be immediately	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. 3. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. For concession in the marginal spaces, a new regulation has been proposed. The sanctioned draft scheme proposal is
338	Arun Ramchandra Sheth	Kolkhe	153/1 (Old Sn 198/1, K)	Class-I	338	6970		2788			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
										developed and the possession of the Final plot shall be handed over at the earliest. 5)The contribution amount as per form no. 1 is not accepted and shall be waived. 6) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. 7) The compensation for the yearly income of their trees shall be granted.	confirmed. Final Plot No. 294, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
339	Rupali Parag bhoir, Rohini Rohidas patil , Janardan Baban Mhatre, Vrushali dharma Mhatre, Nirmala baban Mhatre, Dipali Vishal Ganvad, Indira Dharma Mhatre, Vithabai Namdev Bhoir, Archita Anil Gharat, Jagadish Baban Mhatre, Rupesh Dharma Mhatre, Kamalabai Laxman Patil, Sandesh Dharma Mhatre, Anant Chaya Urf Chahu Mhatre, Kunda Manohar Fadake, Manisha chaya urf Chahu Mhatre	Kolkhe	146/1 (Old Sn 191/1, K)	Class-I	339	2650	295	1060	1060	They did not attend the hearing but Shri. Ananta C. Mhatre submitted a representation on 23/04/2025 1) The allotted Final Plot FP 295, admeasuring 1060 sq. mt. is accepted to them. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3)Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4) The contribution amount as per form no. 1 is not accepted and shall be waived.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. 3. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10. 4. The objection regarding the contribution amount will be decided in the final scheme. The sanctioned draft scheme proposal is confirmed. Final Plot No.295 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B
340	Jayant S. Prabhu Harish S. Prabhu Jagadish S. Prabhu Padhadnath S. Prabhu	Kon	14/6	Class-I	340	4630	297	1852	4580	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 297, as delineated in plan No. 4, is hereby allotted to the respective landowners, in
341	Jayant Sheppa Prabhu Harish Sheppa Prabhu	Kon	15/7	Class-I	341	2920		1168			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Jagadish Sheppa Prabhu Padyanath Sheppa Prabhu										accordance with the ownership and area details recorded in table B.
342	Jayant S. Prabhu Harish S. Prabhu Jagadish S. Prabhu Padhadnath S. Prabhu	Kon	15/8	Class-I	342	1370		548			
343	Jagadish Shesappa Prabhu	Kon	17/5/A	Class-I	343	2530		1012			
344	Ammini Karunakaran Nayar	Kon	15/6	Class-I	344	4630	298	2704	2704	They neither attended the hearing nor submitted any representation	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. In the sanctioned draft scheme proposal, as per 7/12 extract of Gut No. 15/6, area of OP is changed as 4630 sq. mt. 3. As per the building plan recommended by the Town Planning Dept on 17/06/2005, Development Permission was granted in U-2 zone with 0.2 FSI for warehouse. However, existing structures in the land are not matching with the sanctioned permission. By considering the sanctioned permission in the original land and the common decision given in the report, FP of 2778 sq. mt. area is granted. Reconstituted Final Plot No. 298, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
345	Protected Forest	Kon	73/D	Sarkar	345	18260	299	18260	18260	As per Rule No. 13 of the Maharashtra Town Planning Scheme Rules, 1974, a special notice in form 4 was sent to the Forest Dept and hearing was organised on 29/04/2025, but they didn't attend the hearing. Therefore, the details of the forest lands and corresponding final plots proposed for it in the sanctioned Draft TPS-10 was forwarded to the Forest	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 1. Total area of Gut No. 73/D. = 18260sq. mt. 2. Area granted Final Plot Nos. 299 = 18260 Sqm The sanctioned draft scheme proposal is confirmed. Final Plot No. 299 as delineated in plan No. 4, is hereby allotted to the respective landowners, in

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										Department wide letter No. ARB/TPS-10/Hearing/2025/692 dated 25/06/2025 addressed to the Dy Conservator of Forest, Alibaug & Asssistant COnservator Forest, Panvel and hearing in this respect was organised on 30/06/2025. From the forest department, Forest officer, Shri Gajanan Panpatte attended the hearing on 30/06/2025. The final plots proposed for the forest lands in the sanctioned Draft TPS was shown to him on the TPS plan. He assured that they will submit the report, but no reply was received from the Forest Department.	accordance with the ownership and area details recorded in table
346	Kailas Gopal Mhatre	Kon	9-1	Class-I	346	4530	301	1812	1812	Shri. Kailas G. Mhatre submitted their representation dated 20/03/2025. Submission- 1. As per EIA 2006 Notification, prior environmental clearance is mandatory for Township and Area Development Projects covering more than 50 Ha of land. However such Environmental clearance was not obtained prior to the preparation of the IDP and TPS-10. 2. In the said scheme, the land retention to surrender ratio has been altered from 60:40 to 40:60 and FSI has been increased from 1.7 to 2.5. This change was made unilaterally by CIDCO without conducting a public hearing. 3. The land owners within the scheme are predominantly farmers, and their cultivated lands have been included in the scheme.	1. A Town Planning Scheme is essentially a statutory land-use planning mechanism, intended for land pooling, reconstitution, and infrastruture planning. It involves preparing a detailed layout for future development and does not itself implement development project. However, individual development projects within a TPS may require environmental clearance if they meet the threshold criteria of the EI Notification, 2006. 2. Considering the area of reservations and amenities in TPS-10, the request to grant the final plot of a minimum of 60% of the original land can not be considered. 3. The report of the scheme states that, based on the Sanctioned Development Plan, Physical survey provided by the appointed agency and details of revenue records such as village maps, Phalani map, 7/12 & 8A, extracts of sanctioned layouts, measurement plan, GIS based Town Planning Scheme maps were prepared. Accordingly, the geo co-ordinates of the proposed final plots are incorporated in the notices sent to all land parcels and their respective owners. 4. The objection regarding the contribution amount will be decided in the final scheme.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
										4. Dy SLR has not conducted a joint survey of the lands included in the scheme. 5. GAIL gas pipe line passes through TPS-10 area, and it's receiving station is located in the village of Borle. Therefore, implementing the scheme in this area is inappropriate and dangerous. 6. The contribution amount mentioned in Form 1 is exorbitant. Accordingly they requested to withdraw TPS-10, under section 87 of MR & TP Act 1966.	5. As per the GAIL guidelines, 30m wide Right of User (ROU) has been designated as a buffer zone along the gas pipe line. The sanctioned draft scheme proposal is confirmed. Final Plot No. 301, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
347	Zhakiya Iqbal Kazi	Kon	9-2	Class-I	347	2379	302	2379	2379	They attended the hearing and submitted a representation dated 24/04/2025. Submission- 1. They obtained the Building permission and NA order dated 17/11/2003 from Raigad District collector. 2. Original plot considered is less than actual in revenue record 3. NAINA has mentioned that some part is affected by GAIL line which is not appropriate as per condition, as they obtained letter from GAIL stating that their land Gut No. 9/2 was deleted from GAIL acquisition. 4. Shown Procession also not matching with actual site procession, as they have developed land after all boundary fixation from Government and entire development is accordance to sanctioned map. 5. Accordingly they requested to exclude their entire area from TPS-10.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. In the sanctioned draft scheme proposal, as per 7/12 extract of Gut No. 9/2, area of OP is changed as 3000 sq. mt. 3. Development Permission was granted in U-2 zone with 0.2 FSI on 17/11/2003 for Wholesale shops. Existing structures in the land are not matching with the sanctioned permission. 4. By considering the sanctioned permission in the original land and the common decision given in the report of Preliminary Scheme, FP of 1800 sq. mt. area is granted. Reconstituted Final Plot No. 302, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
348	Shabiha Irfan Khan Naziya Mazahar Khan	Kon	9-4	Class-I	348	1840	304	736	3268	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Sajiya Sadtulla Khan Kabali Imtiyaz Sadtulla Khan Kabali Joheb Sadtulla Khan Kabali Shakira Bano Sadtulla Khan										The sanctioned draft scheme proposal is confirmed. Final Plot No. 304, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
349	Shabiha Irfan Khan Naziya Mazahar Khan Sajiya Sadtulla Khan Kabali Imtiyaz Sadtulla Khan Kabali Joheb Sadtulla Khan Kabali Shakira Bano Sadtulla Khan	Kon	9-5	Class-I	349	6330		2532			
350	Anjali Dwarkanath Tandel	Kon	37/3/B	Class-I	350	4710	308	1884	1884	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 308, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
351	Sahil H. Kudake	Kon	36/3	Class-I	351	3240	309	1296	1296	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 309, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
352	Balaram Padmaji Kudake	Kon	38/2	Class-I	352	3300	309A	1320	1320	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 309A, as delineated in plan No. 4, is

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
											hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
353	Gopal Janu Mhatre	Kon	18/2	Class-I	353	1400	310	560	720	Shri. Gopal J. Mhatre submitted their representation dated 20/03/2025. Submission- 1. As per EIA 2006 Notification, prior environmental clearance is mandatory for Township and Area Development Projects covering more than 50 Ha of land. However such Environmental clearance was not obtained prior to the preparation of the IDP and TPS-10. 2. In the said scheme, the land retention to surrender ratio has been altered from 60:40 to 40:60 and FSI has been increased from 1.7 to 2.5. This change was made unilaterally by CIDCO without conducting a public hearing. 3. The land owners within the scheme are predominantly farmers, and their cultivated lands have been included in the scheme. 4. Dy SLR has not conducted a joint survey of the lands included in the scheme. 5. GAIL gas pipe line passes through TPS-10 area, and it's receiving station is located in the village of Borle.Therefore, implementing the scheme in this area is inappropriate and dangerous. 6. The contribution amount mentioned in Form 1 is exorbitant. Accordingly they requested to	1. A Town Planning Scheme is essentially a statutory land-use planning mechanism, intended for land pooling, reconstitution, and infrastruture planning. It involves preparing a detailed layout for future development and does not itself implement development project. However, individual development projects within a TPS may require environmental clearance if they meet the threshold criteria of the EI Notification, 2006. 2. Considering the area of reservations and amenities in TPS-10, the request to grant the final plot of a minimum of 60% of the original land can not be considered. 3. The report of the scheme states that, based on the Sanctioned Development Plan, Physical survey provided by the appointed agency and details of revenue records such as village maps, Phalani map, 7/12 & 8A, extracts of sanctioned layouts, measurement plan, GIS based Town Planning Scheme maps were prepared. Accordingly, the geo co-ordinates of the proposed final plots are incorporated in the notices and sent to all land parcels and their respective owners. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. As per the GAIL guidelines, 30m wide Right of User (ROU) has been designated as a buffer zone along the gas pipe line. The sanctioned draft scheme proposal is confirmed. Final Plot No. 310 & 310A, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
354	Gopal Janu Mhatre	Kon	37/6	Class-I	354	400		160			
355	Gopal Janu Mhatre	Kon	38/1	Class-II	355	3500	310A	1400	6136		
356	Gopal Janu Mhatre	Kon	38/3	Class-II	356	2430		972			
357	Gopal Janu Mhatre	Kon	38/4	Class-II	357	2400		960			
358	Gopal Janu Mhatre	Kon	38/5	Class-II	358	2960		1184			
359	Gopal Janu Mhatre	Kon	52/2	Class-II	359	2300		920			
360	Gopal Janu Mhatre	Kon	108/2	Class-II	360	1500		600			
361	Gopal Janu Mhatre	Kon	108/4	Class-II	361	250		100			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										withdraw TPS-10, under section 87 of MR & TP Act 1966.	
362	Anubai Mahadev Gharat Namdev Gopal Gharat Vijay Mahadev Gharat Mahendra Mahadev Gharat Kanta Raghunath Patil Swati Dipak Patil	Kon	39/4	Class-I	362	200	311	80	80	They submitted their representation dated 20/03/2025. Submission- 1. As per EIA 2006 Notification, prior environmental clearance is mandatory for Township and Area Development Projects covering more than 50 Ha of land. However such Environmental clearance was not obtained prior to the preparation of the IDP and TPS-10. 2. In the said scheme, the land retention to surrender ratio has been altered from 60:40 to 40:60 and FSI has been increased from 1.7 to 2.5. This change was made unilaterally by CIDCO without conducting a public hearing. 3. The land owners within the scheme are predominantly farmers, and their cultivated lands have been included in the scheme. 4. Dy SLR has not conducted a joint survey of the lands included in the scheme. 5. GAIL gas pipe line passes through TPS-10 area. As per The Disaster Managment Act, 2010, the population residing within 200 mt. of the pipe line shall be kept under continuous observation. The said issue is not yet discussed. 6. The contribution amount mentioned in Form 1 is exorbitant. Accordingly they requested to withdraw TPS-10, under section 87 of MR & TP Act 1966.	1. A Town Planning Scheme is essentially a statutory land-use planning mechanism, intended for land pooling, reconstitution, and infrastruture planning. It involves preparing a detailed layout for future development and does not itself implement development project. However, individual development projects within a TPS may require environmental clearance if they meet the threshold criteria of the EI Notification, 2006. 2. Considering the area of reservations and amenities in TPS-10, the request to grant the final plot of a minimum of 60% of the original land can not be considered. 3. The report of the scheme states that, based on the Sanctioned Development Plan, Physical survey provided by the appointed agency and details of revenue records such as village maps, Phalani map, 7/12 & 8A, extracts of sanctioned layouts, measurement plan, GIS based Town Planning Scheme maps were prepared. Accordingly, the geo co-ordinates of the proposed final plots are incorporated in the notices sent to all land parcels and their respective owners. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. As per the GAIL guidelines, 30m wide Right of User (ROU) has been designated as a buffer zone along the gas pipe line. The sanctioned draft scheme proposal is confirmed. Final Plot No. 311, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
363	Yusuf Khan Akhbar Khan M. Taslim Mahamd	Kon	40/1/A	Class-I	363	2600	312	1040	1040	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Husen Emran Salim Khan Allabaksha Appalal Mulla Alahaj M.Mustapha Yakub Beg Yakub Beg Trust Panvel Tarfe Chief Trustee										The sanctioned draft scheme proposal is confirmed. Final Plot No. 312, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
364	Yusuf Khan Akhbar Khan M. Taslim Mahamd Husen Emran Salim Khan Allabaksha Appalal Mulla Alahaj M.Mustapha Yakub Beg Yakub Beg Trust Panvel Tarfe Chief Trustee	Kon	40/1/B	Class-I	364	3150	313	1260	1260	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 313, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
365	Balaram Mahadu Mhatre Joma Mahadu Mhatre Jani Govind Daki Shakuntla Dharma Mhatre Archana Janardhan Tombare Amruta Dharma Mhatre Bharati Bharat Mhatre Arati Bharat Mhatre Kirti Bharat Mhatre Roshani Bharat Mhatre A. no.2 and 4 chi Apak aai	Kon	42/4	Class-II	365	2940	315	1176	3096	They did not attend the hearing, but Shri. Babasaheb Bhosale Partner, M/s BPG Developers, has submitted a representation dated 07/04/2025, on behalf of all the owners. Submission. 1. They submitted the following lands for TPS-10 in NAINA office and in lieu of that, it was decided to allot combined Final plot no. 168. Village Kolkhe- Gut Nos. 10, 164(209) Village Kon - Gut Nos. 10/10, 22/2, 17/1, 24/5, 108/1 Village Chikhale- Gut No. 105/1, 92/2, 106/4, 105/3, 96/1/B, 96/4 2. Thereafter they requested to delete survey no. 110/1/B from Final Plot No.168. However NAINA authority has allotted different final plots for all the lands. 3. Therefore, as decided earlier, they requested to grant combined	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. All the landowners of Gut No. 108/1, village Kon have not given consent for a common plot and therefore the request of M/s BPG Developers can not be accepted. The sanctioned draft scheme proposal is confirmed. Final Plot No. 315, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
366	Balaram Mahadu Mhatre Joma Mahadu Mhatre Jani Govind Daki Shakuntla Dharma Mhatre	Kon	108/1	Class-II	366	4800		1920			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
	Archana Janardhan Thombare Amruta Dharma Mhatre Bharati Bharat Mhatre Arati Bharat Mhatre Kirti Bharat Mhatre Roshani Bharat Mhatre A. no.2 and 4 chi APK aai									final plot no. 168 in lieu of all the above mentioned lands. They have submitted consent letter of all the land owners.	
367	Balkrishna Pandurang Mhatre Jagruti Harichandra Mhatre Prashant Harichandra Mhatre Jyoti Harichandra Mhatre Subhash Pandurang Mhatre Vandana Pandurang Mhatre Sumitra Santosh Kodilkar A. Pa. K. Chulate Balkrishna Pandurang Mhatre	Kon	42/2	Class-I	367	1350	316	540	1800	Shri Balkrishna Mhatre attended the hearing on 01/04/2025 and submitted their say as under. Submission- 1) They are not agreed to the location of the proposed final plot no 316. They submitted that there is an old residential house in their original land, for which they will submit measurement plan/Gutbook map and therefore requested to grant final plot at the place of residential house. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4) Roads shall be developed and the possession of the Final plot shall be immediately handed over. 5)The contribution amount as per form no. 1 is not accepted and shall be waived. 6) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. The Gut Book/Measurement Plan of sub-division of Gut No. 42 is not available and the applicant has not submitted it. Therefore the boundaries of Gut No. 42/2 & 42/3 can not be identified on the plan. Also as per sanctioned Interim Development plan of NAINA, the Gat No. 42 is partially affexted by reservation of DP road and City park. And in the said reservations , two structures are affected. The said reservations in the IDP are maintained in the said scheme. One of the existing structure in the said land is protected in FP No. 316. 3. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. 4. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10. 5. The objection regarding the contribution amount will be decided in the final scheme. The sanctioned draft scheme proposal is confirmed. Final Plot No. 316, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
368	Balkrishna Pandurang Mhatre Jagruti Harichandra Mhatre Prashant Harichandra Mhatre Jyoti Harichandra Mhatre Subhash Pandurang Mhatre Vandana Pandurang Mhatre Sumitra Santosh Kodilkar A. Pa. K. Chulate Balkrishna Pandurang Mhatre	Kon	42/3	Class-I	368	1510		604			
369	Balkrishna Pandurang Mhatre Jagruti Harichandra	Kon	76/15	Class-I	369	1640		656			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
	Mhatre Prashant Harichandra Mhatre Jyoti Harichandra Mhatre Subhash Pandurang Mhatre Vandana Pandurang Mhatre Sumitra Santosh Kodilkar A. P. K. Chulate Balkrishna Pandurang Mhatre										
370	Baliram Shantaram Mhatre	Kon	42/1	Class-II	370	3900	317	1560	1560	They did not attend the hearing, but on behalf of the owner Advocate shri. Manish Bohra submitted a representation dated 04/04/2025. Submission 1. They have strong opposition to NAINA scheme. 2. Inspite of LAnd Acqisition Act, 2023, NAINA Authority is forcing 60:40 NAINA scheme on cultivated lands. Therefore the scheme is not accepted to them and shall be cancelled. 3. Their original land area is 39 Gunthas and out of that on 12 Guntha land, 2 storied & 4 storied buildings and old villa are existed. Accordingly they requested to include 12 Guntha land in Kon Gaothan and to regularise all the houses. Remaining land shall be taken in NAINA and for that either compensation under Land Acquisition Act or developed plot shall be allotted.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. The Gut Book/Measurement Plan of sub-division of Gut No. 42 is not available and the applicant has not submitted it. Therefore the boundaries of Gut No. 42/2 & 42/3 can not be identified on the plan. Also as per sanctioned Interim Development plan of NAINA, the Gat No. 42 is partially affexted by reservation of DP road and City park. And in the said reservations , two structures are affected. The said reservations in the IDP are maintained in the said scheme. One of the existing structure in the said land is protected in FP No. 316. The sanctioned draft scheme proposal is confirmed. Final Plot No. 317, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
371	Namdev Vetu Mhatre Narayan Vetu Mhatre Shantaram Vetu Mhatre	Kon	2-2	Class-I	371	1200	318	480	4932	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
372	Namdev Vetu Mhatre Narayan Vetu Mhatre Shantaram Vetu Mhatre	Kon	4-3	Class-I	372	2820		1128			Final Plot No. 318, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
373	Namdev Vetu Mhatre Narayan Vetu Mhatre Shantaram Vetu Mhatre	Kon	13/3	Class-I	373	5060		2024			
374	Namdev Vetu Mhatre Narayan Vetu Mhatre Shantaram Vetu Mhatre	Kon	40/2	Class-I	374	2200		880			
375	Namdev Vetu Mhatre Narayan Vetu Mhatre Shantaram Vetu Mhatre	Kon	107/1	Class-I	375	900		360			
376	Namdev Vetu Mhatre Narayan Vetu Mhatre Shantaram Vetu Mhatre	Kon	107/12	Class-I	376	150		60			
377	Narayan Kanu Shisave	Kon	1-4	Class-I	377	2060	319	824	824	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 319, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
378	Yusuf Khan Akhbar Khan M. Taslim Mahamd Husen Emran Salim Khan Allabaksha Appalal	Kon	1-7	Class-I	378	3900	320	1560	1580	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Mulla Alahaj M.Mustapha Yakub Beg Trust Panvel Tarfe Chief Trustee										Final Plot No. 320, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
379	Yusuf Khan Akhbar Khan M. Taslim Mahamd Husen Emran Salim Khan Allabaksha Appalal Mulla Alahaj M.Mustapha Yakub Beg Trust Panvel Tarfe Chief Trustee	Kon	2-3	Class-I	379	50		20			
380	Ram Namdev Mhatre Maruti Namdev Mhatre Ashok Namdev Mhatre Suresh Namdev Mhatre Pravin Dattu Gharat Prakash Dattu Gharat Pradip Dattu Gharat Janabai Dattu Gharat Jagadish Dattu Gharat	Kon	1-2	Class-I	380	1090	321	436	436	Shri. Prakash D. Gharat & other 5, submitted a representation dated 19/03/2025. Submission- 1. As per EIA 2006 Notification, prior environmental clearance is mandatory for Township and Area Development Projects covering more than 50 Ha of land. However such Environmental clearance was not obtained prior to the preparation of the IDP and TPS-10. 2. In the said scheme, the land retention to surrender ratio has been altered from 60:40 to 40:60 and FSI has been increased from 1.7 to 2.5. This change was made unilaterally by CIDCO without conducting a public hearing. 3. The land owners within the scheme are predominantly farmers, and their cultivated lands have been included in the scheme. 4. Dy SLR has not conducted a	1. A Town Planning Scheme is essentially a statutory land-use planning mechanism, intended for land pooling, reconstitution, and infrastruture planning. It involves preparing a detailed layout for future development and does not itself implement development project. However, individual development projects within a TPS may require environmental clearance if they meet the threshold criteria of the EI Notification, 2006. 2. Considering the area of reservations and amenities in TPS-10, the request to grant the final plot of a minimum of 60% of the original land can not be considered. 3. The report of the scheme states that, based on the Sanctioned Development Plan, Physical survey provided by the appointed agency and details of revenue records such as village maps, Phalani map, 7/12 & 8A, extracts of sanctioned layouts, measurement plan, GIS based Town Planning Scheme maps were prepared. Accordingly, the geo co-ordinates of the proposed final plots are incorporated in the notices sent to all land parcels and their respective owners. 4. The objection regarding the contribution amount will be decided in the final scheme.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										joint survey of the lands included in the scheme. 5. GAIL gas pipe line passes through TPS-10 area. As per The Disaster Managment Act, 2010, the population residing within 200 mt. of the pipe line shall be kept under continuous observation. The said issue is not yet discussed. 6. The contribution amount mentioned in Form 1 is exorbitant. Accordingly they requested to withdraw TPS-10, under section 87 of MR & TP Act 1966.	5. As per the GAIL guidelines, 30m wide Right of User (ROU) has been designated as a buffer zone along the gas pipe line. The sanctioned draft scheme proposal is confirmed. Final Plot No. 321, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
381	Surekha Suresh Bhoir Suresh Hiranman Bhoir	Kon	1-3	Class-I	381	760	324	304	304	Shri Suresh Bhoir attended the hearing on 02/04/2025. Submission- 1) They are not agreed to the location of the proposed final plot no 324, as the said land is encroached. They requested to grant FP on 20 mt. wide road. 2) They requested to grant the final plot of a minimum of 50% area of their original land. 3) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4) Roads shall be developed and the possession of the Final plot shall be immediately handed over. 5)The contribution amount as per form no. 1 is not accepted and shall be waived. 6) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 324, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
382	Nathuram Mahadu Mhatre	Kon	1-1	Class-I	382	1690	325	676	1440	Shri. Nathuram Mhatre & Smt. Lata Mhatre submitted their representation dated 24/03/2025. Submission- 1. The farmers shall be granted the plot equivalent to 60% of their land, instead of 40%. 2. The contribution amount under section 99 shall be waived. 3. If their land is required, it shall be acquired under the provisions of Land Acquisition Act, 2013. They also submitted another representation dated 24/03/2025 Submission- 1. They have been granted final plot No. 374 in lieu of their original land bearing gut no. 8/2 and final plot no. 325 in lieu of their original lands bearing gut no. 4/5 & 18/3. They requested to mearge FP NO. 325 in FP No. 374 and to grant them a combined final plot.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. In the sanctioned Draft Sceme, Final Plot No 325 and 374 has been proposed on their original Gut No. 1/1. and Gat NO. 8/2 respectively. Also other final plots, surrounding to FP NO. 325 & 374 are anchored on their original lands. Therefore the landowners request can not be acceded. The sanctioned draft scheme proposal is confirmed. Final Plot No. 325, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
383	Naturam Mahadu Mhatre	Kon	4-5	Class-I	383	1210		484			
384	Nathuram Mahadu Mhatre	Kon	18/3	Class-I	384	700					
385	Arun Khandu Mhatre Ashok Khandu Mhatre Sunil Khandu Mhatre Malati Madhukar Mundhe Sangita Subhash Patil	Kon	22/9	Class-II	385	430	326A	172	172	They did not attend the hearing, but shri. Arun Khandu Mhatre submitted the presentatation dated 19/03/2025. Submission 1. The original land bearing Gut No. 103/3 is now owned by shri. Arun Khandu Mhatre and for that revised 7/12 extract has been submitted.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. The land owner has not submitted the details about sanctioned permission of their existing structures.
386	Arun Khandu Mhatre Ashok Khandu Mhatre Sunil Khandu Mhatre Malati Madhukar Mundhe Sangita Subhash Patil	Kon	103/3	Class-I	386	1110	326	444	444	2. The said land is situated adjoining to Gaothan. They have constructed 2 farm houses Nos. 745 & 835, by obtaining permission from Grampanchayat. Therefore by leaving the land under the houses, remaining land shall be taken in the scheme. 3. The development charges shall be waived and 50% land shall be kept for them, without any conditions. 4. They shall get the license of	3. In the Sanctioned Draft scheme, final plot No. 326 and 326A were proposed on their Original land bearing gat No. 103/3. By considering the existing structure, the boundary of FP No. 326 has been reconstituted to certain extent. The reconstituted Final Plot No. 326 & 326A, as delineated in plan No. 4, are hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
										project affected person and shall get the facilities of free education & medical services and also priority in job. 5. They are tenant in survey no. 26/2A, for which plot no 134 has been granted. However their name is not appeared on the said plot.	
387	Arun Khandu Mhatre	Kon	1-11	Class-I	387	150	327	60	60	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 327, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
388	Vasantlaal Dhanraj Munoth	Kon	104/2	Class-I	388	112	328	45	45	They neither attended the hearing nor submitted any representation	check area whether it is partly in scheme Part area in the scheme. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 328, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
389	Sudam Hiru Shisave Balaram Hiru Shisave	Kon	1-10	Class-II	389	1880	332	752	752	Shri.. Balaram Shisave submitted their representation dated 25/03/2025. Submission- 1. They stated that they discussed the issues with NAINA officials in October 2018 and subsequently submitted their following demands in writing; however these demands have not been taken into consideration. a. Inform facilities to be given to the farmers b. Grant 60% of the developed plot with a FSI of 2.5 in areas	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. As per the provisions of the said Act, the sanctioned Draft scheme allocates land for roads, open spaces, social infrastucture facilities and public utilities. These amenities will be developed in a phased manner. 3. Considering the area of reservations and amenities in TPS-10, the request to grant the final plot of a minimum of 60% of the original land can not be considered. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. Existing authorised structures are generally

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
										located beyond 200 mt from the gaothan and 80% of the developed plot with a FSI of 3.0 in areas within 200 mt from the gaothan. c. No Development charges or Betterment charges. d. Grant job priority and waive college tution fees for students from project-affected families. e. Compensation for trees. f. Exclude the lands occupied by existing houses. g. To include the entire area of the concerned gut no in the scheme. h. Issue Farmer certificates to individuals who will rendered landless due to the project. 2. They have not granted consent to the scheme and therefore the scheme shall be cancelled.	retained and protected under the scheme. 6. The issues related to the provisions of facilities for project Affected Persons do not fall within the scope of the TPS and may be addressed separately by CIDCO. The sanctioned draft scheme proposal is confirmed. Final Plot No. 332, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
390	Nazim Habib Rajan	Kon	4-2	Class-I	390	1948	333	779	3928	They neither attended the hearing nor submitted any representation	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Gut No. 4/2, 103/2, 103/4, 107/2,5 are partly included in the scheme area. The sanctioned draft scheme proposal is confirmed. Final Plot No. 333, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
391	Nazim Habib Rajan	Kon	103/2	Class-I	391	1059		424			
392	Nazim Habib Rajan	Kon	103/4	Class-I	392	860		344			
393	Nazim Habib Rajan	Kon	103/6	Class-I	393	580		232			
394	Nazim Habib Rajan	Kon	107/2	Class-I	394	1217		487			
395	Nazim Habib Rajan	Kon	107/3	Class-I	395	640		256			
396	Nazim Habib Rajan	Kon	107/4	Class-I	396	1760		704			
397	Nazim Habib Rajan	Kon	107/5	Class-I	397	957		383			
398	Nazim Habib Rajan	Kon	107/11	Class-I	398	800		320			
399	Baliram Posha Patil	Kon	3-2	Class-I	399	2810	334	1124	1124	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 334, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
400	Sujata Namdev Mhatre Sumitra Anil Patil	Kon	3-1	Class-II	400	2350	335	940	940	They did not attend the hearing but submitted their representation dated 20/03/2025.	1. A Town Planning Scheme is essentially a statutory land-use planning mechanism, intended for land pooling, reconstitution, and infrastruture

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Samrudhi Sachin Kadav Harichandra Rambhau Mhatre Sharda Bhaga Kadav Ananta Rambhau Mhatre Rajesh Namdev Mhatre Dattu Ganu Mhatre									Submission- 1. As per EIA 2006 Notification, prior environmental clearance is mandatory for Township and Area Development Projects covering more than 50 Ha of land. However such Environmental clearance was not obtained prior to the preparation of the IDP and TPS-10. 2. In the said scheme, the land retention to surrender ratio has been altered from 60:40 to 40:60 and FSI has been increased from 1.7 to 2.5. This change was made unilaterally by CIDCO without conducting a public hearing. 3. The land owners within the scheme are predominantly farmers, and their cultivated lands have been included in the scheme. 4. Dy SLR has not conducted a joint survey of the lands included in the scheme. 5. GAIL gas pipe line passes through TPS-10 area. As per The Disaster Managment Act, 2010, the population residing within 200 mt. of the pipe line shall be kept under continuous observation. The said issue is not yet discussed. 6. The contribution amount mentioned in Form 1 is exorbitant. Accordingly they requested to withdraw TPS-10, under section 87 of MR & TP Act 1966.	planning. It involves preparing a detailed layout for future development and does not itself implement development project. However, individual development projects within a TPS may require environmental clearance if they meet the threshold criteria of the EI Notification, 2006. 2. Considering the area of reservations and amenities in TPS-10, the request to grant the final plot of a minimum of 60% of the original land can not be considered. 3. The report of the scheme states that, based on the Sanctioned Development Plan, Physical survey provided by the appointed agency and details of revenue records such as village maps, Phalani map, 7/12 & 8A, extracts of sanctioned layouts, measurement plan, GIS based Town Planning Scheme maps were prepared. Accordingly, the geo co-ordinates of the proposed final plots are incorporated in the notices sent to all land parcels and their respective owners. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. As per the GAIL guidelines, 30m wide Right of User (ROU) has been designated as a buffer zone along the gas pipe line. The sanctioned draft scheme proposal is confirmed. Final Plot No. 335, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
401	Hausu Kathor Shisave	Kon	1/8/ 9	Class-I	401	3480	336	1392	1444	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966.
402	Hausu Kathor Shisave	Kon	108/6	Class-I	402	130		52			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
											The sanctioned draft scheme proposal is confirmed. Final Plot No. 336, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
403	Hausu Kathor Shisave	Kon	108/7	Class-II	403	1390	336A	556	556	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 336A, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
404	Shailesh Ramlal Osawal Prashant Balkrushna Zunzarrao	Kon	12-1	Class-I	404	2820	337	1128	1128	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 337, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
405	Anubai Mahadev Gharat Vijay Mahadev Gharat Mahendra Mahadev Gharat Kanta Raghunath Patil Swati Dipak Patil	Kon	39/3	Class-I	405	3410	338	1364	1364	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 338, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
406	Manibai Sakharam Mhatre Baliram Sakharam Mhatre Dattatreya Sakharam Mhatre Shantabai Baliram Khutale Pushpa Govind Takale	Kon	1-5	Class-II	406	2020	339	808	968	They did not attend the hearing, but submitted representation dated 20/03/2025. Submission- 1. As per EIA 2006 Notification, prior environmental clearance is mandatory for Township and Area Development Projects covering more than 50 Ha of land. However	1. A Town Planning Scheme is essentially a statutory land-use planning mechanism, intended for land pooling, reconstitution, and infrastructure planning. It involves preparing a detailed layout for future development and does not itself implement development project. However, individual development projects within a TPS may require environmental clearance if they meet the threshold criteria of the EI Notification, 2006.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Renuka Ashok Khandagale									such Environmental clearance was not obtained prior to the preparation of the IDP and TPS-10. 2. In the said scheme, the land retention to surrender ratio has been altered from 60:40 to 40:60 and FSI has been increased from 1.7 to 2.5. This change was made unilaterally by CIDCO without conducting a public hearing. 3. The land owners within the scheme are predominantly farmers, and their cultivated lands have been included in the scheme. 4. Dy SLR has not conducted a joint survey of the lands included in the scheme. 5. GAIL gas pipe line passes through TPS-10 area. As per The Disaster Managment Act, 2010, the population residing within 200 mt. of the pipe line shall be kept under continuous observation. The said issue is not yet discussed. 6. The contribution amount mentioned in Form 1 is exorbitant. Accordingly they requested to withdraw TPS-10, under section 87 of MR & TP Act 1966.	2. Considering the area of reservations and amenities in TPS-10, the request to grant the final plot of a minimum of 60% of the original land can not be considered. 3. The report of the scheme states that, based on the Sanctioned Development Plan, Physical survey provided by the appointed agency and details of revenue records such as village maps, Phalani map, 7/12 & 8A, extracts of sanctioned layouts, measurement plan, GIS based Town Planning Scheme maps were prepared. Accordingly, the geo co-ordinates of the proposed final plots are incorporated in the notices sent to all land parcels and their respective owners. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. As per the GAIL guidelines, 30m wide Right of User (ROU) has been designated as a buffer zone along the gas pipe line. The sanctioned draft scheme proposal is confirmed. Final Plot No. 339, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
407	Manibai Sakharam Mhatre Baliram Sakharam Mhatre Dattatreya Sakharam Mhatre Shantabai Baliram Khutale Pushpa Govind Takale Renuka Ashok Khandagale	Kon	2-5	Class-II	407	400		160			
408	Rachana Naresh Mhatre, Nirmala Pandurang Gharat, Kumudini Laxman Mhatre, Reshma Revnath Bhopi, Rupali Bharat Gharat, Karuna Gurunath Mhatre,	Kon	98/3	Class-II	408	815	340	326	326	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per the PWD Notification, an area of 2445 sq. mt. from the total landholding of 3260 sq. mt. of Gut No. 98/3 has been notified for acquisition for the purpose of the Multimodal Corridor (MMC) and the balance area of 815 sq. mt. shall remain with

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Harshala Bharat Gharat, Dattaprasad Bharat Gharat, Ratan Harishchandra Gharat, Bhavana Harishchandra Gharat, Nutan Harishcha Gharat, Manisha Eknath Gharat, Milind Mahadev Thakur , Madhuri Sachin Kadu, Megha Bhagwan Thakur, Mukund Mahadev Thakur, Ratna Ganesh Gharat, Gitesh Ganesh Gharat										the landowners. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the area under the acquisition for MMC. Final Plot No.340, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
409	Budhya Maya Mhatre	Kon	19/4/B	Class-II	409	600	341	240	240	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 341, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
410	Panvel Mashid Mutavali havabibi Mahamd Japhar Patil	Kon	18/1	Class-I	410	1000	342	400	400	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 342, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
411	Mahadi Ambo Gharat Bebi Bhiku Dukare Ladaki Padu Pawar Shaila Balaram Mhatre Ranjna Vilas Bhagit	Kon	39/1/B	Class-I	411	2100	343	840	840	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 343, as delineated in plan No. 4, is

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
	Phashi Amar Patel Narayan Pundalik Patil Vithabai Dehu Patil Shankutla Chadrakant Gavade										hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
412	Pravin Dattu Gharat Prakash Dattu Gharat Pradip Dattu Gharat Janabai Dattu Gharat Jagadish Dattu Gharat	Kon	39/1/A	Class-I	412	2000	344	800	800	They did not attend the hearing, but Prakash D. Gharat & other 5, submitted representation dated 19/03/2025. Submission- 1. As per EIA 2006 Notification, prior environmental clearance is mandatory for Township and Area Development Projects covering more than 50 Ha of land. However such Environmental clearance was not obtained prior to the preparation of the IDP and TPS-10. 2. In the said scheme, the land retention to surrender ratio has been altered from 60:40 to 40:60 and FSI has been increased from 1.7 to 2.5. This change was made unilaterally by CIDCO without conducting a public hearing. 3. The land owners within the scheme are predominantly farmers, and their cultivated lands have been included in the scheme. 4. Dy SLR has not conducted a joint survey of the lands included in the scheme. 5. GAIL gas pipe line passes through TPS-10 area. As per The Disaster Managment Act, 2010, the population residing within 200 mt. of the pipe line shall be kept under continuous observation. The said issue is not yet discussed.	1. A Town Planning Scheme is essentially a statutory land-use planning mechanism, intended for land pooling, reconstitution, and infrastruture planning. It involves preparing a detailed layout for future development and does not itself implement development project. However, individual development projects within a TPS may require environmental clearance if they meet the threshold criteria of the EI Notification, 2006. 2. Considering the area of reservations and amenities in TPS-10, the request to grant the final plot of a minimum of 60% of the original land can not be considered. 3. The report of the scheme states that, based on the Sanctioned Development Plan, Physical survey provided by the appointed agency and details of revenue records such as village maps, Phalani map, 7/12 & 8A, extracts of sanctioned layouts, measurement plan, GIS based Town Planning Scheme maps were prepared. Accordingly, the geo co-ordinates of the proposed final plots are incorporated in the notices sent to all land parcels and their respective owners. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. As per the GAIL guidelines, 30m wide Right of User (ROU) has been designated as a buffer zone along the gas pipe line. The sanctioned draft scheme proposal is confirmed. Final Plot Nos. 344, 345, 346, as delineated in plan No. 4, are hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
413	Pravin Dattu Gharat Prakash Dattu Gharat Pradip Dattu Gharat Janabai Dattu Gharat Jagadish Dattu Gharat	Kon	89/2	Class-II	413	3680	345	1472	1472		
414	Pradip Dattu Gharat Maruti Namdev Gharat Pravin Dattu Gharat Jagadish Dattu Gharat Prakash Dattu Gharat Janabai Dattu Gharat Ram Namdev Gharat	Kon	39/2	Class-I	414	3870	346	1548	1548		

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										6. The contribution amount mentioned in Form 1 is exorbitant. Accordingly they requested to withdraw TPS-10, under section 87 of MR & TP Act 1966.	
415	Govind Vandu Mhatre	Kon	11-3	Class-I	415	2500	347	1000	1000	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 347, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
416	Sudam Posha Mhatre Motiram Posha Mhatre Suresh Posha Mhatre Sada Posha Mhatre	Kon	13/2	Class-I	416	1740	348	696	696	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 348, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
417	Sudam Posha Mhatre Motiram Posha Mhatre Suresh Posha Mhatre Sada Posha Mhatre	Kon	2-4	Class-II	417	150	348A	60	2016	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 348A, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
418	Sudam Posha Mhatre Motiram Posha Mhatre Suresh Posha Mhatre Sada Posha Mhatre	Kon	11-1	Class-II	418	4890		1956			
419	Manda Alo Mhatre	Kon	2-1	Class-II	419	600	349	240	240	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
											confirmed. Final Plot No. 349, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
420	Prakash Balaram Mhatre Vikas Balaram Mhatre Sanjay Balaram Mhatre	Kon	4-4	Class-I	420	1430	350	572	2188	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 350, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
421	Prakash Balaram Mhatre Vikas Balaram Mhatre Sanjay Balaram Mhatre	Kon	37/4	Class-I	421	2070		828			
422	Prakash Balaram Mhatre Vikas Balaram Mhatre Sanjay Balaram Mhatre	Kon	37/7	Class-I	422	1970		788			
423	Abdul Bari Taheer Ahmad Patel Farooqk Abdul Gani Sheikh	Kon	24/6	Class-II	423	560	352	224	224	They did not attend the hearing, but shri. Abdul Bari Patel submitted presentation dated 20/03/2025. Submission. 1. They are not against the the development work and town planning scheme, but have strong objection to payment demand. 2. The claimed compensation is inappropriate and unacceptable and therefore requested to remove demand charges for the same and allot them clear and marketable plot. Also by letter dated 14/11/2024, submitted that they are owning Survey No. 24/5 in the name of Mr. Abdul Bari Tahir Ahmed Patel and Survey No. 145/23 in the name of Alpha Developers through partner Mr. Asfak Nur	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. S. No. 145/23 is an NA plot surrounded by other NA plots in a layout in Palaspe and hence allotted as it is. S. No. 24/6 is an agricultural plot and provided FP 352 as a separate plot. Therefore, their request to grant combined final plot cannot be considered. The sanctioned draft scheme proposal is confirmed. Final Plot No. 352, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										Sheikh and are willingly giving their consent for providing them single final plot.	
424	Hirabai Hari Shisave Balaram Changa Gharat Indubai shankar Gharat Raju shankar Gharat Sunanda Dhanaji Khutle Nanda Ramdas Mali Gurunath Chandar Gharat Sanjay Chnadar Gharat Sushila Balaram Phadke	Kon	1-12	Class-II	424	380	353	152	152	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 353, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
425	Nazim Habib Rajan Habib Bachchuali Rajan Aripha Sapharali Sayani Siraj Sapharali Sayani	Kon	5/A	Class-I	425	307	354	123	123	They neither attended the hearing nor submitted any representation	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Out of the total area of 2580 sq. mt. of Gut No. 5/A, an area of 307 sq. mt. falls within the TPS-10. The sanctioned draft scheme proposal is confirmed. Final Plot No. 354, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
426	Rachana Naresh Mhatre, Nirmala Pandurang Gharat, Kumudini Laxman Mhatre, Reshma Revnath Bhopi, Rupali Bharat Gharat, Karuna Gurunath Mhatre, Harshala Bharat Gharat, Dattaprasad Bharat Gharat, Ratan Harishchandra Gharat, Bhavana	Kon	111	Class-I	426	330	355	132	132	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 355, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Harishchandra Gharat,, Nutan Harishcha Gharat, Manisha Eknath Gharat, Milind Mahadev Thakur , Madhuri Sachin Kadu, Megha Bhagwan Thakur, Mukund Mahadev Thakur, Ratna Ganesh Gharat, Gitesh Ganesh Gharat										
427	Yusuf Khan Akhbar Khan, M. Taslim Mahamd Husen, Emran Salim Khan, Allabaksha Appalal Mulla, Alahaj M.Mustapha Yakub Beg, Yakub Beg Trust Panvel Tarfe Chief Trustee	Kon	1-6	Class-I	427	2120	356	848	848	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 356, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
428	Yusuf Khan Akhbar Khan M. Taslim Mahamd Husen Emran Salim Khan Allabaksha Appalal Mulla Alahaj M.Mustapha Yakub Beg Yakub Beg Trust Panvel Tarfe Chief Trustee	Kon	10-5	Class-I	428	2200	357	880	880	They did not attend the hearing, but shri. Arun Khandu Mhatre submitted the presentation dated 19/03/2025. Submission 1. The development charges shall be waived and 50% land shall be kept for them, without any conditions. 2. They shall get the license of project affected person. Also requested to get the facilities of free education & medical services and priority in job. 5. They are tenants in survey no. 10/5. However their name is not appeared on the said plot.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 357, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
429	Yusuf Khan Akhbar Khan M. Taslim Mahamd Husen Emran Salim Khan Allabaksha Appalal	Kon	60/1	Class-I	429	440	358	176	176		Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per the PWD Notification, an area of 2270 sq. mt. from the total landholding of 2710 sq. mt. of

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
	Mulla Alahaj M.Mustapha Yakub Beg Yakub Beg Trust Panvel Tarfe Chief Trustee										Gut No. 60/1 has been notified for acquisition for the purpose of the Multimodal Corridor (MMC) and the balance area of 440 sq. mt. shall remain with the landowners. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the area under the acquisition for MMC. Final Plot No.358, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
430	Yusuf Khan Akhbar Khan M. Taslim Mahamd Husen Emran Salim Khan Allabaksha Appalal Mulla Alahaj M.Mustapha Yakub Beg Yakub Beg Trust Panvel Tarfe Chief Trustee	Kon	40/1/C	Class-I	430	2747	358A	1099	4795	They neither attended the hearing nor submitted any representation	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Out of the total area of 4090 sq. mt. of Gut No. 40/1/C, an area of 2747 sq. mt. falls within the TPS-10. The sanctioned draft scheme proposal is confirmed. Final Plot No. 358A, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
431	Yusuf Khan Akhbar Khan M. Taslim Mahamd Husen Emran Salim Khan Allabaksha Appalal Mulla Alahaj M.Mustapha Yakub Beg Yakub Beg Trust Panvel Tarfe Chief Trustee	Kon	10-2	Class-I	431	9240		3696			
432	Yusuf Khan Akhbar Khan M. Taslim Mahamd Husen Emran Salim Khan Allabaksha Appalal Mulla Alahaj M.Mustapha Yakub Beg Yakub Beg Trust	Kon	3-3	Class-I	432	2400	359	960	1184	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 359, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Panvel Tarfe Chief Trustee										
433	Yusuf Khan Akhbar Khan M. Taslim Mahamd Husen Emran Salim Khan Allabaksha Appalal Mulla Alahaj M.Mustapha Yakub Beg Yakub Beg Trust Panvel Tarfe Chief Trustee	Kon	107/9	Class-I	433	560		224			
434	Sudam Hiru Shisave	Kon	10-9	Class-II	434	1210	360	484	484	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 360, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
435	Dharma Kathod Shisave	Kon	20/4	Class-II	435	1400	361	560	1080	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 361, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
436	Dharma Kathod Shisave	Kon	20/5	Class-II	436	1300		520			
437	Dharma Kathod Shisave	Kon	12-4	Class-I	437	1290	361A	516	3156	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 361A, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
438	Dharma Kathod Shisave	Kon	17/2	Class-I	438	2860		1144			
439	Dharma Kathod Shisave	Kon	17/8	Class-I	439	2200		880			
440	Dharma Kathod Shisave	Kon	10-3	Class-I	440	1540		616			
441	Kirti Jamnadas Doshi	Kon	12-2	Class-I	441	2710	362	1084	3138	They did not attend hearing, but submitted presentation dated	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
442	Kirti Jamnadas Doshi	Kon	12-3	Class-I	442	1570		628		24/04/2025. Submission- 1) They have noted the allocation of the proposed final plot no 362 in lieu of their original plot Nos. 441, 442, 443, 444, 445. 2) They requested to grant the final plot of a minimum of 50% area of their original land. 3) They requested the allotment of a final plot with FSI of 2.00. 4)The contribution amount as per form no. 1 is not accepted and shall be waived.	MR & TP Act, 1966. 2. As per the PWD Notification, an area of 2075 sq. mt. from the total landholding of 2350 sq. mt. of Gut No. 60/7 has been notified for acquisition for the purpose of the Multimodal Corridor (MMC) and the balance area of 275 sq. mt. shall remain with the landowners. Also an area of 2210 sq. mt. from the total landholding of 3600 sq. mt. of Gut No. 66/10/11 has been notified for acquisition for the purpose of the Multimodal Corridor (MMC) and the balance area of 1390 sq. mt. shall remain with the landowners. 3. Considering the area of reservations and amenities in TPS-10, the request to grant the final plot of a minimum of 50% of the original land can not be considered. The objection regarding the contribution amount will be decided in the final scheme. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the area under the acquisition for MMC. Final Plot No.362, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
444	Kirti Jamnadas Doshi	Kon	60/7	Class-I	443	275		110			
445	Kirti Jamnadas Doshi	Kon	66/10/11	Class-I	444	1390		556			
446	Kirti Jamnadas Doshi	Kon	108/3	Class-I	445	1900		760			
447	Sopan Gopal Mhatre Gurudatt Keshav Mhatre Kunda Keshav Mhatre Kanchan Keshav Mhatre Monika Keshav Mhatre Mayuri Keshav Mhatre Vandna Ekanath Mhatre Rakesh Ekanath Mhatre Pratibha Ekanath Mhatre urfa Pratibha	Kon	11-2	Class-I	446	1260	363	504	504	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 363, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Balaram Pawar Anil Tukaram Mhatre Ashok Tukaram Mhatre Naresh Tukaram Mhatre Ranjna Sawalaram Mhatre Supriya Sunil Patil Suresh Tukaram Mhatre Muktabai Tukaram Mhatre										
448	Nami Dadgadya Gaikar Dharmi Dharma Patil Thaki Shankar Gharat Tulshibai Mahadu Mhatre Sanjay Namdev Mhatre	Kon	13/1	Class-II	447	3190	365	1276	2316	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 365, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
449	Nami Dadgadya Gaikar Dharmi Dharma Patil Thaki Shankar Gharat Tulshibai Mahadu Mhatre Sanjay Namdev Mhatre	Kon	37/5	Class-II	448	2600		1040			
450	Chahya Budhya Mhatre	Kon	12-5	Class-I	449	2760	366	1104	1104	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 366, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
451	Ananta Rambhau Mhatre	Kon	10-4	Class-II	450	7590	367	3036	3036	They did not attend the hearing, but submitted representation	1. A Town Planning Scheme is essentially a statutory land-use planning mechanism, intended

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Harishchandra Rambhau Mhatre Sumitra Anil Patil Sujata Namdev Mhatre Samruddhi sachin Kadav Sharada Bhaga kadav Rajesh Namdev Mhatre Chandrakant Ganu Mhatre									dated 19/03/2025. Submission- 1. As per EIA 2006 Notification, prior environmental clearance is mandatory for Township and Area Development Projects covering more than 50 Ha of land. However such Environmental clearance was not obtained prior to the preparation of the IDP and TPS-10. 2. In the said scheme, the land retention to surrender ratio has been altered from 60:40 to 40:60 and FSI has been increased from 1.7 to 2.5. This change was made unilaterally by CIDCO without conducting a public hearing. 3. The land owners within the scheme are predominantly farmers, and their cultivated lands have been included in the scheme. 4. Dy SLR has not conducted a joint survey of the lands included in the scheme. 5. GAIL gas pipe line passes through TPS-10 area. As per The Disaster Managment Act, 2010, the population residing within 200 mt. of the pipe line shall be kept under continuous observation. The said issue is not yet discussed. 6. The contribution amount mentioned in Form 1 is exorbitant. Accordingly they requested to withdraw TPS-10, under section 87 of MR & TP Act 1966.	for land pooling, reconstitution, and infrastruture planning. It involves preparing a detailed layout for future development and does not itself implement development project. However, individual development projects within a TPS may require environmental clearance if they meet the threshold criteria of the EI Notification, 2006. 2. Considering the area of reservations and amenities in TPS-10, the request to grant the final plot of a minimum of 60% of the original land can not be considered. 3. The report of the scheme states that, based on the Sanctioned Development Plan, Physical survey provided by the appointed agency and details of revenue records such as village maps, Phalani map, 7/12 & 8A, extracts of sanctioned layouts, measurement plan, GIS based Town Planning Scheme maps were prepared. Accordingly, the geo co-ordinates of the proposed final plots are incorporated in the notices sent to all land parcels and their respective owners. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. As per the GAIL guidelines, 30m wide Right of User (ROU) has been designated as a buffer zone along the gas pipe line. The sanctioned draft scheme proposal is confirmed. Final Plot No. 367, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
452	Changuna Changa Mhatre	Kon	10-6	Class-II	451	2550	368	1020	1020	Director, Cityopia Venture Pvt Ltd, attended the hearing on	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator																																																																		
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area																																																																				
	Raghunath Changa Mhatre Namdev Changa Mhatre Chandrakant Changa Mhatre Laxman Changa Mhatre Ramchandra Changa Mhatre Jaydas Hiru Choraghe Rohidas Hiru Choraghe									02/04/2025 and submitted their presentation dated 02/04/2025. Submission in Presentation- 1. NAINA Authority had granted them development permission wide permission/commencement certificate dated 01/12/2020 and revised commencement certificate dated 04/09/2023 on their original lands bearing Gut No. 69, 70/1, 71/1/A, 71/1/B, 71/2, admeasuring 446.40 Gunthas. 2. Accordingly they started the development, but thereafter NAINA wide letter dated 20/03/2024 informed them that the boundaries of their original lands are changed in TPS. Therefore the distance between their boundary in TPS and their building is reduced. 3. Therefore they requested to correct their land boundary as per the sanctioned building permission. Also they requested that the difference of 8 gunthas between the plot area and their 7/12 extract shall be corrected as per their 7/12 extract. Wide another representation dated 02/04/2025, they submitted that their project lands are Gut No. 69, 70/1, 71/1/A, 71/1/B, 71/2, admeasuring 446.40 Gunthas and their Handover lands are Gut No. 58, 123/1/B, 137/1, 56, 59/1, 60/1, 62/1, 64/1, 54, 55/1/A/1, 55/6, 58/1, 90/1, 90/2, admeasuring 670 Gunthas. The said Handover lands will be handed over to NAINA and for that they started the procedure of land purchase and MOU. Therefore they requested to grant some time to finalise the procedure of land purchase.	MR & TP Act, 1966. 2. NAINA Authority had granted them development permission wide permission/commencement certificate dated 01/12/2020 and revised commencement certificate dated 04/09/2023 on their original lands bearing Gut No. 69, 70/1, 71/1/A, 71/1/B, 71/2, admeasuring 446.40 Gunthas. 3. Thereafter, they have submitted the notarised consent on stamp paper of the landowners of the following lands, totally admeasuring 648.96 Gunthas; 1. village Palspe- Gut No. 60/1, 54, 55/1/A/1, 56, 51/4, 2. village Kolkhe- Gut No. 123/1/B(168/1/B), 137/1(182/1), 166/2(211/2), 140, 160, 149(194) 3. Village Shivkar- Gut No. 184, 157, 151/2, 4. Village Kon- 19/1/B,23/2, 22/7, 23/1, 24/4, 14/2, 10/6,. 5. Village Chikhale- 105/1, 92/2, 111/1, 111/1 4. Out of above lands, area under different acquisition is as follows; <table><tr><td>Gut No.</td><td>Area.</td><td>Rly.</td><td>MMC.</td><td>Road</td><td>Remain</td></tr><tr><td>137/1.</td><td>4110.</td><td>2100.</td><td></td><td></td><td>2010</td></tr><tr><td>54.</td><td>1300</td><td></td><td>380</td><td></td><td>920</td></tr><tr><td>55/1/A/1</td><td>2900</td><td></td><td>2330</td><td></td><td>570</td></tr><tr><td>56.</td><td>4000</td><td></td><td>1410</td><td></td><td>2590</td></tr><tr><td>60/1.</td><td>9080</td><td></td><td>4980</td><td></td><td>4100</td></tr><tr><td>62/1</td><td>3510</td><td></td><td>1595</td><td></td><td>1915</td></tr><tr><td>151/2.</td><td>4930</td><td></td><td></td><td>70</td><td>4860</td></tr><tr><td>92/3.</td><td>2200</td><td></td><td>680</td><td></td><td>1520</td></tr><tr><td>166/2.</td><td>12060</td><td></td><td>10200</td><td></td><td>1860</td></tr><tr><td>92/2.</td><td>1100</td><td></td><td>870.</td><td></td><td>230</td></tr></table> Accordingly, reconstituted Final Plot No. 529, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.	Gut No.	Area.	Rly.	MMC.	Road	Remain	137/1.	4110.	2100.			2010	54.	1300		380		920	55/1/A/1	2900		2330		570	56.	4000		1410		2590	60/1.	9080		4980		4100	62/1	3510		1595		1915	151/2.	4930			70	4860	92/3.	2200		680		1520	166/2.	12060		10200		1860	92/2.	1100		870.		230
Gut No.	Area.	Rly.	MMC.	Road	Remain																																																																								
137/1.	4110.	2100.			2010																																																																								
54.	1300		380		920																																																																								
55/1/A/1	2900		2330		570																																																																								
56.	4000		1410		2590																																																																								
60/1.	9080		4980		4100																																																																								
62/1	3510		1595		1915																																																																								
151/2.	4930			70	4860																																																																								
92/3.	2200		680		1520																																																																								
166/2.	12060		10200		1860																																																																								
92/2.	1100		870.		230																																																																								

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										M/s Cityopia Ventures Pvt Ltd vide letter dtd 16.09.2025 has submitted ammended consent for giving, common plot as per section 60(1) of MR &TP Act, 1966 for considering the original land parcels owned by them severally or in joint ownership to provide as single final plot in the name of Cityopia Ventures Pvt Ltd. In this they have submitted the notarised consent on stamp paper of the landowners of the following lands, totally admeasuring 648.96 Gunthas; 1. village Palspe- Gut No. 60/1, 54, 55/1/A/1, 56, 51/4, 2. village Kolkhe- Gut No. 123/1/B(168/1/B), 137/1(182/1), 166/2(211/2), 140, 160, 149(194) 3. Village Shivkar- Gut No. 184, 157, 151/2, 4. Village Kon- 19/1/B,23/2, 22/7, 23/1, 24/4, 14/2, 10/6,. 5. Village Chikhale- 105/1, 92/2, 111/1, 111/1	
453	Mukta Kishor Gupte	Kon	10-1	Class-I	452	3200	369	1280	1280	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 369, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
454	Ravi Ramesh Chawla	Kon	9-3	Class-I	453	1400	371	560	560	They did not attend the hearing but Babasaheb Bhosale submitted a representation dated 08/05/2025. Submission- 1. They purchased the original land 2. They requested to grant the final plot on road leading to	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 371, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
										Chikhale from Mumbai-Pune Highway.	
455	Kulbeer Singh Rekhi Sanjay M. Gavade Manish M. Paradasani Savindar Singh Lamba	Kon	15/9/B	Class-I	454	2100	372	840	840	They did not attend the hearing but Shri. Kulbir Singh Reki submitted their presentation dated 19/03/2025. Submission- 1) The old plot which is to be acquired was abutting 45 mt. road but the new one is abutting 15 mt. road. Therefore requested to allot the plot on 45 mt. road. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 5)The contribution amount as per form no. 1 is not accepted and shall be waived. 6) By considering the development of the High Rise Building, concession in the marginal space shall be granted.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. 4. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10. 5. The objection regarding the contribution amount will be decided in the final scheme. The sanctioned draft scheme proposal is confirmed. Final Plot No. 372, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
456	Pravin Bhimshi Chheda Rajen Shantilal Chheda Mulraj Bhavaji Chheda Gunvant Nagaradas Damani Ramesh Nagaradas Damani Nitesh Ramesh Damani	Kon	15/1/A	Class-I	455	2700	373	1080	1080	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 373, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
457	Lata Nathuram Mhatre	Kon	8-2	Class-II	456	5080	374	2032	2032	Shri. Nathuram Mhatre & Smt. Lata Mhatre submitted their representation dated 24/03/2025. Submission- 1. The farmers shall be granted the plot equivalent to 60% of their land, instead of 40%. 2. The contribution amount under section 99 shall be waived. 3. If their land is required, it shall	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. As per 7/12 extract of gat No. 8/2 an area of 4200 Sqm falls in the jurisdiction of railway and 880 sqm of land reamains with the owners. 3. In the sanctioned Draft Sceme, Final Plot No 325 and 374 hasvebeen proposed on their original

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										be acquired under the provisions of Land Acquisition Act, 2013. They also submitted another representation dated 24/03/2025 Submission- 1. They have been granted final plot No. 374 in lieu of their original land bering gut no. 8/2 and final plot no. 325 in lieu of their original lands bearing gut no. 4/5 & 18/3. They requested to mearge FP NO. 325 in FP No. 374 and to grant them a combined final plot.	Gut No. 1/1. and Gat NO. 8/2 respectively. Also other final plots, surrounding to FP NO. 325 & 374 are anchored on their original lands. Therefore the landowners request can not be acceded. Reconstituted Final Plot No. 374, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
458	Protected Forest	Kon	7	Sarkar	457	17765	376	17765	17765	As per Rule No. 13 of the Maharashtra Town Planning Scheme Rules, 1974, a special notice in form 4 was sent to the Forest Dept and hearing was organised on 29/04/2025, but they didn't attend the hearing. Therefore, the details of the forest lands and corresponding final plots proposed for it in the sanctioned Draft TPS-10 was forwarded to the Forest Department wide letter No. ARB/TPS-10/Hearing/2025/692 dated 25/06/2025 addressed to the Dy Conservator of Forest, Alibaug & Asssistant CONservator Forest, Panvel and hearing in this respect was organised on 30/06/2025. From the forest department, Forest officer, Shri Gajanan Panpattorest Dept. attended the hearing on 30/06/2025. The final plots proposed for the forest lands in the sanctioned Draft TPS was shown to him on the TPS plan. He assured that they will submit the report, but no reply was received from the Forest Department.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 1. Total area of Gut No. 7. = 18350 sq. mt. 2.Area under 45m proposed road = 2059 sq. mt. 3.Area under National Highway = 56.89 sq. mt. 4. Area remaining = 16234.11 sq. mt. 5. Area granted Final Plot Nos.376. = 17765 Sqm The sanctioned draft scheme proposal is confirmed. Final Plot No. 376 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table
459	Rajesh Rajan Joshi	Kon	15/9/A	Class-I	458	3290	378	1316	1316	Shri. Harishkumar Mal submitted their representation dated	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
										18/06/2025. Submission- 1) The ownership of S. No. 15/9/A is changed. 2)The location of FP 378 (on 45, DP road) should not be changed and kept as it is.	MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 378, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
460	Indravati Brugupati Mishra Bhrugupati Kamtaprasad Mishra	Kon	8-1	Class-I	459	5740	379	2296	2296	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 379, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
461	The Sagar Co-operative Housing Soceiry tarfe Promoters Sansar Chandaknvar Rameshchandra Thakur	Kon	52/6/1	Class-I	460	515	380	206	484	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 380, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
462	The Sagar Co-operative Housing Soceiry tarfe Promoters Sansar Chandaknvar Rameshchandra Thakur	Kon	52/6/2	Class-I	461	510		204			
463	The Sagar Co-operative Housing Soceiry tarfe Promoters Sansar Chandaknvar Rameshchandra Thakur	Kon	52/6/3	Class-I	462	185		74			
464	Balaram Hiru Shisave	Kon	52/4	Class-I	463	1854	381	742	742	Shri.. Balaram Shisave submitted their representation dated 25/03/2025. Submission- 1. Their Gut No. 52/4, village Kon is non-agricultural land with the permission from Collector. Raigad	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. As per 7/12 extract, area of Gut No 52/4 is 2560 sq. mt.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										and situated along National Highway. 2. They had developed Natraj hotel on the said land and therefore objected to include the said land in TPS-10 3. NAINA Authority has not considered anything about the lands within 200 mt. from Gaothan. 4. The amount mentioned in the notice is too high. Accordingly they requested to cancel the said scheme.	3. The landowner mentioned that their original land is NA land and they constructed the hotel building after taking the required Govt. permissions. They were called for hearing via letter No. ARB/TPS-10/Hearing/2025 on 01/08/2025, however they have not submitted any documents regarding sanctioned development permission. The area of OP and FP has been changed as 2560 sq. mt and 1024 sq. mt. respectively. Reconstituted Final Plot No. 381, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
465	Masanvata Group Grampanchayat Kon	Kon	46/0	Class-I	464	3000	383	1200	1200	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. By considering the use of the land, final plot of the area of the original plot has been granted. Accordingly, reconstituted Final Plot No. 383, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
466	Balaram Namdev Kamble Haribhau Namdev Kamble Baliram Namdev Kamble Parvati Namdev Kamble	Kon	52/8	Class-II	465	430	387	172	172	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 387, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
467	Bala Changa Kamble	Kon	52/1	Class-I	466	2250	388	900	1152	They did not attend the hearing, but submitted representation dated 19/03/2025. Submission-	1. A Town Planning Scheme is essentially a statutory land-use planning mechanism, intended for land pooling, reconstitution, and infrastruture planning. It involves preparing a detailed layout for future development and does not itself implement development project. However, individual development projects within a TPS may require environmental clearance if they meet the threshold criteria of the EI Notification, 2006. 2. Considering the area of reservations and amenities in TPS-10, the request to grant the final plot of a minimum of 60% of the original land can
468	Bala Changa Kamble	Kon	10-7	Class-I	467	630		252			
469	Bala Changa Kamble	Kon	52/7/A	Class-II	468	31	389	12	592	1. As per EIA 2006 Notification, prior environmental clearance is mandatory for Township and Area Development Projects covering more than 50 Ha of land. However such Environmental clearance was not obtained prior to the preparation of the IDP and TPS-10.	
470	Bala Changa Kamble	Kon	42/6	Class-II	469	1450		580			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										2. In the said scheme, the land retention to surrender ratio has been altered from 60:40 to 40:60 and FSI has been increased from 1.7 to 2.5. This change was made unilaterally by CIDCO without conducting a public hearing. 3. The land owners within the scheme are predominantly farmers, and their cultivated lands have been included in the scheme. 4. Dy SLR has not conducted a joint survey of the lands included in the scheme. 5. GAIL gas pipe line passes through TPS-10 area. As per The Disaster Managment Act, 2010, the population residing within 200 mt. of the pipe line shall be kept under continuous observation. The said issue is not yet discussed. 6. The contribution amount mentioned in Form 1 is exorbitant. Accordingly they requested to withdraw TPS-10, under section 87 of MR & TP Act 1966.	not be considered. 3. The report of the scheme states that, based on the Sanctioned Development Plan, Physical survey provided by the appointed agency and details of revenue records such as village maps, Phalani map, 7/12 & 8A, extracts of sanctioned layouts, measurement plan, GIS based Town Planning Scheme maps were prepared. Accordingly, the geo co-ordinates of the proposed final plots are incorporated in the notices sent to all land parcels and their respective owners. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. As per the GAIL guidelines, 30m wide Right of User (ROU) has been designated as a buffer zone along the gas pipe line. 6. As per 7/12, the area of Gut No. 52/7/A is 550 sq. mt., however as per plan, 519 sq. mt is in Mumbai-Pune Highway and remaining 31 sq. mt area is in TPS 10. The sanctioned draft scheme proposal is confirmed. Final Plot Nos. 388 & 389, as delineated in plan No. 4, are hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
471	Damodar Bamu Kondlikar Shrikala baliram Kondilkar Arundhati baliram Kondilkar Dipti baliram Kondilkar Manashree baliram Kondilkar A.P.K. Aai Shreekala baliram Kondilkar	Kon	52/3	Class-II	470	1900	390	760	760	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 390, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
472	Protected Forest	Kon	73/F/1	Class-I	471	10491	392	10491	11441	As per Rule No. 13 of the Maharashtra Town Planning Scheme Rules, 1974, a special notice in form 4 was sent to the Forest Dept and hearing was organised on 29/04/2025, but they didn't attend the hearing. Therefore, the details of the forest lands and corresponding final plots proposed for it in the sanctioned Draft TPS-10 was forwarded to the Forest Department wide letter No. ARB/TPS-10/Hearing/2025/692 dated 25/06/2025 addressed to the Dy Conservator of Forest, Alibaug & Asssistant COnservator Forest, Panvel and hearing in this respect was organised on 30/06/2025. From the forest department, Forest officer, Shri Gajanan Panpattorest Dept. attended the hearing on 30/06/2025. The final plots proposed for the forest lands in the sanctioned Draft TPS was shown to him on the TPS plan. He assured that they will submit the report, but no reply was received from the Forest Department.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 1. Total area of Gut No. 73/F/1 = 32300 sq. mt. 2. Area under NH. = 2473.34 sq. mt. 3. Area under MMC = 8770 sq. mt. 4. Area under Kon-Savala Road = 3522.30 sq. mt. 5. Area outside TPS. = 573.38 sq. mt. 6. Area remaining = 16960.98 sq. mt. 7. Area of granted Final Plot Nos. 392 = 18334.00 Sqm The above mentioned area of FP No. 392 is matching with TPS plan but in form No. 1, it was wrongly mentioned as 10491 sq. mt. Therefore FP area is corrected as 18334 sq. mt. Due to the existing TATA power line in between the forest area, the FP No. 392 is divided into FP No. 392 and 392B and reconstituted Final Plots No. 392 and 392B as delineated in plan No. 4, are hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table
473	The Tata Power Company Ltd.	Kon	73/F/3		472	950		950		Mr Nishant Gaikwad and Mr.Dattatraya Shete of Tata Power Company attended the hearing on 02/07/2025 and submitted their representation. Submission: 1. Original plot number & final plot number mentioned in the draft TPS 10 plan are not matching. 2. They own following lands in villages that falls under TPS 10: a. 1.4064 Ha of lands in village Kon. b. 0.8803 Ha land in village Deravali. c. 3.3136 Ha land in village	1. Mr. Gaikwad, wide mail dated 2nd July 2025, submitted 8A extract of Tata Power Co (Khat No. 64) of Kon village. It shows that part area of Gut Nos. 58, 59, 60, 61, 62, 66, 74, 75, 98, 99, 100, 73, & 101are under occupation of Tata Power Company. However, as per 7/12 extract of these lands, only Gut No. 73F/3 and 101/1/A are owned by the company and other Gut Nos are owned by the private land owners and the company's area is not mentioned. 2. As per 7/12 extract, the total area of Gut No. 73/F/3 is 1700 sq. mt and out of that 750 sq. mt. is under Mumbai-Pune Highway. For the said land , the FP No. 392A has been granted. The area of

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
										Kolkhe. 3. As per the draft TPS 10 map, the ownership in village Kolkhe & Derawali has been missed completely. 4. These lands are falling in TPS 10 scheme, which are owned by Tata Power by registered conveyance dt 16/11/1936, upon payment of prevailing market rates. 5. Tata Power's High Tension Power Transmission line (EHVT line) is passing through these lands and the land earmarked for their requirements. 6. In addition, Company's two more transmission lines are passing adjacent to above referred transmission line laid under powers vested in the company under following laws & any development below these lines & within its setback line is not permitted: a. Sections 12 to 19 & 51 of Indian Electricity Act, 1910 b. Sections 67, 68, 69 & 164 of the Electricity Act, 2003 c. Sections 10 to 19 of Indian Telegraph Act, 1885 7. They have strong objection to the proposed draft, showing only 2.645 Ha of strip of plot as per notices & in TPS 10 against Company's ownership of 5.6003 Ha.	Gut No. 101/1/A is 1900 sq. mt. and for that FP No 504A admeasuring 1757 Sqm has been granted. 3. In the village maps of Kon, Derawali and Kolkhe, the strip of land under Tata Power Line has been shown and the same has been incorporated in the scheme. In the sanctioned draft scheme , for the said lands FP No. 398A to 398G has been given and it has been included in layout open space. As these lands are owned by the TATA company and are under the use of transmission line, the said FP's are included in the public land. 4. The two transmission lines passing adjacent to above referred transmission line are marked in the plan and sufficient buffer is provided as per the their voltage. Accordingly, as per 7/12 extract, the company's lands bearing Gut No. 73/F/3- 950 sq. mt., separate Final Plot Nos. 392A, as delineated in plan No. 4, are hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
474	Yusuf Khan Akhbar Khan M. Taslim Mahamd Husen Emran Salim Khan Allabaksha Appalal Mulla Alahaj M.Mustapha Yakub Beg Yakub Beg Trust	Kon	74/2/A	Class-I	473	2800	393	1120	1120	Smt. Archana Khosala submitted their representation dated 25/03/2025. & 19/05/2025. Submission- 1. She is the lessee of the original land bearing gut no. 74/2/A Her claim is substantiated by a registered tenancy agreement dated October 11, 2011. This agreement was established	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. As per 7/12 extract of Gut No. 74/2/A, Chief Trusti, Yakub Beg Trust Panvel, are the ocupant and in the other Right column of 7/12 extract, it is mentioned as " Land rent contract of Archana Anand Khosala for 98 years of Rs 1800/month". In the TPS record, the same entries shall be

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Panvel Tarfe Chief Trustee									between 1) the Yakub Baig Trust (formerly known as Mominpada Masjid Yakub Baig Trust), Panvel, and 2) Smt. Archana Anand Khosla and 3) Shri Shaukat Ali Mohmud Umar Khan. 2) Under this agreement, they were granted tenancy rights to the land in Survey No. 74/2/A for a substantial period of 98 years, the lease of the land for parking of the heavy vehicle for carrying out the business of Automobile and a Maintenance Workshop on the adjacent land. 3) But upon declaration of the TP Scheme- 10, a final plot of 40% area against the Original Plot of 100% is allotted which is far from their land holding Survey Nos. 74/3. 4) The final plot approved fail to recognise their right as established in tenancy agreement. Their tenancy rights are documented in the right column of the 7/12 extract of the property, which highlights the very purpose for which they leased the land. 5) In light of these critical points, They requested to provide 100% of their land holdings.	mentioned against the final plot. Reconstituted Final Plot No. 393, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
475	Archana Anand Khosala	Kon	74/7/A	Class-I	474	360	394	144	476	Smt. Archana Khosala submitted their representation dated 25/03/2025. & 19/05/2025. Submission- 1. She is owner of CTS No. 74/7/A and 74/9 of village Kon and FP NO. 394 has been allotted for it. She has strong objection as to allotment of FP 393 in lieu of the said property as the same is not adjoining to FP 394.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. As per the request, FP NO. 393, 394, & 395 are placed together. Reconstituted Final Plot No. 394, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
476	Archana Anand Khosala	Kon	74/9	Class-I	475	830		332			
477	M/s. Khosala Capital tarfe patner Khosala Suresh Pawan	Kon	74/3	Class-I	476	3130	395	1252	1252	Shri. Suresh Khosala, partner of M/s Khosala Capital submitted their representation dated 19/05/2025.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										Submission- 1) The said property was developed based on permission granted by the District Collector, Raigad's permission dated 30/12/1977. for an Automobile and maintenance workshop (copies attached). 2) The decision to include the said property in TPS 60-40% scheme is not only unjust but also jeopardise their business. 3) They requested to allow them to retain the full extent of the said property holding.	2. As per the collector, Raigad's order dated 30/12/1997, NA cum development permission was granted on the original land bearing Gut No. 74/3, admeasuring 3130 sq. mt for Automobile Maintenance Workshop. The land was situated in U-2 zone and the permission was granted for the permissible FSI of 0.20. However, existing structures in the land are not matching with the sanctioned permission. As per the sanctioned permission and the general decision regarding earlier sanctioned development permissions, mentioned in the scheme report, final plot of 1878 sq. mt. has been granted. Accordingly, the layout of the scheme has been revised and reconstituted Final Plot No. 395, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
478	M/s. Total Distriparks Pvt.Ltd	Kon	74/1/A	Class-I	477	840	396	336	12552	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per the PWD Notification, an area of 1190 sq. mt (in the sanctioned draft scheme, 630.Sqm was deducted) from the total landholding of 1470 sq. mt. of Gut No. 74/1/A has been notified for acquisition for the purpose of the Multimodal Corridor (MMC) and the balance area of 280 sq. mt. shall remain with the landowners. Also, an area of 480 sq. mt. from the total landholding of 1810 sq. mt. of Gut No. 75/1/A has been notified for acquisition for the purpose of the Multimodal Corridor (MMC) and the balance area of 1330 sq. mt. shall remain with the landowners. According to the reduction in the OP area of S. No. 74/1/A, the layout of the scheme has been revised and reconstituted Final Plot No.396, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.It is subject to the separation of the areas belonging to the
479	M/s. Total Distriparks Pvt.Ltd	Kon	74/4	Class-I	478	2180		872			
480	M/s. Total Distriparks Pvt.Ltd	Kon	74/6	Class-I	479	2180		872			
481	M/s. Total Distriparks Pvt.Ltd	Kon	74/8	Class-I	480	1550		620			
482	M/s. Total Distriparks Pvt.Ltd	Kon	75/1/A	Class-I	481	1330		532			
483	M/s. Total Distriparks Pvt.Ltd	Kon	75/4/A	Class-I	482	3780		1512			
484	M/s. Total Distriparks Pvt.Ltd	Kon	75/4/B	Class-I	483	830		332			
485	M/s. Total Distriparks Pvt.Ltd	Kon	75/5	Class-I	484	2800		1120			
486	M/s. Total Distriparks Pvt.Ltd	Kon	75/6	Class-I	485	1500		600			
487	M/s. Total Distriparks Pvt.Ltd	Kon	75/8	Class-I	486	4190		1676			
488	M/s. Total Distriparks Pvt.Ltd	Kon	75/9	Class-I	487	680		272			
489	M/s. Total Distriparks Pvt.Ltd	Kon	76/1	Class-I	488	1300		520			
490	M/s. Total Distriparks Pvt.Ltd	Kon	76/2	Class-I	489	1040		416			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
491	M/s. Total Distriparks Pvt.Ltd	Kon	76/3	Class-I	490	560		224			landowners and the area under the acquisition for MMC
492	M/s. Total Distriparks Pvt.Ltd	Kon	76/8	Class-I	491	1160		464			
493	M/s. Total Distriparks Pvt.Ltd	Kon	76/9	Class-I	492	480		192			
494	M/s. Total Distriparks Pvt.Ltd	Kon	76/10	Class-I	493	1000		400			
495	M/s. Total Distriparks Pvt.Ltd	Kon	76/11	Class-I	494	3980		1592			
496	Lakha Kediya Mhatre , Janu Kendya Mhatre, Janabai namdev Mhatre, Chandan namdev Mhatre, Prakash namdev Mhatre, Dyanevshar namdev Mhatre, Namrata Nandkumar Gharat, Sunanda Dilip Gharat, Jyoti Jitendra Bagkar, Ramesh Gosavi Mhatre, Lalita Gosavi Mhatre, Suresh Gosavi Mhatre, Manjula Gosavi Mhatre	Kon	14/5/A	Class-II	495	5590	402	2236	2236	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 402, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
497	Dyandev Sudam Shiswe Shivram Sudam Shiswe Gurunath Sudam Shiswe	Kon	76/12	Class-II	496	2910	403	1164	1508	They did not attend the hearing, but submitted representation dated 20/03/2025. Submission- 1. As per EIA 2006 Notification, prior environmental clearance is mandatory for Township and Area Development Projects covering more than 50 Ha of land. However such Environmental clearance was not obtained prior to the preparation of the IDP and TPS-10. 2. In the said scheme, the land retention to surrender ratio has been altered from 60:40 to 40:60	1. A Town Planning Scheme is essentially a statutory land-use planning mechanism, intended for land pooling, reconstitution, and infrastruture planning. It involves preparing a detailed layout for future development and does not itself implement development project. However, individual development projects within a TPS may require environmental clearance if they meet the threshold criteria of the EI Notification, 2006. 2. Considering the area of reservations and amenities in TPS-10, the request to grant the final plot of a minimum of 60% of the original land can not be considered. 3. The report of the scheme states that, based on the Sanctioned Development Plan, Physical
498	Dyandev Sudam Shiswe Shivram Sudam Shiswe Gurunath Sudam Shiswe	Kon	69/5	Class-II	497	860		344			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
										and FSI has been increased from 1.7 to 2.5. This change was made unilaterally by CIDCO without conducting a public hearing. 3. The land owners within the scheme are predominantly farmers, and their cultivated lands have been included in the scheme. 4. Dy SLR has not conducted a joint survey of the lands included in the scheme. 5. GAIL gas pipe line passes through TPS-10 area. As per The Disaster Managment Act, 2010, the population residing within 200 mt. of the pipe line shall be kept under continuous observation. The said issue is not yet discussed. 6. The contribution amount mentioned in Form 1 is exorbitant. Accordingly they requested to withdraw TPS-10, under section 87 of MR & TP Act 1966.	survey provided by the appointed agency and details of revenue records such as village maps, Phalani map, 7/12 & 8A, extracts of sanctioned layouts, measurement plan, GIS based Town Planning Scheme maps were prepared. Accordingly, the geo co-ordinates of the proposed final plots are incorporated in the notices sent to all land parcels and their respective owners. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. As per the GAIL guidelines, 30m wide Right of User (ROU) has been designated as a buffer zone along the gas pipe line. 6. As per the PWD Notification, an area of 860 sq. mt. from the total landholding of 1720 sq. mt. of Gut No. 69/5 has been notified for acquisition for the purpose of the Multimodal Corridor (MMC) and the balance area of 860 sq. mt. shall remain with the landowners. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the area under the acquisition for MMC. Final Plot No.403, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
499	Dyandev Sudam Shiswe Shivram Sudam Shiswe Gurunath Sudam Shiswe	Kon	36/1	Class-I	498	4960	403A	1984	3528	They did not attend the hearing, but submitted representation dated 20/03/2025. Submission- 1. As per EIA 2006 Notification, prior environmental clearance is mandatory for Township and Area Development Projects covering more than 50 Ha of land. However such Environmental clearance was not obtained prior to the preparation of the IDP and TPS-10. 2. In the said scheme, the land retention to surrender ratio has	1. A Town Planning Scheme is essentially a statutory land-use planning mechanism, intended for land pooling, reconstitution, and infrastruture planning. It involves preparing a detailed layout for future development and does not itself implement development project. However, individual development projects within a TPS may require environmental clearance if they meet the threshold criteria of the EI Notification, 2006. 2. Considering the area of reservations and amenities in TPS-10, the request to grant the final plot of a minimum of 60% of the original land can not be considered. 3. The report of the scheme states that, based on
500	Dyandev Sudam Shiswe Shivram Sudam Shiswe Gurunath Sudam Shiswe	Kon	52/5	Class-I	499	1190		476			
501	Dyandev Sudam Shiswe Shivram Sudam Shiswe	Kon	69/8	Class-I	500	1370		548			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Gurunath Sudam Shiswe									been altered from 60:40 to 40:60 and FSI has been increased from 1.7 to 2.5. This change was made unilaterally by CIDCO without conducting a public hearing. 3. The land owners within the scheme are predominantly farmers, and their cultivated lands have been included in the scheme. 4. Dy SLR has not conducted a joint survey of the lands included in the scheme. 5. GAIL gas pipe line passes through TPS-10 area. As per The Disaster Managment Act, 2010, the population residing within 200 mt. of the pipe line shall be kept under continuous observation. The said issue is not yet discussed. 6. The contribution amount mentioned in Form 1 is exorbitant. Accordingly they requested to withdraw TPS-10, under section 87 of MR & TP Act 1966.	the Sanctioned Development Plan, Physical survey provided by the appointed agency and details of revenue records such as village maps, Phalani map, 7/12 & 8A, extracts of sanctioned layouts, measurement plan, GIS based Town Planning Scheme maps were prepared. Accordingly, the geo co-ordinates of the proposed final plots are incorporated in the notices sent to all land parcels and their respective owners. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. As per the GAIL guidelines, 30m wide Right of User (ROU) has been designated as a buffer zone along the gas pipe line. 6. As per the PWD Notification, an area of 930 sq. mt. from the total landholding of 2300 sq. mt. of Gut No. 69/8 has been notified for acquisition for the purpose of the Multimodal Corridor (MMC) and the balance area of 1370 sq. mt. shall remain with the landowners. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the area under the acquisition for MMC. Final Plot No. 403A, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
502	Dyandev Sudam Shiswe Shivram Sudam Shiswe Gurunath Sudam Shiswe	Kon	74/5	Class-I	501	1300		520			
506	Yusuf Khan Akhbar Khan M. Taslim Mahamd Husen Emran Salim Khan Allabaksha Appalal Mulla Alahaj M.Mustapha Yakub Beg Yakub Beg Trust Panvel Tarfe Chief Trustee	Kon	41	Class-I	505	4980	406	1992	1992	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 406, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
505	Vijay Rajendraprasad Gupta	Kon	76/4	Class-I	504	600	407	240	240	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
											The sanctioned draft scheme proposal is confirmed. Final Plot No. 407, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
504	Yusuf Khan Akhbar Khan M. Taslim Mahamd Husen Emran Salim Khan Allabaksha Appalal Mulla Alahaj M.Mustapha Yakub Beg Yakub Beg Trust Panvel Tarfe Chief Trustee	Kon	75/7	Class-I	503	1800	408	720	720	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 408, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
503	Yusuf Khan Akhbar Khan M. Taslim Mahamd Husen Emran Salim Khan Allabaksha Appalal Mulla Alahaj M.Mustapha Yakub Beg Yakub Beg Trust Panvel Tarfe Chief Trustee	Kon	58/2	Class-I	502	1155	409	462	462	They neither attended the hearing nor submitted any representation	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. As per the PWD Notification, an area of 35 sq. mt. from the total landholding of 2070 sq. mt. of Gut No. 58/2 has been notified for acquisition for the purpose of the Multimodal Corridor (MMC) and the balance area of 2035 sq. mt. shall remain with the landowners. Out of the remaining area, 1155 sq. mt area is included in the scheme. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the area under the acquisition for MMC. Final Plot No.409, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
509	Chief Trustee on behalf of Yakub Beg Trust Panvel Alhaj M. Mustafa Yakub Beg Yusuf Khan Akabar Khan M. Tasalim	Kon	76/5	Class-I	508	350	410	140	2220	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 410, as delineated in plan No. 4, is hereby allotted to the respective landowners, in

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
	Mahamad Husain Imran salim Khan Allabaksh Applal Mulla										accordance with the ownership and area details recorded in table B.
510	Yusuf Khan Akhbar Khan M. Taslim Mahamd Husen Emran Salim Khan Allabaksha Appalal Mulla Alahaj M.Mustapha Yakub Beg Yakub Beg Trust Panvel Tarfe Chief Trustee	Kon	76/6	Class-I	509	4010		1604			
511	Yusuf Khan Akhbar Khan M. Taslim Mahamd Husen Emran Salim Khan Allabaksha Appalal Mulla Alahaj M.Mustapha Yakub Beg Yakub Beg Trust Panvel Tarfe Chief Trustee	Kon	76/7	Class-I	510	1190		476			
508	Yusuf Khan Akhbar Khan M. Taslim Mahamd Husen Emran Salim Khan Allabaksha Appalal Mulla Alahaj M.Mustapha Yakub Beg Yakub Beg Trust Panvel Tarfe Chief Trustee	Kon	100/3	Class-I	507	2170	411	868	868		Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 411, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
507	Dattu Ganu Mhatre	Kon	22/8	Class-II	506	2020	412	808	808	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
											Final Plot No. 412, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
512	Mahadibai Chahu Kedari	Kon	76/13	Class-I	511	2630	413	1052	1052	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 413, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
513	Sharafudin Allisaheb Patel Mumtaj Mahamad Abdulla Patel Radiyahbegam Alli Patel Aishabibi Alli Patel Jainabi Ibrahim Patel Mahammad Jahur Ibrahim Patel Abdul Rauf Ibrahim Patel Mahammad Ikabal Ibrahim Patel Akhatarbanu Ikabal Raut Nurahasan Allisaheb Patel Mukhatar Mahamudmiya Patel Mahamad Salim Mahamudmiya Patel Rufiyabibi Mahamudmiya Patel	Kon	76/16	Class-I	512	4130	414	1652	1652	Shri. Sharfuddin Allisaheb Patel and other 8 did not attend the hearing but submitted their presentation dated 25/03/2025. Submission- 1. They have strong opposition to NAINA scheme and refused to participate in the scheme. 2. They requested to cancel the said TPS-10 under the provisions of section 87 of MR & TP Act, 1966.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 414, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
514	Khandu Dagdu Munde Pandurang Dagdu Mundhe Chandrakant Dagdu Mundhe Rajaram Dagdu Mundhe	Kon	14/2	Class-II	513	2450	415	980	980	Director, Cityopia Venture Pvt Ltd, attended the hearing on 02/04/2025 and submitted their presentation dated 02/04/2025. Submission in Presentation- 1. NAINA Authority had granted them development permission wide permission/commencement	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. NAINA Authority had granted them development permission wide permission/commencement certificate dated 01/12/2020 and revised commencement certificate dated 04/09/2023 on

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator																																																																		
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area																																																																				
	Arun Dagdu Mundhe Muktabai Sadanand Karnekar Sunita Ganesh Thanage									certificate dated 01/12/2020 and revised commencement certificate dated 04/09/2023 on their original lands bearing Gut No. 69, 70/1, 71/1/A, 71/1/B, 71/2, admeasuring 446.40 Gunthas. 2. Accordingly they started the development, but thereafter NAINA wide letter dated 20/03/2024 informed them that the boundaries of their original lands are changed in TPS. Therefore the distance between their boundary in TPS and their building is reduced. 3. Therefore they requested to correct their land boundary as per the sanctioned building permission. Also they requested that the difference of 8 gunthas between the plot area and their 7/12 extract shall be corrected as per their 7/12 extract. Wide another representation dated 02/04/2025, they submitted that their project lands are Gut No. 69, 70/1, 71/1/A, 71/1/B, 71/2, admeasuring 446.40 Gunthas and their Handover lands are Gut No. 58, 123/1/B, 137/1, 56, 59/1, 60/1, 62/1, 64/1, 54, 55/1/A/1, 55/6, 58/1, 90/1, 90/2, admeasuring 670 Gunthas. The said Handover lands will be handed over to NAINA and for that they started the procedure of land purchase and MOU. Therefore they requested to grant some time to finalise the procedure of land purchase. M/s Cityopia Ventures Pvt Ltd vide letter dtd 16.09.2025 has submitted ammended consent for giving, common plot as per section 60(1) of MR &TP Act,	their original lands bearing Gut No. 69, 70/1, 71/1/A, 71/1/B, 71/2, admeasuring 446.40 Gunthas. 3. Thereafter, they have submitted the notarised consent on stamp paper of the landowners of the following lands, totally admeasuring 648.96 Gunthas; 1. village Palspe- Gut No. 60/1, 54, 55/1/A/1, 56, 51/4, 2. village Kolkhe- Gut No. 123/1/B(168/1/B), 137/1(182/1), 166/2(211/2), 140, 160, 149(194) 3. Village Shivkar- Gut No. 184, 157, 151/2, 4. Village Kon- 19/1/B,23/2, 22/7, 23/1, 24/4, 14/2, 10/6,. 5. Village Chikhale- 105/1, 92/2, 111/1, 111/1 4. Out of above lands, area under different acquisition is as follows; <table><tr><td>Gut No.</td><td>Area.</td><td>Rly.</td><td>MMC.</td><td>Road</td><td>Remain</td></tr><tr><td>137/1.</td><td>4110.</td><td>2100.</td><td></td><td></td><td>2010</td></tr><tr><td>54.</td><td>1300</td><td></td><td>380</td><td></td><td>920</td></tr><tr><td>55/1/A/1</td><td>2900</td><td></td><td>2330</td><td></td><td>570</td></tr><tr><td>56.</td><td>4000</td><td></td><td>1410</td><td></td><td>2590</td></tr><tr><td>60/1.</td><td>9080</td><td></td><td>4980</td><td></td><td>4100</td></tr><tr><td>62/1</td><td>3510</td><td></td><td>1595</td><td></td><td>1915</td></tr><tr><td>151/2.</td><td>4930</td><td></td><td></td><td>70</td><td>4860</td></tr><tr><td>92/3.</td><td>2200</td><td></td><td>680</td><td></td><td>1520</td></tr><tr><td>166/2.</td><td>12060</td><td></td><td>10200</td><td></td><td>1860</td></tr><tr><td>92/2.</td><td>1100</td><td></td><td>870.</td><td></td><td>230</td></tr></table> Accordingly, reconstituted Final Plot No. 529, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.	Gut No.	Area.	Rly.	MMC.	Road	Remain	137/1.	4110.	2100.			2010	54.	1300		380		920	55/1/A/1	2900		2330		570	56.	4000		1410		2590	60/1.	9080		4980		4100	62/1	3510		1595		1915	151/2.	4930			70	4860	92/3.	2200		680		1520	166/2.	12060		10200		1860	92/2.	1100		870.		230
Gut No.	Area.	Rly.	MMC.	Road	Remain																																																																								
137/1.	4110.	2100.			2010																																																																								
54.	1300		380		920																																																																								
55/1/A/1	2900		2330		570																																																																								
56.	4000		1410		2590																																																																								
60/1.	9080		4980		4100																																																																								
62/1	3510		1595		1915																																																																								
151/2.	4930			70	4860																																																																								
92/3.	2200		680		1520																																																																								
166/2.	12060		10200		1860																																																																								
92/2.	1100		870.		230																																																																								

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										1966 for considering the original land parcels owned by them severally or in joint ownership to provide as single final plot in the name of Cityopia Ventures Pvt Ltd. In this they have submitted the notarised consent on stamp paper of the landowners of the following lands, totally admeasuring 648.96 Gunthas; 1. village Palspe- Gut No. 60/1, 54, 55/1/A/1, 56, 51/4, 2. village Kolkhe- Gut No. 123/1/B(168/1/B), 137/1(182/1), 166/2(211/2), 140, 160, 149(194) 3. Village Shivkar- Gut No. 184, 157, 151/2, 4. Village Kon- 19/1/B,23/2, 22/7, 23/1, 24/4, 14/2, 10/6,. 5. Village Chikhale- 105/1, 92/2, 111/1, 111/1	
515	Jainbi Ibrahim Patel Mahamad Jahur Ibrahim Patel Abdul Raupha Ibrahim Patel Mahamad Ikabal Ibrahim Patel Mahamad Asalam Ibrahim Patel Akhatar Banu Ikabal Raut	Kon	24/3	Class-I	514	2550	416	1020	1020	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 416, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
516	Kunal Jayantilal Gala	Kon	75/2/A	Class-I	515	270	417	108	108	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per the PWD Notification, an area of 2820 sq. mt. from the total landholding of 3090 sq. mt. of Gut No. 75/2/1 has been notified for acquisition for the purpose of the Multimodal Corridor (MMC) and the balance area of 270 sq. mt. shall remain with the landowners. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the area under the acquisition for MMC.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
											Final Plot No.417, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
517	Nirmal Vedprakash Malhotra Reshma Gautam Mehara Ajay Vedprakash Malhotra	Kon	80/0	Class-I	516	25000	419	10000	10000	They did not attend the hearing, but Shri. Ajay Malhotra on behalf of himself and his mother Smt. Nirmala Malhotra and sister smt. Reshma Malhotra, submitted a representation dated 15/04/2025. Submisiion. 1. They jointly owned the following lands in Kon village. Gut No.- 80/0, 78/1/B, 79/2, 77/0, 76/14, 76/17, 78/1A, 78/2, 78/3, 78/5, 78/6, 79/1. 2. Gut No. 80/0 is NA land wide NA order No. MSHA/LNA/1/SR/349/2005 dated 03/07/2006 from collector, Raigad. They had constructed warehouse in the said land, as per sanctioned building permission and running warhouse business. 3. The other land are also under the use of warehouse, truck parking, servant quarters, house. 4. All the above lands were purchased for commercial purpose and now the proposed 40% plots has to be used for residential purpose and it will be huge financial loss to them. 5. For their other lands in village Arivali, the approach road is existed through the said lands. Now the purpose of this lands will be over and it will be financial loss to them. 6. Therefore they submitted that they have strong opposition to take their said lands in TPS 10 and shall be deleted from the scheme.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. In the original land bearing Gut No. 80, the Development Permission was earlier sanctioned on 03/07/2006 for Shops with stores. The land was situated in U-2 zone and the permissible FSI was 0.20. As per plan, the area under various services are as follows; Highway(1054 sq. mt.), RP Road (2700 sq. mt.), service road (2915 sq. mt) and 5% amenity space (1250 sq. mt.) However, existing structures in the land are not matching with the sanctioned permission. 3. As per the General decision for earlier sanctioned development permissions, as mentioned in the scheme report, final plot of 15000 sq. mt. has been granted. Accordingly, the layout of the scheme has been revised and reconstituted Final Plot No. 419, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
518	Rakhmabai Ambo Mhatre Pandharinath Ambo	Kon	14/5/B	Class-II	517	2430	420	972	1388	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Mhatre Khandu Ambo Mhatre										The sanctioned draft scheme proposal is confirmed. Final Plot No. 420, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
519	Rakhmabai Ambo Mhatre Pandharinath Ambo Mhatre Khandu Ambo Mhatre	Kon	14/4	Class-II	518	1040		416			
520	Sujata Namdev Mhatre Rajesh Namdev Mhatre Sumitra Anil Patil Samrudhdi Sachin Kadav Harishchandra Rambhau Mhatre Sharda Bhaga Kadav Ananta Rambhau Mhatre	Kon	22/3	Class-I	519	350	422	140	140	They did not attend the hearing, but submitted a representation dated 20/03/2025. Submission- 1. As per EIA 2006 Notification, prior environmental clearance is mandatory for Township and Area Development Projects covering more than 50 Ha of land. However such Environmental clearance was not obtained prior to the preparation of the IDP and TPS-10.	1. A Town Planning Scheme is essentially a statutory land-use planning mechanism, intended for land pooling, reconstitution, and infrastruture planning. It involves preparing a detailed layout for future development and does not itself implement development project. However, individual development projects within a TPS may require environmental clearance if they meet the threshold criteria of the EI Notification, 2006. 2. Considering the area of reservations and amenities in TPS-10, the request to grant the final plot of a minimum of 60% of the original land can not be considered. 3. The report of the scheme states that, based on the Sanctioned Development Plan, Physical survey provided by the appointed agency and details of revenue records such as village maps, Phalani map, 7/12 & 8A, extracts of sanctioned layouts, measurement plan, GIS based Town Planning Scheme maps were prepared. Accordingly, the geo co-ordinates of the proposed final plots are incorporated in the notices sent to all land parcels and their respective owners. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. As per the GAIL guidelines, 30m wide Right of User (ROU) has been designated as a buffer zone along the gas pipe line. The sanctioned draft scheme proposal is confirmed. Final Plot No. 422 & 422A, as delineated in plan No. 4, is hereby allotted to the respective
521	Sujata Namdev Mhatre Rajesh Namdev Mhatre Sumitra Anil Patil Samrudhdi Sachin Kadav Harishchandra Rambhau Mhatre Sharda Bhaga Kadav Ananta Rambhau Mhatre	Kon	22/1	Class-II	520	2820	422A	1128	1128	2. In the said scheme, the land retention to surrender ratio has been altered from 60:40 to 40:60 and FSI has been increased from 1.7 to 2.5. This change was made unilaterally by CIDCO without conducting a public hearing. 3. The land owners within the scheme are predominantly farmers, and their cultivated lands have been included in the scheme. 4. Dy SLR has not conducted a joint survey of the lands included in the scheme. 5. GAIL gas pipe line passes through TPS-10 area. As per The Disaster Managment Act, 2010, the population residing within 200 mt. of the pipe line shall be kept under continuous observation.	

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										The said issue is not yet discussed. 6. The contribution amount mentioned in Form 1 is exorbitant. Accordingly they requested to withdraw TPS-10, under section 87 of MR & TP Act 1966.	landowners, in accordance with the ownership and area details recorded in table B.
522	Tarabai Goma Patil	Kon	24/1	Class-I	521	5390	423	2156	2156	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 423, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
523	Parigh	Kon	73/C/1	Class-I	522	6200	425	2480	4790	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 425, as delineated in plan No. 4, is hereby allotted to the Govt.of Maharashtra in accordance with the ownership and area details recorded in table B.
524	Parigh	Kon	73/C/2	Class-I	523	1300		520			
525	Parigh	Kon	73/C/3	Class-I	524	1500		600			
526	Parigh	Kon	73/C/4	Class-I	525	2600		1040			
527	Parigh	Kon	73/C/5	Class-I	526	54		22			
528	Parigh	Kon	73/C/6	Sarkar	527	200		80			
529	Parigh	Kon	73/C/7/A	Sarkar	528	120		48			
530	Nirmal Vedprakash Malhotra	Kon	78/1/B	Class-I	529	4100	427	1640	2024	They did not attend the hearing, but Shri. Ajay Malhotra on behalf of himself and his mother Smt. Nirmala Malhotra and sister smt. Reshma Malhotra, submitted a representation dated 15/04/2025. Submission.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966.
531	Nirmal Vedprakash Malhotra	Kon	79/2	Class-I	530	960		384			
532	Nirmal V. Malhotra	Kon	77/0	Class-I	531	2000	427A	800	800	Reshma Malhotra, submitted a representation dated 15/04/2025. Submission. 1. They jointly owned the following lands in Kon village. Gut No.- 80/0, 78/1/B, 79/2, 77/0, 76/14, 76/17, 78/1A, 78/2, 78/3, 78/5, 78/6, 79/1. 2. Gut No. 80/0 is NA land wide NA order No. MSHA/LNA/1/SR/349/2005 from collector, Raigad. They had constructed warehouse in the said	The sanctioned draft scheme proposal is confirmed. Final Plot No. 427, 428, as delineated in plan No. 4, are hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
533	Ajay Vedprakash Malhotra	Kon	76/14	Class-I	532	3520	428	1408	5788		
534	Ajay Vedprakash Malhotra (H.U.F.)	Kon	76/17	Class-I	533	2280		912			
535	Ajay Vedprakash Malhotra (H.U.F.)	Kon	78/1/A	Class-I	534	2100		840			
536	Ajay Vedprakash Malhotra (H.U.F.)	Kon	78/2	Class-I	535	630		252			
537	Ajay Vedprakash Malhotra (H.U.F.)	Kon	78/3	Class-I	536	1520		608			
538	Ajay Vedprakash Malhotra (H.U.F.)	Kon	78/5	Class-I	537	710		284			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
539	Ajay Vedprakash Malhotra (H.U.F.)	Kon	78/6	Class-I	538	1310		524		land, as per sanctioned building permission and running warhouse business. 3. The other land are also under the use of warehouse, truck parking, servant quarters, house. 4. All the above lands were purchased for commercial purpose and now the proposed 40% plots has to be used for residential purpose and it will be huge financial loss to them. 5. For their other lands in village Arivali, the approach road is existed through the said lands. Now the purpose of this lands will be over and it will be financial loss to them. 6. Therefore they submitted that they have strong opposition to take their said lands in TPS 10 and shall be deleted from the scheme.	
540	Ajay Vedprakash Malhotra (H.U.F.)	Kon	79/1	Class-I	539	2400		960			
541	Champadevi Ramamurti Shrama	Kon	78/4	Class-I	540	760	429	304	304	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 429, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
542	Maya Kamalu Shisave Hiru Kamalu Shisave Gangubai Balya Shisave Urfa Laxmi Mahadev Patil	Kon	10-8	Class-II	541	930	432	372	1144	Shri. Kanha Shisave attended the hearing on 26/03/2025 and submitted their say as under. Submission- 1. He was not informed about the declaration of intention of the Town Planning Scheme. 2. Regarding the ownership of the land, 7/12 extract were directly taken without his consent and verification. 3. The planning authority has prepared the scheme without doing authentic measurement and	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Government of Maharashtra, under section 40 of the said Act, declared CIDCO as the Special Planning Authority for an area notified as Navi Mumbai Airport Influence Notified Area (NAINA) and thereafter sanctioned the IDP/DP of the said area. As per the provision of Section 60(2) of the said Act, the public notice about the declaration of making TPS-10 was published in the Extraordinary official Maharashtra Government Gazette (part-II) dated 29th December 2022 as well as in the daily
543	Maya Kamalu Shisave Hiru Kamalu Shisave Gangubai Balya Shisave Urfa	Kon	84/1	Class-II	542	1930		772			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Laxmi Mahadev Patil									therefore the said scheme shall be taken back under the provisions of MR & TP Act. 4. Their original occupation is farming and their livelihood is depend upon the cultivation from the said land. Therefore their 100% land shall be kept for them and their future generation, for farming. 5. The said project will destroy hills, plants, wells and the environment of the area and therefore it shall be taken back. 6. The distribution of 40:60 is not accepted to them. 7. NAINA project will desrtoy social system of the farmers and will have tremendous social effect.	newspapers “Dainik Kille Raigad” and “Free Press Journal” dated 3rd January 2023 3. NAINA Authority obtained cerified copies of the 7/12 extracts for all the concerned lands and susequently ensured their updatation. 4. The report of the scheme states that, based on the Sanctioned Development Plan, Physical survey provided by the appointed agency and details of revenue records such as village maps, Phalani map, 7/12 & 8A, extracts of sanctioned layouts, measurement plan, GIS based Town Planning Scheme maps were prepared. Accordingly, the geo co-ordinates of the proposed final plots are incorporated in the notices sent to all land parcels and their respective owners. 5. The scheme ensures the preservation of environmentally sensitive areas such as forests, water bodies, hills and open spaces. 6. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. The sanctioned draft scheme proposal is confirmed. Final Plot No. 432, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
544	Minakshi Macchindra Patil Kamala Aambaji Shisave Anjana Aambaji Shisave Lata Hanumant Shisave Ketan Hanumant Shisave Harshada Hanumant Shisave	Kon	84/2	Class-II	543	730	433	292	292	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 433, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
545	Bajaranglal Govardhandas Agrawal	Kon	66/19/2	Class-I	544	1100	435	996	4092	They neither attended the hearing nor submitted any representation	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. As per the PWD Notification, an area of 180 sq. mt. from the total landholding of 1800 sq. mt. of Gut No. 66/22 has been notified for acquisition for the purpose of the Multimodal Corridor (MMC) and the balance area of 1620 sq. mt. shall remain with the landowners. 3. In the original lands, the Town Planning Department recommended the Development Permission on 15/05/2007 for Vehicle Repairing and Maintenance Workshop.. The land was situated in U-2 zone and the permissible FSI was 0.20. The existing structures in the land are generally matching with the sanctioned permission. 4. As per the General decision for earlier sanctioned development permissions, as mentioned in the scheme report, final plot of 2712 sq. mt. has been granted. Accordingly, the layout of the scheme has been revised and reconstituted Final Plot No. 435 admeasuring 2712 sq. mt., as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B..
546	Bajaranglal Govardhandas Agrawal	Kon	66/20	Class-I	545	1800		1630			
547	Bajaranglal Govardhandas Agrawal	Kon	66/22	Class-I	546	1620		1467			
548	M/s Citiopia Venture Pvt. Ltd. Tarfe Prashant Prabhakar Patekar	Kolkhe	58	Class-I	547	2257	438	903	2359	They did not attend the hearing, but shri. Prashant Patekar, M/s Sai Tapaswini Builder, has sumitted a representation dated 04/04/2025. 1. Their original land bearing survey no. 58 is adjoining to Mumbai-Pune National Highway. Earlier when they handed over their said lands to NAINA scheme, they requested to grant final plot for all the lands in survey no. 58 or on the frontage of Mumbai-Pune	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per the 7/12 extract, an area of 10200 sq. mt. from the total landholding of 12060 sq. mt. of Gut No. 166/2, falls under the jurisdiction of Railway and the balance area of 1860 sq. mt. shall remain with the landowners. Aslo Gut No 58 is affected by Mumbai Pune Highway and 22257 sq. mt area remained with the landowner. As per their request , for original Gat No. 58 (part
549	M/s Citiopia Venture Pvt. Ltd. Tarfe Prashant Prabhakar Patekar	Kolkhe	166/2 (Old Sn 211/2, K)	Class-I	548	1860		744			
550	Pratik Ajit Patil Hema Ajit Patil	Kon	23/2	Class-I	549	1780		712			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
										National Highway. 2. NAINA Authority has proposed Final plot Nos. 438 & 438A on only 15 mt. wide road. 3. Therefore thay requested to grant final plot in lieu of their original lands admeasuring 100.20 Gunthas on NAINA's Final plot no. 518 or 694, adjoining to Mumbai-Pune National Highway. 4. M/s Cityopia Ventures Pvt Ltd vide letter dtd 16.09.2025 has submitted ammended consent for giving, common plot as per section 60(1) of MR &TP Act, 1966 for considering the original land parcels owned by them severally or in joint ownership to provide as single final plot in the name of Cityopia Ventures Pvt Ltd. Under this, the land owners of gat No. 166/2 (kolkhe), 23/2 (kon) has given notarised consent to include their land with M/S Cityopia Ventures Pvt Ltd to provide as a single final plot.	of FP 438 as per draft scheme) Final plot No. 172 has been granted besides FP No 171. Also area of Gut No. 166/2 (Kolkhe) and 23/2(Kon), have been included in final plot No 529. Accordingly reconstituted Final Plot No. 172, 529 (pt.,) as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B. It is subject to the separation of the areas belonging to the landowners and the area under Railway.
551	Sunil Kisan Mhatre Alka Ashok Mhatre Aniket Ashok Mhatre Ashwini Ravindra Gaykar Ram Ambo Mhatre Laxman Ambo Mhatre Dattatrey Ambo Mhatre Bharat Ambo Mhatre	Shivkar	157	Class-II	550	3200	438A	1280	1280	M/s Cityopia Ventures Pvt Ltd vide letter dtd 16.09.2025 has submitted ammended consent for giving, common plot as per section 60(1) of Mr&TP Act, 1966 for considering the original land parcels owned by them severally or in joint ownership to provide as single final plot in the name of Cityopia Ventures Pvt Ltd. Under this, the land owners of gat No. 157 (Shivkar) has given notarised consent to include their land with M/S Cityopia Ventures Pvt Ltd to provide as a single final plot.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per their request, Gat No. 157 (Shivkar), has been included in final plot No 529. Accordingly reconstituted Final Plot No.529 (Pt,as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B. It is subject to the separation of the areas belonging to the landowners and the area under Railway
552	Balaram Ragho Gharat	Kon	69/3/4	Class-I	551	6760	439	2704	2704	They did not attend the hearing, but submitted representation dated 27/03/2025. Submission- 1. As per EIA 2006 Notification, prior environmental clearance is	1. A Town Planning Scheme is essentially a statutory land-use planning mechanism, intended for land pooling, reconstitution, and infrastruture planning. It involves preparing a detailed layout for future development and does not itself implement development project. However, individual

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										mandatory for Township and Area Development Projects covering more than 50 Ha of land. However such Environmental clearance was not obtained prior to the preparation of the IDP and TPS-10. 2. In the said scheme, the land retention to surrender ratio has been altered from 60:40 to 40:60 and FSI has been increased from 1.7 to 2.5. This change was made unilaterally by CIDCO without conducting a public hearing. 3. The land owners within the scheme are predominantly farmers, and their cultivated lands have been included in the scheme. 4. Dy SLR has not conducted a joint survey of the lands included in the scheme. 5. GAIL gas pipe line passes through TPS-10 area. As per The Disaster Managment Act, 2010, the population residing within 200 mt. of the pipe line shall be kept under continuous observation. The said issue is not yet discussed. 6. The contribution amount mentioned in Form 1 is exorbitant. Accordingly they requested to withdraw TPS-10, under section 87 of MR & TP Act 1966.	development projects within a TPS may require environmental clearance if they meet the threshold criteria of the EI Notification, 2006. 2. Considering the area of reservations and amenities in TPS-10, the request to grant the final plot of a minimum of 60% of the original land can not be considered. 3. The report of the scheme states that, based on the Sanctioned Development Plan, Physical survey provided by the appointed agency and details of revenue records such as village maps, Phalani map, 7/12 & 8A, extracts of sanctioned layouts, measurement plan, GIS based Town Planning Scheme maps were prepared. Accordingly, the geo co-ordinates of the proposed final plots are incorporated in the notices sent to all land parcels and their respective owners. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. As per the GAIL guidelines, 30m wide Right of User (ROU) has been designated as a buffer zone along the gas pipe line. The sanctioned draft scheme proposal is confirmed. Final Plot No. 439, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
553	Vanabai Ram Patil Dinesh Namdev Mali Ranjana Raghunath Gaykar Anjana Mahadev	Kon	81/1	Class-II	552	1300	440	520	3580	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Patil Sangita Namdev Mali Pranali Namdev Mali A.N. 5 che A.P.K. Bhau Dinesh Namdev Mali										Final Plot No. 440, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
554	Vanabai Ram Patil Dinesh Namdev Mali Ranjana Raghunath Gaykar Anjana Mahadev Patil Sangita Namdev Mali Pranali Namdev Mali A.N. 5 che A.P.K. Bhau Dinesh Namdev Mali	Kon	87/2	Class-II	553	7650		3060			
555	Rahul Ramchandra Gharat	Kon	82/5	Class-I	554	1870	441	748	748	Shri Rahul Gharat attended the hearing on 26/03/2025 and submitted their say as under. Submission- 1) They are agreed to the location and shape of the proposed final plot no 441. 2) They requested to grant the final plot of a minimum of 70% area of their original land. 3) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4) Roads shall be immediately developed and the possession of the Final plot shall be handed over at the earliest. 5)The contribution amount as per form no. 1 is not accepted and shall be waived. 6) By considering the development of the High Rise	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 70% of the original land can not be considered. 3. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. For concession in the marginal spaces, a new regulation has been proposed. 6. The sanctioned draft scheme proposal is confirmed. Final Plot No.441 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	
556	M/s. Dayna Infrastructure Ltd.	Kon	59/1	Class-I	555	547	442	219	3735	They neither attended the hearing nor submitted any representation	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. As per the PWD Notification, following lands are notified for acquisition for the purpose of the Multimodal Corridor (MMC). Gut No. Total Area. Railway MMC Acq. Remaining Area 59/1. 1690

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
											confirmed, subject to the separation of the areas belonging to the landowners and the area under the acquisition for MMC. Final Plot No.443, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
567	Nilgiri Infrastructure Projects Ltd.	Kon	66/16	Class-I	566	195	444	78	14198	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. Following lands are acquired or notified for acquisition for the purpose mentioned below. Gut No. Total Area. Area under Acq. Remaining Area Purpose of Acq. 66/16. 800. 605. 195. MMC 91/3. 3000. 1050 1950 Railway 92/2 4400 1400 3000 Railway 92/5 2300 2200 100 Railway The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the area under the acquisition for MMC. Final Plot No.444, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
569	Nilgiri Infrastructure Projects Ltd.	Kon	89/1	Class-I	567	2300		920			
570	Nilgiri Infrastructure Projects Ltd.	Kon	89/3	Class-I	568	7600		3040			
571	Nilgiri Infrastructure Projects Ltd.	Kon	89/4	Class-I	569	1090		436			
572	Nilgiri Infrastructure Projects Ltd.	Kon	91/3	Class-I	570	1950		780			
573	Nilgiri Infrastructure Projects Ltd.	Kon	91/6	Class-I	571	1040		416			
574	Nilgiri Infrastructure Projects Ltd.	Kon	92/1/C	Class-I	572	1390		556			
575	Nilgiri Infrastructure Projects Ltd.	Kon	92/1/D	Class-I	573	2790		1116			
576	Nilgiri Infrastructure Projects Ltd.	Kon	92/2	Class-I	574	3000		1200			
577	Nilgiri Infrastructure Projects Ltd.	Kon	92/4	Class-I	575	2020		808			
578	Nilgiri Infrastructure Projects Ltd.	Kon	92/5	Class-I	576	100		40			
579	Nilgiri Infrastructure Projects Ltd.	Kon	92/6	Class-I	577	1400		560			
580	Nilgiri Infrastructure Projects Ltd.	Kon	92/7	Class-I	578	1700		680			
581	Nilgiri Infrastructure Projects Ltd.	Kon	92/8	Class-I	579	660		264			
582	Nilgiri Infrastructure Projects Ltd.	Kon	92/9	Class-I	580	1800		720			
583	Nilgiri Infrastructure Projects Ltd.	Kon	92/11	Class-I	581	350		140			
584	Nilgiri Infrastructure Projects Ltd.	Kon	92/12	Class-I	582	2690		1076			
585	Nilgiri Infrastructure Projects Ltd.	Kon	93/5/B	Class-I	583	1520		608			
586	Nilgiri Infrastructure Projects Ltd.	Kon	94/1	Class-I	584	900		360			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
587	Nilgiri Infrastructure Projects Ltd.	Kon	94/2	Class-I	585	1000		400			
588	Ramdas Namdev Mhatre Nirmala Maruti Wajekar Swarupa Gopal Patil Jaya Shivram Shisave Vaishali Shrikant Mhatre	Kon	37/3/A	Class-II	586	4660	448	1864	1864	Shri Nivrutti Ramdas Mhatre attended the hearing on 26/03/2025 and submitted their say as under. Submission- 1) They are agreed to the location and shape of the proposed final plot no 441. 2) They requested to grant the final plot of a minimum of 70% area of their original land. 3) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4) Roads shall be immediately developed and the possession of the Final plot shall be handed over at the earliest. 5)The contribution amount as per form no. 1 is not accepted and shall be waived. 6) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 70% of the original land can not be considered. 3. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. For concession in the marginal spaces, a new regulation has been proposed. 6. The sanctioned draft scheme proposal is confirmed. Final Plot No.448 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
589	Baburao TuKaram Mhatre	Kon	24/8	Class-II	587	660	449	264	264	They did not attend the hearing, but submitted representation dated 24/03/2025. Submission- 1. As per EIA 2006 Notification, prior environmental clearance is mandatory for Township and Area Development Projects covering more than 50 Ha of land. However such Environmental clearance was not obtained prior to the preparation of the IDP and TPS-10. 2. In the said scheme, the land	1. A Town Planning Scheme is essentially a statutory land-use planning mechanism, intended for land pooling, reconstitution, and infrastruture planning. It involves preparing a detailed layout for future development and does not itself implement development project. However, individual development projects within a TPS may require environmental clearance if they meet the threshold criteria of the EI Notification, 2006. 2. Considering the area of reservations and amenities in TPS-10, the request to grant the final plot of a minimum of 60% of the original land can not be considered.
590	Baburao TuKaram Mhatre	Kon	14/7	Class-I	588	3870	449A	1548	1548		

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
										retention to surrender ratio has been altered from 60:40 to 40:60 and FSI has been increased from 1.7 to 2.5. This change was made unilaterally by CIDCO without conducting a public hearing. 3. The land owners within the scheme are predominantly farmers, and their cultivated lands have been included in the scheme. 4. Dy SLR has not conducted a joint survey of the lands included in the scheme. 5. GAIL gas pipe line passes through TPS-10 area. As per The Disaster Managment Act, 2010, the population residing within 200 mt. of the pipe line shall be kept under continuous observation. The said issue is not yet discussed. 6. The contribution amount mentioned in Form 1 is exorbitant. Accordingly they requested to withdraw TPS-10, under section 87 of MR & TP Act 1966.	3. The report of the scheme states that, based on the Sanctioned Development Plan, Physical survey provided by the appointed agency and details of revenue records such as village maps, Phalani map, 7/12 & 8A, extracts of sanctioned layouts, measurement plan, GIS based Town Planning Scheme maps were prepared. Accordingly, the geo co-ordinates of the proposed final plots are incorporated in the notices sent to all land parcels and their respective owners. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. As per the GAIL guidelines, 30m wide Right of User (ROU) has been designated as a buffer zone along the gas pipe line. The sanctioned draft scheme proposal is confirmed. Final Plot No. 449 & 449A, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
591	Ramabai Kamlu Sawant Changuna Rama Gaikwad Gangubai Raghunath Kambale Suman Shankar Gaikwad Pradip Raghunath Kambale Sugandha Ambaji kambale Ashalata Kiran Babare Gautam Ambaji	Kon	22/7	Class-II	589	560	450	224	3040	They did not attend the hearing, but shri. Pradeep Kambale submitted a representation dated 16/04/2025. Submission. 1) They requested to grant the final plot of a minimum of 50% area of their original land. 2)The contribution amount as per form no. 1 is not accepted and shall be waived. 3) The final plot shall be granted along 20 mt. or 45 mt. wide road. 4) If any additional land is required for NAINA scheme, it shall be	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. NAINA Authority had granted them development permission wide permission/commencement certificate dated 01/12/2020 and revised commencement certificate dated 04/09/2023 on their original lands bearing Gut No. 69, 70/1, 71/1/A, 71/1/B, 71/2, admeasuring 446.40 Gunthas. 3. Thereafter, they have submitted the notarised consent on stamp paper of the landowners of the following lands, totally admeasuring 648.96

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator																																																																		
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area																																																																				
	kambale Rajendra Ambaji kambale Suvarna Santosh Gaikwad									acquired under the provisions of Land Acquisition Act, 2013. Director, Cityopia Venture Pvt Ltd, attended the hearing on 02/04/2025 and submitted their presentation dated 02/04/2025. Submission in Presentation- 1. NAINA Authority had granted them development permission wide permission/commencement certificate dated 01/12/2020 and revised commencement certificate dated 04/09/2023 on their original lands bearing Gut No. 69, 70/1, 71/1/A, 71/1/B, 71/2, admeasuring 446.40 Gunthas. 2. Accordingly they started the development, but thereafter NAINA wide letter dated 20/03/2024 informed them that the boundaries of their original lands are changed in TPS. Therefore the distance between their boundary in TPS and their building is reduced. 3. Therefore they requested to correct their land boundary as per the sanctioned building permission. Also they requested that the difference of 8 gunthas between the plot area and their 7/12 extract shall be corrected as per their 7/12 extract. Wide another representation dated 02/04/2025, they submitted that their project lands are Gut No. 69, 70/1, 71/1/A, 71/1/B, 71/2, admeasuring 446.40 Gunthas and their Handover lands are Gut No. 58, 123/1/B, 137/1, 56, 59/1, 60/1, 62/1, 64/1, 54, 55/1/A/1, 55/6, 58/1, 90/1, 90/2, admeasuring 670 Gunthas. The said Handover lands will be handed over to NAINA and for that they started	Gunthas; 1. village Palspe- Gut No. 60/1, 54, 55/1/A/1, 56, 51/4, 2. village Kolkhe- Gut No. 123/1/B(168/1/B), 137/1(182/1), 166/2(211/2), 140, 160, 149(194) 3. Village Shivkar- Gut No. 184, 157, 151/2, 4. Village Kon- 19/1/B,23/2, 22/7, 23/1, 24/4, 14/2, 10/6,. 5. Village Chikhale- 105/1, 92/2, 111/1, 111/1 4. Out of above lands, area under different acquisition is as follows; <table><tr><td>Gut No.</td><td>Area.</td><td>Rly.</td><td>MMC.</td><td>Road</td><td>Remain</td></tr><tr><td>137/1.</td><td>4110.</td><td>2100.</td><td></td><td></td><td>2010</td></tr><tr><td>54.</td><td>1300</td><td></td><td>380</td><td></td><td>920</td></tr><tr><td>55/1/A/1</td><td>2900</td><td></td><td>2330</td><td></td><td>570</td></tr><tr><td>56.</td><td>4000</td><td></td><td>1410</td><td></td><td>2590</td></tr><tr><td>60/1.</td><td>9080</td><td></td><td>4980</td><td></td><td>4100</td></tr><tr><td>62/1</td><td>3510</td><td></td><td>1595</td><td></td><td>1915</td></tr><tr><td>151/2.</td><td>4930</td><td></td><td></td><td>70</td><td>4860</td></tr><tr><td>92/3.</td><td>2200</td><td></td><td>680</td><td></td><td>1520</td></tr><tr><td>166/2.</td><td>12060</td><td></td><td>10200</td><td></td><td>1860</td></tr><tr><td>92/2.</td><td>1100</td><td></td><td>870.</td><td></td><td>230</td></tr></table>	Gut No.	Area.	Rly.	MMC.	Road	Remain	137/1.	4110.	2100.			2010	54.	1300		380		920	55/1/A/1	2900		2330		570	56.	4000		1410		2590	60/1.	9080		4980		4100	62/1	3510		1595		1915	151/2.	4930			70	4860	92/3.	2200		680		1520	166/2.	12060		10200		1860	92/2.	1100		870.		230
Gut No.	Area.	Rly.	MMC.	Road	Remain																																																																								
137/1.	4110.	2100.			2010																																																																								
54.	1300		380		920																																																																								
55/1/A/1	2900		2330		570																																																																								
56.	4000		1410		2590																																																																								
60/1.	9080		4980		4100																																																																								
62/1	3510		1595		1915																																																																								
151/2.	4930			70	4860																																																																								
92/3.	2200		680		1520																																																																								
166/2.	12060		10200		1860																																																																								
92/2.	1100		870.		230																																																																								
592	Ramabai Kamlu Sawant Changuna Rama Gaikwad Gangubai Raghunath Kambale Suman Shankar Gaikwad Pradip Raghunath Kambale Sugandha Ambaji kambale Ashalata Kiran Babare Gautam Ambaji kambale Rajendra Ambaji kambale Suvarna Santosh Gaikwad	Kon	23/1	Class-II	590	5070		2028																																																																					
593	Ramabai Kamlu Sawant Changuna Rama Gaikwad Gangubai Raghunath Kambale Suman Shankar Gaikwad Pradip Raghunath Kambale Sugandha Ambaji kambale Ashalata Kiran Babare Gautam Ambaji kambale Rajendra Ambaji kambale Suvarna Santosh Gaikwad	Kon	24/4	Class-II	591	1970		788		Accordingly, reconstituted Final Plot No. 529, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.																																																																			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
										the procedure of land purchase and MOU. Therefore they requested to grant some time to finalise the procedure of land purchase. M/s Cityopia Ventures Pvt Ltd vide letter dtd 16.09.2025 has submitted ammended consent for giving, common plot as per section 60(1) of MR &TP Act, 1966 for considering the original land parcels owned by them severally or in joint ownership to provide as single final plot in the name of Cityopia Ventures Pvt Ltd. In this they have submitted the notarised consent on stamp paper of the landowners of the following lands, totally admeasuring 648.96 Gunthas; 1. village Palspe- Gut No. 60/1, 54, 55/1/A/1, 56, 51/4, 2. village Kolkhe- Gut No. 123/1/B(168/1/B), 137/1(182/1), 166/2(211/2), 140, 160, 149(194) 3. Village Shivkar- Gut No. 184, 157, 151/2, 4. Village Kon- 19/1/B,23/2, 22/7, 23/1, 24/4, 14/2, 10/6,. 5. Village Chikhale- 105/1, 92/2, 111/1, 111/1	
594	Krushna Savalaram Gharat Baliram Savalaram Gharat Mathurabai Haribhau Mhatre Janabai Savalaram Gharat	Kon	87/3/B	Class-I	592	3070	451	1228	1228	They did not attend the hearing, but Shri. Baliram Gharat and other 3 have submitted representation dated 27/03/2025. Submission- 1. As per EIA 2006 Notification, prior environmental clearance is mandatory for Township and Area Development Projects covering more than 50 Ha of land. However such Environmental clearance was not obtained prior to the preparation of the IDP and TPS-10.	1. A Town Planning Scheme is essentially a statutory land-use planning mechanism, intended for land pooling, reconstitution, and infrastruture planning. It involves preparing a detailed layout for future development and does not itself implement development project. However, individual development projects within a TPS may require environmental clearance if they meet the threshold criteria of the EI Notification, 2006. 2. Considering the area of reservations and amenities in TPS-10, the request to grant the final plot of a minimum of 60% of the original land can not be considered.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
										2. In the said scheme, the land retention to surrender ratio has been altered from 60:40 to 40:60 and FSI has been increased from 1.7 to 2.5. This change was made unilaterally by CIDCO without conducting a public hearing. 3. The land owners within the scheme are predominantly farmers, and their cultivated lands have been included in the scheme. 4. Dy SLR has not conducted a joint survey of the lands included in the scheme. 5. GAIL gas pipe line passes through TPS-10 area. As per The Disaster Managment Act, 2010, the population residing within 200 mt. of the pipe line shall be kept under continuous observation. The said issue is not yet discussed. 6. The contribution amount mentioned in Form 1 is exorbitant. Accordingly they requested to withdraw TPS-10, under section 87 of MR & TP Act 1966.	3. The report of the scheme states that, based on the Sanctioned Development Plan, Physical survey provided by the appointed agency and details of revenue records such as village maps, Phalani map, 7/12 & 8A, extracts of sanctioned layouts, measurement plan, GIS based Town Planning Scheme maps were prepared. Accordingly, the geo co-ordinates of the proposed final plots are incorporated in the notices sent to all land parcels and their respective owners. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. As per the GAIL guidelines, 30m wide Right of User (ROU) has been designated as a buffer zone along the gas pipe line. The sanctioned draft scheme proposal is confirmed. Final Plot No. 451, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
595	Narayan Zeba Gharat, Vandana Pandurang Gharat, Dattatray Pandurang Gharat, Sapana Jagan Bhoir, Kailas Pandurang Gharat, Ananta Pandurang Gharat, Balaram Ragho Gharat, Parvatibai Ragho Gharat, Laxmi Shivkumar Rajbhar, Jayvanti Nana	Kon	88/2	Class-I	593	1900	452	760	760	They did not attend the hearing, but Shri. Baliram Gharat and other 3 have submitted representation dated 27/03/2025. Submission- 1. As per EIA 2006 Notification, if the Township and Area Development Scheme are proposed to be developed on more than 50 Ha land, then prior environmental clearance is required to be take from Environment department. But such environmental clearance has	1. A Town Planning Scheme is essentially a statutory land-use planning mechanism, intended for land pooling, reconstitution, and infrastruture planning. It involves preparing a detailed layout for future development and does not itself implement development project. However, individual development projects within a TPS may require environmental clearance if they meet the threshold criteria of the EI Notification, 2006. 2. Considering the area of reservations and amenities in TPS-10, the request to grant the final plot of a minimum of 60% of the original land can not be considered.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Bhopi, Krushna,,, Savalaram Gharat, Baliram Savalaram Gharat, Mathurabai Haribhau Mhatre, Janabai Savalaram Gharat, Gajanan Mahadu Gharat, Laxman Mahadu Gharat, Rajesh Ramchandra Gharat, Rasika Ramchandra Gharat Sangita Ramchandra Gharat, Anubai Tukaram Shelake , Taibai Ganesh Shitkande, Namdev Mahadu Gharat									not been taken, before preparation of IDP of 23 villages and TPS-10. 2. In the said scheme, the ratio of "land retain" to "land surrender" has been changed from 60:40 to 40:60 and FSI has been increased from 1.7 to 2.5. However, for the said changes, public hearing was not taken and CIDCO has taken the decision on their own. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the said scheme. About 7 to 10 years will be required to develop infrastructure facilities in the scheme and till then proposed additional FSI can't be used. 4. Dy SLR has not yet carried out the joint survey of the lands under the scheme. 5. GAIL gas pipe line is running through TPS-10 and receiving station is situated at Borle. However, IDP and TPS- 10 does not provide the details about the management of people within 200 mt on both the side of GAIL pipe line. 6. The contribution amount mentioned in Form 1 is exorbitant. Accordingly they requested to withdraw TPS-10, under section 87 of MR & TP Act 1966.	3. The report of the scheme states that, based on the Sanctioned Development Plan, Physical survey provided by the appointed agency and details of revenue records such as village maps, Phalani map, 7/12 & 8A, extracts of sanctioned layouts, measurement plan, GIS based Town Planning Scheme maps were prepared. Accordingly, the geo co-ordinates of the proposed final plots are incorporated in the notices sent to all land parcels and their respective owners. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. As per the GAIL guidelines, 30m wide Right of User (ROU) has been designated as a buffer zone along the gas pipe line. The sanctioned draft scheme proposal is confirmed. Final Plot No. 452, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
596	Bhalchandra Purushottam Patankar Mahadev Kisan Shisave Tarabai Krushna Khutale Fasibai Maruti Udare Kunda Anant Mhatre	Kon	88/1	Class-I	594	900	453	360	360	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 453, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Bebi Madhukar Sherkhane Ram Aambo Shisave Kavita Aambo Shisave Nitu Aambo Shisave Gangu Ram Patil Narayan Kanu Shisave Jomibai Aambo Shisave										
597	Kashinath Jhipar Mhatre	Kon	17/5/B	Class-II	595	4320	454	1728	1728	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 454, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
598	Suresh Dattatray Mhatre Ravindra Dattatray Mhatre	Kon	17/6	Class-II	596	1800	455	720	1840	Shri Suresh D. Mhatre attended the hearing on 27/03/2025 and submitted their say as under. Submission- 1) They are agreed to the location and shape of the proposed final plot no 294. 2) They requested to grant the final plot of a minimum of 70% area of their original land. 3) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4) Roads shall be immediately developed and the possession of the Final plot shall be handed over at the earliest. 5)The contribution amount as per form no. 1 is not accepted and shall be waived. 6) By considering the development of the High Rise	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 70% of the original land can not be considered. 3. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. For concession in the marginal spaces, a new regulation has been proposed. 6. The sanctioned draft scheme proposal is confirmed. Final Plot No.455 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
599	Suresh Dattatray Mhatre Ravindra Dattatray Mhatre	Kon	17/7	Class-II	597	2800		1120			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
										Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	
600	Ananta Shankar Gharat Suman Shankar Gharat Vimal Shankar Gharat Ravindra Baban Gadkari Sagar Baban Gadkari	Kon	92/10	Class-II	598	350	456	140	140	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 456, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
601	Raghunath Ganu Mhatre Sujata Namdev Mhatre Rajesh Namdev Mhatre Sumitra Anil Patil Samrudhdi Sachin Kadav Harishchndra Rambhau Mhatre Sharda Bhaga Kadav Ananta Rambhau Mhatre	Kon	36/2	Class-II	599	6340	457	2536	2536	They did not attend the hearing, but Shri. Harichandra Mhatre and other 7 have submitted representation dated 27/03/2025. Submission- 1. As per EIA 2006 Notification, if the Township and Area Development Scheme are proposed to be developed on more than 50 Ha land, then prior environmental clearance is required to be take from Environment department. But such environmental clearance has not been taken, before preparation of IDP of 23 villages and TPS-10. 2. In the said scheme, the ratio of "land retain" to "land surrender" has been changed from 60:40 to 40:60 and FSI has been increased from 1.7 to 2.5. However, for the said changes, public hearing was not taken and CIDCO has taken the decision on their own. 3. The land owners in the said scheme are generally farmers and their cultivated lands are taken in the said scheme. About 7 to 10 years will be required to develop infrastructure facilities in the scheme and till then proposed additional FSI can't be used.	1. A Town Planning Scheme is essentially a statutory land-use planning mechanism, intended for land pooling, reconstitution, and infrastruture planning. It involves preparing a detailed layout for future development and does not itself implement development project. However, individual development projects within a TPS may require environmental clearance if they meet the threshold criteria of the EI Notification, 2006. 2. Considering the area of reservations and amenities in TPS-10, the request to grant the final plot of a minimum of 60% of the original land can not be considered. 3. The report of the scheme states that, based on the Sanctioned Development Plan, Physical survey provided by the appointed agency and details of revenue records such as village maps, Phalani map, 7/12 & 8A, extracts of sanctioned layouts, measurement plan, GIS based Town Planning Scheme maps were prepared. Accordingly, the geo co-ordinates of the proposed final plots are incorporated in the notices sent to all land parcels and their respective owners. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. As per the GAIL guidelines, 30m wide Right of User (ROU) has been designated as a buffer zone along the gas pipe line.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										4. Dy SLR has not yet carried out the joint survey of the lands under the scheme. 5. GAIL gas pipe line is running through TPS-10 and receiving station is situated at Borle. However, IDP and TPS- 10 does not provide the details about the management of people within 200 mt on both the side of GAIL pipe line. 6. The contribution amount mentioned in Form 1 is exorbitant. Accordingly they requested to withdraw TPS-10, under section 87 of MR & TP Act 1966.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 457, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
602	Sachin Sudhakar Shetiya Rajesh Sudhakar Shetiya	Deraw ali	62	Class-I	600	848	458	339	1107	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per the 7/12 extract of Gut No. 59, an area of 200 sq. mt. falls under the jurisdiction of the Railway, whereas the remaining area of 1920 sq. mt. is recorded as being owned by the landowners. Out of Gut No 62- 1470 sq. mt., an area of 848 sq. mt is included in the scheme area. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the Railway. Final Plot No. 458, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
603	Rajesh Sudhakar Shetiya Sachin Sudhakar Shetiya	Deraw ali	59	Class-I	601	1920		768			
604	Hira Gajanan Pawar Kamal Raghunath Takale	Deraw ali	65	Class-II	602	250	459	100	100	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the Railway. Final Plot No. 459, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
605	Mavaji Jayram Ravriya	Deraw ali	64	Class-I	603	490	460	196	196	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per the KJP of Gut No. 64, an area of 2020 sq. mt. falls under the jurisdiction of the Railway, whereas the remaining area of 690 sq. mt. is recorded as being owned by the landowners. Accordingly area of OP & FP are corrected as 690 sq. mt and 276 sq. mt resp. Accordingly, reconstituted Final Plot No. 460, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B. It is subject to the separation of the areas belonging to the landowners and the Railway.
606	Khandu Vasudev Mhatre Mahadev Vasudev Mhatre Ramchandra Vasudev Mhatre Laxman Vasudev Mhatre Ashok Vasudev Mhatre Vijay Vasudev Mhatre Pushplata Nitin Ruthe	Kon	36/4	Class-I	604	1260	461	504	1384	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 461, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
607	Khandu Vasudev Mhatre Mahadev Vasudev Mhatre Ramchandra Vasudev Mhatre Laxman Vasudev Mhatre Ashok Vasudev Mhatre Vijay Vasudev Mhatre Pushplata Nitin Ruthe	Kon	37/1	Class-I	605	2200		880			
608	Khandu Vasudev Mhatre	Kon	37/2	Class-II	606	2660	461A	1064	1064	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
	Mahadev Vasudev Mhatre Ramchandra Vasudev Mhatre Laxman Vasudev Mhatre Ashok Vasudev Mhatre Vijay Vasudev Mhatre Pushplata Nitin Ruthe										MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 461A, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
609	Gopinath Ragho Mhatre	Kon	14/1	Class-II	607	2450	462	980	1552	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 462, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
610	Gopinath Ragho Mhatre	Kon	24/2	Class-II	608	1430		572			
611	Anjali Dwarkanath Tandel	Kon	24/9	Class-I	609	4300	463	1720	1720	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 463, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
612	Aambo Marya Mhatre Chahya Budhya Mhatre Laxmibai Kamalya Mhatre Durgabai Dhaya Mhatre Deepak Dhaya Mhatre Umesh Dhaya Mhatre Anjana Ankush Mhatre Aasha Mandalik	Kon	94/4	Class-I	610	400	464	160	160	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 464, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Patil Rashmi Dilip Paringe Anita Vithoba Mali										
613	Amar Kaluram Shisave Priti Prashant Mhaskar Kailas Kaluram Shisave Vaishali Sunil Kadav Radha Kaluram Shisave	Kon	69/11	Class-II	611	3960	465	1584	1584	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 465, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
614	Laxman Mahadu Gharat Anubai Tukaram Shelke Taibai Ganesh Shitakande Sangeeta Ramchandra Gharat Rajesh Ramchandra Gharat Rasika Ramchandra Gharat Sulochana Gajanan Gharat Arun Gajanan Gharat Chandrakant Gajanan Gharat Suman Shyam Gaikwad Ranjana Shankar Kanade Janabai Namdev Gharat Neha Narayan Patil Pratibha Ravindra Waghmare Dnyaneshwar Namdev Gharat Sumit Namdev Gharat	Kon	69/9	Class-I	612	385	466	154	154	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per the PWD Notification, an area of 905 sq. mt. from the total landholding of 1290 sq. mt. of Gut No. 69/9 has been notified for acquisition for the purpose of the Multimodal Corridor (MMC) and the balance area of 385 sq. mt. shall remain with the landowners. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the area under the acquisition for MMC. Final Plot No.466, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
615	Aambo Marya Mhatre	Kon	93/2/B	Class-I	613	485	467	194	1334	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
616	Aambo Marya Mhatre	Kon	93/3/B/4/B	Class-I	614	800		320			MR & TP Act, 1966.
617	Aambo Marya Mhatre	Kon	93/4/A	Class-I	615	2050		820			As per the PWD Notification, an area of 15 sq. mt. from the total landholding of 500 sq. mt. of Gut No. 93/2/B has been notified for acquisition for the purpose of the Multimodal Corridor (MMC) and the balance area of 485 sq. mt. shall remain with the landowners. As per the 7/12 extract of Gut No. 93/3/B/4/B, an area of 940 sq. mt. falls under the jurisdiction of the Railway, whereas the remaining area of 800 sq. mt. is recorded as being owned by the landowners. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the area under the acquisition for MMC. Final Plot No.467, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
618	Vaijayanti Dattu Patil Manda Nathuram Gatare Mahesh Nathuram Gatare Jayesh Nathuram Gatare Asmita Nathuram Gatare	Kon	93/1	Class-II	616	160	468	64	64	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per the 7/12 extract of Gut No. 93/1, an area of 1270 sq. mt. falls under the jurisdiction of the Railway, whereas the remaining area of 4880 sq. mt. is recorded as being owned by the landowners. As per the PWD Notification, an area of 4720 sq. mt. from the landowners holding of 4880 sq. mt. of Gut No. 93/1 has been notified for acquisition for the purpose of the Multimodal Corridor (MMC) and the balance area of 160 sq. mt. shall remain with the landowners. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the area under the acquisition for MMC. Final Plot No.468, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
619	Sharafudin Allisaheb Patel, Nurahasan Allisaheb Patel, Radiyabegam Allisaheb Patel, Aishibibi Allisaheb Patel, Jainabi Ibrahim Patel, Abdul Rauf Ibrahim Patel, Mahammad Ikbal Ibrahim Patel, Mahammad Asalam Ibrahim Patel, Akhatarbanu Ikbal Raut, Mukhatar Mahamudmiya Patel, Mahammad Salim Mahamudmiya Patel, Rukiyabibi Mahamudmiya Patel, Husainmiya M.A. Patel, Anjum M.A. Patel, Hidayat M.A. Patel, Multajim M.A. Patel, Nasim M.A. Patel, sajid Saibas Mulla, Farhad Salim Gujar, Sana Abubakar Fasate, Danish Jahur Patel, Aarfah Jahur Patel, Ibrahim Jahur Patel	Kon	24/7	Class-I	617	3400	470	1360	2760	Shri. Sharfuddin Allisaheb Patel and other 8 did not attend the hearing but submitted their presentation dated 27/03/2025. Submission- 1. They have strong opposition to NAINA scheme and refused to participate in the scheme. 2. They requested to cancel the said TPS-10 under the provisions of section 87 of MR & TP Act, 1966.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per the 7/12 extract of Gut No. 91/1/B, an area of 2270 sq. mt. falls under the jurisdiction of the Railway, whereas the remaining area of 400 sq. mt. is recorded as being owned by the landowners. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the area under the acquisition for MMC. Final Plot No.470, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
620	Sharafudin Allisaheb Patel, Nurahasan Allisaheb Patel, Radiyabegam Allisaheb Patel, Aishibibi Allisaheb Patel, Jainabi Ibrahim Patel, Abdul Rauf Ibrahim Patel, Mahammad Ikbal Ibrahim Patel, Mahammad Asalam Ibrahim Patel, Akhatarbanu Ikbal	Kon	91/1/B	Class-I	618	400		160			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Raut, Mukhatar Mahamudmiya Patel, Mahammad Salim Mahamudmiya Patel, Rukiyabibi Mahamudmiya Patel, Husainmiya M.A. Patel, Anjum M.A. Patel, Hidayat M.A. Patel, Multajim M.A. Patel, Nasim M.A. Patel, sajid Saibas Mulla, Farhad Salim Gujar, Sana Abubakar Fasate, Danish Jahur Patel, Aarfath Jahur Patel, Ibrahim Jahur Patel										
621	Sharafudin Allisaheb Patel, Nurahasan Allisaheb Patel, Radiyahbegam Allisaheb Patel, Aishibibi Allisaheb Patel, Jainabi Ibrahim Patel, Abdul Rauf Ibrahim Patel, Mahammad Ikbali Ibrahim Patel, Mahammad Asalam Ibrahim Patel, Akhatarbanu Ikbali Raut, Mukhatar Mahamudmiya Patel, Mahammad Salim Mahamudmiya Patel, Rukiyabibi Mahamudmiya Patel, Husainmiya M.A. Patel, Anjum M.A. Patel, Hidayat M.A. Patel, Multajim M.A. Patel, Nasim M.A. Patel, sajid Saibas Mulla, Farhad Salim Gujar,	Kon	94/3	Class-I	619	3100		1240			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Sana Abubakar Fasate, Danish Jahur Patel, Aarfat Jahur Patel, Ibrahim Jahur Patel										
622	Yashawant Pandurang Mhatre Laxman Pandurang Mhatre	Kon	96/1	Class-I	620	640	473	256	256	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per the PWD Notification, an area of 730 sq. mt. from the landowners holding of 1370 sq. mt. of Gut No. 96/1 has been notified for acquisition for the purpose of the Multimodal Corridor (MMC) and the balance area of 640 sq. mt. shall remain with the landowners. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the area under the acquisition for MMC. Final Plot No.473, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
623	Arjun Maruti Mhatre Janardan Maruti Mhatre	Kon	96/3	Class-I	621	6580	472	2632	2632	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per the 7/12 extract of Gut No. 96/3, an area of 250 sq. mt. falls under the jurisdiction of the Railway, and an area of 4500 sq. mt. falls under MSRDC, whereas the remaining area of 6580 sq. mt. is recorded as being owned by the landowners. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the area under the acquisition for MMC. Final Plot No.472, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
624	Shrikant Ganapat Mhatre Shevanti Kisan Bhagat Mai Raghunath Patil	Kon	96/2	Class-I	622	6930	474	2772	2772	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Shaila Vishnu Huddar										confirmed. Final Plot No. 474, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
625	Mahadev Narayan Parab Anil Narayan Parab	Kon	97	Class-I	623	5820	475	2328	2328	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 475, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
626	Mahadev Narayan Parab Anil Narayan Parab	Kon	100/1	Class-II	624	5210	475A	2084	2084	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 475A, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
627	Protected Forest	Kon	101/1	Sarkar	625	24550	476, 504	24550	26450	As per Rule No. 13 of the Maharashtra Town Planning Scheme Rules, 1974, a special notice in form 4 was sent to the Forest Dept and hearing was organised on 29/04/2025, but they didn't attend the hearing. Therefore, the details of the forest lands and corresponding final plots proposed for it in the sanctioned Draft TPS-10 was forwarded to the Forest Department wide letter No. ARB/TPS-10/Hearing/2025/692 dated 25/06/2025 addressed to the Dy Conservator of Forest, Alibaug & Asssistant COnservator Forest, Panvel and hearing in this respect was organised on 30/06/2025. From the forest department,	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 1. Total area of Gut No. 101/1 = 26800.00 sq. mt. 2.Area under 15m proposed road = 868.76 sq. mt. 3. Area remaining = 24550 sq. mt. 4. Area of granted FP = 24876 Sqm The sanctioned draft scheme proposal is confirmed. Due to the existing TATA pipeline passing through the forest area and proposed road, the Final Plot No. 476, 504 and 504B as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										Forest officer, Shri Gajanan Panpattorest Dept. attended the hearing on 30/06/2025. The final plots proposed for the forest lands in the sanctioned Draft TPS was shown to him on the TPS plan. He assured that they will submit the report, but no reply was received from the Forest Department.	
628	The Tata Power Company Ltd.	Kon	101/1/A		626	1900		1900		Mr Nishant Gaikwad and Mr.Dattatraya Shete attended the hearing on 02/07/2025 and submitted their representation. Submission: 1. Original plot number & final plot number mentioned in the draft TPS 10 plan are not matching. 2. They own following lands in villages that fall under TPS 10: a. 1.4064 Ha of lands in village Kon. b. 0.8803 Ha land in village Deravali. c. 3.3136 Ha land in village Kolkhe. 3. As per the draft TPS 10 map, the ownership in village Kolkhe & Deravali has been missed completely. 4. These lands are falling in TPS 10 scheme, which are owned by Tata Power by registered conveyance dt 16/11/1936 upon payment of prevailing market rates. 5. Tata Power's High Tension Power Transmission line (EHVT line) is passing through these lands and the land earmarked for their requirements. 6. In addition, Company's two more transmission lines are passing adjacent to above referred transmission line laid under powers vested in the company under following laws & any development below these	1. Mr. Gaikwad, wide mail dated 2nd July 2025, submitted 8A extract of Tata Power Co (Khat No. 64) of Kon village. It shows that part area of Gut Nos. 58, 59, 60, 61, 62, 66, 74, 75, 98, 99, 100, 73, & 101are under occupation of Tata Power Company. However, as per 7/12 extract of these lands, only Gut No. 73F/3 and 101/1/A are owned by the company and other Gut Nos are owned by the private land owners and the company's area is not mentioned. 2. As per 7/12 extract, the total area of Gut No. 73/F/3 is 1700 sq. mt and out of that 750 sq. mt. is under Mumbai-Pune Highway. For the said land , the FP No. 392A has been granted. The area of Gut No. 101/1/A is 1900 sq. mt. and for that FP No. 504A of area 1757 Sqm has been granted. 3. In the village maps of Kon, Derawali and Kolkhe, the strip of land under Tata Power Line has been shown and the same has been incorporated in the scheme. In the sanctioned draft scheme , for the said lands FP No. 398A to 398G has been given and it has been included in layout open space. As these lands are owned by the TATA company and are under the use of transmission line, the said FP's are included in the public utility zone. 4. The two transmission lines passing adjacent to above referred transmission line are marked in the plan and sufficient buffer is provided as per the their voltage. Accordingly,as per the area available on base plan, separate Final Plot Nos. 504A of area 1757 Sqm, as delineated in plan No. 4, are hereby

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										lines & within its setback line is not permitted: a. Sections 12 to 19 & 51 of Indian Electricity Act, 1910 b. Sections 67, 68, 69 & 164 of the Electricity Act, 2003 c. Sections 10 to 19 of Indian Telegraph Act, 1885 7. They have strong objection to the proposed draft, showing only 2.645 Ha of strip of plot as per notices & in TPS 10 against Company's ownership of 5.6003 Ha.	allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
629	Gopal Dhanji Dubariya Nathalal Tejabhai Patel Ramesh Bhima Dubariya	Deraw ali	74	Class-I	627	445	478	178	322	Shri Ramesh B. Dubaria attended the hearing on 26/03/2025 and submitted their say on behalf of all land owners as under. Submission- 1) They are not agreed to the shape of the proposed final plot no 478 and requested to grant square shaped plot. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4) Roads shall be immediately developed and the possession of the Final plot shall be handed over at the earliest. 5)The contribution amount as per form no. 1 is not accepted and shall be waived. 6) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	check shape and area 73/1- 820, 74-1040, partly in scheme, other parts in railway and tps 11 1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. As per 7/12 extract, the area of gat No. 74 is 1040 Sqm and out of that 445 Sqm is included in TPS 10. Similarly, the area of gat No. 73/1 is 820 Sqm as per 7/12 extract , and out of this 360 Sqm is included in TPS 10. The sanctioned draft scheme proposal is confirmed. Final Plot No.478 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
630	Gopal Dhanji Dubariya Nathalal Tejabhai Patel Ramesh Bhima Dubariya	Deraw ali	73/1	Class-I	628	360		144			
631	Balaram Ragho Gharat	Deraw ali	68/2	Class-I	629	1490	479	596	596	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
	Parvati Ragho Gharat										MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 479, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
632	Santosh Ramakrushna Patil	Deraw ali	71	Class-I	630	1550	480	620	620	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. From planning point of view , the layout of the scheme has been revised and FP No. 480 in the sanctioned draft scheme has been shifted to nearby location and its No. has been changed to 485 . Accordingly, reconstituted Final Plot No. 485, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
633	Maruti Hedanr Patil Shanbhu Hedanr Patil Pramila Suryakant Tarekar	Deraw ali	67	Class-II	631	2456	481	982	982	They did not attend the hearing, but Shri. Shambhu Haider Patil submitted presentation dated 01/04/2025. Submission- 1. The said TPS project is not accepted to them. 2. They refused to participate in TPS-10 scheme. 3. They refused to pay betterment charges or any other charges, as mentioned in the notice. 4. They requested to regularise all the houses in Gaothan & its adjoining area and to acquire their land under the provisions of Land Acquisition Act, 2013.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. The objection regarding the contribution amount will be decided in the final scheme. 3. As per 7/12 extract and Mutation Entry No. 781, the area of Gut No. 67 is 4250 sq. mt and accordingly the area of OP and FP and FP no. has been changed. Reconstituted Final Plot No.480 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.-
634	Janardan Dharma Keni	Deraw ali	63/2	Class-I	632	300	482	120	120	Shri Janardan Dharma Keni attended the hearing on 10/06/2025 and submitted their say as under. Submission- 1) They are agreed to the location and shape of the proposed final plot no 483. 2) They requested to grant the	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 50% of the original land can not be considered. 3. Regarding FSI and TDR provisions, the

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										final plot of a minimum of 50% area of their original land. 3) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4) Roads shall be immediately developed and the possession of the Final plot shall be handed over at the earliest. 5)The contribution amount as per form no. 1 is not accepted and shall be waived. 6) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	regulations are already proposed in SDCR for TPS-10. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. For concession in the marginal spaces, a new regulation has been proposed. Reconstituted .Final Plot No.481 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
635	Janardan Kana Shelke Manohar Kana Shelke Mathura Kana Shelke	Derawali	63/1	Class-I	633	4700	483	1880`	1880	Shri Manohar K Shelke attended the hearing on 01/04/2025 and submitted their say as under. Submission- 1) They are agreed to the location and shape of the proposed final plot no 483. 2) They requested to grant the final plot of a minimum of 50% area of their original land. 3) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4) Roads shall be immediately developed and the possession of the Final plot shall be handed over at the earliest. 5)The contribution amount as per form no. 1 is not accepted and shall be waived. 6) By considering the development of the High Rise Building, concession in the	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 50% of the original land can not be considered. 3. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. For concession in the marginal spaces, a new regulation has been proposed. 6. As per 7/12 extract of gat No. 63/1 and mutation Entry No. 781, the area of gat No. 63/1 is 6070 Sqm. Therefore, OP and FP in the sanctioned draft scheme are changed as 6070 and 2428 Sqm respectively. Accordingly, reconstituted Final Plot No.482 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator																								
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area																										
										marginal space shall be granted and for that, the premium shall not be charged.																									
636	Protected Forest	Deraw ali	61	Sarkar	634	9516	484, 484A, 507	9516	9516	As per Rule No. 13 of the Maharashtra Town Planning Scheme Rules, 1974, a special notice in form 4 was sent to the Forest Dept and hearing was organised on 29/04/2025, but they didn't attend the hearing. Therefore, the details of the forest lands and corresponding final plots proposed for it in the sanctioned Draft TPS-10 was forwarded to the Forest Department wide letter No. ARB/TPS-10/Hearing/2025/692 dated 25/06/2025 addressed to the Dy Conservator of Forest, Alibaug & Asssistant COnservator Forest, Panvel and hearing in this respect was organised on 30/06/2025. From the forest department, Forest officer, Shri Gajanan Panpattorest Dept. attended the hearing on 30/06/2025. The final plots proposed for the forest lands in the sanctioned Draft TPS was shown to him on the TPS plan. He assured that they will submit the report, but no reply was received from the Forest Department.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per 7/12 extract , the area of gat No. 61 is 24,100 Sqm but as per village map of Derawali, the area of the said Survey No. on Plan is only 9517 Sqm. This fact has been communicated to the forest department via letter dated 25.06.2025. <table><tr><td>1. Total area of Gut No. 61.</td><td>=</td></tr><tr><td>24100.00 sq. mt.</td><td></td></tr><tr><td>2. Area as per village plan</td><td>= 9517</td></tr><tr><td>Sqm</td><td></td></tr><tr><td>3.Area under 15m proposed road</td><td>= 302.57</td></tr><tr><td>sq. mt.</td><td></td></tr><tr><td>4. Area under Roha railway</td><td>=1204</td></tr><tr><td>Sqm</td><td></td></tr><tr><td>5. Area remaining</td><td>= 8010</td></tr><tr><td>Sqm.</td><td></td></tr><tr><td>6. Area of granted FP 484, 484A, 507</td><td>= 8010</td></tr><tr><td>Sqm</td><td></td></tr></table> Accordingly, the layout of the scheme has been revised and reconstituted Final Plot No. 483, 483A, 507 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table	1. Total area of Gut No. 61.	=	24100.00 sq. mt.		2. Area as per village plan	= 9517	Sqm		3.Area under 15m proposed road	= 302.57	sq. mt.		4. Area under Roha railway	=1204	Sqm		5. Area remaining	= 8010	Sqm.		6. Area of granted FP 484, 484A, 507	= 8010	Sqm	
1. Total area of Gut No. 61.	=																																		
24100.00 sq. mt.																																			
2. Area as per village plan	= 9517																																		
Sqm																																			
3.Area under 15m proposed road	= 302.57																																		
sq. mt.																																			
4. Area under Roha railway	=1204																																		
Sqm																																			
5. Area remaining	= 8010																																		
Sqm.																																			
6. Area of granted FP 484, 484A, 507	= 8010																																		
Sqm																																			
637	Namdev Balu Mhatre Janabai Damodar Kondilkar Manubai Balu Mhatre Kamlakar Balu Mhatre Uday Khandu Gharat Kavita Uday Mate Reshma Ramdas Gadge	Kon	14/8	Class-II	635	4730	486	1892	2614	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per the PWD Notification, an area of 325 sq. mt. from the total landholding of 2330 sq. mt. of Gut No. 58/1 has been notified for acquisition for the purpose of the Multimodal Corridor (MMC) and the balance area of 2005 sq. mt. shall remain with the landowners. Out of that, 824 Sqm is included in the scheme area. The sanctioned draft scheme proposal is																								

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Savita Khandu Gharat										confirmed, subject to the separation of the areas belonging to the landowners and the area under the acquisition for MMC. Accordingly, reconstituted Final Plot No.486, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
638	Kamalakar balu mhatre Namdev balu mhatre Janabai damodar kondilkar Manubai balu mhatre Uday khandu gharat Savita khandu gharat Kavita uday mate Reshma ramdas gadage	Kon	58/1	Class-II	636	1805		722			
639	Rachana Kirti Doshi	Kon	51/9/A	Class-I	637	640	488	256	17727	They did not attend hearing, but submitted presentation dated 24/04/2025. Submission- 1) They have noted the allocation of the proposed final plot no 488 in lieu of their original plot Nos. 637 to 656. They requested to allot rectangular shape plot. 2) They requested to grant the final plot of a minimum of 50% area of their original land. 3) Allocation of a final plot shall be in such manner that they can fully utilise 100% of the FSI permissible for the plot. 4)The contribution amount as per form no. 1 is not accepted and shall be waived. 5) Out of Survey No 99/3 & 99/4, 2000 sq. mt is acquired for MMC, leaving a balance of 2930 sq. mt., However in TPS, he has been assigned only 2529 sq. mt. 6) Separate final plot shall be allotted for Gut No. 66/12, 19, 21	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 50% of the original land can not be considered. 3. The objection regarding the contribution amount will be decided in the final scheme. 4. The final plot has been granted on part of their original land. As per 7/12 & the PWD Notification, following lands are notified for acquisition for the purpose of the Railway & Multimodal Corridor (MMC). Gut No. Total Area. MMC Area. Railway Area Remaining Area 51/9A. 3140 2900 - 240 66/12. 2900. 150. - 2750 92/1A 3470 - 2300. 1170 93/2A. 2050. 1330 700 20 98/2/4. 11510. 2025. - 9485 99/1A,1B 9240 2090. - 7150 99/3,4. 4930. 2000 -
641	Rachana Kirti Doshi	Kon	66/12	Class-I	638	2750		1100			
642	Rachana Kirti Doshi	Kon	66/19/1	Class-I	639	900		360			
643	Rachana Kirti Doshi	Kon	66/21	Class-I	640	3800		1520			
644	Rachana Kirti Doshi	Kon	69/10	Class-I	641	1670		668			
645	Rachana Kirti Doshi	Kon	81/2	Class-I	642	1200		480			
646	Rachana Kirti Doshi	Kon	86/2	Class-I	643	1100		440			
647	Rachana Kirti Doshi	Kon	92/1/A	Class-I	644	1170		468			
648	Rachana Kirti Doshi	Kon	92/1/B	Class-I	645	1290		516			
649	Rachana Kirti Doshi	Kon	93/2/A	Class-I	646	20		8			
650	Rachana Kirti Doshi	Kon	93/5/A	Class-I	647	130		52			
651	Rachana Kirti Doshi	Kon	98/2/4	Class-I	648	9485		3794			
652	Rachana Kirti Doshi	Kon	99/1/A	Class-I	649	7150		2860			
653	Rachana Kirti Doshi	Kon	99/1/B	Class-I	650			0			
654	Rachana Kirti Doshi	Kon	99/2/A	Class-I	651	3048		1219			
655	Rachana Kirti Doshi	Kon	99/3	Class-I	652	2529		1012			
656	Rachana Kirti Doshi	Kon	99/4	Class-I	653			0			
657	Rachana Kirti Doshi	Kon	100/2	Class-I	654	6840	2736				
658	Rachana Kirti Doshi	Kon	107/10	Class-I	655	100	40				
659	Rachana Kirtibhai Doshi	Kon	95/1	Class-I	656	495	198				

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
											2930 95/1 4780 4285 - 495 As per 7/12 extract, the area of gat no. 99/2A is 3280 Sqm. Out of that, 3048 Sqm is included in the scheme area. Also, out of Gat No. 99/3 and 99/4, 2402 Sqm is included in the scheme. As per above , the total area of OP is 43790 Sqm and final plot of area 17516 Sqm is sanctioned. As per their request, the shape of the plot is modified regular shape. Accordingly, reconstituted Final Plot No.471, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B. ,It is subject to the separation of the areas belonging to the landowners and the area under the acquisition for MMC.
661	Balkrishna Pandurang Mhatre Jagruti Harichandra Mhatre Prashant Harichandra Mhatre Jyoti Harichandra Mhatre Subhash Pandurang Mhatre Vandana Pandurang Mhatre Sumitra Santosh Kondilkar A. P. K. Chulate Balkrishna Pandurang Mhatre Rachana Kirti Doshi	Kon	98/1	Class-I	657	3750	487	1500	1500	Shri Balkrishna P. Mhatre attended the hearing on 01/04/2025 and submitted their say as under. Submission- 1) They are not agreed to the location of the proposed final plot no 487. They requested to grant final plot on their original land bearing Gut No. 98/1. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4) Roads shall be immediately developed and the possession of the Final plot shall be handed over at the earliest. 5)The contribution amount as per form no. 1 is not accepted and shall be waived.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 50% of the original land can not be considered. 3. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. For concession in the marginal spaces, a new regulation has been proposed. 6. As per the PWD Notification, an area of 2700 sq. mt. from the total landholding of 6450 sq. mt. of Gut No. 98/1 has been notified for acquisition for the purpose of the Multimodal Corridor (MMC) and the balance area of 3750 sq. mt. shall remain with the landowners. From planning point of view, reconstituted Final Plot No.487, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										6) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	recorded in table B. It is subject to the separation of the areas belonging to the landowners and the area under the acquisition for MMC.
662	Balaram Kudaji Thakur	Kon	102/4	Class-II	658	1500	494	600	600	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 494, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
663	Sudam Posha Mhatre Motiram Posha Mhatre Suresh Posha Mhatre Sada Posha Mhatre	Kon	102/3/A	Class-I	659	2310	495	924	924	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 495, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
664	Anant Dattatrya Patil	Kon	3-4	Class-I	660	2730	496	1092	2052	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 496, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
665	Anant Dattatrya Patil	Kon	102/2/A/1	Class-I	661	670		268			
666	Anant Dattatrya Patil	Kon	102/2/B	Class-I	662	1220		488			
667	Anant Dattatrya Patil	Kon	102/2/C	Class-I	663	510		204			
668	Chahya Budhya Mhatre, Laxmibai Kamalya Mhatre, Durgabai Dhaya Mhatre, Deepak Dhaya Mhatre, Umesh Dhaya Mhatre, Anjana Ankush Mhatre, Aasha Mandalik	Kon	93/3/A	Class-I	664	805	497	322	1218	Mr Deepak Mhatreappeared for hearing and submitted representation: In the representation it was mentioned thatfor their gat No. No. 93/3/A, final plot No. 497 has been proposed in the scheme. He is the partner of M/s Pyrite training and consultancy Pvt Ltd and for company's gat no. 84/2, final plot	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per the 7/12 extract of Gut No. 93/3/A, an area of 650 sq. mt. falls under the jurisdiction of the Railway, whereas the remaining area of 1090 sq. mt. is recorded as being owned by the landowners. As per the PWD Notification, an area of 285 sq. mt. has been notified for acquisition for the

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Patil, Rashmi Dilip Paringe , Anita Vithoba Mali									No. 433 has been proposed . Therefore he requested to propose the final plot against his No. 93/3/A , adjoining to FP 433.	purpose of the Multimodal Corridor (MMC) and the balance area of 805 sq. mt. shall remain with the landowners. In the sanctioned draft scheme , FP NO. 497 has been proposed for gat No. 93/3/A, and 102/5. As per the land owner's request, for gat No. 93/3/A, a separate final plot No. 433A admeasuring 322 Sqm has been granted adjoining to FP No 433. FP No 497 has been granted for gat No. 102/5. And it has been shifted to opposite side of the road. Accordingly, reconstituted Final Plot No. 497 and 433A, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B. It is subject to the separation of the areas belonging to the landowners and the area under the Railway & acquisition for MMC.
669	Chahya Budhya Mhatre, Laxmibai Kamalya Mhatre, Durgabai Dhaya Mhatre, Deepak Dhaya Mhatre, Umesh Dhaya Mhatre, Anjana Ankush Mhatre, Aasha Mandalik Patil, Rashmi Dilip Paringe , Anita Vithoba Mali	Kon	102/5	Class-I	665	2240		896			
670	Chahya Budhya Mhatre Laxmibai Kamalya Mhatre Durgabai Dhaya Mhatre Deepak Dhaya Mhatre Umesh Dhaya Mhatre Anjana Ankush Mhatre Aasha Mandalik Patil Rashmi Dilip Paringe Anita Vithoba Mali	Kon	102/6	Class-II	666	2000	497A	800	800	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 497A, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
671	Anudip Co.Of.Hou. Soceity Ltd. Chairman T.P. Shahaji	Kon	100/4	Class-I	667	2630	498	1977	2985	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per recommendation letter and Plan No. जा. क्र. /विशेष/बांप/मौजे कोन /ता. पनवेल/ स. नं. 100/4 व 100/5 /ससं-अ /2270 dated 31/07/1990 of ADTP,/ Town Planning to SDO, the BUA recommended for
672	Anudip Co.Of.Hou. Soceity Ltd. Chairman T.P. Shahaji	Kon	100/5	Class-I	668	1340		1008			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
											construction is 2942 Sqm. and sanctioned FSI was 0.75. As per the sanctioned development pemission, the proposal of the sanctioned draft scheme proposal is confirmed. Final Plot No. 498, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
673	Sarkari Khan	Kon	101/2	Sarkar	669	870	505	870	870	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. An area of 330 sq. mt. falls under Mumbai-Pune Highway, whereas the remaining area of 870 sq. mt. remains with the landowners. The reconstituted Final Plot No.505 of area 348 Sqm , as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.It is subject to the separation of the areas belonging to the landowners and the area under the acquisition for Highway.
674	Protected Forest	Deraw ali	55/1	Sarkar	670	317	506	317	317	As per Rule No. 13 of the Maharashtra Town Planning Scheme Rules, 1974, a special notice in form 4 was sent to the Forest Dept and hearing was organised on 29/04/2025, but they didn't attend the hearing. Therefore, the details of the forest lands and corresponding final plots proposed for it in the sanctioned Draft TPS-10 was forwarded to the Forest Department wide letter No. ARB/TPS-10/Hearing/2025/692 dated 25/06/2025 addressed to the Dy Conservator of Forest, Alibaug & Asssistant COnservator Forest, Panvel and hearing in this respect was organised on 30/06/2025.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per 7/12 extract , the area of gat No. 61 is 13600 Sqm but as per village map of Derawali, the area of the said Survey No. on Plan is only 962 Sqm. This fact has been communicated to the forest department via letter dated 25.06.2025. 1. Total area of Gut No. 55/1. = 13600 sq. mt. 2. Area as per village plan = 962 Sqm 3.Area under Highway = 644.69 sq. mt. 4. Area remaining = 317.31 Sqm. 5. Area of granted 506 = 413 Sqm The sanctioned draft scheme proposal is

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
										From the forest department, Forest officer, Shri Gajanan Panpatte from forest Dept. attended the hearing on 30/06/2025. The final plots proposed for the forest lands in the sanctioned Draft TPS was shown to him on the TPS plan. He assured that they will submit the report, but no reply was received from the Forest Department.	confirmed. Final Plot No. 506, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B."
675	Narendarkaur Gurudipsing Maan Gurudipsing Virsing Maan	Deraw ali	60/2	Class-I	671	1923	508	1923	1923	They neither attended the hearing nor submitted any representation	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. As per 7/12 extract , the aera of gat no. 60/2 is 2200 Sqm and out of that 178 sqm falls in Mumbai Pune National Highway. And area remains with owner is 2022 Sqm. 3. As per the available documents, it is seen that, ADTP, Raigd wide letter dated 18/01/2006, recommended development permission for Restaurant and staff quarters.The permissible BUA was 440 sq. mt. However the existing structure is not matching with the recommended plan. 4. As per the General decision for earlier sanctioned development permissions, as mentioned in the scheme report, final plot of 1213 sq. mt. has been granted. Accordingly, the layout of the scheme has been revised and reconstituted Final Plot No. 508, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
676	Saroj Sudhakar Shetiya	Deraw ali	60/1	Class-I	672	4660	509	4660	4660	They neither attended the hearing nor submitted any representation	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. As per 7/12 extract , the aera of gat no. 60/1 is 4760 Sqm and out of that 100 sqm falls in Diva Panvel Railway line and area remains with owner is 4660 Sqm.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
											2. As per the available documents, it is seen that, ADTP, Raigd wide letter dated 20/03/1998, recommended development permission for Godown. The land was included in Urbanisable zone U-2 and permissible FSI was 0.2. However the existing structure is not matching with the recommended plan. 4. As per the General decision for earlier sanctioned development permissions, as mentioned in the scheme report, final plot of 2796 sq. mt. has been granted. Accordingly, the layout of the scheme has been revised and reconstituted Final Plot No. 509, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
677	Sultan Ali Jafar Alli Masabhai Khoja Ali Mullah Maohmad Hadis Saibuddin Hamimuddin Khan Shakil Ahmed Piru Sheikh Revati Sanjaykumar Surve Mohammad Salim Karimuddin Parvej Akhar Sahis Ahamed Chaudhari Ikbal Piru Sheikh	Deraw ali	57/2	Class-I	673	904	510	904	904	They did not attend the hearing but Shri. Nihal Sheikh submitted representation dated 17/03/2025. Submission- 1. They mentioned that they discussed the issues with NAINA officials in October 2018 and submitted their following demands in writing. However these demands are not considered. a. Inform facilities to be given to the farmers b. Generally 60% developed plot with 2.5 FSI and 80% developed plot with 3 FSI for the lands within 200 mt from the gaothan. c. No Development charges or Betterment charges. d. Priorities in the jobs and to waive college fees to students for project Affected persons. e. Compensation for trees. f. To delete the lands under existing houses. g. To include the total area of gut no in the scheme. h. To grant the Farmer certificate to the person become landless	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. As per the provisions of the said Act, the sanctioned Draft scheme allocates land for roads, open spaces, social infrastructure facilities and public utilities. These amenities will be developed in a phased manner. 3. Considering the area of reservations and amenities in TPS-10, the request to grant the final plot of a minimum of 60% of the original land can not be considered. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. Existing authorised structures are generally retained and protected under the scheme. 6. The issues related to the provisions of facilities for project Affected Persons do not fall within the scope of the TPS and may be addressed separately by CIDCO. 7. The present 7/12 extract is of 57/2A & 57/2B. As per 7/12 extract, the total area of gat No. 57/2A and 2B is 4500 Sqm. Out of this, 2676 Sqm falls within the scheme area. Accordingly, the layout of the scheme is revised and reconstituted Final Plot No. 510, as delineated in plan No. 4, is hereby allotted to the respective

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
										due to the project. 2. They have not granted consent to the scheme and therefore the scheme shall be cancelled.	landowners, in accordance with the ownership and area details recorded in table B.
678	M/s. Siddhi Vinayak Enterprises tarfe Partner Ashok Mohanlal Shah Sandhya Meghnath Patil	Kolkhe	61/0	Class-I	674	890	512	356	3360	They did not attend the hearing but submitted representation dated 01/04/2025. Submission- 1. Their lands bearing Gut No. 61, 63, 64 & 65 in Kolkhe village are situated along Mumbai-Pune National Highway and in lieu of that they have been allotted final plot at the corner admeasuring only 3360 sq mt. 2. All the infrastructure facilities like road, sewerage, electricity are already existed on their original land and therefore CIDCO is not required to do any expenditure for basic amenities. 3. There is no possibility to consume FSI on the proposed final plot. 4. The original lands of other final plots, proposed on their original lands, are affected to the extent of 50% by buffer line of Tata Power line and therefore raised the question that why such lands are being benefitted on their land. 5. Their original lands was admeasuring 9970 sq. mt. and from that 1570 sq mt land was acquired for Mumbai-Pune Highway and now CIDCO is acquiring 60% of the remaining land and only 3360 sq mt will be remain with them. Therefore they requested that if CIDCO requires the land, their total land shall be acquired under the provisions of Land Acquisition Act, 2013. 6. Betterment charges are not accepted to them. 7. They requested to cancel the scheme under section 68(2) of the	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per the 7/12 extract of Gut No. 63, 64, 65, an area of 800, 80 & 690 sq. mt. respectively falls under the jurisdiction of the National Highway Authority, whereas the remaining area of 4510, 20, & 2980 sq. mt. is recorded as being owned by the landowners. The layout of the scheme is revised and reconstituted Final Plot No. 514, has been delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
679	M/s. Siddhi Vinayak Enterprises tarfe Partner Ashok Mohanlal Shah Sandhya Meghnath Patil Government of India tarfe N.H.A.I	Kolkhe	63/0	Class-I	675	4510		1804			
680	M/s. Siddhi Vinayak Enterprises tarfe Partner Ashok Mohanlal Shah Sandhya Meghnath Patil Government of India tarfe N.H.A.I	Kolkhe	64	Class-I	676	20		8			
681	M/s. Siddhi Vinayak Enterprises tarfe Partner Ashok Mohanlal Shah Sandhya Meghnath Patil Government of India tarfe N.H.A.I	Kolkhe	65	Class-I	677	2980		1192			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										Act or to delete thair land from the scheme and to allow them to develop according to the DP.	
682	Pratima Nandlal Thakkar Nandlal Madhavji Thakkar	Kolkhe	50	Class-I	678	4150	513	1660	1660	They attended the hearing on 04/08/2025 but did not submit any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The layout of the scheme is revised from planning point of view and reconstituted Final Plot No. 512 , as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B."
683	Nandlal Madhavji Thakkar Pratima Nandlal Thakkar	Kolkhe	51/1	Class-I	679	6680	514	2672	2672	They did not attend the hearing, but shri. Nandlal has submitted a presentation dated 23/04/2025. Submission. 1. Their survey No. 51/1 is Non-Agriculture property from year 1984. They submitted NA order dated 17/05/1984. 2. It is illegal to take over NA property by NAINA. 3. Therefore requested to correct the mistake or they will be forced to initiate legal action.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The landowner has not submitted the details of the sanctioned development permission. The layout of the scheme is revised from planning point of view and reconstituted Final Plot No. 513 , as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B."
684	Chimi Sakharam Konkar Gangubai Tukaram Patil alias Gangubai Balaram Gosavi Anusaya to Balaram Mundhe Indira Dharma Mhatre Sanjay Balaram Mundhe Kailas Balaram Mundhe Manda Ram Mhatre Renuka Balaram Mundhe Vinayak Balaram Mundhe	Kolkhe	51/2	Class-II	680					They have not appeared for the hearing but Shri. Dinkar Budhaji Mundhe submitted representation dated 17/03/2025. Submission- 1. They mentioned that they discussed the issues with NAINA officials in October 2018 and submitted their following demands in writing.However the demands are not considered. a. Facilities to be given to the farmers b. 60% developed plot with 2.5 FSI and 80% developed plot with 3 FSI for the lands iwithin 200 mt from the gaothan. c. No Development charges or Betterment charges. d. Priorities in the jobs and to waive college fees to students for project Affected persons.	

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										e. Compensation for trees. f. To delete the lands under existing houses. g. To include the total area of gut no in the scheme. h. To grant the Farmer certificate to lany andless person due to the project. 2. They have not granted consent to the scheme and therefore the scheme shall be cancelled.	
685	Ravjibhai Raja Patel	Kolkhe	60/0	Class-I	681	1240	515	496	1136	Shri. Ravjibhai Raja Patel submitted a representation dated 02/04/2025. Submission- 1. The original lands bearing 60/0, 62 & 59/2C are fronting on Mumbai- Pune National Highway ans are NA land. 2. They constructed Godown structure in the land. 3. He has not given consent for NAINA scheme and therefore the notice regarding betterment charges is illegal. 4. He requested to delete their lands 60/6, 62, 59/2C, admeasuring 4910 sq. mt from the scheme.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. As per the 7/12 extract of Gut No. 62, an area of 300 sq. mt. falls under the jurisdiction of the National Highway Authority, whereas the remaining area of 1600 sq. mt. is recorded as being owned by the landowners. 3. In Gat No. 62, measuring 1900 Sqm , Collector Raigad vide order dated 13/04/1993 sanctioned NA and development permission for saw mill purpose. As per the plan, after deducting 602.86 sq m land from the total area for highway , service roads and internal roads, net area was 1297.14 sq. mt. and the sanctioned FSI was 0.50. Therefore, as per general decision mentioned the report of the Preliminary Scheme, the separate final plot No. 515 of 960 sq. mt area has been granted for Gut No. 62. 4. In gut No. 59/2A, 2B(2), 2C, and 60, total area admeasuring 13310 sqm , 6000 Sqm land was approved NA land and in the remaining 7310 Sqm land, NA and development permission was granted for agro storage (commercial purpose) vide collector Raigad's order dated 5/7/2008. The land was situated in Urbanisable Zone-2 and permissible FSI was 0.2. The sanctioned building plans of 6000 sq. mt NA land was not submitted. The existing structures are not matching with the structures in the sanctioned plan. Therefore, as per general decision mentioned in the report of the Preliminary Scheme, the separate
686	Ravjibhai Raja Patel Government of India tarfe N.H.A.I.	Kolkhe	62	Class-I	682	1600		640			
687	Pooja Namdev Mundhe Arti Namdev Mundhe Darshana Namdev Mundhe Banubai Hasuram Bhagat Anita Namdev Mundhe Sitabai Dattatraya Mundhe Sunil Dattatraya Mundhe Sangita Vaibhai Mokal Jaideep Balaram	Kolkhe	59/1	Class-II	683	14643	516	5857	5857	They did not attend the hearing but Shri. Pratik Shah submitted a representation dated 15/05/2025. Submission- 1. They are the owners of land bearing Gut No. 59/2/A, 59/2/B/2, 59/2/C since 2007. 1. The above lands are NA land since 2008 (The copy attached) 3. Any acquisition process of their land is not acceptable to them. This letter should be treated as their objection to any such process.	

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Patil Jia Balaram Patil										final plot of 516 C of area 6786 sq. mt [(0.6 x 7310)+(0.4x6000)] area has been granted for Gut No. 59/2A, 2B(2), 2C, and 60. 5. The sanctioned building plan of NA land of Gut No 59/1, 59/2/B/1/1, 59/B1/2, 59/B/1/3, 59/B/1/4 is not available. According to above, the separate final plot 516A of 88 Sqm . has been granted for Gut No. 59/1 and final plot FP 516B of area 1508 Sqm is granted to gat No. 59/2/B/1/1, 59/B1/2, 59/B/1/3, 59/B/1/4. Accordingly, the layout of the scheme has been revised and reconstituted FP No 515, 516A, 516B and 516C as delineated in plan No. 4, are hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
688	Bharat Ambo Mhatre	Kolkhe	59/2/B/1/1	Class-I	684						
689	O Madhavan	Kolkhe	59/2/B/1/2	Class-I	685						
690	O Madhavan	Kolkhe	59/2/B/1/3	Class-I	686						
691	O Madhavan T. Suja Rajakumar	Kolkhe	59/2/B/1/4	Class-I	687						
692	Dinesh Manilal Shah Prateek Praful Shah	Kolkhe	59/2/B/2	Class-I	688						
693	Dinesh Manilal Shah Prateek Praful Shah Dinesh Manilal Shah	Kolkhe	59/2/A	Class-I	689						
694	Dinesh Manilal Shah Prateek Praful Shah Dinesh Manilal Shah Raavjibahi Raja Patel	Kolkhe	59/2/C	Class-I	690						
695	Sarkari Khaan	Kolkhe	48/0	Sarkar	691	280	519	280	940	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The area of the FP has been changed to 40% of the original plot area. The layout of the scheme has been revised from planning point of view and reconstituted Final Plot No. 519 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
696	Sarkari Khaan	Kolkhe	53/0	Sarkar	692	660		660			
697	Vaishali Puranchand Rajput Ekta Suresh Khosla Saiyukta Puranchand Rajput Vinayak Puranchand Rajput	Kolkhe	57/1	Class-I	693	1804	520	722	722	They neither attended the hearing nor submitted any representation	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Out of gat No. 57, an area of 1804 Sqm falls within the scheme area. The layout of the scheme has been revised from planning point of view and reconstituted Final Plot No.520, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
698	Vaishali Puranchand Rajput Ekta Suresh Khosla Saiyukta Puranchand Rajput Vinayak Puranchand Rajput	Kolkhe	57/2/B	Class-I	694						
699	Bhanji Kesra Patel	Kolkhe	57/2/A	Class-I	695						

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
700	Munir Babu Shaikh Khurshid Babu Shaikh Rajendra Pranshankar Pandya	Kolkhe	54/1	Class-I	696	784	521	314	314	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 521 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
701	Mangalsingh Dagdusingh Rajput	Kolkhe	52/0	Class-I	697	4320	522	3659	3659	They neither attended the hearing nor submitted any representation	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. As per the available documents, it is seen that, ADTP, Raigad wide letter dated 18/01/2006, recommended development permission for Restaurant and staff quarters. The permissible BUA was 440 sq. mt and sanctioned BUA was 439 sq. mt. However the existing structure is not matching with the recommended plan. 4. As per the General decision for earlier sanctioned development permissions, as mentioned in the scheme report, final plot of 2592 sq. mt. has been granted. Accordingly, the layout of the scheme has been revised and reconstituted Final Plot No. 522, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
702	Tarun Vijay Wasan Kasturilal Kundanlal Wasan	Kolkhe	49/0	Class-I	698	10420	527	5627	5627	They neither attended the hearing nor submitted any representation	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 3. Development permission was granted by the Collector, Raigad on 06/01/2006 for Repair Service Establishment & Parking. The land was included in Urbanisable U-2 zone with permissible FSI of 0.20. However the existing structure is not matching with the recommended plan. 4. As per the General decision for earlier sanctioned development permissions, as mentioned in the scheme report, final plot of 6252 sq. mt. has been granted.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
											Accordingly, the layout of the scheme has been revised and reconstituted Final Plot No. 527, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
716	Chandrakant Sudam Jitekar Vanita Ananta Jitekar Dipak Ananta Jitekar Changuna Sudam Jitekar Pushpa Prakash Patil Mathura Kundalik Patil Ranjana Anil Patil Aruna Arun Patil Ashwini Arun Patil Malati Pravin Mhatre	Kolkhe	155/0 (Old Sn 200/0, K)	Class-I	713	2350	528	940	940	Shri Dipak Jitekar attended the hearing on 02/04/2025 and submitted their say as under. Submission- 1) They are agreed to the location and shape of the proposed final plot no 528. 2) They requested to grant the final plot of a minimum of 70% area of their original land. 3) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4) Roads shall be immediately developed and the possession of the Final plot shall be handed over at the earliest. 5)The contribution amount as per form no. 1 is not accepted and shall be waived. 6) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 50% of the original land can not be considered. 3. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. For concession in the marginal spaces, a new regulation has been proposed. The sanctioned draft scheme proposal is confirmed. Final Plot No.528 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
703	M/s. Citiopia Venture Pvt. Ltd. Tarfe Prashant Prabhakar Patekar	Kolkhe	69	Class-I	700	2930	529	1437	43849	Director, Cityopia Venture Pvt Ltd, attended the hearing on 02/04/2025 and submitted their presentation dated 02/04/2025. Submission in Presentation- 1. NAINA Authority had granted them development permission wide permission/commencement certificate dated 01/12/2020 and revised commencement certificate dated 04/09/2023 on their original lands bearing Gut No. 69, 70/1, 71/1/A, 71/1/B, 71/2, admeasuring 446.40	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. NAINA Authority had granted them development permission wide permission/commencement certificate dated 01/12/2020 and revised commencement certificate dated 04/09/2023 on their original lands bearing Gut No. 69, 70/1, 71/1/A, 71/1/B, 71/2, admeasuring 446.40
704	M/s. Citiopia Venture Pvt. Ltd. Tarfe Prashant Prabhakar Patekar	Kolkhe	70/1	Class-I	701	7080		3473			
705	M/s. Citiopia venture pra. Ltd. tarfe	Kolkhe	71/1/B	Class-I	702	16700		8193			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10								Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator																																																																			
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area			Amalgamated FP Area																																																																		
	Prashant Prabhakar Patekar									dated 04/09/2023 on their original lands bearing Gut No. 69, 70/1, 71/1/A, 71/1/B, 71/2, admeasuring 446.40 Gunthas. 2. Accordingly they started the development, but thereafter NAINA wide letter dated 20/03/2024 informed them that the boundaries of their original lands are changed in TPS. Therefore the distance between their boundary in TPS and their building is reduced. 3. Therefore they requested to correct their land boundary as per the sanctioned building permission. Also they requested that the difference of 8 gunthas between the plot area and their 7/12 extract shall be corrected as per their 7/12 extract. Wide another representation dated 02/04/2025, they submitted that their project lands are Gut No. 69, 70/1, 71/1/A, 71/1/B, 71/2, admeasuring 446.40 Gunthas and their Handover lands are Gut No. 58, 123/1/B, 137/1, 56, 59/1, 60/1, 62/1, 64/1, 54, 55/1/A/1, 55/6, 58/1, 90/1, 90/2, admeasuring 670 Gunthas. The said Handover lands will be handed over to NAINA and for that they started the procedure of land purchase and MOU. Therefore they requested to grant some time to finalise the procedure of land purchase. M/s Cityopia Ventures Pvt Ltd vide letter dtd 16.09.2025 has submitted ammended consent for giving, common plot as per section 60(1) of MR &TP Act, 1966 for considering the original	Gunthas. 3. Thereafter, they have submitted the notarised consent on stamp paper of the landowners of the following lands, totally admeasuring 648.96 Gunthas; 1. village Palspe- Gut No. 60/1, 54, 55/1/A/1, 56, 51/4, 2. village Kolkhe- Gut No. 123/1/B(168/1/B), 137/1(182/1), 166/2(211/2), 140, 160, 149(194) 3. Village Shivkar- Gut No. 184, 157, 151/2, 4. Village Kon- 19/1/B,23/2, 22/7, 23/1, 24/4, 14/2, 10/6,. 5. Village Chikhale- 105/1, 92/2, 111/1, 111/1 4. Out of above lands, area under different acquisition is as follows; <table><tr><td>Gut No.</td><td>Area.</td><td>Rly.</td><td>MMC.</td><td>Road</td><td>Remain</td></tr><tr><td>137/1.</td><td>4110.</td><td>2100.</td><td></td><td></td><td>2010</td></tr><tr><td>54.</td><td>1300</td><td></td><td>380</td><td></td><td>920</td></tr><tr><td>55/1/A/1</td><td>2900</td><td></td><td>2330</td><td></td><td>570</td></tr><tr><td>56.</td><td>4000</td><td></td><td>1410</td><td></td><td>2590</td></tr><tr><td>60/1.</td><td>9080</td><td></td><td>4980</td><td></td><td>4100</td></tr><tr><td>62/1</td><td>3510</td><td></td><td>1595</td><td></td><td>1915</td></tr><tr><td>151/2.</td><td>4930</td><td></td><td></td><td>70</td><td>4860</td></tr><tr><td>92/3.</td><td>2200</td><td></td><td>680</td><td></td><td>1520</td></tr><tr><td>166/2.</td><td>12060</td><td></td><td>10200</td><td></td><td>1860</td></tr><tr><td>92/2.</td><td>1100</td><td></td><td>870.</td><td></td><td>230</td></tr></table> Accordingly, reconstituted Final Plot No. 529, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.	Gut No.	Area.	Rly.	MMC.	Road	Remain	137/1.	4110.	2100.			2010	54.	1300		380		920	55/1/A/1	2900		2330		570	56.	4000		1410		2590	60/1.	9080		4980		4100	62/1	3510		1595		1915	151/2.	4930			70	4860	92/3.	2200		680		1520	166/2.	12060		10200		1860	92/2.	1100		870.		230
Gut No.	Area.	Rly.	MMC.	Road	Remain																																																																								
137/1.	4110.	2100.			2010																																																																								
54.	1300		380		920																																																																								
55/1/A/1	2900		2330		570																																																																								
56.	4000		1410		2590																																																																								
60/1.	9080		4980		4100																																																																								
62/1	3510		1595		1915																																																																								
151/2.	4930			70	4860																																																																								
92/3.	2200		680		1520																																																																								
166/2.	12060		10200		1860																																																																								
92/2.	1100		870.		230																																																																								
706	M/s. Citiopia venture pra. Ltd. tarfe Prashant Prabhakar Patekar	Kolkhe	71/2	Class-I	703	8770		4302																																																																					
707	Citiopia Bankers Enclave Co-Op. Housing Society Ltd. tarfe adhikrut sahi karnare Shailendra Trivedi	Kolkhe	71/1/A	Class-I	704	9160		4494																																																																					
708	M/s. Cityopiya Venture Pvt.Ltd. tarfe Prashant Prabhakar Patekar	Kolkhe	123/1/B (Old Sn 168/1/B; K)	Class-I	705	3770		1850																																																																					
709	M/s. Cityopiya Venture Pvt.Ltd. tarfe Prashant Prabhakar Patekar	Kolkhe	137/1 (Old Sn 182/1; K)	Class-I	706	2010		986																																																																					
710	Director Prashant Prabhakar Patekar from Cityopia Venture pvt. Ltd.	Palasp e	54	Class-I	707	920		451																																																																					
711	Director Prashant Prabhakar Patekar from Cityopia Venture pvt. Ltd.	Palasp e	55/1/3/1	Class-I	708	570		280																																																																					
712	Director Prashant Prabhakar Patekar from Cityopia Venture pvt. Ltd.	Palasp e	56	Class-I	709	2590		1271																																																																					
713	Prashant Prabhakar Patekar from M/s Cityopia Venture pvt. Ltd.	Palasp e	60/1	Class-I	710	4100		2011																																																																					
714	Prashant Prabhakar Patekar from M/s Cityopia Venture pvt. Ltd.	Palasp e	62/1	Class-I	711	13480		6613																																																																					
715	Bharat Aambo Mhatre Sunita Bharat Mhatre	Kolkhe	149/0 (Old Sn 194/0, K)	Class-I	712	1970		966																																																																					
718	Sandip Janardhan Goghare	Shivka r	151/2	Class-I	714	4860		2384																																																																					

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Maharashtra State PWD Works Dept.									land parcels owned by them severally or in joint ownership to provide as single final plot in the name of Cityopia Ventures Pvt Ltd. In this they have submitted the notarised consent on stamp paper of the landowners of the following lands, totally admeasuring 648.96 Gunthas; 1. village Palspe- Gut No. 60/1, 54, 55/1/A/1, 56, 51/4, 2. village Kolkhe- Gut No. 123/1/B(168/1/B), 137/1(182/1), 166/2(211/2), 140, 160, 149(194) 3. Village Shivkar- Gut No. 184, 157, 151/2, 4. Village Kon- 19/1/B,23/2, 22/7, 23/1, 24/4, 14/2, 10/6,. 5. Village Chikhale- 105/1, 92/2, 111/1, 111/1	
720	Nirabai Kisan Dhavale	Shivkar	184	Class-I	715	1850		908			
721	Namibai Barku Gaykar	Palasphe	51/4	Class-II	716	2500		1226			
722	Ramdas Kanu Patil	Chikhale	92/3	Class-II	717	1520		746			
723	Santosh Haribhau Patil Narendra Haribhau Patil Ashalata chandrakant Madhavi Nanda Laxman Patil Subhash Haribhau Patil Kalpana Ramchandra Mayde	Kon	19/1/B	Class-II	718	4600		2257			
724	Baburao Laxman Patil Vithabai Aniruddha Patil Nirmala Dattatray Chorghe Prakash Harishchandra Patil Rajendra Harishchandra Patil Gulab Harishchandra Gaikwad Sunita Anant Patil Meera Vijay Mhatre Shreeram Maruti Dev Kolkhe vahi.	Kolkhe	70/2	Class-I	719	1520	531	608	608	They did not attend the hearing but Shri. Prakash H. Patil submitted representation dated 04/04/2025. Submission- 1. They mentioned that they discussed the issues with NAINA officials in October 2018 and submitted their following demands in writing.However these demands are not considered. a. Inform facilities to be given to the farmers b. Generally 60% developed plot with 2.5 FSI and 80% developed plot with 3 FSI for the lands within 200 mt from the gaothan. c. No Development charges or Betterment charges. d. Priorities in the jobs and to waive college fees to students for project Affected persons. e. Compensation for trees. f. To delete the lands under existing houses. g. To include the total area of gut	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. As per the provisions of the said Act, the sanctioned Draft scheme allocates land for roads, open spaces, social infrastucture facilities and public utilities. These amenities will be developed in a phased manner. 3. Considering the area of reservations and amenities in TPS-10, the request to grant the final plot of a minimum of 60% of the original land can not be considered. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. Existing authorised structures are generally retained and protected under the scheme. 6. The issues related to the provisions of facilities for project Affected Persons do not fall within the scope of the TPS and may be addressed separately by CIDCO. The sanctioned draft scheme proposal is confirmed. Final Plot No. 531, as delineated in plan No. 4, is hereby allotted to the respective landowners, in

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										no in the scheme. h. To grant the Farmer certificate to the person become landless due to the project. 2. They have not granted consent to the scheme and therefore the scheme shall be cancelled.	accordance with the ownership and area details recorded in table B.
725	Romy Rakesh Suri Karan Inderjit Suri Rohit Rakesh Suri Savita Indrajit Suri Indrajit Amarnath Suri	Kolkhe	47/0	Class-I	720	5820	532	2328	2328	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 532, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
719	M/s Shruti developers tarfe bhagidar lakhman govavhai bhatesara	Shivkar	166	Class-I	721	3390	533	1356	1356	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. Reconstituted Final Plot No. 533, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
726	Shanta Chitu Dongre, Krishna Chandrakant Patil, Ramdas Baliram Gharat, Dharmibai Baliram Gharat, Usha Ravindra Jagtap , Shubham Ravindra Jagtap , Ankita Ravindra Jagtap , Aa. Pa.K. Aai(Mother) Usha Jagtap, Satish Madhavrao Jagtap , Ranjana Vishwajeet Kunjir , Mohini shekhar Kadam, Sugandha Gajanan Tonde , Nishant Gajanan Tonde , Nikita Gajanan Tonde , Draupadi	Palaspe	44/6	Class-I	722	2810	534	1124	1124	They did not attend the hearing, but Smt. Sugandha Tonde submitted a presentation dated 20/05/2025. Submission- 1. The said TPS project is not accepted to them. 2. They refused to participate in TPS-10 scheme.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. Reconstituted Final Plot No. 535, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Hasuram Bhoir , Savita Mahadev Bhoir										
727	Ganesh Joma Bhagat	Palasp e	50/5	Class-I	723	2960	535	1184	1184	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. Reconstituted Final Plot No. 534, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
728	Pro. Pra. of Basera Holiday Resort , Jitendra Chimanlal Parikh , Sharayu Jitendra Parikh , Ashish Jitendra Parikh, Saunak Jitendra Parikh, Nina Jitendra Parikh	Palasp e	24/1/अ	Class-I	724	3090	536	2096	22400		1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. The collector, Raigad, wide order dated 17/04/1995, had sanctioned NA permission for the commercial purpose of Hotel Resort on lands bearing Gut No. 27/1, 2+4/2, 3, 29/1 totally admeasuring 21170 sq. mt. area. The land was situated in Green zone with permissible FSI of 0.05.The remaining lands admeasuring 11850 sq. mt is non-NA land. 3. As per the sanctioned permission, the structures for main club house, swimming pool, Green house were sanctioned. All these structures are scattered in the plot. 4. As per the General decision for earlier sanctioned development permissions, as mentioned in the scheme report, final plot area is worked out as 10585 sq. mt.for NA land. For non-NA land, final plot area is worked out as 4740 sq. mt and accordingly the combined final plot of 15325 sq. mt. has been granted. Accordingly, the layout of the scheme has been revised and reconstituted Final Plot No. 536, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
729	Pro. Pra. of Basera Holiday Resort , Jitendra Chimanlal Parikh , Sharayu Jitendra Parikh , Ashish Jitendra Parikh, Saunak Jitendra Parikh, Nina Jitendra Parikh	Palasp e	24/1/इ	Class-I	725	2120		1438			
730	Pro. Pra. of Basera Holiday Resort , Jitendra Chimanlal Parikh , Sharayu Jitendra Parikh , Ashish Jitendra Parikh, Saunak Jitendra Parikh, Nina Jitendra Parikh	Palasp e	27/1	Class-I	726	17250		11702			
731	Pro. Pra. of Basera Holiday Resort , Jitendra Chimanlal Parikh , Sharayu Jitendra Parikh , Ashish Jitendra Parikh, Saunak	Palasp e	27/2/4/अ	Class-I	727	2940		1994			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Jitendra Parikh, Nina Jitendra Parikh										
732	Pro. Pra. of Basera Holiday Resort , Jitendra Chimanlal Parikh , Sharayu Jitendra Parikh , Ashish Jitendra Parikh, Saunak Jitendra Parikh, Nina Jitendra Parikh	Palasp e	27/3	Class-I	728	880		597			
733	Pro. Pra. of Basera Holiday Resort , Jitendra Chimanlal Parikh , Sharayu Jitendra Parikh , Ashish Jitendra Parikh, Saunak Jitendra Parikh, Nina Jitendra Parikh	Palasp e	28/1/३	Class-I	729	1620		1099			
734	Pro. Pra. of Basera Holiday Resort , Jitendra Chimanlal Parikh , Sharayu Jitendra Parikh , Ashish Jitendra Parikh, Saunak Jitendra Parikh, Nina Jitendra Parikh	Palasp e	28/1/४	Class-I	730	3500		2374			
735	Pro. Pra. of Basera Holiday Resort , Jitendra Chimanlal Parikh , Sharayu Jitendra Parikh , Ashish Jitendra Parikh, Saunak Jitendra Parikh, Nina Jitendra Parikh	Palasp e	28/2	Class-I	731	1520		1031			
736	Pro. Pra. of Basera Holiday Resort , Jitendra Chimanlal Parikh , Sharayu Jitendra Parikh , Ashish Jitendra Parikh, Saunak	Palasp e	29/1	Class-I	732	100		68			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Jitendra Parikh, Nina Jitendra Parikh										
737	Sadanand Hiru Gawandi Prakash Hiru Gawandi Narendra Hiru Gawandi Yogita Yashwant Gawandi Sameer Yashwant Gawandi Vinay Yashwant Gawandi Rachana Pradip Gharat Harshada Nitin Patil	Palasp e	25/1/2/अ	Class-I	733	6170	538	2468	3924	Shri Sadanand H. Gavandi attended the hearing on 21/04/2025 and submitted their say as under. Submission- 1) They are agreed to the location and shape of the proposed final plot no 538. They constructed the house in the original land with the permission from Grampanchayat/Tahasildar, however it has not been shown in TPS. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4) Roads shall be immediately developed and the possession of the Final plot shall be handed over at the earliest. 5) The contribution amount as per form no. 1 is not accepted and shall be waived. 6) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged. 7) the said scheme is not accepted to them.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. 3. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10. 4. The roads will be constructed after the survey is done for villages falling in TPS 10. 5. The objection regarding the contribution amount will be decided in the final scheme. 6. For concession in the marginal spaces, a new regulation has been proposed. 7. The final plot is provided on original plot. The sanctioned draft scheme proposal is confirmed. Final Plot No. 538, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
738	Sadanand Hiru Gawandi Prakash Hiru Gawandi Narendra Hiru Gawandi Yogita Yashwant Gawandi Sameer Yashwant Gawandi Vinay Yashwant Gawandi Rachana Pradip Gharat Harshada Nitin Patil	Palasp e	27/2/4/अ	Class-I	734	3640		1456			
739	Sandip Vasant Bhagat Sadanand Vasant Bhagat	Palasp e	53/1/2/अ	Class-I	735	14600	539	5840	5840	The Director, Arihant Abode Ltd, submitted a representation dated 11/04/2025. Submission. 1. For past many years, NAINA has not developed the substantial infrastructures. 2. NAINA is allotting only 40% land	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered.
740	Sanchalak Akshay Anup Agrawal on behalf of M/s Arihant Abode Ltd.	Palasp e	53/1/2/अ	Class-I	736						

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
										in lieu of the compensation and taking 60% land for the development from land owners. This kind of process is nowhere in India. 3. They are not ready to pay any contribution towards development and if it force to them, they will initiate legl proceedings against the said notice.	3. The objection regarding the contribution amount will be decided in the final scheme. 4. As per the PWD Notification, an area of 270 sq. mt. from the total landholding of 14870 sq. mt. of Gut No. 53/1/2 has been notified for acquisition for the purpose of the Multimodal Corridor (MMC) and the balance area of 14600 sq. mt. shall remain with the landowners. Reconstituted Final Plot No. 539, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B. It is subject to the separation of the areas belonging to the landowners and the area under the acquisition for MMC.
741	Sadanand Vasant Bhagat	Palasp e	52/2	Class-I	737	5160	540	2064	2480	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. Reconstituted Final Plot No. 540 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
742	Sadanand Vasant Bhagat Sandeep Vasant Bhagat	Palasp e	14/5	Class-I	738	940		376			
743	Sadanand Vasant Bhagat Sandeep Vasant Bhagat	Palasp e	51/9	Class-I	739	100		40			
744	Manjula Dhirajlala Patel	Palasp e	14/1	Class-I	740	12170	541	4868	4868	They did not attend the hearing, but submitted a presentation dated 02/04/2025. Submission- 1. The said TPS project is not accepted to them. 2. They refused to participate in TPS-10 scheme. Reasons Their original land bearing Gut No. 14/1 is adjoining to the highway and the proposed final plot no. 541 is inside from the highway and therefore requested to grant final plot along the highway. Also their residential house is existed in their original land.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. Reconstituted Final Plot No. 541 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
745	Pratima Nandlal Thakkar	Kolkhe	76	Class-I	741	2000	542	800	1496	They did not attend the hearing, but shri. Nandlal Thakkar has	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Nandlal Madhavji Thakkar Paras Nandlal Thakkar									submitted a presentation dated 23/04/2025. Submission. 1. They have been allotted final plot No. 542 in lieu of their original plot Nos. 76 & 182 and final plot No. 547 in lieu of their original plot No. 78. 2. They requested to give them their original plot of 78 whose size is 2530. They also requested to give them plot behind 547 and total area of 2508.	MR & TP Act, 1966. From planning point of view, FP 542 in the draft scheme is shifted to North side and Reconstituted Final Plot No. 547 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
746	Pratima Nandlal Thakkar Nandlal Madhavji Thakkar Paras Nandlal Thakkar	Kolkhe	182 (Old Sn 227; K)	Class-I	742	1740		696			
747	Pirani Barkat Ali Badruddin	Palasp e	12-4	Class-I	743	410	543	164	2572	They did not attend the hearing, but Mr Pirani Barkatali Badruddin has submitted a presentation dated 28/05/2025. His architect has also submitted Physical survey and TILR plan by letter dated 30/06/2025. Submission- 1. The applicant was granted development permission by District Collector, Alibaug wide order dated 12/01/2007.for commercial(Automobile Repair workshop & office). 2. Allotment of 40% land in TPS scheme jeopardises his business which is his livelihood. 3. Thus, the applicant has demanded 100% of land for his Original plots.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. As per 7/12 extract, an area of 1650 sq. mt. of Gut No. 12/6/A is affected under Mumbai-Goa Highway, whereas the remaining area of 1450 sq. mt. remains with the landowners. 3. Wide Collecior, Raigad's order dated 12/01/2007, NA & Development Permission was granted for Automobile Repair WorkShop & offices. The land was included in U-2 zone. The total area of the land was 8910 sq. mt and after deducting 1600 sq. mt of area under road widening. the net area was 7310 sq. mt. The permissible FSI was 0.2. However, existing structures in the land are not matching with the sanctioned permission. 4. Therefore by considering the sanctioned permission in the original land and the common decision given in the report of Preliminary Scheme, FP of 3858 sq. mt. area is granted. Accordingly, the layout of the scheme is revised and reconstituted Final Plot No.543, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B. It is subject to the separation of the areas belonging to the landowners and the area under the acquisition for Highway.
748	Pirani Barkat Ali Badruddin	Palasp e	12/6/अ	Class-I	744	1450		580			
749	Pirani Barkat Ali Badruddin	Palasp e	12/6/क	Class-I	745	2450		980			
750	Pirani Barkat Ali Badruddin	Palasp e	14/2	Class-I	746	200		80			
751	Pirani Barkat Ali Badruddin	Palasp e	14/3	Class-I	747	1470		588			
752	Pirani Barkat Ali Badruddin	Palasp e	14/4	Class-I	748	450		180			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
753	Mohiuddin Tayab Soni Sarah Mohiuddin Soni Abubakar Alimohamed Zariwala Asia Abubakar Zariwala Farid Ali Mohammad Zariwala	Kolkhe	77/1	Class-I	749	10770	546	4308	4308	Shri. Abubakar Ali Mohammed Zariwala submitted a representations dated 08/04/2025 and 14/04/2025 Submission. 1. The current 7/12 extract of original land bearing Gut No. 77/1, reflects only 2 names, himself and his wife and therefore requested to update the NAINA record accordingly. 2. They requested that 50% of the original landholding shall be allotted as compensation under TPS.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966.The Final plot of 40% of original plot area is provided on structure. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 50% of the original land can not be considered. Reconstituted Final Plot No. 546, has been delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
755	Nandlal Madhavji Thakkar	Kolkhe	78/1/B	Class-I	751	2530	547	1012	1012	They did not attend the hearing, but shri. Nandlal Thakkar has submitted a presentation dated 23/04/2025. Submission. 1. They have been allotted final plot No. 542 in lieu of their original plot Nos. 76 & 182 and final plot No. 547 in lieu of their original plot No. 78. 2. They requested to give them their original plot of 78 whose size is 2530. They also requested to give them plot behind 547 and total area of 2508.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per the request of the land owner, the layout of the scheme has been revised and reconstituted Final Plot No. 548, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
756	Hansraj Ramdulare Yadav	Kolkhe	78/1/A	Class-I	752	1700	548	680	680	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. Reconstituted Final Plot No. 549 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
757	Sunil Dagadu Mhaskar Vijay Morusheth Mhatre	Palasp e	12/13/३/2/1/ ३	Class-I	753	2590	551	2590	12640	They did not attend the hearing but submitted representation dated 01/04/2025. Submission- 1. 2.50 FSI shall be granted on the Final plot. 2. Roads and other infrastructure facilities shall be immediately	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. As per ADTP, Town Planning's letter and plan, Development Permission was granted in U-2 zone with 0.2 FSI on 13590 sq. Mt. original land for commercial purpose. As per order, 4375 sq. mt
758	Sunil Dagadu Mhaskar Vijay Morusheth Mhatre	Palasp e	12/13/३/2/1/ ३	Class-I	754	6280		6280			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
759	Sunil Dagadu Mhaskar Vijay Morusheth Mhatre	Palasp e	12/13/3/2/1/ ३	Class-I	755	1770		1770		developed and the possession of the Final plot shall be handed over at the earliest. 3. The contribution amount as per form no. 1 is not accepted and shall be waived. 4. By considering the development of 2.50 FSI in the plot, concession in the marginal space shall be granted	land was deducted for Highway widening and service road. However, existing structures in the land are not matching with the sanctioned permission. 3. Therefore by considering the sanctioned permission in the original land and the common decision given in the report of Preliminary Scheme, FP of 7584 sq. mt. area is granted. Accordingly, the layout of the scheme is revised and reconstituted Final Plot No.551, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
760	Vijay Morusheth Mhatre Sunil Dagadu Mhaskar	Palasp e	12/13/3/2/1/ ४	Class-I	756	2000		2000			
761	Vidya Naresh Chorghe Nikita Naresh Chorghe Vinit Naresh Chorghe Shobha Madhav Chorge Prasad Madhav Chorge Geeta Satish Vajekar Harshada Prasad Patil	Palasp e	12-3	Class-II	757	2290	552	916	916	Shri. Prasad Chorghe and Shri. Vinit Chorghe attended the hearing on 03/04/2025 and submitted their say on behalf of all the land owners as under. Submission- 1. The said TPS project is not accepted to them. 2. They refused to participate in TPS-10 scheme. 3. Their residential houses are existed in the original land bearing Gut No. 12/3. However final plot is proposed on the certain part only and remaining land is proposed for garden and therefore their houses are affected.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 552 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
762	Kailash Baburao Sawalkar	Palasp e	145/1	Class-I	758	380	555/1	380	380	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 555/1 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
763	Tejas Rajnikant Shah	Palasp e	145/2	Class-I	759	300	555/2	300	300	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
											confirmed. Final Plot No. 555/2 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
764	Ramchandra Gopal Thakur Sandhya Ramchandra Thakur	Palasp e	145/3	Class-I	760	300	555/3	300	300	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 555/3 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
765	Rajendra Narhar Patil	Palasp e	145/4	Class-I	761	372	555/4	372	372	Shri. Kiran Chorghe & Shri. Vijay Chorghe have submiited presentation dated 06/03/2025. Submission. 1. The name of the land owner has been changed as per 7/12 extract i.e Shri. Kiran Chorghe & Shri. Vijay Chorghe.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 555/4 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
766	Rajeshvaran Ekamvaran Mudliar	Palasp e	145/5	Class-I	762	360	555/5	360	360	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 555/5 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
767	Gaurav Ravindra Joshi	Palasp e	145/6	Class-I	763	330	555/6	330	330	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 555/6 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
768	Rajendra Baburao Patil	Palasp e	145/7	Class-I	764	300	555/7	300	300	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 555/7 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
769	Shafikunnisa A. Rajjak Patel	Palasp e	145/8	Class-I	765	435	555/8	435	435	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 555/8 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
770	Santosh Lakshman Gadkari	Palasp e	145/9	Class-I	766	480	555/9	480	480	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 555/9 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
771	Amrislal Puri	Palasp e	145/10	Class-I	767	320	555/10	320	320	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 555/10 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
772	Amrislal Puri	Palasp e	145/11	Class-I	768	312	555/11	312	312	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
											Final Plot No. 555/11 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
773	Kundan Vasant Korade	Palasp e	145/12	Class-I	769	300	555/12	300	300	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 555/12 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
774	Tejas Rajnikant Shah	Palasp e	145/13	Class-I	770	322	555/13+14	322	622	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 555/13+14 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
775	Tejas Rajnikant Shah	Palasp e	145/14	Class-I	771	300		300			
776	Akanksha Bobby Lalwani Kamaya Bobby Lalwani Mehek Bobby Lalwani Jyoti Pratap Lalwani	Palasp e	145/15	Class-I	772	300	555/15	300	300	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per GAIL letter no. GAIL/MUMBAI/DUPL/MECH/2019-2024-25 dated 18.02.2025 , they acquired 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. aAccordingly, the said plot is affected by Right of use of GAIL and therefore it has been shifted to the nearby location. Reconstituted Final Plot No. 555/15 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
777	Achal Sabharwal	Palasp e	145/16	Class-I	773	300	555/16	300	300	They did not attend the hearing, but shri. Vinod kumar Anchalia submitted representations dated	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										03/04/2025 and 24/02/2025. Submission. 1. He has purchased the NA plot bearing survey No. 145/16, Palspe and therefore requested to update the property record at NAINA's end.	As per GAIL letter no. GAIL/MUMBAI/DUPL/MECH/2019-2024-25 dated 18.02.2025 , they acquired 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. Accordingly, the said plot is affected by Right of use of GAIL and therefore it has been shifted to the nearby location. Reconstituted Final Plot No. 555/16 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
778	Hemant Harihar Nabar Neha Hemant Nabar	Palasp e	145/17	Class-I	774	300	555/17	300	300	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 555/17 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
779	Arun Krishna Kale	Palasp e	145/18	Class-I	775	300	555/18	300	300	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 555/18 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
780	Chandrakant Chunilal Soni	Palasp e	145/19	Class-I	776	322	555/19+20	322	647	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 555/19+20 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
781	Chandrakant Chunilal Soni	Palasp e	145/20	Class-I	777	325		325			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
782	Kundan Vasant Korde	Palasp e	145/21	Class-I	778	350	555/21	350	350	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 555/21 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
783	Rukminiben Nanaji Shah	Palasp e	145/22	Class-I	779	350	555/22	350	350	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per the 7/12 extract, OP and FP area has been corrected as 300 sq. mt. Final Plot No. 555/22 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
784	Alpha Developers tarfe bhagidar Patel Gulam Hussain Mahammad Ibrahim Shikh Farid Anwar Shaikh Ma. Ashfak Nur Mohammad	Palasp e	145/23	Class-I	780	320	555/23	320	320	They did not attend the hearing, but shri. Uqba Gulam Patel submitted presentation dated 03/04/2025. Submission- 1) They are not against the development work and TPS, but have strong objection for payment demand. 2) The contribution amount as per form no. 1 is not accepted and shall be removed.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per GAIL letter no. GAIL/MUMBAI/DUPL/MECH/2019-2024-25 dated 18.02.2025 , they acquired 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. aAccordingly, the said plot is affected by Right of use of GAIL and therefore it has been shifted to the nearby location. Reconstitutd Final Plot No. 555/23 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
785	Vidula Vinay Devghar	Palasp e	145/24	Class-I	781	300	555/24	300	300	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per GAIL letter no. GAIL/MUMBAI/DUPL/MECH/2019-2024-25 dated 18.02.2025 , they acquired 30 mt. Right of Use as per PMP Act 1962; with 10 m on left hand side and

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
											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. aAccordingly, the said plot is affected by Right of use of GAIL and therefore it has been shifted to the nearby location. Reconstituted Final Plot No. 555/24 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
786	Vijay Shankar Devghar Vidula Vinay Devghar	Palasp e	145/25	Class-I	782	300	555/25	300	300	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 555/25 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
787	Bharat Gurunath Sontakke Pradeep Gurunath Sontakke Rajendra Gurunath Sontakke	Palasp e	145/26	Class-I	783	325	555/26	325	325	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 555/26 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
788	Rajendra Gurunath Sontakke	Palasp e	145/27	Class-I	784	400	555/27	400	400	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 555/27 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
789	Sunny Ramkumar Sharma Priyanka Ramkumar Sharma Ruchi R Sharma	Palasp e	145/28	Class-I	785	360	555/28	360	360	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Anjana Ramkumar Sharma Ruchi Ramkumar Sharma										confirmed. Final Plot No. 555/28 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
790	Chandrakant Damodar Shah	Palasp e	145/29	Class-I	786	420	555/29	420	420	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 555/29 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
791	Pravinkumar Uttamchand Migalani	Palasp e	145/30	Class-I	787	350	555/30	350	350	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 555/30 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
792	Milind Bhaskar Korde	Palasp e	145/31	Class-I	788	325	555/31	325	325	They did not attend the hearing, but submitted presentation dated 21/04/2025. Submission- 1) They are not agreed to the location of the proposed final plot no 325 and requested to grant final plot on his NA land where his structure is existed. 2) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3)The contribution amount as per form no. 1 is not accepted and shall be waived.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. 100% final plot is anchored on structure. 3. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10. 4. The objection regarding the contribution amount will be decided in the final scheme. The sanctioned draft scheme proposal is confirmed. Final Plot No. 555/31, has been delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
793	Varsha Jayant Ganatra	Palasp e	145/32	Class-I	789	450	555/32	450	450	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
											The sanctioned draft scheme proposal is confirmed. Final Plot No. 555/32 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
794	Rashmi Rahul Kale Shweta Swapnil Kale	Palasp e	145/33	Class-I	790	453	555/33+34+35	453	1167	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 555/33+34+35 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
795	Swapnil Ramkrishna Kale Rahul Ramkrishna Kale	Palasp e	145/34	Class-I	791	364		364			
796	Swapnil Ramkrishna Kale Rahul Ramkrishna Kale	Palasp e	145/35	Class-I	792	350		350			
797	Avinash Yashvant Narvekar Rahul Avinash Narvekar	Palasp e	145/36	Class-I	793	360	555/36	360	360	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 555/36 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
798	Rajendra Baburao Patil	Palasp e	145/37	Class-I	794	300	555/37	300	300	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 555/37 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
799	Chanda Bist	Palasp e	145/38	Class-I	795	300	555/38	300	300	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 555/38 as delineated in plan No. 4, is hereby allotted to the respective landowners, in

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
											accordance with the ownership and area details recorded in table B.
800	Pankaj K. Katharani (Thakkar)	Palasp e	145/39	Class-I	796	300	555/39	300	300	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 555/39 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
801	Neha Nikhil Gandhi Charitable Trust	Palasp e	145/40	Class-I	797	370	555/40+44	370	705	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 555/40+44 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
802	Neha Nikhil Gandhi Charitable Trust	Palasp e	145/44	Class-I	798	335		335			
803	Sunil Sudhakar Telange Pandurang Vitthal Karlekar	Palasp e	145/41	Class-I	799	300	555/41	300	300	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 555/41 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
804	Chanda Bist	Palasp e	145/42	Class-I	800	300	555/42	300	300	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 555/42 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
805	Jitendra Vasudev Nimkar Prashant Vasudev Nimkar	Palasp e	145/43	Class-I	801	300	555/43	300	300	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
											The sanctioned draft scheme proposal is confirmed. Final Plot No.555/43 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
806	Highway Apt Co. Hou. So.	Palasp e	145/45	Class-I	802	300	555/45	300	300	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 555/45 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
807	Narsingh Umesh Gulavali	Palasp e	145/46	Class-I	803	300	555/46	300	300	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 555/46 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
808	Pramila Mohiddin Dagar	Palasp e	145/47	Class-I	804	300	555/47+52	300	600	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 555/47+52 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
809	Drupad Vartul Trust tarfe Trustee Rajani Dhiren Pradhan Pushparam Ramlal Kotati	Palasp e	145/52	Class-I	805	300		300			
810	Neha Nikhil Gandhi Charitable Trust	Palasp e	145/48	Class-I	806	300	555/48	300	300	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 555/48 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
811	Neha Nikhil Gandhi Charitable Trust	Palasp e	145/49	Class-I	807	300	555/49	300	300	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 555/49 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
812	Highway Apt Co. Hou. So.	Palasp e	145/50	Class-I	808	300	555/50+51	300	600	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 555/50+51 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
813	Highway Apt Co. Hou. So.	Palasp e	145/51	Class-I	809	300		300			
814	Drupad Vartul Trust tarfe Trustee Rajani Dhiren Pradhan	Palasp e	145/53	Class-I	810	300	555/53	300	300	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 555/53 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
815	Tejas Rajnikant Shah	Palasp e	145/54	Class-I	811	300	555/54	300	300	Shri. Sanjay Vanage submitted a representation dated 15/04/2025. Submission. 1. The original land bearing Gut No. 145/54 has been purchased by him and therefore requested to allot the final plot in his name. 2. The betterment charges mentioned in the notice is not accepted to him and shall be waived.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 1. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. 2. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10. 3. The objection regarding the contribution amount will be decided in the final scheme. 4. For concession in the marginal spaces, a new regulation has been proposed. 5. The sanctioned draft scheme proposal is confirmed.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
											The sanctioned draft scheme proposal is confirmed. 4. Final Plot No. 555/54, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
816	Vibhavari Arvind Patil Patkar Vanita Gangaram Samant Aarti Dinesh Nayak	Palasp e	145/55	Class-I	812	400	555/55	400	400	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 555/55 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
817	Sitabai Shivram Hegade	Palasp e	145/56	Class-I	813	410	555/56	410	410	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 555/56 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
818	Tina Ashish Talreja Nevandram Aaildas Kaariraa Bhushan Nevandram Kaariraa Hari Hakmatrai Dudhani Hitesh Prakash Choudhary	Palasp e	145/57	Class-I	814	720	555/57	720	720	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 555/57 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
819	Prashant Rambhau Gawandi, Leela Suresh Mhatre , Lata Janardan Patil, Neelam Parshuram Patil, Ranjana Bholanath Jitekar, Alka Ratnakar Gharat , Pramila Jayram Mumbaikar,	Palasp e	10-4	Class-I	815	100	561	40	40	Shri. Prashant Gavandi & other 5, attended the hearing on 16/04/2025 and submitted their say on behalf of all land owners, as under. Submission- 1. The said TPS project is not accepted to them. 2. They refused to participate in TPS-10 scheme.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 561, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Malti Sadanand Patil, Chandrabhaga Rambhau Gawandi , Ramesh Dattatray Gawandi, Madan Dattatray Gawandi, Naresh Dattatray Gawandi, Vilas Dattatray Gawandi, Laxmibai Dattatray Gawandi, Tai Bhagwan Khutle, Shobha Ganesh Wajekar , Surekha Maruti Mali, Saraswati Ganpat Phadke, Chandrabhaga Dhau Patil, anandi anant gawandi, Sadhana Gajanan Patil, pratima Vinay Patil, Jitendra Anant Gawandi, Dhananjay Anant Gawandi, Sneha Suresh Khuntale										
820	Anant Walaku Gawandi Naresh Dattatray Gawandi Prashant Rambhau Gawandi Madan Dattatray Gawandi Ramesh Dattatray Gawandi Vilas Dattatray Gawandi	Palasp e	7/2/3/4/अ /1	Class-I	816	6290	564	2516	2516	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per Notification dated 27/07/2010 of Ministry of Road Transport, an area of 940 sq. mt. of Gut No. 7/2/3/4/B/1 is affected under Mumbai-Goa Highway, whereas the area of 6290 sq. mt. remains with the landowners. By considering the existing structures in the orginal land, the layout of the scheme has been revised and reconstituted , Final Plot No.564, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B. It is subject to the separation of the areas belonging to the landowners and the area under the acquisition for Highway.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
821	Jagdishchandar Rajkumar Bansal	Palasp e	6-1	Class-I	817	260	565	104	3924	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per Notification dated 27/07/2010 of Ministry of Road Transport, an area of 280 sq. mt. of Gut No. 7/2/3/4/B/2 is affected under Mumbai-Goa Highway, whereas the area of 470 sq. mt. remains with the landowners. By considering the existing structures in the orginal land, the layout of the scheme has been revised and reconstituted , Final Plot No.565, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B. It is subject to the separation of the areas belonging to the landowners and the area under the acquisition for Highway.
822	Jagdishchandar Rajkumar Bansal	Palasp e	7/2/3/4/ब /2	Class-I	818	470		188			
823	Jagdishchandar Rajkumar Bansal	Palasp e	7/6/अ	Class-I	819	2710		1084			
824	Jagdishchandar Rajkumar Bansal	Palasp e	8-1	Class-I	820	800		320			
825	Jagdishchandar Rajkumar Bansal	Palasp e	8/अ/2/ब	Class-I	821	5470		2188			
826	Jagdishchandar Rajkumar Bansal	Palasp e	8/अ/3	Class-I	822	100		40			
827	Vaishali Puranchand Rajput Ekta Suresh Khosla Sanyukta Puranchand Rajput Vinayak Puranchand Rajput	Palasp e	7/6/ब/1	Class-I	823	600	568	240	240	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 568 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
828	Balaram budhya Fauzdar Mangal Mohan Khandakale	Kolkhe peth	4 (Old 93-K)	Class-II	824	1000	569	400	400	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 569 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
829	Vinod Kumar Anchalia Son of Manikchand Anchali Prop M/S Velma Industries	Palasp e	156/2	Class-I	825	790	570/1	316	316	They did not attend the hearing, but shri. Vinod kumar Anchalia submitted representations dated 16/04/2025. Submission. 1. Their land bearing Gut No. 156/2 is NA land before 2013 for which they have pre-2013	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2.The land owner has submitted a copy of the recommended plan of the Town Planner dated 21/05/81. In the said plan, proposed BUA in sub plots no 3,4, and 5 are mentioned, but BUA in plot

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
										approved building proposal plan and have NA taxes constantly paid. 2. Accordingly they requested to allocate 100% of their plot area (790 sq mt.)under TPS-10.	no 2 is not mentioned. Also in the TPS plan and Google Earth map, existing structures are not seen in any of the plot. Therefore the landowners request can not be considered. The sanctioned draft scheme proposal is confirmed. Final Plot No. 570/1, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
830	Bhavesh Damodar Ghanesha	Palasp e	156/3	Class-I	826	438	570/2	175	175	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 570/2, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
831	Dharmesh Damodar Ghanesh	Palasp e	156/4	Class-I	827	440	570/3	176	176	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 570/3, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
832	Santosh Chintaman Patil	Palasp e	156/5	Class-I	828	411	570/4	164	164	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 570/4, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
833	Gram panchayat palaspe	Palasp e	134	sarkar	829	900	574	360	360	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
											confirmed. Final Plot No. 574, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
834	For Nursery	Palasp e	13/अ	Class-I	830	1220	575	488	488	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per 7/12 extract, an area of 550 sq. mt. of Gut No. 13/B is affected under Mumbai-Goa Highway, whereas the area of 1220 sq. mt. remains with the landowners. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the area under the acquisition for Highway. Final Plot No.575, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
835	Gurcharan	Palasp e	13/अ/1	Sarkar	831	2090	576	836	836	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. An area of 100 sq. mt. of Gut No. 13/A/1 is affected under Mumbai-Goa Highway, whereas the area of 2000 sq. mt. remains with the landowners. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the area under the acquisition for MMC. Final Plot No.576, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
836	Kantilal Ravji Patel Parwati Kantilal Patel Mohanbhai Nanjibhai Bhimani	Palasp e	10-1	Class-I	832	400	577	160	1888	Shri Kantilal Ravaji Patel attended the hearing on 16/04/2025 and submitted their say on behalf of all the land owners as under. Submission- 1) They are agreed to the location and shape of the proposed final plot no 577. 2) They requested to grant the	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. 3. Regarding FSI and TDR provisions, the
837	Kantilal Ravji Patel Parwati Kantilal Patel	Palasp e	12-2	Class-I	833	4320		1728			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Mohanbhai Nanjibhai Bhimani									final plot of a minimum of 60% area of their original land. 3) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4) Roads shall be immediately developed and the possession of the Final plot shall be handed over at the earliest. 5)The contribution amount as per form no. 1 is not accepted and shall be waived. 6) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	regulations are already proposed in SDCR for TPS-10. 4. The roas will be constructed after the survey is done for villages falling in TPS 10. 5. The objection regarding the contribution amount will be decided in the final scheme. 6. For concession in the marginal spaces, a new regulation has been proposed. Reconstituted Final Plot No. 577, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
838	Dineshkumar Shardaprasad Kesharvani Soni Dineshkumar Kesharvani Vimal Prabhakar Kumbhar	Palasp e	10-3	Class-II	834	1360	579	544	544	Shri. Dineshkumar Kesharwani attended the hearing on 16/04/2025 and submitted their say ,as under. Submission- 1)The final plot provided is not accepted to him. The applicant requested to grant Final plot on the location of his Original plot as per the Mojni nakasha submitted by him. 2)They requested to grant the final plot of a minimum of 60% area of their original land. 3) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4) Roads shall be immediately developed and the possession of the Final plot shall be handed over at the earliest. 5)The contribution amount as per form no. 1 is not accepted and	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The Mojni Nakasha submitted by the applicant is not clear. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. 3. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10. 4. The roas will be constructed after the survey is done for villages falling in TPS 10. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. For concession in the marginal spaces, a new regulation has been proposed. From planning point of view, the final plot 579 in the draft scheme is shifted and renumbered as 553 Accordingly, rconstituted Final Plot No. 553, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										shall be waived. 6) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	
839	Masanwata Grampanchayat Palaspe	Palaspe	133/0	Sarkar	835	300	582	120	120	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. By considering that the Gut No 133 & 135 of Palaspe village are under Masanvat, combined final plot of the total area of the original land has been granted for both the lands. Accordingly, reconstituted Final Plot No. 572 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
840	Jayashree Kashinath Dhamankar, Vinayak Narayan Kale, Dattatray Narayan Kale, Jayant Narayan Kale, Madhav Ramchandra Kale, Gadadhar Vishnu Kale, Waman Vishnu Kale, Shreedhar Vishnu Kale, Anuradha Mohan Damle , Purushottam Mukund Kale, Chintamani Mukund Kale, Anjali Ashok Joshi , Anand Prabhakar Joshi, Manjiri Milind Ghate	Palaspe	93/अ	Class-I	836	14400	584	5760	6480	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. Reconstituted Final Plot No. 584 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
841	Jayashree Kashinath Dhamankar, Vinayak Narayan Kale, Dattatray Narayan Kale, Jayant Narayan Kale, Madhav	Palaspe	93/ब	Class-I	837	1200		480			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Ramchandra Kale, Gadadhar Vishnu Kale, Waman Vishnu Kale, Shreedhar Vishnu Kale, Anuradha Mohan Damle , Purushottam Mukund Kale, Chintamani Mukund Kale, Anjali Ashok Joshi , Anand Prabhakar Joshi, Manjiri Milind Ghate										
842	Jayashree Kashinath Dhamankar, Vinayak Narayan Kale, Dattatray Narayan Kale, Jayant Narayan Kale, Madhav Ramchandra Kale, Gadadhar Vishnu Kale, Waman Vishnu Kale, Shreedhar Vishnu Kale, Anuradha Mohan Damle , Purushottam Mukund Kale, Chintamani Mukund Kale, Anjali Ashok Joshi , Anand Prabhakar Joshi, Manjiri Milind Ghate	Palasp e	93/क	Class-I	838	600		240			
843	Gangabai Kanu Bhagat Balkrishna Kanu Bhagat Keshav Kanu Bhagat Naresh Kanu Bhagat	Palasp e	50/1	Class-I	839	6410	585	2564	2564	Shri. Balkrishna K. Bhagat and shri. Keshav K Bhagat attended the hearing on 16/04/2025 and submitted their say as under. Submission- 1. He was not informed about the declaration of intention of the Town Planning Scheme. 2. Regarding the ownership of the land, 7/12 extract were directly taken without his consent and verification.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Government of Maharashtra, under section 40 of the said Act, declared CIDCO as the Special Planning Authority for an area notified as Navi Mumbai Airport Influence Notified Area (NAINA) and thereafter sanctioned the IDP/DP of the said area. As per the provision of Section 60(2) of the said Act, the public notice about the declaration of making TPS-10 was published in the Extraordinary

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										3. The planning authority has prepared the scheme without doing authentic measurement and therefore the said scheme shall be taken back under the provisions of MR & TP Act. 4. Their original occupation is farming and their livelihood is depend upon the cultivation from the said land. Therefore 100% land shall be kept for the farming for them and their future generation. 5. The said project will destroy hills, plants, wells and the environment of the area and therefore it shall be taken back. 6. The distribution of 40:60 is not accepted to them. 7. NAINA project will desrtoy social system of the farmers and will have tremendous social effect.	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 3. NAINA Authority obtained cerified copies of the 7/12 extracts for all the concerned lands and susequently ensured their updation. 4. The report of the scheme states that, based on the Sanctioned Development Plan, Physical survey provided by the appointed agency and details of revenue records such as village maps, Phalani map, 7/12 & 8A, extracts of sanctioned layouts, measurement plan, GIS based Town Planning Scheme maps were prepared. Accordingly, the geo co-ordinates of the proposed final plots are incorporated in the notices sent to all land parcels and their respective owners. 5. The scheme ensures the preservation of environmentally sensitive areas such as forests, water bodies, hills and open spaces. 6. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. Reconstituted Final Plot No. 585, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
844	Masanwata Grampanchayat Palaspe	Palasp e	135/0	sarkar	840	100	587	40	40	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. By considering that the Gut No 133 & 135 of Palaspe village are under Masanvat, combined final plot of the total area of the original land has been granted for both the lands. Accodingly, reconstituted Final Plot No. 572 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
845	Neel Victor Dalgyado Igneshes Victor Dalgyado	Palasp e	8/३/4	Class-II	841	1590	589	636	636	They did not attend the hearing, but submitted a representation dated 16/04/2025. Submission. 1. Their residential house and well are existed in the said original lands and they are paying NA taxes and property taxes to Grampanchayat. 2. The compensation of 40% land is very less and the compensation shall be increased.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. Though the applicant has submitted collector approved plan (from Collector of Colaba), the buildings are not constructed as per this plan. The sanctioned draft scheme proposal is confirmed subject to change in final plot No. as 587 and 588. Final Plot No. 587 and 588, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
846	Igneshes Victor Dalgyado Neel Victor Dalgyado	Palasp e	6-2	Class-I	842	550	589A	220	2824		
847	Neel Victor Dalgyado Igneshes Victor Dalgyado	Palasp e	8/३/5/३	Class-I	843	4360		1744			
848	Neel Victor Dalgyado Igneshes Victor Dalgyado	Palasp e	8/३/5/३	Class-I	844	2150		860			
849	Adish Suhas Thanage Padmakar Chima Thanage Mayur Suhas Thanage Sachin Suhas Thanage	Palasp e	12/6/३	Class-II	845	1450	591	580	580	Shri. Padmakar Thanage attended the hearing on 16/04/2025 and submitted their say on behalf of all land owners, as under. Submission- 1. The said TPS project is not accepted to them. 2. They refused to participate in TPS-10 scheme.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per 7/12 extract, an area of 1650 sq. mt. of Gut No. 12/6//B is affected under Mumbai-Goa Highway, whereas the area of 1450 sq. mt. remains with the landowners. Reconstituted Final Plot No.591, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B It is subject to the separation of the areas belonging to the landowners and the area under the acquisition for Highway.
850	Ramesh Baban Korde Sandip Baban Korde	Palasp e	10-5	Class-I	846	210	594	84	84	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 594, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
851	Narayan Purushottam Karandikar	Palasp e	15/4	Class-I	847	100	595	100	100	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
											S. No. 15/4 is within the boundary of Arihant rental housing, FP 597 and hence kept the same and is subjected to the TILR. In the sanctioned draft scheme proposal, area of FP is corrected as 100 sq. mt. Final Plot No. 595, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
852	Sarkari Pad	Palasp e	131/0	sarkar	848	300	596	300	300	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. In the sanctioned draft scheme proposal, area of FP is corrected as 120 sq. mt. Final Plot No. 596, as delineated in plan No. 4, is hereby allotted to the Govt of Maharashtra, in accordance with the ownership and area details recorded in table B.
853	Director Ashok Bhavarlal Chajed on behalf of M/s Arihant Abode Ltd.	Palasp e	7-5	Class-I	849	150	597	150	63903	The Director, Arihant Abode Ltd submitted a representation dated 11/04/2025. Submission. 1. For past many years, NAINA has not developed the substantial infrastructures. 2. NAINA is allotting only 40%land in lieu of the compensation and taking 60% land for the development from land owners. This kind of process is nowhere in India. 3. They are not ready to pay any contribution towards development and if it force to them, they will initiate legal proceedings against the said notice.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. 3. The objection regarding the contribution amount will be decided in the final scheme. 4. For concession in the marginal spaces, a new regulation has been proposed. 5. The Development Permission for Rental Housing Scheme was already processsed before commencement of TPS 10 and hence, the FP plot is provided as per ACC granted on 16.03.2023. 6. As per the coordinated boundary of the sanctioned developmental Rental housing scheme, the OP and FP boundary of final plot No. 597 has been reconstituted. 7. The two amenity spaces sanctioned in the said scheme have been carved out of the scheme and included in TPS 10 as FP No 590 and 590A The sanctioned draft scheme proposal is confirmed.
854	Director Ashok Bhavarlal Chajed on behalf of M/s Arihant Abode Ltd.	Palasp e	14/6	Class-I	850	1390		1390			
855	Director Ashok Bhavarlal Chajed on behalf of M/s Arihant Abodee Ltd.	Palasp e	14/7	Class-I	851	5940		5940			
856	Director Ashok Bhavarlal Chajed on behalf of M/s Arihant Abode Ltd.	Palasp e	15/1	Class-I	852	4250		4250			
857	Director Ashok Bhavarlal Chajed on behalf of M/s Arihant Abode Ltd.	Palasp e	15/3	Class-I	853	530		530			
858	Director Ashok Bhavarlal Chajed on behalf of M/s Arihant Abode Ltd.	Palasp e	16/0	Class-I	854	4930		4930			
859	Director Ashok Bhavarlal Chajed on	Palasp e	18/1/3	Class-I	855	5080		5080			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	behalf of M/s Arihant Abode Ltd.										Final Plot No. 597, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
860	Director Ashok Bhavarlal Chajed on behalf of M/s Arihant Abode Ltd.	Palasp e	18/1/अ	Class-I	856	2500		2500			
861	Director Ashok Bhavarlal Chajed on behalf of M/s Arihant Abode Ltd.	Palasp e	24/1/अ	Class-I	857	3030		3030			
862	Director Ashok Bhavarlal Chajed on behalf of M/s Arihant Abode Ltd.	Palasp e	23/3	Class-I	858	2660		2660			
863	Director Ashok Bhavarlal Chajed on behalf of M/s Arihant Abode Ltd.	Palasp e	23/4	Class-I	859	2880		2880			
864	Director Ashok Bhavarlal Chajed on behalf of M/s Arihant Abode Ltd.	Palasp e	149/1	Class-I	860	599		599			
865	Director Ashok Bhavarlal Chajed on behalf of M/s Arihant Abode Ltd.	Palasp e	149/2	Class-I	861	2215		2215			
866	Director Ashok Bhavarlal Chajed on behalf of M/s Arihant Abode Ltd.	Palasp e	149/3	Class-I	862	1747		1747			
867	Director Ashok Bhavarlal Chajed on behalf of M/s Arihant Abode Ltd.	Palasp e	149/4	Class-I	863	2206		2206			
868	Director Ashok Bhavarlal Chajed on behalf of M/s Arihant Abode Ltd.	Palasp e	149/5	Class-I	864	678		678			
869	Director Ashok Bhavarlal Chajed on behalf of M/s Arihant Abode Ltd.	Palasp e	150/1	Class-I	865	374		374			
870	Director Ashok Bhavarlal Chajed on behalf of M/s Arihant Abode Ltd.	Palasp e	150/2	Class-I	866	374		374			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
871	Director Ashok Bhavarlal Chajed on behalf of M/s Arihant Abode Ltd.	Palasp e	150/3	Class-I	867	370		370			
872	Director Ashok Bhavarlal Chajed on behalf of M/s Arihant Abode Ltd.	Palasp e	150/4	Class-I	868	314		314			
873	Director Ashok Bhavarlal Chajed on behalf of M/s Arihant Abode Ltd.	Palasp e	150/5	Class-I	869	550		550			
874	Director Ashok Bhavarlal Chajed on behalf of M/s Arihant Abode Ltd.	Palasp e	150/6	Class-I	870	640		640			
875	Director Ashok Bhavarlal Chajed on behalf of M/s Arihant Abode Ltd.	Palasp e	150/7	Class-I	871	767		767			
876	Director Ashok Bhavarlal Chajed on behalf of M/s Arihant Abode Ltd.	Palasp e	153/1	Class-I	872	4743		4743			
877	Director Ashok Bhavarlal Chajed on behalf of M/s Arihant Abode Ltd.	Palasp e	153/2	Class-I	873	2438		2438			
878	Director Ashok Bhavarlal Chajed on behalf of M/s Arihant Abode Ltd.	Palasp e	153/3	Class-I	874	4948		4948			
879	Director Ashok Bhavarlal Chajed on behalf of M/s Arihant Abode Ltd.	Palasp e	153/4	Class-I	875	3395		3395			
880	Director Ashok Bhavarlal Chajed on behalf of M/s Arihant Abode Ltd.	Palasp e	153/5	Class-I	876	2989		2989			
881	Director Ashok Bhavarlal Chajed on behalf of M/s Arihant Abode Ltd.	Palasp e	153/6	Class-I	877	1216		1216			
882	Mukesh Ramaniklal Gudhka	Palasp e	62/2/3	Class-I	878	3723	598	1489	1489	The Director, Arihant Abode Ltd submitted a representation dated	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator														
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area																
	Nilesh Bharmal Shah Vinod Waghji Dodhiya									11/04/2025. Submission. 1. For past many years, NAINA has not developed the substantial infrastructures. 2. NAINA is allotting only 40%land in lieu of the compensation and taking 60% land for the development from land owners. This kind of process is nowhere in India. 3. They are not ready to pay any contribution towards development and if it force to them, they will initiate legal proceedings against the said notice.	MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. 3. The objection regarding the contribution amount will be decided in the final scheme. 4. For concession in the marginal spaces, a new regulation has been proposed. 5. The final plot is located adjacent to FP 597 for which development permission was already granted. 6. As per the PWD Notification an area of 3900 sqm from Gut No 62 has been notified for acquisition for the purpose of the Multimodal Corridor (MMC). As per the gat book map of S. No. 62, the area under acquisition in sub guts of gut No. 62 are as follows: <table><tr><td>Gat No</td><td>Area under MMC in sq. mt</td></tr><tr><td>62/2</td><td>707</td></tr><tr><td>62/1</td><td>1595</td></tr><tr><td>62/4</td><td>475</td></tr><tr><td>62/5</td><td>773</td></tr><tr><td>62/6</td><td>350</td></tr><tr><td>Total</td><td>3900</td></tr></table> Accordingly, the remaining area of 62/2/A and 62/2/B is 3793 Sqm and hence the final plot 598 is reconstituted with an area of 1517 Sqm. Reconstituted Final Plot No. 598 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B. It is subject to the separation of the areas belonging to the landowners and the area under the acquisition for MMC.	Gat No	Area under MMC in sq. mt	62/2	707	62/1	1595	62/4	475	62/5	773	62/6	350	Total	3900
Gat No	Area under MMC in sq. mt																								
62/2	707																								
62/1	1595																								
62/4	475																								
62/5	773																								
62/6	350																								
Total	3900																								
883	Sanchalak Akshay Anup Agrawal on behalf of M/s Arihant Abode Ltd.	Palasp e	62/2/अ	Class-I	879																				
884	Director Ashok Bhavarlal Chajed on behalf of M/s Arihant Abode Ltd.	Palasp e	30/1	Class-I	880	8960	599	3584	3584	The Director, Arihant Abode Ltd submitted a representation dated 11/04/2025. Submission. 1. For past many years, NAINA has not developed the substantial infrastructures. 2. NAINA is allotting only 40%land in lieu of the compensation and taking 60% land for the	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. 3. The objection regarding the contribution amount will be decided in the final scheme.														

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										development from land owners. This kind of process is nowhere in India. 3. They are not ready to pay any contribution towards development and if it force to them, they will initiate legal proceedings against the said notice.	4. For concession in the marginal spaces, a new regulation has been proposed. 5. The final plot is located adjacent to FP 597 for development permission was already granted. Reconstituted Final Plot No.599 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
885	Prabhakar Joma Gawandi	Palasp e	24/1/क	Class-II	881	3500	600	1400	1400	The Director, Arihant Abode Ltd submitted a representation dated 11/04/2025. Submission. 1. For past many years, NAINA has not developed the substantial infrastructures. 2. NAINA is allotting only 40%land in lieu of the compensation and taking 60% land for the development from land owners. This kind of process is nowhere in India. 3. They are not ready to pay any contribution towards development and if it force to them, they will initiate legal proceedings against the said notice.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. 3. The objection regarding the contribution amount will be decided in the final scheme. 4. For concession in the marginal spaces, a new regulation has been proposed. 5. The final plot is located adjacent to FP 597 for development permission was already granted. Reconstituted Final Plot No.600 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
886	Director Ashok Bhavarlal Chajed on behalf of M/s Arihant Abodee Ltd.	Palasp e	21/3	Class-I	882	1440	602	576	9344	The Director, Arihant Abode Ltd submitted a representation dated 11/04/2025. Submission. 1. For past many years, NAINA has not developed the substantial infrastructures. 2. NAINA is allotting only 40%land in lieu of the compensation and taking 60% land for the development from land owners. This kind of process is nowhere in India. 3. They are not ready to pay any contribution towards development and if it force to them, they will initiate legal proceedings against the said notice.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. 3. The objection regarding the contribution amount will be decided in the final scheme. 4. For concession in the marginal spaces, a new regulation has been proposed. 5. The final plot is located adjacent to FP 597 for development permission was already granted. 6. As per the PWD Notification, an area of 30 sq. mt. from the total landholding of 2810 sq. mt. of Gut No. 60/3 and an area of 4700 sq. mt. from the total landholding of 9330 sq. mt. of Gut No. 63 has
887	Director Ashok Bhavarlal Chajed on behalf of M/s Arihant Abode Ltd.	Palasp e	22/1/ख	Class-I	883	2300		920			
888	Director Ashok Bhavarlal Chajed on behalf of M/s Arihant Abode Ltd.	Palasp e	30/2/क	Class-I	884	400		160			
889	Sanchalak Abhishek A. Balad on behalf of M/s Arihant Abodee Ltd.	Palasp e	23/1	Class-I	885	4550		1820			
890	Ashok Bhavarlal Chajed	Palasp e	23/2	Class-I	886	2680		1072			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Sanchalak from M/s Arihant Abodee Ltd.										been notified for acquisition for the purpose of the Multimodal Corridor (MMC). Reconstituted Final Plot No.602 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
891	Sadananda Vasant Bhagat, Sandeep Vasant Bhagat; Director Akshay Anup Agrawal by Arihant Abode Ltd.	Palasp e	60/3	Class-I	887	2780		1112			
892	Sanchalak Akshay Anup Agrawal on behalf of M/s Arihant Abode Ltd.	Palasp e	52/1/3	Class-I	888	4580		1832			
893	Sanchalak Akshay Anup Agrawal on behalf of M/s Arihant Abode Ltd.	Palasp e	63	Class-I	889	4630		1852			
894	Ashok Vasant Chaware Seema Vasant Chaware Renuka Vasant Chaware Malini Vasant Chaware Sanchalak Abhishek A. Balad on behalf of M/s Arihant Abode Ltd.	Palasp e	24/2	Class-II	890	4500	603	1800	1800	The Director, Arihant Abode Ltd submitted a representation dated 11/04/2025. Submission. 1. For past many years, NAINA has not developed the substantial infrastructures. 2. NAINA is allotting only 40%land in lieu of the compensation and taking 60% land for the development from land owners. This kind of process is nowhere in India. 3. They are not ready to pay any contribution towards development and if it force to them, they will initiate legal proceedings against the said notice.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. 3. The objection regarding the contribution amount will be decided in the final scheme. 4. For concession in the marginal spaces, a new regulation has been proposed. 5. The final plot is located adjacent to FP 597 for development permission was already granted. Reconstituted Final Plot No.603 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
895	Prashant Prabhakar Patekar from M/s Cityopia Venture pvt. Ltd.	Palasp e	64/1	Class-I	891	1160	604	464	464	The Director, Arihant Abode Ltd submitted a representation dated 11/04/2025. Submission. 1. For past many years, NAINA has not developed the substantial infrastructures. 2. NAINA is allotting only 40%land in lieu of the compensation and taking 60% land for the development from land owners.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. 3. The objection regarding the contribution amount will be decided in the final scheme. 4. For concession in the marginal spaces, a new
896	Sanchalak Akshay Anup Agrawal on behalf of M/s Arihant Abode Ltd.	Palasp e	64/2	Class-I	892						

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
										This kind of process is nowhere in India. 3. They are not ready to pay any contribution towards development and if it force to them, they will initiate legal proceedings against the said notice.	regulation has been proposed. 5. The final plot is located adjacent to FP 597 for development permission was already granted. 6. As per the PWD Notification, Gut No. 64/1, admeasuring 7310 sq. mt. was acquired for MMC, and an area of 860 sq. mt. from the total landholding of 2020 sq. mt. of Gut No. 64/2 has been notified for acquisition for the purpose of the Multimodal Corridor (MMC). Accordingly, 1160 sq. mt. area remains with the landowner. Reconstituted Final Plot No.604 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
897	Arvind Lakshman Patil Patkar	Palasp e	42/2	Class-I	893	2710	606	1084	1084	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 606, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
898	Vanita Balkrishna Gawandi Bhalchandra Balkrishna Gawandi Anjali Balkrishna Gawandi aka Anjali Mahadev Mhaskar Ravindra Balkrishna Gawandi Pravin Balkrishna Gawandi	Palasp e	18/2	Class-I	894	4480	607	1792	1792	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 607, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
899	Lata Eknath Dudhe	Palasp e	18/3	Class-I	895	1640	608	656	656	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 608, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
900	Anandi Anant Gawandi	Palasp e	19/2/A	Class-II	896	1900	609	760	760	Shri. Dhananjay Anant Gavandi attended the hearing on 16/04/2025 and submitted their say on behalf of all the land owners, as under. Submission- 1. The said TPS project is not accepted to them. 2. They refused to participate in TPS-10 scheme.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 609 & 609A, as delineated in plan No. 4, are hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
901	Anandi Anant Gawandi	Palasp e	50/3	Class-I	897	5510	609A	2204	2204		
902	Ramesh Dattatray Gawandi Madan Dattatray Gawandi Naresh Dattatray Gawandi Vilas Dattatray Gawandi	Palasp e	18/4	Class-II	898	560	610	224	984	Shri. Prasad M. Gavandi and other 3, attended the hearing on 16/04/2025 and submitted their say on behalf of all the land owners, as under. Submission- 1. The said TPS project is not accepted to them. 2. They refused to participate in TPS-10 scheme.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. Reconstituted Final Plot No. 610 & 610A, as delineated in plan No. 4, are hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
903	Ramesh Dattatray Gawandi Madan Dattatray Gawandi Naresh Dattatray Gawandi Vilas Dattatray Gawandi	Palasp e	19/2/B	Class-II	899	1900		760			
904	Ramesh Dattatray Gawandi Madan Dattatray Gawandi Naresh Dattatray Gawandi Vilas Dattatray Gawandi	Palasp e	19/1	Class-I	900	1640		656			
905	Ramesh Dattatray Gawandi Madan Dattatray Gawandi Naresh Dattatray Gawandi Vilas Dattatray Gawandi	Palasp e	20/0	Class-I	901	350		140			
906	Maruti Dinkar Mali	Palasp e	21/1	Class-I	902	450	612	180	180	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
											The sanctioned draft scheme proposal is confirmed. Final Plot No. 612, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
907	Damu Shankar Kondilkar Bhimabai Shankar Kondilkar	Palasp e	21/2	Class-I	903	1860	613	744	944	Shri. Mahendra Jakhu Patil attended the hearing on 17/04/2025 and submitted their say as under. Submission- 1. The said TPS project is not accepted to them. 2. They refused to participate in TPS-10 scheme.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 613, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
908	Damu Shankar Kondilkar Bhimabai Shankar Kondilkar	Palasp e	21/6/अ	Class-I	904	500		200			
909	Shankar Ganpat Thange	Palasp e	21/6/अ/7/8	Class-II	905	530	614	212	692	Shri. Dinesh Shankar Thange attended the hearing on 17/04/2025 and submitted their say as under. Submission- 1. The said TPS project is not accepted to them. 2. They refused to participate in TPS-10 scheme.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 614, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
910	Shankar Ganpat Thange	Palasp e	21/9	Class-II	906	1200		480			
911	Balkrishna Rama Bhagat	Palasp e	51/2/अ	Class-I	907	4480	615	1792	1792	Shri. Balkrishna R. Bhagat attended the hearing on 17/04/2025 and submitted their say as under. Submission- 1. The said TPS project is not accepted to them. 2. They refused to participate in TPS-10 scheme.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 615, has been delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
912	Ladkya Balu Kadpe	Palasp e	21/4	Class-II	908	3630	616	1452	1452	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 616, as delineated in plan No. 4, is hereby allotted to the respective landowners, in

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
											accordance with the ownership and area details recorded in table B.
913	Sadanand Hiru Gawandi , Prakash Hiru Gawandi , Narendra Hiru Gawandi , Sulochana Shivram Khandagale, Vimal Keshav Gharat, Mahendra Balkrishna Gawandi, Rajendra Balkrishna Gawandi, Pushpalata Santosh Mhatre, Sushilabai Balkrishna Gawandi, Vidya Pramod Gawandi, Ankita Pramod Gawandi, Vinita Pramod Gawandi, Mother of S. No. 2 and 3 - Vidya , Yogita Yashwant Gawandi, Sameer Yashwant Gawandi, Vinay Yashwant Gawandi, Rachana Pradip Gharat , Harshada Nitin Patil	Palasp e	21/5	Class-I	909	1110	618	444	444	Shri. Mahendra Bakrishna Gavandi attended the hearing on 17/04/2025. Also Shri. Mahendra B. Gavandi and Smt. Vidya P. Gavandi have submitted a representation dated 22/04/2025. Submission- 1. The said TPS project is not accepted to them. 2. They refused to participate in TPS-10 scheme. Shri Sadanand H. Gavandi attended the hearing on 17/04/2025 and submitted their say as under. Submission- 1) They are agreed to the location and shape of the proposed final plot no 618. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4) Roads shall be immediately developed and the possession of the Final plot shall be handed over at the earliest. 5)The contribution amount as per form no. 1 is not accepted and shall be waived. 6) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. 3. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. For concession in the marginal spaces, a new regulation has been proposed. 6. The sanctioned draft scheme proposal is confirmed. 7. The final plot is located adjacent to FP 618 for which development permission was already granted. The sanctioned draft scheme proposal is confirmed. Final plot is anchored on original plot. Final Plot No. 618, has been delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
914	M. Ashpak Noormohammad Shaikh Omkar Deepak Joshi	Palasp e	33/2	Class-I	910	610	619	244	244	Mr M. Ashpak Noormohammad Shaikh did not attend the hearing but submitted a representation dated 08/04/2025. Submission- 1)As per the FP provide in the draft scheme, it is objected that the applicant's building plan cannot be accomodated on it. 2) Hence, he wants to increase the boundary of FP to make it buildable.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 1)The Final plot of 40% area is provided near the OP location. 2)Rectangular buildable final plot plot is provided to the applicant. The sanctioned draft scheme proposal is confirmed. Final Plot No. 619, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
915	Jitendra Chandrakant Thakur Khishna Budhaji Pagde	Palasp e	32/1	Class-I	911	650	620	260	260	Shri. Jitendra Chandrakant Thakur attended the hearing on 17/04/2025 and submitted their say as under. Submission- 1. The said TPS project is not accepted to them. 2. They refused to participate in TPS-10 scheme.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 620, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
916	Ashok Kanhu Chorghe	Palasp e	152/1	Class-I	912	263	622/2	263	1957	Shri Ashok K. Chorghe attended the hearing on 17/04/2025 and submitted their say as under. Submission- 1) They are agreed to the location and shape of the proposed final plot no 622/2. 2) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3) Roads shall be immediately developed and the possession of the Final plot shall be handed over at the earliest. 4)The contribution amount as per form no. 1 is not accepted and shall be waived. 5) By considering the development of the High Rise Building, concession in the	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2.100% final plot is anchored on Original plot. 3. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. For concession in the marginal spaces, a new regulation has been proposed. 6. The sanctioned draft scheme proposal is confirmed. 7. The final plot is located adjacent to FP 597 for which development permission was already granted. Final Plot No. 622/2 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
917	Ashok Kanhu Chorghe	Palasp e	152/3	Class-I	913	153		153			
918	Ashok Kanhu Chorghe	Palasp e	152/4	Class-I	914	210		210			
919	Ashok Kanhu Chorghe	Palasp e	152/5	Class-I	915	307		307			
920	Ashok Kanhu Chorghe	Palasp e	152/6	Class-I	916	143		143			
921	Ashok Kanhu Chorghe	Palasp e	152/9	Class-I	917	247		247			
922	Ashok Kanhu Chorghe	Palasp e	152/10	Class-I	918	170		170			
923	Ashok Kanhu Chorghe	Palasp e	152/11	Class-I	919	241		241			
924	Ashok Kanhu Chorghe	Palasp e	152/12	Class-I	920	223		223			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										marginal space shall be granted and for that, the premium shall not be charged.	
925	Narendra Ramkrushna Jasud	Palasp e	152/2	Class-I	921	401	622/5	401	401	Shri Narendra R. Jasud attended the hearing on 17/04/2025 and submitted their say as under. Submission- 1) They are agreed to the location and shape of the proposed final plot no 622/5. 2) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3) Roads shall be immediately developed and the possession of the Final plot shall be handed over at the earliest. 4)The contribution amount as per form no. 1 is not accepted and shall be waived. 5) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2.100% final plot is anchored on Original plot on structure. 3. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. For concession in the marginal spaces, a new regulation has been proposed. 6. The sanctioned draft scheme proposal is confirmed. Final Plot No. 622/5 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
926	Ramu Shahaji Kadam	Palasp e	152/7	Class-I	922	151	622/3	151	151	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final is anchored on Original plot. Final Plot No. 622/3 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
927	Brahmdev Shivaji Doephode	Palasp e	152/8	Class-I	923	151	622/4	151	151	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final is anchored on Original plot. Final Plot No. 622/4 as delineated in plan No. 4, is hereby allotted to the respective landowners, in

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
											accordance with the ownership and area details recorded in table B.
928	Ashok Kanhu Chorghe	Palasp e	152/13	Class-I	924	194	622/1	194	1310	Shri Ashok K. Chorghe attended the hearing on 17/04/2025 and submitted their say as under. Submission- 1) They are agreed to the location and shape of the proposed final plot no 622/1. 2) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 3) Roads shall be immediately developed and the possession of the Final plot shall be handed over at the earliest. 4)The contribution amount as per form no. 1 is not accepted and shall be waived. 5) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2.100% final plot is anchored on Original plot on structure. 3. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. For concession in the marginal spaces, a new regulation has been proposed. 6. The sanctioned draft scheme proposal is confirmed. 7. As per 7/12 extract and the layout, Gut No. 152/18 is under internal road of the sanctioned layout. By considering the sanctioned layout, the original plots (sub-divided plots in the layout) have been granted the final plots of the same area. Therefore area of Gut No 152/18 has been deleted from the final plot. Accordingly, reconstituted Final Plot No. 622/1 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
929	Ashok Kanhu Chorghe	Palasp e	152/14	Class-I	925	140		140			
930	Ashok Kanhu Chorghe	Palasp e	152/15	Class-I	926	135		135			
931	Ashok Kanhu Chorghe	Palasp e	152/16	Class-I	927	146		146			
932	Ashok Kanhu Chorghe	Palasp e	152/17	Class-I	928	174		174			
933	Ashok Kanhu Chorghe	Palasp e	152/18	Class-I	929	521		521			
934	Kondiram Ramji Chorghe	Palasp e	35/0	Class-II	930	1370	623	548	548	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 623, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
935	Shankar Padu Bhagat	Palasp e	62/3	Class-II	931	2160	625	864	864	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. As per the PWD Notification an area of 3900 sqm from Gut No 62 has been notified for acquisition for the purpose of the Multimodal Corridor (MMC). As per the gat book map of S. No.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator														
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area																
											62, the area under acquisition in sub guts of gut No. 62 are as follows:<table><tr><td>Gat No</td><td>Area under MMC in sq. mt</td></tr><tr><td>62/2</td><td>707</td></tr><tr><td>62/1</td><td>1595</td></tr><tr><td>62/4</td><td>475</td></tr><tr><td>62/5</td><td>773</td></tr><tr><td>62/6</td><td>350</td></tr><tr><td>Total</td><td>3900</td></tr></table> The sanctioned draft scheme proposal is confirmed. Final Plot No. 625, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.	Gat No	Area under MMC in sq. mt	62/2	707	62/1	1595	62/4	475	62/5	773	62/6	350	Total	3900
Gat No	Area under MMC in sq. mt																								
62/2	707																								
62/1	1595																								
62/4	475																								
62/5	773																								
62/6	350																								
Total	3900																								
936	Omkar Deepak Joshi Nitin Mohanbhai Bhimani	Palasp e	94/0	Class-I	932	700	627	280	280	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 627, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.														
937	Sanjay Mo. Potdar	Palasp e	43/1	Class-I	933	2730	628	1092	1740	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 628, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.														
938	Sanjay Moreshwar Potdar	Palasp e	51/3	Class-I	934	1620		648																	
939	Shankar Ganpat Thange	Palasp e	43/2	Class-II	935	3490	629	1396	1396	Shri. Dinesh S. Thange attended the hearing on 17/04/2025 and they also submitted a representation dated 17/04/2025. Submission- 1. The said TPS project is not accepted to them. 2. They refused to participate in TPS-10 scheme.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final is anchored on Original plot. Final Plot No. 629 as delineated in plan No. 4, is hereby allotted to the respective landowners, in														

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
											accordance with the ownership and area details recorded in table B.
940	Kokil Kanubhai Patel	Palasp e	42/3/अ	Class-I	936	3400	630	1360	3344	Representative of Mr Kokil Kanubhai Patel attended the joint hearing conducted on 30/06/2025 and made submission on 08/07/2025. Submission: 1. The applicant has purchased 40 gunthas from S. No. 43/3/A and rest 9.6 gunthas belongs to Mrs Savita Kondiram Patil, Mr Naresh r. Patil and Mr Namdev V Patil. 2. They have decided to make partition of this land and sales deed and registration is in process.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 630 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
941	Kokil Kanubhai Patel	Palasp e	43/3/अ	Class-I	937	4960		1984			
942	Namdev Govind Mahalkar Maruti Govind Mahalkar	Palasp e	36/7	Class-II	938	100	631, 633	40	1680	Shri. Namdev Govind Mahalkar, attended the hearing on 16/04/2025 and submitted their say on behalf of all the land owners, as under. Submission- 1. The said TPS project is not accepted to them. 2. They refused to participate in TPS-10 scheme.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 631, 633 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
943	Namdev Govind Mahalkar Maruti Govind Mahalkar	Palasp e	43/4	Class-I	939	280		112			
944	Namdev Govind Mahalkar Maruti Govind Mahalkar	Palasp e	44/2/अ	Class-II	940	3820		1528			
945	Arvind Lakshman Patil Patkar Sanjay Moreshwar Potdar Bharti Gajanan Deshpande aka Radhika Khrushnaji Pipurankar Sunil Vitthal Pardeshi Ramdas Bhau Bedekar	Palasp e	43/3/अ	Class-I	941	5440	632	2176	-	Shri. Ramdas B. Bedekar attended the hearing on 17/04/2025 and 21/04/2025 and submitted their say as under. Submission- 1. The said TPS project is not accepted to them. 2. They refused to participate in TPS-10 scheme. Shri. Ramdas B. Bedekar made submission on 11/07/2025 as given below: 1. The applicant requested to protect his structures (House No. 1 and 2) on S. No. 43/3/B. 2. Since he has constructed this	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 632 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										structure on his land, it shall be excluded from TPS Scheme.	
946	Chandrakant Namdev Patil Suresh Namdev Patil Bhagirathi Namdev Patil	Palasp e	42/3/3f	Class-I	942	2300	634	920	920	Shri. Kalpesh Suresh Patil attended the hearing on 22/04/2025 and shri. Suresh Namdev Patil has submitted presentation dated 22/04/2025. Submission- 1. The said TPS project is not accepted to them. 2. They refused to participate in TPS-10 scheme.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 634 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
947	Tukaram Changa Bedekar	Palasp e	42/1/3f	Class-II	943	2876	635	1150	1150	Shri. Anil Tukaram Bedekar attended the hearing and also submitted a representation dated 22/04/2025 . Submission- 1. The said TPS project is not accepted to them. 2. They refused to participate in TPS-10 scheme.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 635 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
948	Ramesh Mahadev Thakur	Palasp e	42/1/4f	Class-I	944						
949	Mahesh Kalyanji Shah	Palasp e	42/1/5f	Class-I	945						
950	Arjun Dunda Kamble	Palasp e	42/6	Class-II	946	530	640	212	212	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 640, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
951	Nagu Dhau Chorghe Laxmi Goma Mhatre Dhakli Damu Patil Laxmi Balu Kharke	Palasp e	42/7	Class-II	947	3680	641	1472	1704	Shri. Keshav Nagu Chorghe, son of Nagu Chorghe attended the hearing on 23/04/2025 and submitted their say as under. Submission- 1. The said TPS project is not accepted to them. 2. They refused to participate in TPS-10 scheme.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 641 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
952	Nagu Dhau Chorghe Laxmi Goma Mhatre Dhakli Damu Patil Laxmi Balu Kharke	Palasp e	42/8	Class-II	948	580		232			
953	Ramchandra Padu Bhagat	Palasp e	60/2	Class-II	949	9610	642	3844	3844	Shri. Pranay Subhash Bhagat, grandson of Ramchandra Bhagat	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
954	Ramchandra Padu Bhagat	Palasp e	42/9	Class-I	950	2100	642A	840	840	attended the hearing on 21/04/2025 and submitted their say as under. Submission- 1. The said TPS project is not accepted to them. 2. They refused to participate in TPS-10 scheme.	MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 642, 642A as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
955	Ambubai Namdev Bhagat Damayanti Namdev Bhagat Narendra Namdev Bhagat	Palasp e	51/5/8	Class-I	951	3040	643	1216	1216	Shri. Damayanti N. Bhagat & shri. Narendra N. Bhagat attended the hearing on 16/04/2025 and submitted their say on behalf of all the land owners, as under. Submission- 1. The said TPS project is not accepted to them. 2. They refused to participate in TPS-10 scheme.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 643 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
956	Gajanan Gopal Bhagat Manisha Motiram Mate Ganesh Jom Bhagat Yamuna Ramchandra Gharat Sunanda Narayan Mhatre Sangeeta Vasant Kadpde	Palasp e	44/4/3/4/3/1	Class-I	952	4020	644	1608	1608	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 644, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
957	Ramdas Kanu Patil and 3	Palasp e	51/6	Class-II	953	1800	645	720	1396	They have not appeared for the hearing but Shri. Ramdas Kanu Patil has submitted their presentation dated 24/04/2025. Submission- 1. The said TPS project is not accepted to them. 2. They refused to participate in TPS-10 scheme.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. Final plot is anchored on original plot. The sanctioned draft scheme proposal is confirmed. Final Plot No. 645, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
958	Ramdas Kanu Patil and 3	Palasp e	51/7	Class-II	954	1690		676			
959	Balaram Zipya Bhoir	Palasp e	41/2	Class-II	955	1300	646	520	520	They have not appeared for the hearing but Shri. Balaram Zipya Bhoir has submitted their presentation dated 27/06/2025. Submission-	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										1. The said TPS project is not accepted to them. 2. They refused to participate in TPS-10 scheme.	confirmed. Final Plot No. 646, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
960	Maruti Dhau Bedekar, Ramdas Dhau Bedekar, Bami Narayan Mundhe , Vijay Bhau Lahane , Mangla Barku Shinde, Anjana Pandurang Patil, Bharti Bhau Lahane, Pramila Ajit Bhopi, Suvarna Dattatrey Bedekar, Manisha Chandrashekhar Patil, Manjula Rakesh Tamboli, Geeta Pramod Keni, Vilas Dattatrey Bedekar, Anita Dattatrey Bedekar	Palasp e	51/2/3f	Class-II	956	1690	647	676	676	Shri. Ramdas Bhau Bedekar attended the hearing on 17/04/2025 and also submitted their presentation dated 21/04/2025. Submission- 1. The said TPS project is not accepted to them. 2. They refused to participate in TPS-10 scheme.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 647, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
961	Ashok Kanu Chorghe	Palasp e	62/4	Class-II	957	4107	648	1643	1642.8	Shri. Ashok K. Chorghe attended the hearing on 17/04/2025 and submitted their say as under. Submission- 1. The said TPS project is not accepted to them. 2. They refused to participate in TPS-10 scheme.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. As per the PWD Notification an area of 3900 sqm from Gut No 62 has been notified for acquisition for the purpose of the Multimodal Corridor (MMC). As per the gat book map of S. No. 62, the area under acquisition in sub guts of gut No. 62 are as follows: Gat No Area under MMC in sq. mt 62/2 707 62/1 1595 62/4 475 62/5 773 62/6 350 Total 3900 3. Accordingly, the remaining area of 62/4 is 4185 Sqm and hence the final plot 648 is reconstitutesd with an area of 1674 Sqm. Accordingly, Reconstituted Final Plot No. 648 as

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
											delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B. It is subject to the separation of the areas belonging to the landowners and the area under the acquisition for MMC.
962	Kondiram Vithu Patil	Palasp e	51/1/अ	Class-I	958	1290	649	516	516	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 649, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
963	Parvatibai Ramchandra Patil Janardan Ramchandra Patil Eknath Ramchandra Patil Sunil Ramchandra Patil Sandip Ramchandra Patil	Palasp e	46/1	Class-II	959	5110	650	2044	2044	Shri. Sunil R. Patil attended the hearing on 21/04/2025 and submitted their say as under. Submission- 1. The said TPS project is not accepted to them. 2. They refused to participate in TPS-10 scheme.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final plot is relocated as Original plot is in Growth Center. Final Plot No. 650, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
964	Ramdas Baliram Gharat	Palasp e	44/4/अ/4/ब/2	Class-II	960	1920	652	768	768	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 652, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
965	Harishchandra Gajanan Patil	Palasp e	62/5	Class-II	961	39	653	16	574.4	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. As per the PWD Notification an area of 3900 sqm from Gut No 62 has been notified for acquisition for the purpose of the Multimodal Corridor (MMC). As per the gat book map of S. No. 62, the area under acquisition in sub guts of gut
966	Harishchandra Gajanan Patil	Palasp e	62/6	Class-II	962	1397		559			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator														
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area																
											No. 62 are as follows: <table><tr><td>Gat No</td><td>Area under MMC in sq. mt</td></tr><tr><td>62/2</td><td>707</td></tr><tr><td>62/1</td><td>1595</td></tr><tr><td>62/4</td><td>475</td></tr><tr><td>62/5</td><td>773</td></tr><tr><td>62/6</td><td>350</td></tr><tr><td>Total</td><td>3900</td></tr></table> 3. Accordingly, the remaining area of 62/5 is 117 Sqm and and of 62/6 is 1330 sq. mt. and total area is 1447 sq. mt. Hence the final plot 653 is reconstituteds with an area of 579 Sqm. Accordingly, Reconstituted Final Plot No. 653 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B. It is subject to the separation of the areas belonging to the landowners and the area under the acquisition for MMC.	Gat No	Area under MMC in sq. mt	62/2	707	62/1	1595	62/4	475	62/5	773	62/6	350	Total	3900
Gat No	Area under MMC in sq. mt																								
62/2	707																								
62/1	1595																								
62/4	475																								
62/5	773																								
62/6	350																								
Total	3900																								
967	Tushar Harishchandra Patil	Palasp e	48/2	Class-I	963	1340	654	536	536	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 654, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.														
968	Ashok Sudam Patil, Arun Sudam Patil, Anand Sudam Patil, Sulochana Sudam Patil, Rajesh Mahadev Patil, Yogita Yashwant Kadu, Sampada Shridhar Mhatre , Suchita Suresh Mhatre , Manisha Mahadev Patil , Seema Mahadev Patil , Surekha Mahadev Patil	Palasp e	52/3	Class-II	964	4730	656	1892	1892	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per the PWD Notification, an area of 270 sq. mt. from the total landholding of 5000 sq. mt. of Gut No. 52/3 has been notified for acquisition for the purpose of the Multimodal Corridor (MMC) and the balance area of 4730 sq. mt. shall remain with the landowners. The sanctioned draft scheme proposal is confirmed. Final Plot No. 656, as delineated in plan No. 4, is hereby allotted to the respective landowners, in														

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
											accordance with the ownership and area details recorded in table B.
969	Ashok Sudam Patil, Arun Sudam Patil, Anand Sudam Patil, Sulochana Sudam Patil, Rajesh Mahadev Patil, Yogita Yashwant Kadu, Sampada Shridhar Mhatre , Suchita Suresh Mhatre , Manisha Mahadev Patil , Seema Mahadev Patil , Surekha Mahadev Patil	Palasp e	65/1/2/३	Class-I	965	410	656A	164	164	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per the PWD Notification, an area of 4700 sq. mt. from the total landholding of 5110 sq. mt. of Gut No. 65/1/2/D has been notified for acquisition for the purpose of the Multimodal Corridor (MMC) and the balance area of 410 sq. mt. shall remain with the landowners. The sanctioned draft scheme proposal is confirmed, subject to the separation of the areas belonging to the landowners and the area under the acquisition for MMC. Final Plot No. 656A, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
970	Masanwata Grampanchayat Palaspe	Palasp e	45/2	Sarkar	966	500	664	200	200	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 664, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
971	Maharashtra Shasan Sarkari Aakaripad	Palasp e	45/1	Sarkar	967	3600	666	1440	1440	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 666, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
972	Mukesh Ramaniklal Gudhka Nilesh Bharmal Shah	Palasp e	44/2/२	Class-I	968	3900	667	1560	3644	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Vinod Waghji Dodhiya										Reconstituted Final Plot No. 668, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
973	Mukesh Ramaniklal Gudhka Nilesh Bharmal Shah Vinod Waghji Dodhiya	Palasp e	44/3	Class-I	969	4810		1924			
974	Madanmohan Baldev Ingavle Bhoumik Bharat Shah Sunil Khishnaji Paranjpe	Palasp e	49/0	Class-I	970	400		160			
975		Palasp e	44/1	Class-I	971	2280	668	912	912	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. Reconstituted Final Plot No. 669, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
976	Anis Ramaniklal Gudhka Nikhil Somchand Dodhiya Nilesh Bharmal Shah Mukesh Ramniklal Gudhka Vinod Waghji Dodhiya	Palasp e	46/4/अ	Class-I	972	4930	669	1972	1972	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. Reconstituted Final Plot No. 670, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
977	Group Grampanchayat Kolkhe	Deraw ali	29/0	Sarkar	973	11360	670	4544	4544	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per 7/12 extract, the area of Gut No. 29 is 11,500 sq. mt. Accordingly, the area of OP and FP is changed as 11500 sq. mt and 4600 sq. mt resp. Reconstituted Final Plot No. 671, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
978	Sharadabai Ganesh Oze	Palasp e	50/4	Class-I	974	2600	673	1040	2212	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 673, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
979	Sharadabai Ganesh Oze	Palasp e	51/2/क	Class-I	975	2930		1172			
980	Sham Abhay Jasani	Palasp e	31/अ	Class-I	976	4749	674	1900	1921	They did not attend the hearing, but Shri. Suhas Haldkar, Architect in charge of the site, has submitted a presentation dated 02/05/2025. Submission. 1. They have obtained NA certificate for residential use purpose for their original lands bearing 31/A, 31/B & 30 from District Collector, Raigad vide letter dated 16/12/2013 and since then paying NA tax to Tahsildar, Panvel. 2. NA lands have been excluded from TPS and therefore they requested to exclude their lands from the proposed plan.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966 2. Collector wide order dated 16/12/2013, granted NA permission on the original lands admeasuring 12902 sq. mt.for residential purpose. It was mentioned that no development shall be carried out without obtaining permission for development from CIDCO under section 45 of MR & TP Act. The landowner has not submitted documents of the sanctioned development permission. Therefore the sanctioned draft scheme proposal is confirmed. Final Plot No. 674, 675 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
981	Sham Abhay Jasani	Palasp e	31/ब	Class-I	977	53		21			
982	Shyam Abhay Jasani	Derawali	30/0	Class-I	978	8100	675	3240	3240		
983	Kondiram Ramji Chorghe	Palasp e	30/3	Class-II	979	1100	676	440	4396	Shri. Kondiram R. Chorghe attended the hearing and submitted representation dated 21/04/2025. Submission. 1. Their house is in Gut No. 35 and borewell is situated in adjoining Gut No. 34. He has planted 125 trees in Gut No. 34 and 75 trees in Gut No. 35 through the said borewell. Therefore he requested to consider said tees and boewell, while doing planning. 2. The place in Gut No. 35 is known as "Yeryache Shet". This is an important religious and cultural place. The festival of Goddess	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. Final Plot No. 676 has been delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
984	Kondiram Ramji Chorghe	Palasp e	32/2	Class-II	980	560		224			
985	Kondiram Ramji Chorghe	Palasp e	34/0	Class-II	981	1690		676			
986	Kondiram Ramji Chorghe	Palasp e	48/1	Class-II	982	6100		2440			
987	Kondiram Ramji Chorghe	Palasp e	50/2	Class-II	983	1540		616			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										Ekvira/Tisai has been celebrated every year and all the villagers participate in the festival. Accordingly they requested to maintain sanctity of the place. 3. The said TPS project is not accepted to them. 4. They refused to participate in TPS-10 scheme.	
988	Maruti Hiru bhagat Bali Maya Bhoir Vishnu Namdev Bhoir Ashok Namdev Bhoir Gita Haribhau Mate Shubhangi Chandrashekhar Patil	Palasp e	46/3	Class-II	984	2550	678	1020	1132	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. From planning point of view , FP 678 has been shifted to other location on 15m wide road and Reconstituted Final Plot No. 716 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
989	Maruti Hiru bhagat Bali Maya Bhoir Vishnu Namdev Bhoir Ashok Namdev Bhoir Gita Haribhau Mate Shubhangi Chandrashekhar Patil	Palasp e	46/5	Class-II	985	280		112			
990	Sameet Kirit Shah Manoj Bagman Mehta	Palasp e	22/2/अ	Class-I	986	7180	679	2872	3244	They did not attend the hearing, but shri. Samit Shah has sumitted a presentation dated 22/04/2025. Submission. 1. They built their house where they are living eco friendly life with their family. 2. They are not willing to part more than 40% land for TPS. They need atleast 60% land to carry out their agro based activity. 3. They do not wish to participate in TPS-10.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. Reconstituted Final Plot No. 679 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
991	Sameet Kirit Shah Manoj Bagman Mehta	Palasp e	22/3	Class-I	987	930		372			
992	Vishal Shankar Bhagat Vandana Shankar Bhagat	Palasp e	22/2/अ	Class-I	988	4480	680	1792	1792	Shri Vishal S. Bhagat & Amit S. Bhagat attended the hearing on 22/04/2025 and submitted their say as under.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Amit Shankar Bhagat Dipak Shankar Bhagat									Submission- 1) They are not agreed to the location of the proposed final plot no 680 and requested to grant final plot on their original land bearing Gut No. 22/2/A. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4) Roads shall be immediately developed and the possession of the Final plot shall be handed over at the earliest. 5)The contribution amount as per form no. 1 is not accepted and shall be waived. 6) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. 3. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10. 4. The roads will be constructed after the survey is done for villages falling in TPS 10. 5. The objection regarding the contribution amount will be decided in the final scheme. 6. For concession in the marginal spaces, a new regulation has been proposed. The sanctioned draft scheme proposal is confirmed. Final Plot No. 680, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
993	Bharat Rasiklal Saraiya	Palasp e	22/1/3	Class-I	989	180	682	72	5156	Shri. Bharat Sariya attended the hearing on 22/04/2025 and submitted presentation. Submission. 1. He is a senior citizen and has built his house where he is living eco friendly life with his family. 2. He is not willing to part more than 40% land for TP scheme-10 and need at least 60% land to carry out his agro based activities. 3. He has requested to keep his fully developed land. 4. As per the proposed road going through his land, he has lost his outside structure, big trees and garden area. Therefore demanded compensation for the said losses occured to him.	1) Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. The sanctioned draft scheme proposal is confirmed. Final Plot No. 682, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
994	Bharat Rasiklal Saraiya	Palasp e	22/4	Class-I	990	230		92			
995	Bharat Rasiklal Saraiya	Palasp e	28/3	Class-I	991	3200		1280			
996	Bharat Rasiklal Saraiya	Palasp e	28/4	Class-I	992	2740		1096			
997	Bharat Rasiklal Saraiya	Palasp e	28/5	Class-I	993	2340		936			
998	Bharat Rasiklal Saraiya	Palasp e	29/2	Class-I	994	4200		1680			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
999	Raghunath Vithu Gawandi , Sitabai Vithu Gawandi, Ghanasham Atmaram Gawandi, sandhya Ramchandra Thakur, Nilesa Sandeep Patil, Kalpana Pramod Mhatre , Sulochana Atmaram Gawandi, Santosh Pandurang Gawandi, Sunita Pandurang Gawandi, Rajaram Vithu Gawandi, Shantaram Vithu Gawandi, Harishchandra Vithu Gawandi	Palasp e	25/1/2/3f	Class-I	995	3310	683	1324	3204	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. Form planning point of view, the finall plot has been shifted near FP no. 538 and renumberd as FP 538A. Accordingly, reconstituted Final Plot No. 538A, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1000	Raghunath Vithu Gawandi , Sitabai Vithu Gawandi, Ghanasham Atmaram Gawandi, sandhya Ramchandra Thakur, Nilesa Sandeep Patil, Kalpana Pramod Mhatre , Sulochana Atmaram Gawandi, Santosh Pandurang Gawandi, Sunita Pandurang Gawandi, Rajaram Vithu Gawandi, Shantaram Vithu Gawandi, Harishchandra Vithu Gawandi	Palasp e	26/0	Class-I	996	4500		1800			
1001	Raghunath Vithu Gawandi , Sitabai Vithu Gawandi, Ghanasham Atmaram Gawandi,	Palasp e	29/3	Class-I	997	200		80			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	sandhya Ramchandra Thakur, Nilesa Sandeep Patil, Kalpana Pramod Mhatre , Sulochana Atmaram Gawandi, Santosh Pandurang Gawandi, Sunita Pandurang Gawandi, Rajaram Vithu Gawandi, Shantaram Vithu Gawandi, Harishchandra Vithu Gawandi										
100 2	Bapu Gangaram Bhagat	Palasp e	55/1/अ	Class-I	998	3680	684	1472	1472	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. As per the PWD Notification, an area of 1220 sq. mt. from the total landholding of 4900 sq. mt. of Gut No. 55/1/A has been notified for acquisition for the purpose of the Multimodal Corridor (MMC) and the balance area of 3680 sq. mt. shall remain with the landowners. Reconstituted Final Plot No. 683, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B. It is subject to the separation of the areas belonging to the landowners and the area under the acquisition for MMC.
100 3	Prakash Sadashiv Chorghe Anita Anil Chorghe Manisha Sadashiv Chorghe Bharti Sadashiv Chorghe Sarita Sadashiv Chorghe Savita Sadashiv Chorghe Nirmala Sadashiv Chorghe	Palasp e	30/2/अ	Class-II	999	2300	685	920	920	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. Reconstituted Final Plot No. 686, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
1004	Prakash Sadashiv Chorghe	Palasp e	30/2/34	Class-II	1000	2690	686	1076	1076	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. Reconstituted Final Plot No. 685, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1005	Bala Khandu Dhumal, Jijabai Khandu Dhumal, Radhabai Khandu Dhumal, Yatin Gajanan Dhumal, Nitin Gajanan Dhumal, Manisha Gajanan Dhumal, Tarabai Gajanan Dhumal, Aparna Hiru Dhumal , Yojna Hiru Dhumal , Rajashree Hiru Dhumal , Sangita Bharat Patil ,,, Ganesh Tukaram Dhumal, Vithabai Khandu Dhumal , Radhabai Bhalchandra Dhumal , Kalpana Bhalchandra Dhumal , Gurunath Bhalchandra Dhumal , Navnath Bhalchandra Dhumal , Sameer Bhalchandra Dhumal , Aamir Bhalchandra Dhumal , Reshma Ramesh Chorghe, Dashrath Ram Dhumal , Vinayak Ram Dhumal , Sitabai Ram Dhumal , Gorakhnath Ram Dhumal ,Kalpesh Ramchandra	Deraw ali	24/0	Class-II	1001	2000	687	800	2632	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 687, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Thakur, Pravin Ramchandra Thakur , Kavita Murlidhar Maali, Vaishnavi Vikas Patil, Sunita Sachin Mhatre, Sandhya Sandip Patil, Savita Ramchandra Thakur, Sangita Saban Gondhali ----Sharead Area----										
100 6	Bala Khandu Dhumal, Jijabai Khandu Dhumal, Radhabai Khandu Dhumal, Yatin Gajanan Dhumal, Nitin Gajanan Dhumal, Manisha Gajanan Dhumal, Tarabai Gajanan Dhumal, Aparna Hiru Dhumal , Yojna Hiru Dhumal , Rajashree Hiru Dhumal , Sangita Bharat Patil ,, Ganesh Tukaram Dhumal, Vithabai Khandu Dhumal , Radhabai Bhalchandra Dhumal , Kalpana Bhalchandra Dhumal , Gurunath Bhalchandra Dhumal , Navnath Bhalchandra Dhumal , Sameer Bhalchandra Dhumal , Aamir Bhalchandra Dhumal , Reshma Ramesh Chorghe, Dashrath Ram Dhumal , Vinayak Ram Dhumal , Sitabai Ram Dhumal	Deraw ali	26/0	Class-II	1002	4580		1832			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	, Gorakhnath Ram Dhumal ,Kalpesh Ramchandra Thakur, Pravin Ramchandra Thakur , Kavita Murlidhar Maali, Vaishnavi Vikas Patil, Sunita Sachin Mhatre, Sandhya Sandip Patil, Savita Ramchandra Thakur, Sangita Saban Gondhali ----Sharead Area----										
1007	Naveen Amarnath Patil	Derawali	32/0	Class-I	1003	3200	688	1280	11932	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 688, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1008	Naveen Amarnath Patil	Derawali	33/2	Class-I	1004	6450		2580			
1009	Naveen Amarnath Patil	Derawali	33/3	Class-I	1005	20180		8072			
1010	Umabai Namdev Lahane, Rakhmabai Kundlik Patil, Narayan Kundlik Patil, Vithabai Dehu Patil, Shakuntala Chander Patil, Vithabai Kathor Khutale, Hirabai Govind Patil, Nandkumar Govind Patil, Prashant Govind Patil, Sarika Nilesh Patil, Ganesh Namdev Patil, Nirabai, Sadanand Patil, Durga Keshav Gharat, Mukta Vasudev Khutarkar, Chandrakant Bhuraji Patil, Baban Bhuraji	Derawali	34/0	Class-I	1006	4600	690	1840	8788	They did not attend the hearing, but shri. Narayan P. Patil submitted representation dated 23/04/2025. Submission. 1. They have strong opposition to the scheme. 2. The said scheme is not accepted to them and shall be cancelled 3. The notice regarding betterment charges is illegal and not accepted to them. 4. They requested to regularise all the houses in Gaothan & its adjoining area and to acquire their land under the provisions of Land Acquisition Act, 2013.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. The objection regarding the contribution amount will be decided in the final scheme. The sanctioned draft scheme proposal is confirmed. Final Plot No. 690, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Patil, Vasant Bhuraji Patil, Vaman Bhuraji Patil, Vandana Ramesh Patil, Indira Prakash Bhangre, Manohar Balaram Patil, Sukhdev Balaram Patil, Bhaskar Balaram Patil, Saraswati Pandurang Patil, Lata Parashuram Patil, Sita Vishnu Patil, Mohini Janardhan Sardekar, Swapnali Sopan Gaikar, Nandkishore Pandurang Patil, Vidya Parashuram Patil, Vaijyanti Akshay Nilkar, Praveen Dilip Patil										
101 1	Umabai Namdev Lahane, Rakhmabai Kundlik Patil, Narayan Kundlik Patil, Vithabai Dehu Patil, Shakuntala Chander Patil, Vithabai Kathor Khutale, Hirabai Govind Patil, Nandkumar Govind Patil, Prashant Govind Patil, Sarika Nilesh Patil, Ganesh Namdev Patil, Nirabai, Sadanand Patil, Durga Keshav Gharat, Mukta Vasudev Khutarkar, Chandrakant Bhuraji Patil, Baban Bhuraji Patil, Vasant Bhuraji Patil, Vaman Bhuraji Patil, Vandana Ramesh Patil, Indira	Deraw ali	35/1	Class-I	1007	17370		6948			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Prakash Bhangre, Manohar Balaram Patil, Sukhdev Balaram Patil, Bhaskar Balaram Patil, Saraswati Pandurang Patil, Lata Parashuram Patil, Sita Vishnu Patil, Mohini Janardhan Sardekar, Swapnali Sopan Gaikar, Nandkishore Pandurang Patil, Vidya Parashuram Patil, Vaijyanti Akshay Nilkar, Praveen Dilip Patil										
101 2	Muralidharan V.K.	Derawali	36/0	Class-I	1008	2380	691	952	952	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. FP 691 has been shifted adjoining to their another final plot No. 693 and renumbered as FP 694. Reconstituted Final Plot No. 694 , as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
101 3	Murlidhar V.K. Anant Chahu (chaya) Mhatre	Kolkhe	46/0	Class-I	1009	5900	693	2360	2360	They did not attend the hearing, but submitted presentation dated 23/04/2025. Submission- 1) They are agreed to the location and shape of the proposed final plot no 528. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4)The contribution amount as per form no. 1 is not accepted and shall be waived.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. 3. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10. 4. The objection regarding the contribution amount will be decided in the final scheme. 5. For concession in the marginal spaces, a new regulation has been proposed. The sanctioned draft scheme proposal is confirmed. Final Plot No. 693, as delineated in plan No. 4, is

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
											hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
101 4	Murlidharan V. K. Lakshman Ganu Mundhe Ram Ganu Mundhe	Kolkhe	183/0 (old Sn 228/0, K)	Class-I	1010	3970	695	1588	1588	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 695, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
101 5	Tulshidas Lakhmasi Bhavani Damji Mekan Nisar Mohanlal Devshi Patel Laalji Lakhmasi Bhavani Vinod Devashi Patel	Kolkhe	42/0	Class-I	1011	2430	696	972	972	Shri Lalji Bhavani attended the hearing on 22/04/2025 and submitted their say as under. Submission- 1) They are agreed to the location and shape of the proposed final plot no 696 & 697, but requested to take their total land bearing Gut No. 36 & 37 and to allot the final Plot in lieu of it. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4) Roads shall be immediately developed and the possession of the Final plot shall be handed over at the earliest. 5) The contribution amount as per form no. 1 is not accepted and shall be waived. 6) By considering the development of the High Rise Building, concession in the marginal space shall be granted	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. 3. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10. 4. The roads will be constructed after the survey is done for villages falling in TPS 10. 5. The objection regarding the contribution amount will be decided in the final scheme. 6. For concession in the marginal spaces, a new regulation has been proposed. 7. The part area of Gut No.36 & 37 are included in the scheme and now the total area can not be included in the scheme area. The sanctioned draft scheme proposal is confirmed. Final Plot No. 696 & 697 as delineated in plan No. 4, are hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
101 6	Prakash Narayan Patel, Tulshidas Lakhmni Bhavani, Damji Mekan Nisar , Dinesh Parpya Thakar, Devshi Hansraj Patel, Bhagwan Narsibhai Patel , Manilal Valji Patel , Mohanlal Devshi Patel , Reena L. Ganatra, Laalji Lakhmshi Bhavani, Sureshbhai Arjunbhai Patel, Kharashankar Shivaji Patel , Tulshiram Gopal Jadhav, Parvati Gopal Jadhav, Vijay Gopal Jadhav, Shantaram Gopal Jadhav	Kolkhe	36/0	Class-I	1012	3878	697	1551	2462		

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
1017	Prakash Narayan Patel, Tulshidas Lakhmni Bhavani, Damji Mekan Nisar , Dinesh Parpya Thakar, Devshi Hansraj Patel, Bhagwan Narsibhai Patel , Manilal Valji Patel , Mohanlal Devshi Patel , Reena L. Ganatra, Laalji Lakhmshi Bhavani, Sureshbhai Arjunbhai Patel, Kharashankar Shivaji Patel , Tulshiram Gopal Jadhav, Parvati Gopal Jadhav, Vijay Gopal Jadhav, Shantaram Gopal Jadhav	Kolkhe	37/0	Class-I	1013	2278		911		and for that, the premium shall not be charged.	
1018	Tukaram Vitthal Mhatre	Kolkhe	166/1 (Old Sn 211/1, K)	Class-I	1014	4710	698	1884	1884	Shri Tukaram Vitthal Mhatre submitted his say on 7/05/2025 as under: Submission- 1) This scheme is not accepted by him. The contribution amount as per form no. 1 is not accepted and shall be waived. 2)The land is used by the applicant for farming. 3)The applicant does not want to convert his agriculture land in NA land. 4) The applicant does not want to contribute 60% of land to CIDCO. 5)The contribution amount as per form no. 1 is not accepted and shall be waived.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. The objection regarding the contribution amount will be decided in the final scheme. 3. For concession in the marginal spaces, a new regulation has been proposed. The sanctioned draft scheme proposal is confirmed. Final Plot No. 698, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1019	Father Fansis Osef Kakksheri Madhukar Vitthal Mhatre	Kolkhe	43/0	Class-I	1015	7729	699	3092	3092	They did not attend the hearing but Shri. Varghese Abraham Vattamattathil, Authorised Signatory of Santhom Charitable Trust of Kalyan submitted a representation dated 02/04/2025.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Final Plots No. 699, 700, 703, 704 are provided adjacent to each other.
1020	Father Francis Office Kakksheri	Derawali	49/1	Class-I	1016	730	700	292	472		

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
102 1	Father Francis Office Kakksheri	Derawali	51/0	Class-I	1017	450		180		Submission- 1. They requested for the amalgamation of all their holdings bearing Survey No. 37/1, 37/2, 38/1, 38/2, 39, 49/1, 49/2, 50, 51, 37/3 (Final Plots No. 699, 700, 703, 704) into a single plot at the current anchored location, which will help them in future development. Hearing date was given to Madhukar Mhatre Shri Madhukar Vitthal Mhatre submitted his say on 27/06/2025 as under: Submission- 1. The contribution amount as per form no. 1 is not accepted and shall be waived. 2. The applicant is doing farming on his land and hence, this land acquisition will harm him financially. 3. The applicant does not want to contribute 60% of land to CIDCO. 4. The applicant does not want to convert his agriculture land in NA land.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 699, 700, 703, 704 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
102 2	Sharifabi Hamid Qureshi Salim Hamid Qureshi Nisar Hamid Qureshi Aziz Hamid Qureshi Ayub Hamid Qureshi Riyaz Hamid Qureshi	Kolkhe	35/1	Class-II	1018	836	701	334	334	They submitted the representation dated 23/04/2025. Submission. 1. Gut No. 35/1 and 35/2 are two different lands. 2. The area of Gut No. 35/1 is 1210 sq mt., but in the notice it was wrongly mentioned as 836 sq mt. 3. They requested to grant the final plot of a minimum of 50% area of their original land. 4. Gut no. 33/1A/1, Kolkhe is also owned by them and it is adjoining to the said land. The issue of the ownership of the said land is sub-judiced in the District Court, but the decision will be in their favor.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. The objection regarding the contribution amount will be decided in the final scheme. 3) Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 50% of the original land can not be considered. 4). For concession in the marginal spaces, a new regulation has been proposed. 5) Since the part of S. No. 35, Kolkhe falls under power transmission line, the Final Plot is relocated at a nearby location. 6) The part area of Gut No. 35, admeasuring 836 sq. mt is included in the scheme.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										Therefore they requested to grant Final plots in lieu of both these Gut No., adjoining to each other and along Mumbai-Pune Highway. Shri. Aziz Hamis Qureshi appeared for the hearing on 23/04/2025 and submitted their say as under. Submission. Gut no. 35 has two separate 7/12 extracts of 35/1 & 35/2, however Gut fod survey was not carried out. Therefore exact land in TPS-10 can not be ascertained. Therefore he requested to grant combined FP no 701 to Gut No. 35/1 & 35/2, till preparation of Gut fod.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 701, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1023	Hemlata Parshuram Jadhav Atul Parshuram Jadhav Archana Parshuram Jadhav Ajay Parshuram Jadhav	Kolkhe	35/2	Class-II	1019					Shri. Ajay Jadhav attended the hearing on 23/04/2025 and submitted their say as under. Submission- 1. The area of the proposed Final plot is 40% of their original land and its location is far away from their original land. Therefore the proposed final plot is not accepted to them.	
1024	Arvind Lakshman Patil Patkar Kedar Ramakant Patil Dinesh Vyankatesh Nayak	Derawali	52/0	Class-I	1020	1000	702	400	400	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 702, as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1025	M/s. Sant home Trust of Kalyan Public Trust	Derawali	49/2	Class-I	1021	790	703	316	316	They did not attend the hearing but Shri. Varghese Abraham Athil, Authorised Signatory of Santhom Charitable Trust of Kalyan submitted a representation dated 02/04/2025. Submission-	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. ADTP, Town Planning, Raigad, wide letter dated 14/12/2012 had recommended the proposal to the collector Raigad for NA cum building permission
1026	Trustee and Chairman, Mar Thomas Ilavnal on behalf of M/s.	Derawali	37/1	Class-I	1022	10300	704	18342	18342		

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Santhom Trust of Kalyan									1. They requested for the amalgamation of all their holdings bearing Survey No. 37/1, 37/2, 38/1, 38/2, 39, 49/1, 49/2, 50, 51, 37/3 (Final Plots No. 699, 700, 703, 704) into a single plot at the current anchored location, which will help them in future development.	on the original lands bearing Gut No. 37/1, 2, 38/1A, 1B, 2, 39 totally admeasuring 22060 sq. mt. for the purpose of Religious Institution purpose. The land was included in U-2 zone and permissible FSI was 0.2. As per the plan, the area under open space was 1780 sq. mt . As per the general decision mentioned of the report of the Preliminary Scheme, final plot of area of 13236 sq. mt has been granted for NA land admeasuring 22060 sq. mt and final plot of area of 2312 sq, mt has been granted for non-NA land of 5780 sq. mt. Thus final plot 704 of total area of 15548 sq. mt has been granted. Accordingly, reconstituted Final Plot No. 703 & 704, as delineated in plan No. 4, are hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1027	Trustee Father Jacob Poratur on behaf of M/s. Santhom Charitable Trust of Kalyan	Derawali	37/2	Class-I	1023	860					
1028	Trustee Father Jacob Poratur on behaf of M/s. Santhom Charitable Trust of Kalyan	Derawali	37/3	Class-I	1024	2780					
1029	Trustee Father Jacob Poratur on behaf of M/s. Santhom Charitable Trust of Kalyan	Derawali	38/1/A	Class-I	1025	1090					
1030	Trustee Father Jacob Poratur on behaf of M/s. Santhom Charitable Trust of Kalyan	Derawali	38/1/B	Class-I	1026	6770					
1031	Trustee Father Jacob Poratur on behaf of M/s. Santhom Charitable Trust of Kalyan	Derawali	38/2	Class-I	1027	180					
1032	Trustee Father Jacob Poratur on behaf of M/s. Santhom Charitable Trust of Kalyan	Derawali	50/0	Class-I	1028	3000					
1033	Trustee Father Jacob Poratur on behaf of M/s. Santhom Charitable Trust of Kalyan	Derawali	39/0	Class-I	1029	2860					
1034	Nilesh Rameshchandra Shah on behalf of M/s Akshay enterprises	Derawali	40/2	Class-I	1030	990	705	396	3948	Partners for M/s Akshay Enterprises submitted representations dated 23/04/2025, 25/04/2025, and 26/08/2025. Submission in 23/04/2025- 1. They received NA & Building permission from the collector wide order dated 22/12/2008. They have been granted 0.32 FSI for	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Collector, Raigad, wide order dated 22/12/2008, granted NA cum building permission for the commercial purpose of wholesale shops in the said original lands bearing no. 1034 to 1046 and some other lands in village Derawali, totally
1035	Nilesh Rameshchandra Shah on behalf of Akshay enterprises	Derawali	136/2	Class-I	1031	1920		768			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
1036	Jasmine Zaverchand Gosrani	Derawali	48/1	Class-I	1032	3360	706, 726, 728, 729, 742	1344	30416	Wholesale shop user, but they used 0.27 FSI. 2. They submitted 2 options- 1) As their land is NA, it shall be deleted from TPS. 2) Out of their 64,441 sq. mt. land, construction was occurred on 16024.45 sq. mt. land. Therefore they are ready to give 48,417 sq. mt. land for TPS and in lieu of that 60% land i.e. 29050 sq. mt. land with 2.5 FSI shall be granted to them and approach road shall be of 18 mt. instead of 15 mt. Submission in 25/04/2025- 1. They submitted that in TPS-10, for other Final plot no. 298, 302, 435, 498, 505, 506, 508, 509, 510, 522, 536, 551, 622/1-4, the area of 68 to 100% of the original plots have been granted. 2. Therefore they changed their earlier request in their submission dated 23/04/2025 and requested to delete internal road area of 16925 sq. mt. from their original land and to grant final plot of 100% of remaining land admeasuring 45,245 sq. mt. Also they requested to widen the approach road to 18 mt. Submission in 26/08/2025- 1. Their land under existing buildings including margin is 24197 sq. mt. and remaining 37973 sq. mt is open land. They requested to grant FP area of 70% of their open land equivalent to 26581 sq. mt. Thereafter they submitted the corrected plan, showing the area under existing buildings including margin as 22064 sq. mt.	admeasuring 64449 sq. mt. Out of that 62170 sq. mt. land has been included in the said scheme. The permissible FSI was 0.32 and the area under public facility was 5360 sq. mt. 3. As per the presentation, only 16024.45 sq. mt construction was done. As per the plan submitted with presentation dated 26/08/2025, the existing structures are not totally tallying with the sanctioned structures and some variations are observed. As per the plan submitted with the presentation dated 22/08/2025, the total area under approved structures and required margin is about 22064.0 sq. mt. Therefore, by considering the general decision mentioned in the report of the Preliminary Scheme, final plot of total 38,106 sq. mt area [22064 + (0.4 x 40106)] has been granted.. Accordingly, the layout of the scheme is revised and reconstituted Final Plot No. 706, 726, 728, 729, 742 as delineated in plan No. 4, are hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1037	Sudaksha Lifescape Infracore LLP	Derawali	48/2	Class-I	1033	3600		1440			
1038	Nilesh Rameshchandra Shaha on behalf of M/s Akshay enterprises	Derawali	18/0	Class-I	1034	4050		1981			
1039	Nilesh Rameshchandra Shaha on behalf of M/s Akshay enterprises	Derawali	19/0	Class-I	1035	5510		2696			
1040	Partner Niket Rabhiya on behalf of M/s Akshayraj Spaces	Derawali	20/1	Class-I	1036	5210		2549			
1041	Partner Niket Rabhiya on behalf of M/s Akshayraj Spaces LLP	Derawali	20/2	Class-I	1037	3370		1649			
1042	Nilesh Rameshchandra Shaha on behalf of M/s Akshay enterprises	Derawali	20/3	Class-I	1038	3460		1693			
1043	Nilesh Rameshchandra Shaha on behalf of M/s Akshay enterprises	Derawali	21/0	Class-I	1039	5590		2735			
1044	Nilesh Rameshchandra Shah on behalf of M/s Akshay enterprises	Derawali	40/1	Class-I	1040	6670		3263			
1045	Nilesh Rameshchandra Shaha on behalf of M/s Akshay enterprises	Derawali	42/0	Class-I	1041	4200		2055			
1046	Nilesh Rameshchandra Shaha on behalf of	Derawali	47/1	Class-I	1042	6210		3038			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	M/s Akshay enterprises										
1047	Nilesh Rameshchandra Shaha on behalf of M/s Akshay enterprises	Derawali	47/2/A	Class-I	1043	2990		1463			
1048	Nilesh Rameshchandra Shaha on behalf of M/s Akshay enterprises	Derawali	47/2/B	Class-I	1044	5190		2539			
1049	Nilesh Rameshchandra Shaha on behalf of M/s Akshay enterprises	Derawali	136/1/अ	Class-I	1045	8200		4012			
1050	Nilesh Rameshchandra Shaha on behalf of M/s Akshay enterprises	Derawali	138/2	Class-I	1046	1520		744			
1051	Shyamji Hari Patel aka Chaudhari , Bhanji Jesabhai Patel aka Rawariya , Ambavi Ranchod Patel aka Rawariya , Mahadev Kesha Patel aka Barwadiya	Derawali	33/1	Class-I	1047	1290	707	516	2440	They did not attend the hearing, but shri. Shyamaji Hari Patel submitted representation dated 23/04/2025 & 04/09/2025. Submission. 1.They submited that their original land nos.33/1 and 35/2 are clubbed together in the scheme and therefore requested to separate the said lands and proceed accordingly. 2. They constructed the building in Gut No 35/2 with the permission from the Grampanchayat and they received notice from NAINA on 07/02/2020 for unauthorised construction. They submitted that their construcion in 35/2 is within 40% of the land and they have not used any land of Survey No. 33/1 for the said constuction. Therefore they requested to grant separate final plot for Gut No. 33/1.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. As per form 1 of the sanctioned Draft Scheme, final plot of 40% of the original land was proposed, but on TPS plan final plot of 100% area was provided. 3. They have not submitted the documents of sanctioned permission from NAINA and stated that they received the notice from Chief Controller, NAINA on 07/02/2020. Therefore by considering the existing structure, a combined final plot was proposed for their lands in the sanctioned Draft Scheme and therefore their request can not be considered. By considering the existing structure, reconstituted Final Plot No. 707 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1052	Shyamji Hari Patel aka Chaudhari , Bhanji Jesabhai Patel aka Rawariya , Ambavi Ranchod Patel aka Rawariya , Mahadev Kesha Patel aka Barwadiya	Derawali	35/2	Class-I	1048	4810		1924			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
1053	Pandurang Ladkya Kadpe, Bhagwan Ladkya Kadpe, Shankar Ladkya Kadpe, Shakuntala Krushna Kadpe, Anusuya Ladkya Kadpe, Usha Balaram Kadpe, Rajesh Balaram Kadpe, Nilesh Balaram Kadpe, Harkesh Balaram Kadpe, Pinki Vikas Chaudhari	Derawali	23/0	Class-II	1049	5870	708	2348	2348	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 708 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1054	Vinayak Janu Bhagat , Vikas Janu Bhagat, Sharada Janu Bhagat, Sugandha Janu Bhagat, Shraddha Vilas Bhagat, Shailaja Padu Bhagat , Swarup Vilas Bhagat , Suvita Padu Bhagat , Sunita Padu Bhagat, Sankalp Vilas Bhagat , Chaya Padu Bhagat, Vijay Padu Bhagat	Palaspur	44/5	Class-II	1050	3010	709	1204	1204	Shri. Vinayak J. Bhagat and Smt. Savita P. Bhagat attended the hearing on 23/04/2025 and they also submitted a representation dated 23/04/2025. Submission- 1. The said TPS project is not accepted to them. 2. They refused to participate in TPS-10 scheme.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 709 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1055	Shantaram Keru Shelke	Derawali	25/1/34	Class-I	1051	3940	711	1576	1576	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 711 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1056	Jyoti Dattaram Mohite Deepali Diwakar Parab Satish Bhagwan Palav	Derawali	25/2	Class-II	1052	1900	712	760	760	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Vrushali Vasant Dalavi Subhash Bhagwan Palav										Final Plot No. 712 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1057	Dayanand Keshav Kandpile	Derawali	25/1/अ	Class-I	1053	1700	713	680	680	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 713 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1058	Akhil Bharatiya Kachha wagad Leuwa Patidar Samaj	Derawali	27/0	Class-I	1054	7030	714	2812	6696	Shri Devraj Ravaria, for Akhil Bharatiya Kaccha Wagad Leuwa Patidar Samaj, attended the hearing on 22/04/2025 and submitted their say as under. Submission- 1) They are agreed to the location of the proposed final plots, but requested to grant a single regular shaped final plot by combining final plot nos. 714 & 715. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4) Roads shall be immediately developed and the possession of the Final plot shall be handed over at the earliest. 5) The contribution amount as per form no. 1 is not accepted and shall be waived. 6) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. 3. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10. 4. The roads will be constructed after the survey is done for villages falling in TPS 10. 5. The objection regarding the contribution amount will be decided in the final scheme. 6. For concession in the marginal spaces, a new regulation has been proposed. The sanctioned draft scheme proposal is confirmed. Final Plot No. 714, 715 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1059	Akhil Bharatiya Kachha wagad Leuwa Patidar Samaj	Derawali	28/0	Class-I	1055	3640		1456			
1060	Akhil Bharatiya Kachha wagad Leuwa Patidar Samaj	Derawali	31/0	Class-I	1056	6070		2428			
1061	Akhil Bharatiya Kachha wagad Leuwa Patidar Samaj	Derawali	22/0	Class-I	1057	2100	715	840	840		

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
106 2	Mahadev Janu Shelke, Sulochana Bhagwan Chikhalekar, Kavita Tukaram Patil, Pramila Pralhad Patil, Ganesh Kaluram Shelke , Ravindra Kaluram Shelke , Vinod Kaluram Shelke , Jayashree Jayvant Patil , Sitabai Kaluram Shelke	Derawali	137/0	Class-II	1058	1500	718	600	600	Shri Mahadev Shelke attended the hearing on 23/04/2025 and submitted their say as under. Submission- 1) They are agreed to the location and shape of the proposed final plot no 718. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4) Roads shall be immediately developed and the possession of the Final plot shall be handed over at the earliest. 5)The contribution amount as per form no. 1 is not accepted and shall be waived. 6) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. 3. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10. 4. The roads will be constructed after the survey is done for villages falling in TPS 10. 5. The objection regarding the contribution amount will be decided in the final scheme. 6. For concession in the marginal spaces, a new regulation has been proposed. The sanctioned draft scheme proposal is confirmed. Final Plot No. 718 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
106 3	Laxmibai Chintaman Oze	Palasphe	51/1/3	Class-I	1059	1620	719	648	648	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 719 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
106 4	Laxmibai Chintaman Oze	Derawali	139/1	Class-I	1060	3000	719A	1200	1200	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 719A as delineated in plan No. 4, is hereby allotted to the respective landowners, in

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
											accordance with the ownership and area details recorded in table B.
106 5	Umapati K. R. Jagdishappa G. H.	Deraw ali	126	Class-I	1061	1300	721	520	520	They neither attended the hearing nor submitted any representation	1.Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. 2. Final Plot No. 721 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
106 6	Namdev Anant Shelke Santosh Anant Shelke	Deraw ali	125	Class-I	1062	1200	722	480	480	They attended the hearing on 24/04/2025 and also submitted representation dated 24/04/2025.. Submission- 1) They are not agreed to the proposed final plot and submitted that as their original land is situated within 200 mt. from the gaothan, it shall not be acquired for NAINA project. 2) They requested to grant the final plot of a minimum of 100% area of their original land. 3) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. 4)The contribution amount as per form no. 1 is not accepted and shall be waived. 5) All the houses within gaothan and adjoining to it shall be regularised and sanad shall be granted. 6) The lands shall be acquired under the provisions of Land Acquisition Act, 2013 and its all the benefits shall be granted.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. 3. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10. 4. The roads will be constructed after the survey is done for villages falling in TPS 10. 5. The objection regarding the contribution amount will be decided in the final scheme. 6. For concession in the marginal spaces, a new regulation has been proposed. The sanctioned draft scheme proposal is confirmed. Final Plot No. 722 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
106 7	Harishchandra Gopal Patil Rohini Arjun Patil	Deraw ali	139/2	Class-II	1063	3200	724	1280	1280	Shri. Pankaj Harishchandra Patil attended the hearing on 24/04/2025 and submitted their say as under. Submission- 1. The said TPS project is not accepted to them. 2. They refused to participate in TPS-10 scheme.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 724 & 724A as delineated in plan No. 4, are hereby allotted to the respective
106 8	Harishchandra Gopal Patil Rohini Arjun Patil	Deraw ali	15/0	Class-II	1064	3820	724A	1528	1528		

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
										Shri. Harishchandra Patil submitted representation dated 24/04/2025. Submission. 1. The said TPS project is not accepted to them. 2. Betterment charges are not accepted to them. 3. The lands shall be acquired under the provisions of Land Acquisition Act, 2013 and its all the benefits shall be granted.	landowners, in accordance with the ownership and area details recorded in table B.
1069	Sudaram Gharu Bhoir Bapu Gharu Bhoir Nama Gharu Bhoir Sonibai Jethu Patil Hashibai Gajanan Gharat	Deraw ali	16/0	Class-I	1065	3790	725	1516	2679	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 725 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1070	Sudam Gharu Bhoir Bapu Gharu Bhoir Nama Gharu Bhoir Sonibai Jethu Patil Hashibai Gajanan Gharat	Deraw ali	138/3	Class-I	1066	2908		1163			
1071	Amruta Janu Hatmode	Palasp e	46/2	Class-II	1067	150	728	60	3796	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. From Planning point of view, FP 728 has been shifted on 35m wide road and hence Reconstituted Final Plot No. 691 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1072	Amruta Janu Hatmode	Palasp e	46/4/3	Class-II	1068	3570		1428			
1073	Amruta Janu Hatmode	Palasp e	46/6	Class-II	1069	3820		1528			
1074	Amruta Janu Hatmode	Palasp e	46/7	Class-II	1070	1290		516			
1075	Amruta Janu Hatmode	Palasp e	46/8	Class-II	1071	660		264			
1076	Ram Changu Thakur	Deraw ali	41/0	Class-I	1072	2120	730	848	2884	Shri Dnyaneshwar Bhade, POA holder of Shri. Ram Thakur, attended the hearing on 24/04/2025 and also Shri. Ramsheth Thakur submitted representation dated 15/04/2025 Submission- 1) They are agreed to the location and shape of the proposed final	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. 3. Regarding FSI and TDR provisions, the
1077	Ram Changu Thakur	Deraw ali	43/0	Class-I	1073	3570		1428			
1078	Ram Changu Thakur	Deraw ali	144/0	Class-I	1074	1520		608			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
										plot no 730. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4) Roads shall be immediately developed and the possession of the Final plot shall be handed over at the earliest. 5)The contribution amount as per form no. 1 is not accepted and agreed to pay the betterment charges of 0.05%. 6) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	regulations are already proposed in SDCR for TPS-10. 4. The roads will be constructed after the survey is done for villages falling in TPS 10. 5. The objection regarding the contribution amount will be decided in the final scheme. 6. For concession in the marginal spaces, a new regulation has been proposed. The sanctioned draft scheme proposal is confirmed. Final Plot No. 730 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1079	Prashant Ram Thakur	Deraw ali	44/0	Class-I	1075	2810	731	1124	1124	Shri Dnyaneshwar Bhade, POA holder of Shri. Prashant Ram Thakur attended the hearing on 24/04/2025 and also Shri. Prashant Ram Thakur submitted representation dated 24/04/2025 Submission- 1) They are agreed to the location and shape of the proposed final plot no 731 & 733. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4) Roads shall be immediately developed and the possession of the Final plot shall be handed over at the earliest.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. 3. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10. 4. The roads will be constructed after the survey is done for villages falling in TPS 10. 5. The objection regarding the contribution amount will be decided in the final scheme. 6. For concession in the marginal spaces, a new regulation has been proposed. The sanctioned draft scheme proposal is confirmed. Final Plot No. 731 as delineated in plan No. 4, is hereby allotted to the respective landowners, in

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										5)The contribution amount as per form no. 1 is not accepted and agreed to pay the betterment charges of 0.05%. 6) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	accordance with the ownership and area details recorded in table B.
1080	Bhartiya Janata Party	Derawali	45/B	Class-I	1076	2403	732	2403	2403	Shri Dnyaneshwar Bhade, POA holder of Shri. Prashant Ram Thakur attended the hearing on 24/04/2025 and also Shri. Prashant Ram Thakur submitted representation dated 24/04/2025 Submission- 1) They are agreed to the location and shape of the proposed final plot no 732. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4) Roads shall be immediately developed and the possession of the Final plot shall be handed over at the earliest. 5)The contribution amount as per form no. 1 is not accepted and agreed to pay the betterment charges of 0.05%. 6) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. 3. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10. 4. The roads will be constructed after the survey is done for villages falling in TPS 10. 5. The objection regarding the contribution amount will be decided in the final scheme. 6. For concession in the marginal spaces, a new regulation has been proposed. The sanctioned draft scheme proposal is confirmed. Final Plot No. 732 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1081	Prashant Ram Thakur	Derawali	45/A	Class-I	1077	5207	733	2083	2083	Shri Dnyaneshwar Bhade, POA holder of Shri. Prashant Ram Thakur attended the hearing on 24/04/2025 and also Shri.	1. Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. 2. Considering the extent of land reserved for

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
										Prashant Ram Thakur submitted representation dated 24/04/2025 Submission- 1) They are agreed to the location and shape of the proposed final plot no 731 & 733. 2) They requested to grant the final plot of a minimum of 60% area of their original land. 3) Permissible 1.00 FSI of the original plot shall be allowed to be consumed on the Final plot. Also, unconsumed FSI due to any restrictions, shall be permitted to be transferred as TDR on any plot. 4) Roads shall be immediately developed and the possession of the Final plot shall be handed over at the earliest. 5) The contribution amount as per form no. 1 is not accepted and agreed to pay the betterment charges of 0.05%. 6) By considering the development of the High Rise Building, concession in the marginal space shall be granted and for that, the premium shall not be charged.	public purposes and amenities in TPS-10, the request for allotment of a final plot equivalent to a minimum of 60% of the original land can not be considered. 3. Regarding FSI and TDR provisions, the regulations are already proposed in SDCR for TPS-10. 4. The roads will be constructed after the survey is done for villages falling in TPS 10. 5. The objection regarding the contribution amount will be decided in the final scheme. 6. For concession in the marginal spaces, a new regulation has been proposed. The sanctioned draft scheme proposal is confirmed. Final Plot No. 733 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
108 2	Anusya Namdev Bhoir, Anant Hiru Bhoir, Avinash Balaram Bhoir, Ashok Namdev Bhoir, Atmaram Rama Bhoir, Kalpana Narayan Mali, Kunda Gnyandev Dare, Geeta Haribhau Bhoir, Parvatibai Nama Bhoir, Prakash Nama Bhoir, Bharat Nama Bhoir, Mayura Namdev Dhumal, Raghunath Balaram	Derawali	17/0	Class-II	1078	6600	734	2640	6192	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 734 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Bhoir, Vishnu Namdev Bhoir, Shubhangi Chandrasekhar Patil, Shravan Rama Bhoir, Sunil Balaram Bhoir, Surekha Shantaram Mali										
108 3	Anusya Namdev Bhoir, Anant Hiru Bhoir, Avinash Balaram Bhoir, Ashok Namdev Bhoir, Atmaram Rama Bhoir, Kalpana Narayan Mali, Kunda Gnyandev Dare, Geeta Haribhau Bhoir, Parvatibai Nama Bhoir, Prakash Nama Bhoir, Bharat Nama Bhoir, Mayura Namdev Dhumal, Raghunath Balaram Bhoir, Vishnu Namdev Bhoir, Shubhangi Chandrasekhar Patil, Shravan Rama Bhoir, Sunil Balaram Bhoir, Surekha Shantaram Mali	Deraw ali	136/1/3f	Class-II	1079	5030		2012			
108 4	Anusya Namdev Bhoir, Atmaram Rama Bhoir, Shravan Rama Bhoir, Bharat Nama Bhoir, Prakash Nama Bhoir, Kalpana Narayan Mali, Parvatibai Nama Bhoir, Raghunath Balaram Bhoir, Sunil Balaram Bhoir, Avinash	Deraw ali	138/1	Class-II	1080	3850		1540			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
	Balaram Bhoir, Mathura Namdev Dhumal, Kunda,, Jnanadev Dare, Anant Hiru Bhoir, Vishnu Namdev Bhoir, Ashok Namdev Bhoir, Geeta Haribhau Bhoir, Shubhangi Chandrasekhar Patil										
1085	Hariprasad Mahavirprasad Shukla	Deraw ali	127/1/३	Class-I	1081	1640	736	656	1256	They neither attended the hearing nor submitted any representation	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 736 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1086	Hariprasad Mahavirprasad Shukla	Deraw ali	127/1/३	Class-I	1082	1500		600			
1087	Laxmibai Chintaman Oze Harishchandra Gopal Patil Rohini Arjun Patil	Deraw ali	147/0	Class-II	1083	3090	737	1236	1236	Shri. Pankaj Harishchandra Patil attended the hearing on 24/04/2025 and submitted their say as under. Submission- 1. The said TPS project is not accepted to them. 2. They refused to participate in TPS-10 scheme. Shri. Harishchandra Patil submitted representation dated 24/04/2025. Submission. 1. The said TPS project is not accepted to them. 2. Betterment charges are not accepted to them. 3. The lands shall be acquired under the provisions of Land Acquisition Act, 2013 and its all the benefits shall be granted.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966. The sanctioned draft scheme proposal is confirmed. Final Plot No. 737 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1088	Kashinath Damodar Patil	Deraw ali	14/0	Class-I	1084	2710	739	1084	1084	They attended the hearing on 24/04/2025 and submitted their say as under.	Draft Town Planning Scheme no. 10 has been proposed and sanctioned under the provisions of MR & TP Act, 1966.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Jitendra Kashinath Patil									Submission- 1. The said TPS project is not accepted to them. 2. They refused to participate in TPS-10 scheme. They also submitted representation dated 24/04/2025. Submission. 1. The said TPS project is not accepted to them. 2. Betterment charges are not accepted to them. 3. The lands shall be acquired under the provisions of Land Acquisition Act, 2013 and its all the benefits shall be granted.	The sanctioned draft scheme proposal is confirmed. Final Plot No. 739 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1089	Parasnath Ramamurthy Rai	Kon	61/1/B		1085	2050				They neither attended the hearing nor submitted any representation	Total area of S. No 61/1/a and 61/1/B is 4410 Sqm. Out of this, area under MMC is 2360Sqm. Remaining area is 2050 Sqm. This area is outside TPS 10 boundary.
1090	Rachana Kirti Doshi	Kon	61/1/A	Class-I	1086						
1091	Parasnath Rammurti Rai	Kon	61/8		1087	410				They neither attended the hearing nor submitted any representation	Total area of S. No 61/8 is 1300 Sqm. Out of this, area under MMC is 890 Sqm. Remaining area is 410 Sqm. This area is outside TPS 10 boundary
1092	Vasant Lakshminarayan Bhatt	Palasp e	156/6	Class-I	1088	351		0	0	They neither attended the hearing nor submitted any representation	As per 7/12 extract, the said land is included in layout road and therefore the final plot for this S. No. was not granted in Sanctioned Draft Scheme.
1093	Pani Janyachi Ohali	Palasp e	44/8	Class-I	1089	20		8	8	They neither attended the hearing nor submitted any representation	As their area is less than 40 sq. mt , they have not been granted final plot.
1094	Madhav Shankar Moghe	Palasp e	44/7	Class-I	1090	20		8	8	They neither attended the hearing nor submitted any representation	As their area is less than 40 sq. mt , they have not been granted final plot.
1095	Ashok Dattatray Moghe	Palasp e	10-6	Class-I	1091	80		32	32	They neither attended the hearing nor submitted any representation	In the sanctioned scheme, final plot plot was not grnated for the said original land. Thereafter, NAINA requested to grant final plot to the original lands of 40 sq. mt and above size. Accordingly, final plot No. 560 has been granted for the said land. Final Plot No.560 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
1096	Ramdas Baliram Gharat	Palasp e	55/3	Class-II	1092	50		-		They neither attended the hearing nor submitted any representation	In the sanctioned scheme, final plot plot was not granted for the said original land. Thereafter, NAINA requested to grant final plot to the original

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Dharmibai Baliram Gharat										lands of 40 sq. mt and above size. Also, area deduted for MMC is 6130 Sqm (7/12 area 6180 Sqm) Accordingly, final plot No. 559 has been granted for the said land. Final Plot No.559 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
	Kiran Madhukar Madhuri Purushottam Vijapurkar, Prashant Laxman Karkare, Ashwini Ae. deu Ikar, Jyoti, P Moghe, Smita Suhas Vyas, Sampada Satish Karkare, Sonia Satish Karkare, Girish Haridranath Gurjar, Sandhya Shriram Prabhudesai, Aniruddha Shrikrishna Kokil, Sonal Shrikrishna Kokil, Minal Paresh Gokhale, Rahul Vijay Padhye (Gurjar), Nilima Padhye (Gurjar), Manjusha Padhye (Gurjar), Anuja Avinash Karkare, Anish Avinash Karkare, Abhishek Avinash Karkare	Kolkhe Peth	34A/27	Class-I	1245	4170	184	1668	2240	Shri Girish Gurjar vide letter dated 11.04.2025 and 11.06.2025 submitted that their land bearing S. no. 123/27 , 123/39, 123/40 are clearly in TP scheme 10 area in Kolkhepeth village. Accordingly he requested that for his total area of 5910 Sqm, a single plot in the scheme shall be allotted.	The land owner's said survey numbers are not seen on the village map of the Kolkhe and Kolkhe peth. Therefore a reference was sent to land records department to check these numbers. Dy Registrar land record (NAINA, CIDCO) vide letter No. 1465 dated 22/07/2025 submitted that village Kolkhe was divided into villages Kolkhe and KolkhePeth. In the village map of Kolkhe, Gat No. 36, 37 and 38 are mentioned at 2 places. However, Gut numbers on the East of the Roha Railway are actually sub Gut numbers of Gut No. 123 (new No. 34). They have also submitted the gat book map of Gut No. 123/27, 28, 36, 38, and 39 (New gat No. 34) . Accordingly it is seen that the said Gut numbers 34/27, 36, 38 and 39 are located adjoining East of the Roha Railway line and its part area is affected by the Railway. As per 7/12 extract , out of Gut no 34/A/27, 39, area of 6300, 1300 Sqm resp. are in possession of railway and remaining land is with the land owner. Gut No. 123/40 is not included in the scheme area. Accordingly, the layout of the scheme is revised and new final plot No. 184 has been granted to Gut No.34A/27 , 39. New Final Plot No. 184 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
	Kiran Madhukar Patil Madhuri Purushottam Vijapurkar, Prashant Laxman Karkare, Ashwini Ae. deu Ikar, Jyoti, P Moghe, Smita Suhas Vyas, Sampada Satish	Kolkhe Peth	34A/39	Class-I	1246	1430		572			

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Karkare, Sonia Satish Karkare, Girish Haridranath Gurjar, Sandhya Shriram Prabhudesai, Aniruddha Shrikrishna Kokil, Sonal Shrikrishna Kokil, Minal Paresh Gokhale, Rahul Vijay Padhye (Gurjar), Nilima Padhye (Gurjar), Manjusha Padhye (Gurjar), Anuja Avinash Karkare, Anish Avinash Karkare, Abhishek Avinash Karkare										
	Neerabai Kamlya Patil, Vilas Kamlya Patil, Pramila Posha Bhoir, Mina Sambhaji Bhagat, Sunita Bhau Mundkar, Varsha Rajendra Patil, Yamunabai Atmaram Patil, Jitendra Atmaram Patil, Sachin Atmaram Patil, Gita Rajendra Patil, Nilesh Atmaram Patil, Bayobai Balaram Patil, Manisha Balaram Patil, Vinod Balaram Patil, Pratibha Balaram Patil, Pragati Balaram Patil, Pratima Balaram Patil, Pragati hichi a. p. k Bayobai , Lalita Lahu Patil, Prashant Lahu	Kolkhe Peth	34A/36	Class 1	1247	1720	206A	688	2032		The said survey numbers ae not seen on the village map of the Kolkhe and Kolkhe peth. Therefore a reference was sent to land records department to check these numbers. Dy Registrar land record (NAINA, CIDCO) vide letter No. 1465 dated 22/07/2025 submitted that village Kolkhe was divided into villages Kolkhe and KolkhePeth. In the village map of Kolkhe, gat No. 36, 37 and 38 are mentioned at 2 places. However, Gut numbers on the East of the Roha Railway are actually sub Gut numbers of Gut No. 123 (new No. 34). They have also submitted the gat book map of gat No. 123/27, 28, 36, 38, and 39 (New Gut No. 34) . Accordingly it is seen that the said Gut numbers 34/27, 36, 38 and 39 are located adjoining east of the Roha Railway line and its part area is affected by the Railway. As per 7/12 extract, out of gat no 34/A/38, area of 3800 Sqm is in possession of Railway and remaining land is with the land owner. Accordingly, the layout of the scheme is revised and new final plot No. 206A has been granted to Gut No.34A/36, 38. New Final Plot No. 206A as delineated in plan No. 4, is hereby allotted to the respective landowners,

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgamated FP Area		
	Patil, Nisha Ajit Bhingarkar, Namrata Paresh Bhoir										in accordance with the ownership and area details recorded in table B.
	Neerabai Kamlya Patil, Vilas Kamlya Patil, Pramila Posha Bhoir, Mina Sambhaji Bhagat, Sunita Bhau Mundkar, Varsha Rajendra Patil, Yamunabai Atmaram Patil, Jitendra Atmaram Patil, Sachin Atmaram Patil, Gita Rajendra Patil, Nilesh Atmaram Patil, Bayobai Balaram Patil, Manisha Balaram Patil, Vinod Balaram Patil, Pratibha Balaram Patil, Pragati Balaram Patil, Pratima Balaram Patil, Pragati hichi a. p. k Bayobai , Lalita Lahu Patil, Prashant Lahu Patil, Nisha Ajit Bhingarkar, Namrata Paresh Bhoir	Kolkhe Peth	34A/38	Class 1	1248	3360		1344			
	Tukaram Dhama Bhoir	Kolkhe	8/0	Class 1	1249	2060	258	824			Shri Tukaram Bhoir vide letter dtd 20/06/2025 requested that for his Gut No. 8 in Kolkhe village, the final plot has not been granted. Therefore he requested to grant final plot for the said land, As per the 7/12 extract, the total area of Gut no 8 is 3360 Sqm. And out of that, 1300 sqm is under the possession of Railway and accordingly, 2060 Sqm remains with the land owner. Accordingly, the layout of the scheme has been revised and a new final plot No. 258 admeasuring 824 Sqm has been granted.

No.	Proposal of Sactioned Draft Town Planning Scheme NAINA No. 10									Representation of Owner on Sanctioned Draft TPS 10	Decision of Arbitrator
	Name of Owner	Village	Gut No. / Hissa No.	Tenure of Land	OP No.	Area	FP No.	FP Area	Amalgama ted FP Area		
											New Final Plot No. 258 as delineated in plan No. 4, is hereby allotted to the respective landowners, in accordance with the ownership and area details recorded in table B.
	Anjum Sattar Naik	Kolkhe		Class 1		70				Anju, Sattar Naik appeared for hearing on 05/03/2025 and submitted say as under In TPS, they have not been granted final plot for their land bearing Gut No. 55/a, admeasuring 70 sq. mt. and requested to grant final plot or the compensation.	As per TPS plan, it is seen that Gut NO 55, Kolkhe is affected by Mumbai-Pune National Highway and it is not included in the scheme area. Therefore the applicant's request can not be considered.

(Abhiraj Girkar)

Arbitrator

NAINA Town Planning Scheme No. 10